

CITY OF DOVER, DELAWARE
HISTORIC DISTRICT COMMISSION MEETING
Thursday, October 17, 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 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

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

CITY OF DOVER
HISTORIC DISTRICT COMMISSION
SEPTEMBER 19, 2024

The Meeting of the City of Dover Historic District Commission was held on Thursday, September 19, 2024, at 3:30 PM as an In-Person meeting in the City Hall Council Chambers (anchor location) and virtually using the videoconferencing system Webex. With Chairman Czerwinski presiding, the other members present were Ms. Horsey, Mrs. Richardson, and Mrs. Mason.

Planning Office Staff members present were Mrs. Melson-Williams, Ms. Katherine Oehmke, and Mrs. Savage-Purnell.

APPROVAL OF AGENDA

Mrs. Horsey moved for approval of the agenda as presented, seconded by Mrs. Richardson, and the vote was unanimously carried 4-0.

ADOPTION OF MINUTES OF THE REGULAR HISTORIC DISTRICT COMMISSION MEETING OF JUNE 20, 2024

Mrs. Richardson moved for approval of the Meeting Minutes of June 20, 2024, seconded by Ms. Mason, and approved 4-0.

COMMUNICATIONS & REPORTS

Summary of Applications for 2023 and 2024

Mrs. Melson-Williams mentioned that the Commission reviewed a total of 5 applications in 2023. All of them are either complete or underway. With the Permit Referral that was reviewed for 153 S. Bradford Street, they were initialing looking to demolish the second floor of that building. However, after meeting with you, they re-evaluated their options and brought forth a Permit to complete renovations and repairs of the masonry instead; thus, keeping the full building intact. The renovation work is underway. For 2024, as of today the Commission is reviewing their sixth application (HI-24-06). There are notably two requests for Demolition and then another request for Demolition of buildings in the Historic District. For the Demolition of the building at 120 South Governor's Avenue (the old Acme grocery store) that permit was issued and from conversations today, it appears that demolition activity is well underway at that location.

The other one of note, is a project for the Legislative Hall Parking Garage (HI-24-04) at 425 East Avenue that is beside the Del-One Federal Credit Union Building. The Historic District Commission reviewed that earlier this summer and provided a Recommendation on its Architectural Review Certification. That project and its Site Plan was at the City's Planning Commission earlier this week and the Planning Commission granted Conditional approval to the Site Plan along with final approval on the Architectural Review Certification for that project. They did not require any additional changes. They received a full report including your meeting minutes on your deliberations on that project specifically. I think the one concerns you had was related to the screening of the portion of the project where there would be a generator in the future. For the screening of that wall and nearby fencing, they have made those updates to their Plan. They'll move through a review process to finalize that Plan before construction could commence there.

Mrs. Melson-Williams asked if there were any questions; there were none.

Summary of Architectural Review Certifications for 2024

Mrs. Melson-Williams stated that these are actions involving Permits that are basically in the Historic District. For the most part, that Permit activity has been eligible for a Staff review process. Or in some cases, if it was interior renovations, there is no requirement for Architectural Review Certification for interior work. In total through the end of August, there have been 23 Applications for Permits in the Historic District. The Historic District Commission was involved in some aspects of only two of those. We've seen a lot of Sign Permits in the Historic District most recently and that leads the way. There have been a number of Roof Permits which typically are not visible, a couple of Fence Permits as well as some building exterior improvements related to some kind of access situations for ramping systems and entry doors.

Mrs. Melson-Williams asked if there were any questions.

Chairman Czerwinski asked about the last entry Permit #24-1150 Sign Permit for 32 W. Loockerman Street that we reviewed. He recalled that was one on the building where we had stated that they could install their sign along the metal portion of the horizontal structure member of the building. Here it's showing that the Staff approval was given which revised (the sign) to a vertical format rather than horizontal. He asked if this could be explained.

Mrs. Melson-Williams replied with that the building we were looking at originally had a couple of different sign opportunities there. There was some window signage related to the barbershop and beauty salon. What came before the Commission originally was a rather large sign that was to be kind of high up on the glass wall. This is the building at 32 West Loockerman Street where they wanted to identify Fears Promotions. His offices were part of that building. In kind of reworking some of their signage plans, Fears Promotions turned into a much smaller sign that instead of going across the metal area was to be placed in a vertical orientation more at the pedestrian level. The size we felt was reasonable enough that we did not need to bring it back to you. There is also a boxing business that will be making use of a window sign opportunity at that same location; that's a related business. I think in the long run we ended up with a much smaller sign at that location for one of the ones that was brought before you.

Chairman Czerwinski asked if the sign runs along the corner of the building? Mrs. Melson-Williams replied, it does run along a corner of the building. It does not cross window space. It is a little bit wider metal already existing.

Chairman Czerwinski asked if there were any questions. There were none.

Department of Planning & Inspections Updates

Mrs. Melson-Williams noted that our office continues to be very busy with a variety of our Boards and Commissions meeting and just overall activity wise here in the City of Dover. I do have to share with you that this is the last meeting that you'll see Katherine at, as Katherine will be leaving the City of Dover next week. So, we will be down another Planner. We are actively working to fill our vacancies. However, there are a number throughout our Department as there are citywide. Certainly, if anyone has an indication or someone who may be interested in a City position,

certainly visit the City's website at www.cityofdover.com to see the openings across all departments.

SPECIAL RECOGNITION

Mrs. Melson-Williams mentioned as you know Mr. Jonathan Street was a member of the Historic District Commission. Due to changes in employment and where he currently resides, he had to step down from the Historic District Commission. As is tradition when a member of a Commission steps down for whatever reason, we do prepare a Resolution honoring their time of service with the Commission. At your indulgence, I will let you know that Mr. Street has joined us virtually today from somewhere in North Carolina. I'll read the Resolution into the record.

(See attached Resolution)

Ms. Horsey moved to approve the Resolution honoring services of Jonathan N.H Street to the Historic District Commission, seconded by Mrs. Richardson, and unanimously carried 4-0 of the members present.

Mr. Jonathan Street said good afternoon, everybody! I hope you're all doing well. I don't think I ever want to hear my name repeated that much in one paragraph ever again, but I hope you guys can hear me. Thank you very much. I didn't anticipate or expect this. I served to help the City, not necessarily for any recognition, but it was an absolute pleasure and hope you guys continue the mission.

Mrs. Melson-Williams, thank you Jonathan. I don't know if any of the Commission members would like to say anything at this point.

Chairman Czerwinski stated thanks a lot for your help with the Board. It's been a real honor serving with you and I wish you the best of luck in everything you do in your future. I will always be thinking of you.

Ms. Horsey, thank you. You brought in an element that maybe the rest of us do not have, and that's your engineering background. So, thank you. We miss you already. Mr. Street replied, I'm sure.

Ms. Mason noted Jonathan, I'm sorry I've missed you in the last few months, but I really enjoyed all your wisdom and knowledge while you were here. So, good luck with you.

Mr. Street replied, thank you Mary, I'm glad to see you're back. I'm glad you're on the mend. Ms. Mason said thank you, I am glad to be back.

Mrs. Richardson continued; I just want to thank you. I've always been very impressed with your knowledge and your addition to any conversation we were having. Although I haven't been on the Board very long, I'm just glad that I got to know you as a member.

Mr. Street answered well, thank you all very much. It's a little overwhelming. I didn't expect it.

Mrs. Melson-Williams concluded with thank you Jonathan for joining us. I'm sure you may have other tasks, but you are certainly welcome to continue listening in this afternoon as they continue their deliberations.

NEW APPLICATIONS

HI-24-06 Delaware Supreme Court Building Addition and Renovation at 55 The Green - Public Hearing and Review for Action on the Architectural Review Certification associated with the construction of a one-story addition and renovation to the Delaware Supreme Court Building with site improvements. The property is zoned IO (Institutional and Office Zone) and subject to the H (Historic District Zone) and the SWPOZ (Source Water Protection Overlay Zone). The property is located on the east side of The Green and to the east of South State Street. The owner of record is the State of Delaware. Address: 55 The Green. Tax Parcel: ED-05-077.09-05-32.00-000. Council District 4. *The project is also subject to review of Administrative Site Plan S-24-15.*

Ms. Katherine Oehmke gave a brief overview of the project. This is the Delaware Supreme Court Building addition. This property is owned by the State of Delaware, and it's located in the southeast corner of The Green. It is 3.92 acres and on that same parcel there are a few other buildings: one being the Old State House and then the Margaret M. O'Neill Building. The addition is 700 square feet, and it will be on the south side of the building. The property is zoned IO and subject to the Source Water Protection Overlay Zone inside the Historic District.

It is also part of the National Register of Historic Places in the Dover Green Historic District. I perused the Public Archives website and found some interesting pictures; so, I thought I'd show these along with the maps. This is a picture of what the building looked like in 1966.

This is the 1979 description from the National Register of Historic Places Application. It describes the many different renovations that have happened to the building over the years. I thought it was kind of funny how it mentions that the squaring off of the windows makes it look like a Severe Georgian style. We can see this location has changed a bit over the years. You can see on the right map in 1910, the buildings were connected to the Old State House. In 1919, the buildings were enlarged. You can see the building in 1926 was still connected. This is what it looks like in 2019, and you can see that the porch was removed and rounded off. Here is the Site Plan for this project Application, the renderings, and the pictures. For the proposed edition, this is the drawing that they have provided showing the side and front elevation. You can see that the windows are almost look exactly like the same windows that were on the building before.

Ms. Oehmke asked if the Commission members had any questions or comments. There was none.

Representative: Ms. Neeka Grove, RG Architects

Presentation

I am Neeka Grove from RG Architects. We were hired by the State to bring this chambers addition and the interior spaces of two accessible ADA restrooms, break area, work room, and changing area before you. The need was to expand and give them additional office space. For the exterior, we did look at making it a little slightly different than what we see for the 1968 arch

top windows. Just because it's another addition we want to describe it and make sure it's notable in some way. We looked at it and it was looking too similar to the original 1902 structure. I immediately went back to the 1968 structure as what was given as a precedent of then replicating too closely with new materials obviously. Two of the comments that were made were the window type and materials of the windows.

The windows are all wood on The Green including this building as well. With working from the State, you've seen that they would prefer a wood with the clad exterior. So, that's what we are proposing. The keystones are also mentioned and are a cast stone material. The brick will be matching the existing brick.

There will be a slight difference in the watertable that is currently marble on the structure now. We're proposing a molded brick watertable that would give a little bit of a difference. Then the existing windowsills look like they are marble, and they will be a pitched brick. I don't know if you can tell on our renderings, we are maintaining a piece of the existing 1968 addition where there's a little shadow line. You can see where that sort of projects a few inches and then you have the four arch windows. We don't cover up entirely that whole piece that has a foot and a half that's exposed. We were still giving that story that you can see. So, it's telling the story. We can see the building evolving and its dates, and that 1968 piece is still there, and the extension comes out just a few feet from it.

Ms. Grove asked if anyone had any questions.

Mrs. Robinson asked why didn't you continue the marble watermark (watertable) to tie in with the existing building? Responding, Ms. Grove stated that we certainly can, and it was considered. I sit on a Historic District Commission myself and I know by working with National Parks' Standards, we want to make things just slightly different so we're not completely replicating it. Then it becomes an issue when you're looking at the structure and you're trying to figure out how it's evolved. You know, it's years and gives its story. That's one of the reasons why we did a pitched sill and a molded brick watertable just to give it a little bit of a difference between what's there from the 1902 and what's done in 1968. You can then look at it and say, oh, this is different. It's a matter of trying to blend it but making it slightly different. Is marble what they want? That was just our reason to just to give it some minor definition of how it's structured. Does that make sense?

Ms. Grove asked if there were any other questions.

Ms. Horsey commented that being closely involved with this building for the last several decades, I know it inside and out and its history. I think this most recent addition is just right because it is distinctive in how you have laid it out. I do like that you picked up the curved elements of the windows. That brings a distinction of its own. It does have history with the building. This site has looked very different since 1912 when the State House was, you know, "Georgianized", so to speak, and the two mansions were torn down. I have no problem. The space is definitely native. It's chronic and overly crowded in that building, so I think the design works well. Ms. Grove said thank you, appreciate that.

Chairman Czerwinski agreed that he liked the respect towards the addition and keeping the same window shape and everything in the original. My question is this, this building is on the National Register of Historic Places, right? Did the State's Historic Preservation Office sign off on this addition yet?

Ms. Grove replied no, is that a requirement? Chairman Czerwinski replied you might want to check with them. It's a government building and having a State building you might have to go through the State Historic Preservation Office to get their approval with it being on the National Register of Historical Places. We can approve it, but make sure you check with them. Ms. Grove replied okay.

Chairman Czerwinski asked if there any other questions.

Chairman Czerwinski asked if there was anyone from the public that wishes to make a statement on this application.

The public hearing is open.

Mrs. Melson-Williams (the host) mentioned that the Chair is now opening the public hearing for those in the room. If you wish to speak, if you raise your hand and we'll ask that you move forward to the podium. If there's anyone here that wishes to speak.

Mrs. Melson-Williams mentioned that she believed she had several individuals online (participating virtually on Webex). I believe several of them are related to the project, as part of, of the ownership team, but I will see if any of them wish to speak.

Mr. Gavin Malone replied no, I am the site supervisor here at the Old State House. I was just actually joining the meeting simply to find out more details about the planned construction. So, I don't have any comments at this time.

Mrs. Melson-Williams thanked Mr. Malone for joining us to learn more about the project today.

I do see a Joanne Hastings and she had previously noted that she was listening in. I believe she is associated with the Court system.

And then I do see a login by Carlos Johnson, if you wish to speak regarding this application. I see that you're unmuted, but I'm not sure if you actually have a microphone that's working at the present time. If they wish to make a comment, they can type into the chat. They mentioned in the chat that they're sorry their mic isn't working, but they have no questions. Thank you for your time and support of this project.

Mrs. Melson-Williams mentioned that is the three individuals that have joined us online this afternoon; thank you for that. If you have additional questions, you can certainly reach out to the Planning Office. We're located here in the City Hall building or you can use our contact information that is part of the meeting agenda as posted on the City's website.

Chairman Czerwinski asked if anyone has anything they want to discuss about this project before we move forward with a motion?

The public hearing was closed seeing no one else to speak.

Ms. Horsey moved for approval of the Architectural Review Certification Application HI-24-06 for the Delaware Supreme Court Building addition and renovation to include Staff comments. It was seconded by Mrs. Richardson.

The vote was unanimously carried 4-0.

NEW BUSINESS

Review of Permits Referred to Commission

Mrs. Melson-Williams mentioned that there are no new Permits that we need to bring to you today.

OLD BUSINESS

Certified Local Government (CLG) Program

Mrs. Melson-Williams mentioned I believe there's still an opportunity that is open to us about that CLG Grant. Staff from the Historic Preservation Office did mention in an email earlier that they hope to be circling back with us regarding the grant opportunity. Staff will assess the capacity to be dealing with that. If you remember correctly, that was a process that we were looking to go out for consultant services to come up with some research and information on dealing with alternative and modern materials in the Historic District.

Implementation of 2019 Comprehensive Plan

Mrs. Melson-Williams mentioned that she did not have anything specifically for the Historic District Commission, today on that. I will note that in the Downtown, the Department of Water and Wastewater is continuing to plan for a major infrastructure project along the Lockerman Street corridor, as well as associated street improvements. The Downtown Dover Pathway Study was recently presented to Council by the MPO (Metropolitan Planning Organization). That gave some guidance on potential infrastructure improvements while they're digging for utilities that may alter the kind of the street section, if you will, of what is parking, travel lanes, and sidewalks in the block of Lockerman Street between State Street and Governors Avenue and towards the train station intersection. I'll bring you updates as that project moves forward.

Mr. Mason moved to adjourn the meeting seeing no other items of business, seconded by Mrs. Richardson, and unanimously carried 4-0 of the members present.

Meeting adjourned at 4:09 PM

Sincerely,

Maretta Savage-Purnell
Secretary

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. Sign installed.
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; sign installed.

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. Supplemental Engineering Report received 2/5/2024 and forwarded to Code Enforcement Staff. Permit #23-1521 was withdrawn as new Permit #24-427 for renovation/repair of masonry filed in April 2024 and approved for issuance. Renovation work complete.

FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
HI-24-01	Referral of Fence Permit #23-1868 at 146 S. State Street	146 S. State Street	Fence Permit	Permit #23-1868 referred to HDC by City Planner for consultation on Architectural Review Certification; 1/28/2024 HDC deferred action on ArchRevCert seeking additional information on its materials, location, and another nearby fence. 2/15/2024 HDC granted ArchRevCert subject to conditions.	Permit Application received 12/13/2023 and Referred to the HDC for consultation. The Fence is subject to Code Enforcement Case #23-3983 for installation without a Permit. It is a vinyl fence that is six foot in height. HDC granted ArchRevCert subject to conditions: Fence #2 must be wood and 4 feet in height. Fence #1 due to location can remain at vinyl at 6 feet. Permit issued in April 2024.
HI-24-02	Building Demolition at 148 S. Bradford Street	148 S. Bradford Street	Review for Architectural Certification for Demolition	Public Hearing and Review for Architectural Review Certification by HDC on 5/16/2024. Action to deny ArchRevCert.	Request to demolish existing building (currently used as offices). HDC denied ArchRevCert for demolition. Applicant filed an Appeal to the Planning Commission; Appeal considered by Planning Commission on 6/17/2024. Planning Commission granted approval of ArchRevCert to allow Demolition of Building.
HI-24-03	Building Demolition at 150 S. Bradford Street	150 S. Bradford Street	Review for Architectural Certification for Demolition	Public Hearing and Review for Architectural Review Certification by HCD on 5/16/2024. Action to deny ArchRevCert.	Request to demolish existing building (currently used as offices). HDC denied ArchRevCert for demolition. Applicant filed an Appeal to the Planning Commission, Appeal considered by Planning Commission on 6/17/2024. Planning Commission granted approval of ArchRevCert to allow Demolition of Building.

FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
HI-24-04	Legislative Hall Parking Garage at 425 East Avenue	425 East Avenue, corner of East Avenue/ E. Water Street and Martin Luther King Jr. Boulevard South	Site Plan Review for Architectural Review Certification	Public Hearing and Review for Recommendation on Architectural Review Certification by HDC on 5/16/2024. Recommended approval of ArchRevCert for project.	Site Development Plan review for new Parking Garage Structure and associated site improvements. Recommendation on ArchRevCert will be forwarded to Planning Commission for future consideration during Site Plan review process. Application filed with Board of Adjustment for variances related to floodplain requirements; BOA considered on 6/20/2024 and granted approval of two variances (V-24-01). Site Plan Application (S-24-14) filed and scheduled to be considered by Planning Commission on 9/16/2024.
HI-24-05	Building Demolition at 120 S. Governors Avenue	120 S. Governors Avenue	Review for Architectural Certification for Demolition	Public Hearing and Review for Architectural Review Certification by HDC on 6/20/2024. Granted approval of ArchRevCert to allow Demolition of building.	Request to demolish existing commercial building (was Acme grocery store then recent tenants of auto parts store and a Child Day Care Center). Demolition Permit issued and demolition activities underway.
HI-24-06	Delaware Supreme Court Building Addition and Renovations	55 The Green	Site Plan Review for Architectural Review Certification	Public Hearing and Review for Action on Architectural Review Certification by HDC on 9/19/2024. Granted approval of ArchRevCert to allow building addition.	Review of ArchRevCert for one story Building Addition. Project is subject to an Administrative Site Plan process; Administrative Site Plan filed and currently under review.

FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
HI-24-07	Legislative Hall Building Addition	411 Legislative Avenue	Site Plan Review for Architectural Review Certification	Public Hearing and Review for Recommendation on Architectural Review Certification by HDC on 10/17/2024. Recommended approval of ArchRevCert for project.	Site Development Plan review for Building Addition and Plaza Area and associated site improvements. Recommendation on ArchRevCert will be forwarded to Planning Commission for future consideration during Site Plan review process. Site Plan Application just filed and anticipated to be scheduled to be considered by Planning Commission in November 2024.

DATE	PERMIT #	LOCATION	TYPE	ACTION ON ARCHITECTURAL REVIEW CERTIFICATE	NOTES
1/26/2024	24-67	28 W Loockerman St, The Hive	Building Permit - Interior Renovations	Staff Approval. No ArchRevCert required for interior work.	Interior renovations - storage area wall.
2/21/2024	23-887	29 N State St, Office	Sign Permit	Staff Approval. No ArchRevCert required for interior work.	Installation of monument sign in State building sign format.
2/5/2024	24-84	3 S American Avenue, Offices	Building Permit - Interior Renovations	Staff Approval. No ArchRevCert required for interior work.	Interior renovations of office space.
2/23/2024	24-159	89 Kings Hwy SW, Richardson & Robbins Building	Roof Permit	No Planning Staff Review.	Roof replacement project.
2/26/2024	24-198	401 Federal Street, Townsend Building	Building Permit - Exterior Improvements	Staff Approval	Repair and reconstruction of ADA ramp system on north side of building and parking lot areas improvements.
3/4/2024	21-1660	215 W Loockerman Street, Mountain Consulting	Building Permit - Exterior Renovations	Staff Approval	Renovations to entry door and creation of vestibule entry area with storefront door/window system.
3/19/2024	23-1383	8 The Green	Building Permit - Exterior Renovations	Staff Approval	Replacement of wooden egress stair to side/rear of building.
3/25/2024	23-1868	146 S State Street, Offices	Fence Permit	HDC Consultation on ArchRevCert 1/18/2024 and 2/15/2024; Staff approval per ARC	Fences built without a permit; Code Enforcement Case. Referral of Fence Permit as HI-24-01. HDC approved with conditions: Fence #1 to remain a 6-foot vinyl as limited visibility; Fence #2 to be replaced by 4-foot wood fence.
3/25/2024	23-1874	1 Kings Hwy NE	Roof Permit	No Planning Staff Review.	Replacement of roof on back of house.
3/25/2024	24-147	108 W Loockerman St	Roof Permit	No Planning Staff Review.	Roof replacement project.
4/23/2024	24-455	217 W Loockerman St	Building Permit - Interior Renovations	Staff Approval. No ArchRevCert required for interior work.	Interior renovations for fire walls and rear door to storage area.
4/29/2024	24-566	147 S Governors Avenue, Pastries Deli & More	Sign Permit	Staff Approval	Installation of hanging sign for business tenant.

2024 Permit Activity in the Historic District

Updated thru 9-30-2024

Item 3.

DATE	PERMIT #	LOCATION	TYPE	ACTION ON ARCHITECTURAL REVIEW CERTIFICATE	NOTES
5/8/2024	24-546	151-181 Kings Hwy SW, Woodburn	Administrative Permit	Staff Approval.	Brick repair and repointing of patio areas.
5/23/2024	24-697	501 S State Street, Christ Church	Temporary Sign Permit	Staff Approval.	Temporary Banner installed June-July.
6/26/2024	24-570	231 W Loockerman Street	Building Permit - Interior Renovations	Staff Approval. No ArchRevCert required for interior work.	Interior renovations for two apartment units.
6/25/2024	24-709	43 The Green, John Bell House	Fence Permit	Staff Approval.	Installation of wood picket fence to comply with maximum 4-foot height. Original materials revised to comply with DS&G.
6/27/2024	24-897	136 W Loockerman Street, Key to Life Juice Bar	Sign Permit	Staff Approval	Installation of window sign and hanging blade sign for new business tenant
6/28/2024	24-921	29 S State Street, Ward & Taylor Law Office	Sign Permit	Staff Approval	Installation of wall sign and post sign for new office tenant
7/22/2024	24-123	26 S State Street, Apartment Building	Building Permit - Renovations	Staff Approval	Replace rear egress stairs in area at rear of building - not visible from street right-of-way
8/13/2024	23-1492	32 W Loockerman St, Fears Barber & Beauty Shop	Sign Permit	Staff Approval per previous Sign Permit Referral to HDC at HI-23-04	Installation of two window signs (vinyl applied to window) for Barber and Beauty Shops; other Fears Promotions Signage not included in this permit.
8/1/2024	24-757	223 S State Street	Roof Permit	Staff Approval	Existing flat roof on upper third floor roof to be replaced with EPDM roofing. Location is not visible.
8/6/2024	24-894	89 Kings Hwy SW, Richardson & Robbins Building (DNREC)	Fence Permit	Staff Approval	Replacement of existing 8 ft. Fence to include privacy slats in rear location that is not visible from right-of-way.

DATE	PERMIT #	LOCATION	TYPE	ACTION ON ARCHITECTURAL REVIEW CERTIFICATE	NOTES
8/13/2024	24-1150	32 W Loockerman St, Fears Promotions	Sign Permit	Staff Approval. Signs related to previous Sign Permit Referral to HDC in HI-23-04.	installation of window and wall signs for Fears Promotions (Boxing). Wall signs revised to vertical format rather than horizontal.
9/3/2024	24-908	523 S State Street, Christ Episcopal Church	Temporary Sign Permit	Staff Approval	Installation of Banner for period of 60 days.
9/9/2024	24-1123	21 N State Street, State Street Assisted Living	Sign Permit	Staff Approval	Installation of replacement signs at parking lot entrances, hanging signs on front porch, and monument sign for facility.
9/3/2024	24-1237	120 S Governors Avenue	Demolition Permit	Staff Approval per HDC issued ArchRevCert for HI-24-05 to allow Demolition.	Demolition of "Old Acme Building" and stabilization of site. Redevelopment will be subject to future Site Plan/ArchRevCert review process.

ARCHITECTURAL REVIEW REPORT

Referral by City Planner to Historic District Commission
Meeting of October 17, 2024

Permit: Building Permit #24-1399

Location: 21 N. American Avenue, Dover
(Portion of building previously addressed as 19 N. American Avenue)
Located at the east side of N. American Avenue, north of E. Division Street

Tax Parcel: ED-05-077.05-02-23.00-000

File Number: HI-24-08

Present Zoning: RG-1 (General Residence Zone)
H (Historic District Zone)

Referral of Permit:

The following application **Building Permit #24-1399** for 21 N. American Avenue is referred by the City Planner to the Historic District Commission for consultation regarding the issuance of the Architectural Review Certificate for a Building (Demolition, Addition, & Renovation) project. Applications for certain types of construction activity within the Historic District Zone (H) are reviewed by the City Planner (or Staff as designated) for Architectural Review Certification as part of the Building Permit application review process. Staff is referring the Permit for review under the provisions of *Zoning Ordinance*, Article 10 Section 3.22(A) and (B). See below.

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.

Permit Proposal:

Building Permit #24-1399 was filed on September 25, 2024 for a project consisting of 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 reclad in vinyl siding, and renovations to front porch. The Permit Plan set depicts the project locations and activities as follows:

- The second rear addition of 204 SF will be removed and the new rear addition footprint is 289 SF to consist of new mudroom and bathroom areas on the first floor with a room above.
- The first rear addition (one-and-half story) will remain and have its side porch renovated with new foundation, changes to doors and windows, and interior layout revisions.
- This half of the existing building (former southern duplex unit) is clad with an asbestos (cement) shingle; this cladding is proposed for removal with the building to be reclad in horizontal vinyl siding.
- On the front façade, the original front door (to this side of the duplex) is proposed for removal with the wall opening infilled. The front porch dividing railing is to be removed and to be reused to close off the previous stepped entry to the south unit. With the removal of the steps there will be only one entry point to the full-width front porch.
- The interior layout and its reconfiguration is not subject to review for Architectural Review Certification.

The portion of the property (the southern half) where the project activities are proposed is located within the local Historic District Zone (H) and subject to the provisions of the *Zoning Ordinance*, Article 3 §21 and referenced sections.

Staff Review of Permit for Architectural Review Certification:

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).

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 various sections of Chapter 3: Maintenance, Repair, Preservation and Restoration of Existing Historic Buildings of the *Design Standards and Guidelines for the City of Dover Historic District Zone* which presents the Recommended, Not Recommended, and Inappropriate approaches to construction of various elements in the Historic District. Also referenced is Chapter 4: New Construction, Addition, Demolition and Relocation of the *Design Standards and Guidelines*.

This Request should be reviewed for conformity with the design criteria and development guidelines found in the *Design Standards and Guidelines for the City of Dover Historic District Zone*. Specifically, Chapter 3 includes the following discussions page 3-3 through 3-8 on Doors and Windows; pages 3-14 through 3-16 on Walls: Wood Siding and Trim; and pages 3-16 through 3-20 on Porches. See Attached copies of these sections.

The proposal for demolition of the rear building addition must be reviewed for conformity with the design criteria guidelines found in Chapter 4: New Construction, Additions, Demolition and Relocation (pages 4-10 to 4-12). The *Design Standards and Guidelines* give guidance to the Historic District Commission by listing specific criteria to be evaluated when considering applications for the demolition of buildings in the historic district. These guidelines focus on consideration of financial implications, building significance, plans for new construction, recordation of the building, and the site following demolition (see *Design Standards and Guidelines* for the complete text).

Chapter 4 (pages 4-8 through 4-10) focuses on Additions to Existing Buildings with consideration given to Siting, Scale, Elevation of the First Floor, Floor-to-Floor Heights, Massing, Orientation, Proportions, Materials, Forms, and other elements.

Historic District Commission Action

The Historic District Commission should consider the proposal for the Demolition, Addition & Renovation project and take action in regard to the Architectural Review Certification for the Building Permit #24-1399. The Historic District Commission may add conditions for the project in order to comply with the character of the property within the Historic District.

Staff Findings from Review of Building Permit:

Staff findings and recommendations are summarized as follows for the proposed building project as presented in Permit #24-1399 and accompanying plan set.

1. The rear building addition proposed for demolition is towards the rear of the property and is small in overall size. It is somewhat limited in its visibility from the street.
2. The overall structure appears to have been constructed as duplex (two side-by-side dwelling units) with later rear additions to the main two-story structure. From the street view, the building retains the form characteristics of the two units, but the exterior finishes and rear additions have been changed over time. The northern half (unit) is clad in vinyl siding and has a large two-story rear addition. The southern half is clad with a cement shingle siding and may retain some of the wood trim detailing at the eave. The main block has a metal roof across the full width of the structure. The front porch exists across the full width of the front façade and is divided for the two units.
3. The property now exists as one parcel following a Minor Lot Line Adjustment Plan (MI-24-04) to consolidate the previous two parcels as the property is under a single owner who wishes to convert the two duplex units into one single-family dwelling unit.

Suggested Items for Consideration regarding Architectural Review Certification:

Staff notes the following items that could be considered to allow a better fit of the proposed project within the Historic District guidelines.

1. Second Rear Addition Demolition: Staff recommends approval to allow for demolition of the second rear addition due to its location and size and condition. This is a minor demolition.

2. Second Rear Addition Rebuild: Staff recommends approval to allow for the rebuilding of the second rear addition as proposed as it is distinguishable as an addition and is limited in size. The use of horizontal siding is recommended and given the location of this rear addition the use of vinyl siding could be utilized.
3. Rear Addition Renovations: Staff recommends approval of the renovation of the rear addition to reconstruct its porch and to relocate the entry door to the new rear addition. It is recommended that the second-floor windows be replaced in the same configuration as the existing rather than the with narrow band windows. With the removal of the asbestos shingles on this addition, consideration should be given to repair or replace in-kind (wood or composite) horizontal siding as the surface area is minimal on the south elevation.
4. Exterior Finishes: Staff notes that the removal of the asbestos/cement shingle siding is likely to reveal a horizontal wood siding and trimwork on the main block of the structure. It is recommended that exterior finish for the main block be horizontal siding with the repair or replacement in-kind (wood or composite siding) and include the retaining the form of any window trimwork, corner boards, cornice details, etc.
5. Front Façade and Porch: For the front porch area, Staff recommends that the front door remain in place for the southern unit as it continues the historic appearance of this structure as a duplex. Staff also recommends that the second opening (in the porch balustrade) and steps to the porch remain in place for the same reasons. The dividing railing/balustrade can be removed to create the large (undivided) front porch area.

Advisory Comments and Recommendations:

1. The applicant shall be aware that issuance of a Building Permit is required prior to the commencement of construction. The Building Permit Application will be subject to the conditions of approval established and may be required to be updated, if necessary, to comply with these conditions established through the Architectural Review Certification process.
2. In the event, that major changes and revisions to the project proposal occur, contact the Department of Planning and Inspections. These changes may require resubmittal for review by the Historic District Commission.

Attachments:

- Letter of Referral Notice to Applicant dated October 10, 2024
- Building Permit #24-1399 Application Form and Permit submission documents
- Streetview image
- *Design Standards and Guidelines for the City of Dover Historic District Zone*, excerpts from Chapter 3 and Chapter 4



October 10, 2024

Mark & Robin Achenbach
21 N. American Avenue
Dover DE 19901
Via Email: robinpachenbach@gmail.com

Bill Byler Jr.
Wm Byler Jr. Architect, Inc.
PO Box 104
Kenton DE 19955
Via Email: bill@wbjarchitect.com

Re: Referral of Building Permit #24-1399 to Historic District Commission, HI-24-08
Project for Rear Addition Demolition, Rear Addition Rebuild and Renovations (Siding
and Front Porch), Dover, DE
Tax Parcel: ED-05-077.05-02-23.00-000

To the Achenbachs and Mr. Bill Byler Jr.,

This letter is to inform you that Building Permit Application # 24-1399 has been referred to the City of Dover Historic District Commission for consultation. Building Permit #24-1399 was filed on September 25, 2024 for a project at 21 N. American Avenue in Dover, Delaware. As part of the Building Permit review process, it is reviewed by Planning Staff (it was forwarded to our office on October 4, 2024).

The project outlined in the Permit submission involves 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 reclad 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 address is 21 N. American Avenue (previously 19 and 21 N. American Avenue). Minor Lot Line Adjustment Plan MI-24-04 combined the two existing parcels into one parcel. This Permit #24-1399 proposes to convert building from duplex units into one single-family detached dwelling.

The location of this southern portion of the building on the subject property lies within the City of Dover's Historic District zone requires the review and issuance of an Architectural Review Certificate (ARC) for exterior changes involving construction and demolition activities. Minor demolition, residential additions of certain sizes, and siding projects 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).

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 the
P. O. Box 475 Dover, DE 19903

Community Excellence Through Quality Service

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* do not recommend the use of vinyl siding and does not recommend the removal of certain architectural elements. Chapter 4: New Construction, Addition, Demolition and Relocation of the *Design Standards and Guidelines* was also consulted regarding the demolition and reconstruction of the rear addition. The location of the rear addition work is visible from N. American Avenue. Therefore, I am referring the Building Permit application to the Historic District Commission for consultation regarding the proposed project activities. See *Zoning Ordinance*, Article 10 Section 3.22 (A) and (B) listed below.

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.

The City of Dover Historic District Commission will review this Permit at their next meeting scheduled for Thursday, October 17, 2024 at 3:30pm. Options for participating in the Meeting include attending In-Person at the Council Chambers at City Hall, 15 Loockerman Plaza and or attending the Virtual Meeting presentation using Webex, an audio and video conferencing system. A separate meeting invitation to Join the Meeting virtually will be sent by email to the applicants; where you can click "Join Meeting" to attend that afternoon. This Permit Referral has been assigned Application #HI-24-08. You are encouraged 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. Planning Staff is preparing a Report on this Permit which will be forwarded to you in the upcoming days.

If you have questions or wish to discuss alternative options, please contact the Planning Office at (302)736-7196.

Sincerely,
Department of Planning and Inspections



Dawn Melson-Williams, AICP
Principal Planner

CC: Building Permit #24-1399
HI-24-08



City of Dover - BUILDING PERMIT APPLICATION

15 Lookerman Plaza ♦ Dover, Delaware 19901 ♦ (302) 736-7010 ♦ FAX (302) 736-4217

Project Address/Tax Parcel Identification Number

21 N AMERICAN AVE 2-05-07705-02-2300-000

Applicant's Name

MARK/ROBIN ACHENBACH

Owner Name and Address

MARK/ROBIN ACHENBACH 19 N AMERICAN AVE

E-mail address:

Contractor Name and Address

TBD

E-mail address:

BUILDING DETAILS

Proposed Occupancy

SINGLE FAM

Type of Construction

VP

Change in Occupancy or Use? Yes or No

No

If yes, describe the previous use

Number of Stories

2

Total Height in Feet

4-20 FEET

Total Land Area to be Disturbed (in SF)

400

Proposed Occupant Load

4

Square Footage All Floors

3264 SF

Total Work Area (in SF)

408 SF

Sprinkler System? Yes or No

No

Fire Alarm System? Yes or No

No

Description of Work:

DEMOLISH EXISTING ROOM AND REBUILDING STRUCTURE BACK

Historic District

Estimated Value of Construction:

4-50,000

Before You Dig! Call Miss Utility 1-800-282-8555 or other authorized locator.

Attention! Please post your issued permit on site and visible from the street.

Office Use Only
Permit Number 24-1399
Roll Plans Fold Plans CD Email
Date Received 9/25/24
Date Issued
Flood Plain Y N Taxes Y N KCD Y N
Public Works Y N
C/E Required YES
Review Approvals
() Building Plan
() Fire Plan
Date 10/4 Initials CCA
Date 10/4 Initials CCA
Date Initials
Total Fee 417.00
Fees Paid ()
Check # Cash
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.
will pay to
Signature
Date 9/24/2024



9/24/2024

PROFESSIONAL CERTIFICATION
I, the undersigned, being a duly licensed Professional Engineer in the State of Delaware, do hereby certify that the foregoing is a true and correct copy of the original as submitted to me, and that I am a duly
LICENSED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, LICENSE
NUMBER 001, EXPIRATION DATE 09/30/2025

WILLIAM BYLER, INC.
1000 N. MARKET STREET, SUITE 200
DOVER, DE 19901
Tel. 302.322.5533
Fax 302.322.5533
www.williambylerinc.com



PARTIAL DEMOLITION &
REPLACEMENT ADDITION FOR
THE ACHENBACH HOUSE
21 NORTH AMERICAN AVENUE
DOVER, DELAWARE 19901

COVER SHEET,
PROJECT DATA,
& GENERAL
NOTES

DATE
NOTED
R759-0424
2022

24 SEPTEMBER 2024

G1.1

25

GENERAL RESIDENTIAL NOTES:

- ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE 2009 IRC & THE CODES AND ORDINANCES OF THE CITY OF DOVER.
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE, DO NOT SCALE THE DRAWINGS.
- ALL DIMENSIONS ON DRAWINGS ARE TO EXTERIOR FACE OF SHEATHING TO FACE OF STUD, UNLESS OTHERWISE NOTED.
- THE CONTRACTORS SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ETC. PERTAINING TO THE WORK BEFORE PROCEEDING. THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN ON THESE DRAWINGS, ANY SUCH VARIATIONS SHALL BE RESOLVED BY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK, OR THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR THE COST TO RECTIFY THE SAME.
- EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR THE JOINING OF HIS WORK TO THE WORK OF OTHER TRADES. DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT UPON DISCOVERY, OR BEFORE PROCEEDING WITH THE WORK OR ACCEPT FULL RESPONSIBILITY TO RECTIFY THE SAME.
- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF THE CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL OF THE ARCHITECT AND STRUCTURAL ENGINEER.
- THE GENERAL CONTRACTOR SHALL PROVIDE BLOCKING AS REQUIRED FOR TOILET ACCESSORIES, MECHANICAL, ELECTRICAL, AND OTHER ITEMS AS NECESSARY.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS OF CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR JOB SAFETY AND SHORING AND BRACING OF ALL CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE DURING THE CONSTRUCTION FOR PROVIDING PROTECTION AS NECESSARY TO PRESERVE AND MAINTAIN THE BUILDING, GROUNDING, LANDSCAPING, AND ADJACENT BUILDINGS AND MATERIALS, AND TO ASSURE THE SAFETY OF THE PUBLIC.
- AT THE TIME OF PROJECT CLOSEOUT, THE CONTRACTOR SHALL CLEAN HIS WORK, LISTED BELOW ARE THE CLEANING OPERATIONS TO BE PERFORMED:
 - REMOVE NON-PERMANENT PROTECTION AND LABELS.
 - POLISH GLASS.
 - CLEAN EXPOSED FINISHES.
 - TOUCH UP MINOR FINISH DAMAGE.
 - CLEAN OR REPLACE ALL MECHANICAL SYSTEMS FILTERS.
 - REMOVE AND DISPOSE OF ALL DEBRIS FROM SITE.
 - BROOM CLEAN UNOCCUPIED SPACES.
 - CLEAN PLUMBING AND LIGHT FIXTURES, REPLACE BURNED OUT LAMPS.
 - VACUUM CARPETS.
- ALL WOOD & FRAMING LAMBER IN CONTACT WITH MASONRY OR CONCRETE SURFACES SHALL BE PRESURE TREATED.
- TEMPORARY HEATING, COOLING, AND VENTILATION.
 - GYPSTUM BOARD - 55°F MIN. DAY AND NIGHT DURING JOINT TREATMENT OPERATION AND UNTIL EXECUTION OF CERTIFICATE OF SUBSTANTIAL COMPLETION.
 - WOOD FLOORING - 70°F MIN. WHERE MATERIAL IS STORED FOR ONE WEEK PRIOR TO INSTALLATION, AND ONE WEEK AFTER APPLICATION OF FINAL COAT OF FLOOR FINISH.
 - RESILIENT FLOORING - 70°F MIN. DURING APPLICATION.
 - CARPENTRY - 70°F MIN. AND 80°F MAX. FOR ONE WEEK PRIOR TO THE LAYING OF CARPET AND CONTINUOUSLY DURING INSTALLATION.
 - PAINTING - 55°F MIN. DURING PAINTING OPERATIONS AND UNTIL DRY.
- ALL PAINTED AND COVERED GYPSTUM BOARD SURFACES SHALL RECEIVE A 3 COAT TAPE AND SPACKLE SYSTEM. ALL GYPSTUM BOARD SHALL BE SCAWED TO THE SUB-FRAMING.
- ALL GYPSTUM BOARD WALL AND CEILING SURFACES TO BE PAINTED SHALL RECEIVE ONE PRIME COAT AND TWO FINISH COATS OF PAINT.
- ALL WOOD AND METAL SURFACES TO BE PAINTED SHALL RECEIVE ONE PRIME COAT AND TWO FINISH COATS SEMI-GLOSS PAINT.
- ALL DOOR HARDWARE TO BE RESIDENTIAL GRADE WITH BRIGHT BRASS FINISH.
- ALL EXTERIOR JOINTS, CRACKS, AND Holes IN THE BUILDING ENVELOPE SHALL BE CALKED, GASKETED, WEATHER-STRIPPED, OR OTHERWISE SEALED. THIS INCLUDES (BUT IS NOT NECESSARILY LIMITED TO) AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL AND FLOOR/ROOF, BETWEEN WALL AND ROOF, UTILITY PENETRATIONS, BETWEEN WALL PANELS AT CORNERS, AND AROUND FLUE VENTS.
- ALL STAINED WOOD SURFACES TO RECEIVE TWO COATS OF STAIN AND TWO FINISH COATS OF SATIN POLYURETHANE. SAND SURFACES BETWEEN APPLICATIONS OF POLYURETHANE.
- ALL ROOMS SHALL RECEIVE PAINTED WOOD BASE.
- ALL WOOD MOLDINGS AND TRIM TO BE PAINTED OR STAINED.
- ALL COUNTER TOPS TO BE PLASTIC LAMINATE SURFACED. CABINET FINISHES SHALL BE AS SELECTED BY OWNER.
- ALL COLORS AND FINISH TYPES TO BE SELECTED BY THE OWNER.
- THE EXTERIOR SIGNS SHALL BE VINYL.
- ALL WINDOWS TO BE DOUBLE HUNG THERMAL PANE WOOD CLAD OR SOLID VINYL WITH SCREENING AND GRILLES. WINDOWS WILL BE APPROVED BY THE CITY OF DOVER HISTORICAL COMMISSION.

GENERAL PLUMBING NOTES:

- ALL WORK SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND STANDARDS: IRC, NFPA, ILA, & IPC.
- IT IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO PROVIDE ALL LABOR, TOOLS, MATERIALS AND SUPERVISION TO COMPLETE ALL THE PLUMBING WORK AS DESCRIBED IN THE DRAWINGS. ALL INCIDENTAL MATERIALS NORMALLY REQUIRED FOR AN OPERATIONAL PLUMBING SYSTEM ARE UNDERSTOOD TO BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR. ALL WORK INCLUDING MATERIALS ARE SUBJECT TO THE OWNERS' APPROVAL. ANY QUESTIONS PERTAINING TO THIS PROJECT MUST BE RESOLVED WITH THE OWNER PRIOR TO COMMENCING WORK.
- THE PLUMBING CONTRACTOR SHALL COMPLY WITH ALL THE REQUIREMENTS OF FEDERAL, STATE AND STATE COUNTY AUTHORITIES. THESE INCLUDE OHIO, KENT COUNTY PLANNING AND ZONING, HEALTH DEPT., AND BUILDING INSPECTORS OFFICE.
- THE PLUMBING CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE COMPLETION OF HIS WORK. HE SHALL, WHERE AND PAY FOR ALL INSPECTIONS AND TESTS REQUIRED AND FURNISH THE REQUIRED CERTIFICATES OF INSPECTION TO THE OWNER PRIOR TO FINAL PAYMENT.
- THE PLUMBING SYSTEM DESIGN AND PIPE ROUTING SHALL BE DETERMINED BY THE PLUMBING CONTRACTOR. ROUTING MAY BE MODIFIED BY THE CONTRACTOR AFTER VERIFYING ALL DIMENSIONS AND CONDITIONS FOR POSSIBLE INTERFERENCES WITH MECHANICAL EQUIPMENT, OUTWORK, LIGHTS, AND STRUCTURAL SUPPORTS ETC. COORDINATE ALL WORK WITH OTHERS.
- THE PLUMBING CONTRACTOR SHALL DETERMINE INVERTS OF SANITARY PIPING AND ADEQUATELY INDICATED INTERFERENCES AS REQUIRED. ADJUSTMENTS SHALL CONFORM TO MINIMUM SLOPES AS PER IPC CODE (80° PER FOOT MINIMUM).
- CLEAN OUTS (CO) TO BE THE SAME SIZE AS PIPE SERVING OUT TO 4" PIPE SIZE, FOR 4" AND LARGER PIPE SIZES, CLEAN OUTS ARE TO BE 4" PIPE SIZE. INSULATE CLEAN OUTS AS REQUIRED. INSULATE CLEAN OUTS, FRESH FLOORS, WALL SURFACE, ETC. MAKE CLEAN OUTS ACCESSIBLE.
- MAKE CHANGES IN DIRECTION AND CONNECTIONS OF DRAIN, SOIL, AND WASTE LINES WITH PROPER FITTINGS AND NECESSARY OFFSETS.
- TRAP ALL FIXTURES AT A DISTANCE OF NO MORE THAN 2' FROM FIXTURE. THE DISCHARGE FROM ANY FIXTURE SHOULD NOT PASS THROUGH MORE THAN ONE TRAP. BEFORE REACHING THE DRAIN, PROVIDE TRAPS WITH SEAL OF 20" MINIMUM AND 4" MINIMUM AND VENT TO PREVENT SIPHONING.
- INSULATE OFFSETS IN MAIN VENT LINES NOT LESS THAN 4" AS DEGREES TO HORIZONTAL. CONNECT VENT LINE AT BOTTOM WITH SOIL AND WASTE LINE IN SUCH A MANNER THAT FROZEN DEBRIS WILL BE WASHED BY WATER FLOW FROM FIXTURES. INITIAL BRANCH VENTS ABOVE TOPS OF FIXTURES TO WHICH CONNECTED. EXTEND VENT THROUGH ROOF A MINIMUM OF 30". PLUMBING OF VENT IS BY THE ROOFING CONTRACTOR. COORDINATE FINAL LOCATION OF VENT PIPE PENETRATIONS WITH THE MECHANICAL CONTRACTOR TO MAINTAIN A MINIMUM OF 12" OF TO NEAREST HVAC INLET OR OPERABLE WINDOW.
- DOMESTIC HOT AND COLD WATER AND CONDENSATE DRAIN PIPING WITHIN BUILDING SHALL BE CPVC PLASTIC PIPE SOLVENT WELDED.
- SANITARY WASTE AND VENT PIPE WITHIN BUILDING SHALL BE PVC SCHEDULE 40 SOLVENT WELDED.
- INSULATE DOMESTIC HOT AND COLD WATER PIPING AND CONDENSATE DRAINS FROM AIR CONTINGING UNTIL WITH 1/2" THICK ARMAFLEX TYPE "AF" ARMAFLEX.
- PRESSURE TEST ALL SOIL, WASTE AND VENT PIPING SYSTEMS UNTIL A 10" MINIMUM STATIC HEAD OF WATER OR 5 PSIG MINIMUM AIR PRESSURE IS MAINTAINED FOR 60 MINUTES WITHOUT LOSS OF PRESSURE. COORDINATE TESTING WITH OWNER. TEST CERTIFICATION IS REQUIRED UPON REQUEST.
- PRESSURE TEST ALL SYSTEMS OF DOMESTIC WATER PIPING IN PLACE FOR 24 HOUR PERIOD TO 100 PSIG. MAXIMUM PRESSURE DROP 1% OF TEST PRESSURE. COORDINATE TESTING WITH OWNER. TEST CERTIFICATION IS REQUIRED UPON REQUEST.
- ADJUST AND CLEAN ALL FIXTURES AND FITTINGS FOR PROPER OPERATION AND FLOW RATES. PROTECT CLOSET DOWNS, LAVATORY, ETC. FROM DEBRIS DURING WORK. REMOVE ANY DEBRIS FROM FIXTURE BEFORE APPLYING WATER FOR THE FIRST TIME AND LEAVE WORK AREA CLEAN AND FREE FROM ALL DIRT, ETC.
- COMPLY WITH MANUFACTURER'S RECOMMENDATIONS AND NOTES FOR INSTALLATION OF EQUIPMENT.
- PROVIDE CHROME PLATED STOPS FOR EACH PLUMBING FIXTURE. PROVIDE DOLT CAPS FOR WATER CLOSETS. PROVIDE TAILPIECES FOR LAVATORIES AND SINKS. CALK BETWEEN FIXTURE AND FINISHED SURFACE WITH SILICONE CALKING. PROVIDE CHROME ESCUTCHEON FOR PIPING PENETRATION AT ALL FINISHED SURFACE.
- MAKE CONNECTIONS OF DISMILAR METALLIC PIPING WITH DIELECTRIC UNIONS.
- IN SECOND FLOOR AREAS RUN WATER PIPING FROM CEILING PLUMBING BELOW.
- THE PLUMBING CONTRACTOR IS RESPONSIBLE TO PROTECT ALL PIPING FROM FREEZING WEATHER CONDITIONS.
- GAS PIPING TO BE SCHEDULE 40 BLACK STEEL PIPE WITH MALLEABLE IRON SCAWED FITTINGS.
- ALL PIPING AND ACCESSORIES SHALL BE INSTALLED TO PERMIT ACCESS TO EQUIPMENT FOR MAINTENANCE.
- PLUMBING SYSTEM LAYOUT:
 - LAY OUT THE PLUMBING SYSTEM IN CAREFUL COORDINATION WITH THE DRAWINGS, DETERMINING PROPER ELEVATIONS FOR ALL COMPONENTS OF THE SYSTEM AND USING ONLY THE MINIMUM NUMBER OF BENDS TO PRODUCE A SATISFACTORILY FUNCTIONING SYSTEM.
 - FOLLOW THE GENERAL FIXTURE LAYOUT SHOWN ON THE DRAWINGS.
 - LAY OUT THE PIPES TO FALL WITHIN PARTITION WALL, OR ROOF CRAWLS, AND TO NOT REQUIRE FURNISHING OTHER THAN AS SHOWN ON THE DRAWINGS.
 - THE PLUMBING CONTRACTOR SHALL VISIT THE SITE TO REVIEW AND EVALUATE THE EXISTING PLUMBING SYSTEM PRIOR TO BEGINNING. OBSERVATIONS AND DETERMINATIONS SHALL BE MADE AS TO THE DESIGN AND CAPACITY OF THE EXISTING PLUMBING SYSTEM TO CARRY THE ADDITIONAL PLUMBING NEEDS FOR DETERMINED TO BE NECESSARY SHALL BE INCLUDED IN THE PLUMBING CONTRACTORS BID.

GENERAL HVAC NOTES:

- HVAC WORK SHALL CONFORM TO STATE & LOCAL CODES, ORDINANCES & REGULATIONS & SHALL MEET OR EXCEED MINIMUM ASHRAE & SMACNA RECOMMENDATIONS.
- IT IS THE RESPONSIBILITY OF THIS CONTRACTOR TO PROVIDE ALL LABOR, TOOLS, MATERIALS & SUPERVISION TO COMPLETE ALL THE HVAC WORK AS DESCRIBED IN THESE NOTES. ALL INCIDENTAL MATERIALS NORMALLY REQUIRED FOR AN OPERATIONAL HVAC SYSTEM, ALTHOUGH NOT SPECIFICALLY IDENTIFIED IN THESE NOTES, ARE UNDERSTOOD TO BE THE RESPONSIBILITY OF THE HVAC CONTRACTOR. ALL WORK INCLUDING MATERIALS ARE SUBJECT TO APPROVAL OF THE OWNER'S REPRESENTATIVE. ANY QUESTIONS PERTAINING TO THESE NOTES OR TO LOCATIONS OF EQUIPMENT MUST BE RESOLVED WITH THE OWNER'S REPRESENTATIVE.
- DO NOT SCALE DRAWINGS. ACTUAL GRILLE AND DIFFUSER LOCATIONS TO BE DETERMINED BY FIELD CONDITIONS. CONTRACTOR IS RESPONSIBLE TO ROUTE & SIZE OUTWORK TO PROVIDE REQUIRED HVAC TO EACH SPACE. COORDINATE WORK WITH OTHERS.
- PROVIDE FLEXIBLE CONNECTORS BETWEEN ALL MECHANICAL EQUIPMENT & DUCTWORK.
- FLEXIBLE DUCTWORK SHALL BE 8" DIAMETER, UNLESS OTHERWISE NOTED. PREFABRICATED INSULATED TYPE WITH VAPOUR BARRIER. TOTAL LENGTH SHALL NOT EXCEED 8'-0".
- COORDINATE SUPPLY DIFFUSER & RETURN GRILLE LAYOUT WITH OWNER.
- REFRIGERANT PIPING SHALL BE A/C, COPPER, TYPE "L" HARD SIZE & INSTALL. SUCTON LIQUID & NOT GAS. R/PYASO LINES PER MANUFACTURER'S INSTRUCTIONS. SUCTON LINES SHALL BE INSULATED WITH 1/2" THICK ARMAFLEX "AF" ARMAFLEX OR EQUAL.
- PROVIDE ADDITIONAL DRAIN PAN UNDER AIR HANDLERS. PAN TO BE MINIMUM 20 GAUGE GALVANIZED STEEL WITH 1" VERTICAL DRAIN AND 1/2" DRAIN CONNECTION. ROUTE 3/4" PVC CONDENSATE PIPE FROM PAN TO DRAIN. INSULATE DRAIN LINE WITH 1/2" "AF" ARMAFLEX OR EQUAL.
- AIR TEST & BALANCE AIR HANDLERS TO DESIGN SUPPLY, OUTSIDE AIR & R/PYASO DRA. SUPPLY & EXHAUST. CLIENT REVIEW FOR REVIEW & APPROVAL.
- PROVIDE ACCESS DOOR AT COILS, VOLUME DAMPERS, & FIRE DAMPERS.
- INSTALL THERMOSTATS AT 60° A/F. & WIRE TO CONTROL HEATING & COOLING SYSTEMS.
- FURNISH A INSTALL DUCTED COMBUSTION MAKE UP AIR TO HVAC UNITS. LOCATE TO PREVENT INTAKE OF EXHAUST GASES.
- HVAC SYSTEM DESIGN & DUCT ROUTING SHALL BE DETERMINED BY THE HVAC CONTRACTOR. ROUTING MAY BE MODIFIED BY THE CONTRACTOR AFTER VERIFYING ALL DIMENSIONS & CONDITIONS FOR POSSIBLE INTERFERENCES WITH MECHANICAL EQUIPMENT, PLUMBING, LIGHTS, STRUCTURAL SUPPORTS, ETC. COORDINATE WORK WITH OTHERS. THE HVAC SYSTEM SHALL BE SIZED IN ACCORDANCE WITH ASHRAE REQUIREMENTS.
- THE CONTRACTOR SHALL FURNISH THE OWNER WITH OPERATION & MAINTENANCE INFORMATION FOR EQUIPMENT, SUCH AS MECHANICAL PARTS, EQUIPMENT MANUALS, PREVENTIVE MAINTENANCE PROCEDURES & SCHEDULES, & NAMES & ADDRESSES OF QUALIFIED SERVICE AGENCIES.

RESIDENTIAL ELECTRICAL NOTES:

- ELECTRICAL PLANS ARE PREPARED BY OTHERS.
- THE REQUIREMENT OF THE FOLLOWING SHALL COVER THE EQUIPMENT, MATERIALS, AND INSTALLATION NATIONAL ELECTRICAL CODE, NATIONAL BOARD OF FIRE UNDERWRITERS, AUTHORITIES HAVING JURISDICTION. ALL MATERIALS AND EQUIPMENT SHALL BE ALL APPROVED FOR THE INTENDED USE.
- THE ELECTRICAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE COMPLETION OF HIS WORK. THE ELECTRICAL CONTRACTOR SHALL ARRANGE AND PAY FOR ALL INSPECTIONS AND TESTS REQUIRED BY THE ABOVE AGENCIES. HE SHALL FURNISH REQUIRED CERTIFICATE OF INSPECTION TO THE OWNER, INCLUDING THE ELECTRICAL CONTRACTOR FROM AN INSPECTION AGENCY LICENSED IN THE STATE OF DELAWARE.
- IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO PROVIDE ALL LABOR, TOOLS, MATERIALS AND SUPERVISION TO COMPLETE ALL THE ELECTRICAL WORK AS DESCRIBED ON THE DRAWINGS. ALL INCIDENTAL MATERIALS NORMALLY REQUIRED FOR AN OPERATIONAL ELECTRICAL SYSTEM, ALTHOUGH NOT SPECIFICALLY IDENTIFIED ON THE DRAWING, ARE UNDERSTOOD TO BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. ALL WORK INCLUDING MATERIALS IS SUBJECT TO APPROVAL OF THE OWNER. ANY QUESTIONS PERTAINING TO THESE NOTES OR LOCATIONS OF EQUIPMENT AND DEVICES MUST BE RESOLVED WITH THE OWNER.
- THE ELECTRICAL SYSTEM DESIGN AND WIRE ROUTING SHALL BE DETERMINED BY THE ELECTRICAL CONTRACTOR. ROUTING MAY BE MODIFIED BY THE CONTRACTOR AFTER VERIFYING ALL DIMENSIONS AND CONDITIONS FOR POSSIBLE INTERFERENCES WITH MECHANICAL EQUIPMENT, PLUMBING, OUTWORK, STRUCTURAL SUPPORTS, ETC.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL REQUIRED SUPPORTS FOR FIXTURES AND EQUIPMENT.
- PROVIDE ALL WIRING, GROUNDING CONDUCTORS AND GROUNDING DEVICES REQUIRED TO COMPLY WITH THE NATIONAL ELECTRICAL CODE.
- MOUNT SWITCH OUTLETS 4'-0" A.F.F.
- MOUNT RECEPTACLES 8" ABOVE COUNTERTOPS OR SINKS WHERE INDICATED. MOUNT RECEPTACLES 6" A.F.F. UNLESS OTHERWISE NOTED.
- LIGHTING FIXTURES, FANS, ETC. SHALL BE SECURELY MOUNTED TO OUTLET BOXES AND BUILDING CONSTRUCTION. PROVIDE LAMPS FOR ALL FIXTURES.
- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENERGIZING ALL DEVICES, FIXTURES, AND EQUIPMENT REQUIRING ELECTRICAL POWER.
- COORDINATE FINAL LOCATION OF ALL ELECTRICAL OUTLETS, SWITCHES, SMOKE DETECTORS, TELEPHONE OUTLETS, FANS, AND LIGHT FIXTURES, ETC. WITH OWNER.
- OUTLET BOXES SHALL BE NONMETALLIC, NON-GANGABLE KNOCKOUT TYPE. MINIMUM SIZE SHALL BE 4" X 2". PROVIDED PLASTER RINGS OF DEPTH REQUIRED TO REACH FINISHED SURFACES.
- COVER PLATES FOR WIRING DEVICES SHALL BE SMOOTH UNDEGRADED NYLON. MOST COLOR COVER PLATES FOR WEATHERPROOF DEVICES SHALL BE GASKETED LEAK-SEAL, SELF-CLOSING TYPE.
- INSTALL GFI RECEPTACLES AS PER NATIONAL ELECTRICAL CODE.
- ALL FEEDS TO HAVE FULL SIZE NEUTRAL.
- UPON COMPLETION OF THE WORK, THE ELECTRICAL CONTRACTOR SHALL DEMONSTRATE THAT THE INSTALLATIONS ARE COMPLETE AND IN PERFECT OPERATING ORDER WITH WIRING FREE FROM GROUNDING OR SHORTS AND WITH EQUIPMENT AND KICKWAYS PROPERLY GROUNDED.
- THE ELECTRICAL CONTRACTOR SHALL TEST ALL EQUIPMENT AND DEVICES INSTALLED TO THE SATISFACTION OF THE OWNER. RESPONSIBILITY AS TO THE OPERATION OF ALL EQUIPMENT SHALL APPLY ONLY TO THOSE ITEMS FURNISHED BY THE ELECTRICAL CONTRACTOR, BUT THE ELECTRICAL CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ACCURATE WORK.

PARTIAL DEMOLITION & REPLACEMENT ADDITION FOR THE ACHENBACH HOUSE

21 NORTH AMERICAN AVENUE
DOVER, DELAWARE 19901

2009 IRC PROJECT DATA SUMMARY:

OWNER'S NAME AND ADDRESS:	ACHENBACH MARK L ACHENBACH ROOM A POINTEER 21 N AMERICAN AVE DOVER, DE 19901
TAX MAP NUMBER:	2 05 07705-02 2300 000
ZONING:	R51 - GENERAL RESIDENCE HISTORIC DISTRICT
APPLICABLE CODES:	2009 IRC 2009 BEC 2009 IPC 2009 IMC 2009 FCC 2009 BEC CITY OF DOVER, DE CODE OF ORDINANCES CHAPTER 22 BUILDINGS AND BUILDING REGULATIONS
EXISTING BUILDING AREA TO BE REMOVED:	FIRST FLOOR: 1634 S.F. SECOND FLOOR: 1634 S.F. TOTAL: 3268 S.F. (a)
EXISTING BUILDING AREA TO BE REMOVED:	FIRST FLOOR: 204 S.F. (DEMOLITION) SECOND FLOOR: 204 S.F. (DEMOLITION) TOTAL: 408 S.F. (DEMOLITION)
AREA OF ADDITION:	FIRST FLOOR: 259 S.F. SECOND FLOOR: 259 S.F. TOTAL: 518 S.F.
TOTAL BUILDING AREA:	3268 S.F. (a) + 408 S.F. (DEMOLITION) + 518 S.F. (ADDITION) 3268 S.F. (a)
EXISTING BUILDING HEIGHT:	22 FEET +
ADDITION BUILDING HEIGHT:	21 FEET +

DESIGN VALUES:

ROOF LIVE LOAD:	25 PSF
ROOF DEAD LOAD:	8 PSF
FLOOR LIVE LOAD(S):	40 PSF (LIVING SPACE) 30 PSF (BEDROOMS)
WIND SPEED:	115 MPH
ALLOWABLE DEFLECTION:	L/180 (RAFTERS) L/240 (CEILING JOISTS) L/240 (FLOOR JOISTS)
GROUND SNOW LOAD:	25 PSF
FROST DEPTH:	24 INCHES
WEATHERING:	SEVERE
LUMBER:	#2 SDF 1b - 875 PSI
SOIL PRESURE:	2500 PSF (ASSUMED)

DRAWING LIST:

- G11 - COVER SHEET, PROJECT DATA & GENERAL NOTES
D11 - FOUNDATION DEMOLITION PLANS & DEMOLITION ELEVATIONS
D21 - FIRST & SECOND FLOOR DEMOLITION PLANS
A11 - ADDITION/RENOVATION FOUNDATION PLAN, FOUNDATION NOTES, & FOUNDATION DETAILS
A12 - FIRST & SECOND FLOOR ADDITION/RENOVATION PLANS & WINDOW TYPES
A13 - ADDITION/RENOVATION ROOF PLAN & WALL SECTION
A21 - ADDITION/RENOVATION ELEVATIONS & NOTES & SECTIONS

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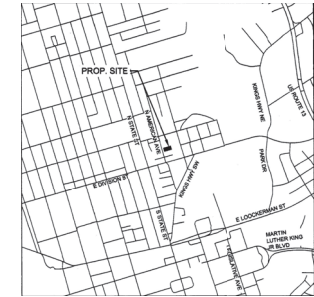
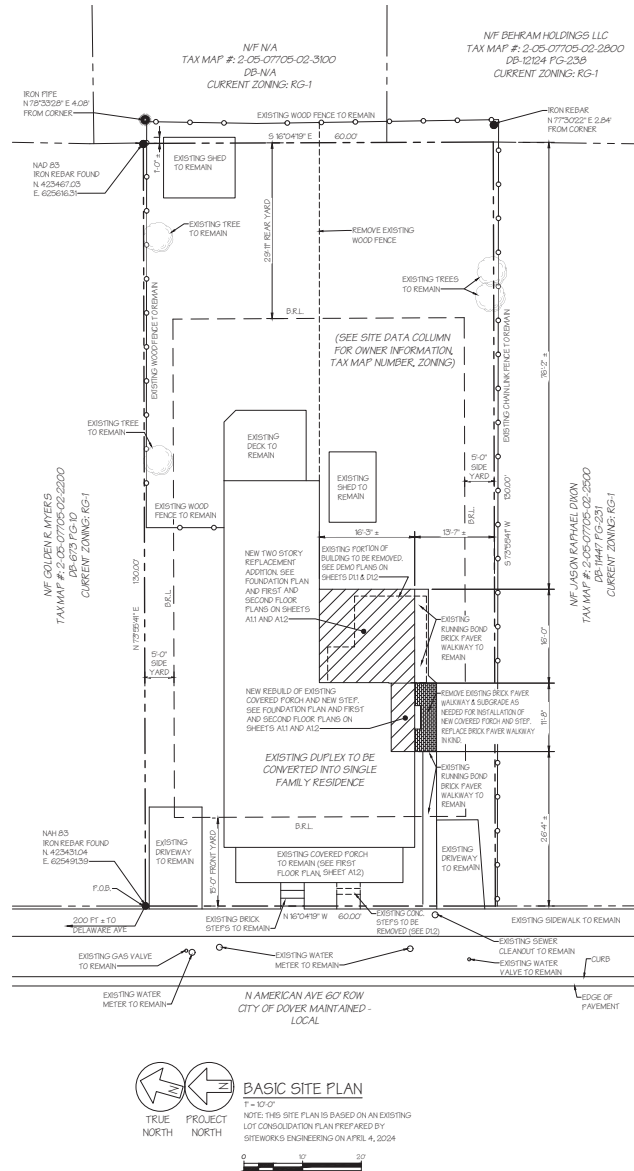


PARTIAL DEMOLITION &
REPLACEMENT ADDITION FOR
THE ACHENBACH HOUSE
21 NORTH AMERICAN AVENUE
DOVER, DELAWARE 19901

COVER SHEET,
PROJECT DATA,
§ GENERAL
NOTES

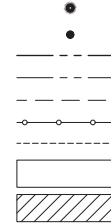
DEATH WH
CHECKED W.B.
DATE 24 SEPTEMBER 2024
SCALE NOTED
JOB NO. R759-0424
CUSTOMER

C1.1



LEGEND

EXISTING IRON PIPE
EXISTING REBAR
PROPERTY LINE
PROPERTY LINE ADJ
BUILDING SETBACK
FENCE
DEMOLITION
EXISTING BUILDING
PROPOSED BUILDING



SITE DATA COLUMN:

<u>OWNER'S NAME AND ADDRESS:</u>	ADEHACHA MARK L ADEHACHA KIRIN A POLYMER 21 N AMERICAN AVE DOVER, DE 19901
<u>TAX MAP NUMBER:</u>	20-07-0705-02-0400-000
<u>ZONING:</u>	RG-1 - GENERAL RESIDENTIAL HISTORIC DISTRICT
<u>APPLICABLE CODES:</u>	CITY OF DOVER CODE OF ORDINANCES 2009 IRC
<u>LOT AREA:</u>	0.179 ACRES/1900 S.F.
<u>IMPERVIOUS AREA:</u>	28.5% EXISTING - 2.7% TO BE REMOVED + 3.3% PROPOSED 29.1% NET TOTAL (46% ALLOWED)
(SEE BUILDING AREA AND BUILDING HEIGHT IN 2009 IRC PROJECT DATA SUMMARY ON SHEET G-1)	

REVISIONS	BY
CITY OF DOWD, DE PERMIT SET - 2024-0024	



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bill@wdbinc.com
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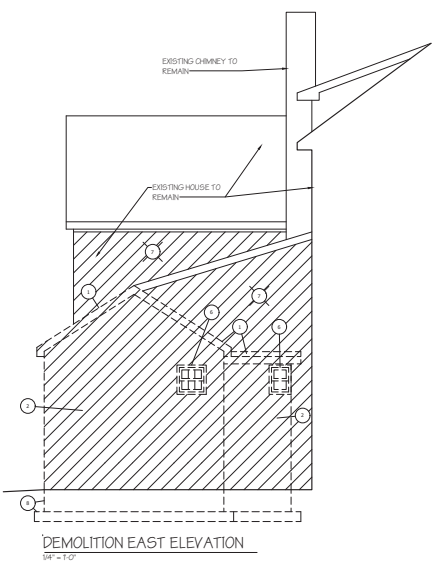
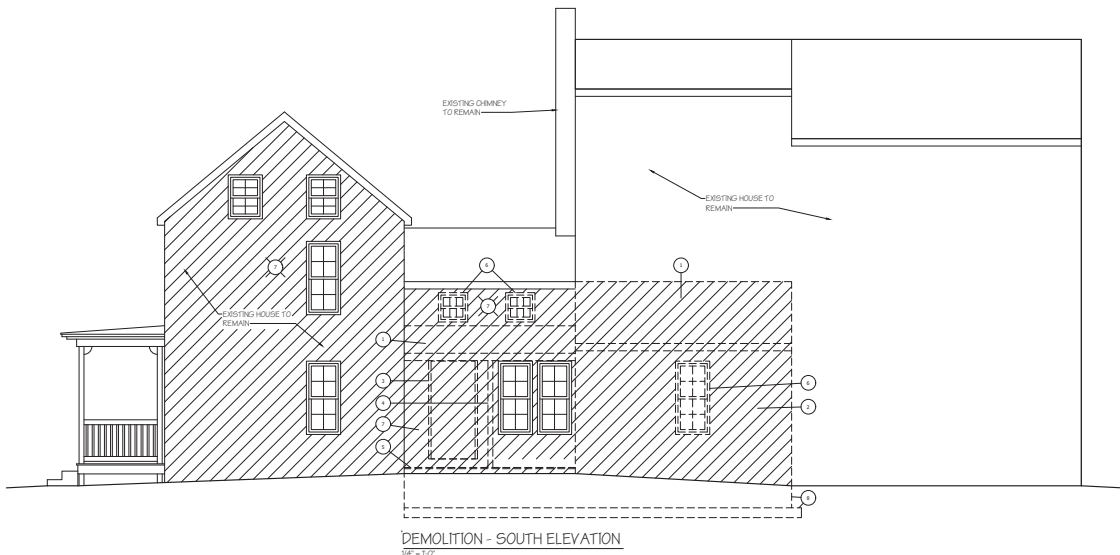


PARTIAL DEMOLITION &
REPLACEMENT ADDITION FOR
THE ACHENBACH HOUSE
27 NORTH AMERICAN AVENUE
DOWD, DELAWARE 19924

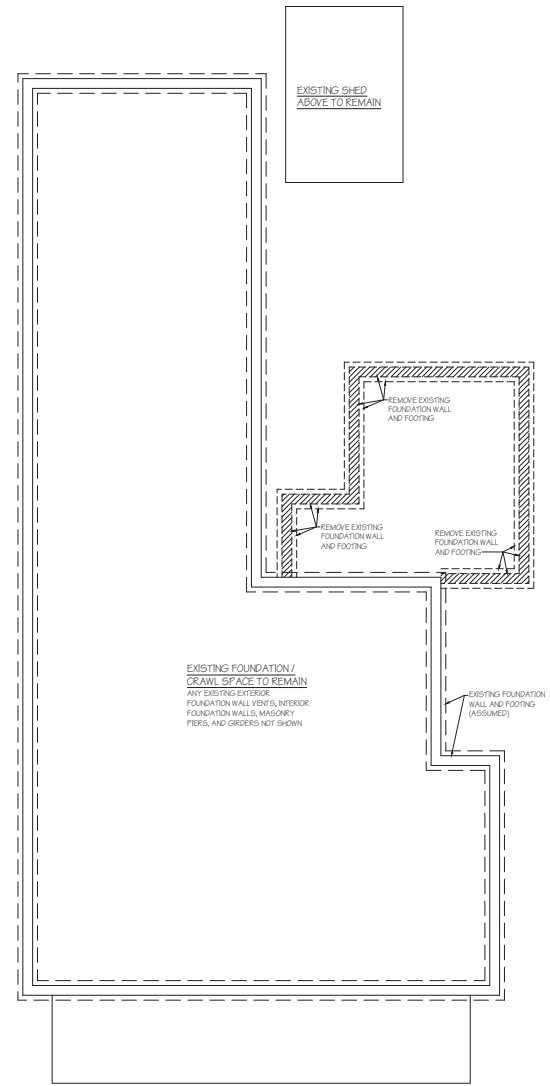
DEMOLITION
SOUTH & EAST
ELEVATIONS &
FOUNDATION
PLAN

DATE W.D. 24 SEPTEMBER 2024
NOTED R759-0424 02/27

D1.1



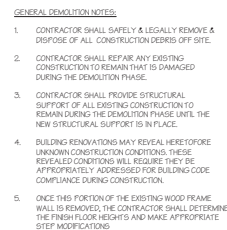
- BUILDING ELEVATION DEMOLITION NOTES:**
(SEE ALSO "GENERAL DEMOLITION NOTES" ON SHEET 012)
- 1 REMOVE EXISTING ROOF STRUCTURE (SHINGLES, UNDERLAYMENT, SHEATHING, RAFTERS, FASCIA)
 - 2 REMOVE EXISTING WALL (VINYL SIDING, SHEATHING, WALL STUDS, INSULATION, DRYWALL)
 - 3 REMOVE EXISTING DOOR, FRAME, & HARDWARE
 - 4 REMOVE EXISTING WOOD POST
 - 5 REMOVE EXISTING WOOD PORCH FRAMING AND DECK BOARDS
 - 6 REMOVE EXISTING WINDOW
 - 7 REMOVE EXISTING ASBESTOS SIDING
 - 8 REMOVE EXISTING FOUNDATION WALL AND FOOTING



FOUNDATION DEMOLITION PLAN
1/4" = 1'-0"



FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"



'SECOND FLOOR DEMOLITION PLAN

REVISIONS	BY
CITY OF DOVER, DE	
PERMIT SET - 9/24/2024	

PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED UNDER MY SUPERVISION AND
APPROVED BY ME, AND THAT I AM A DULY
LICENSED ARCHITECT UNDER THE LAWS OF
THE STATE OF DELAWARE, LICENSE
NUMBER 5242, EXPIRATION DATE 12-31-2024

FOUNDATION
PLAN,
FOUNDATION
DETAIL, $\frac{1}{4}$
FOUNDATION
NOTES

A1.1

 - LED LIGHT FIXTURE

[illegible]

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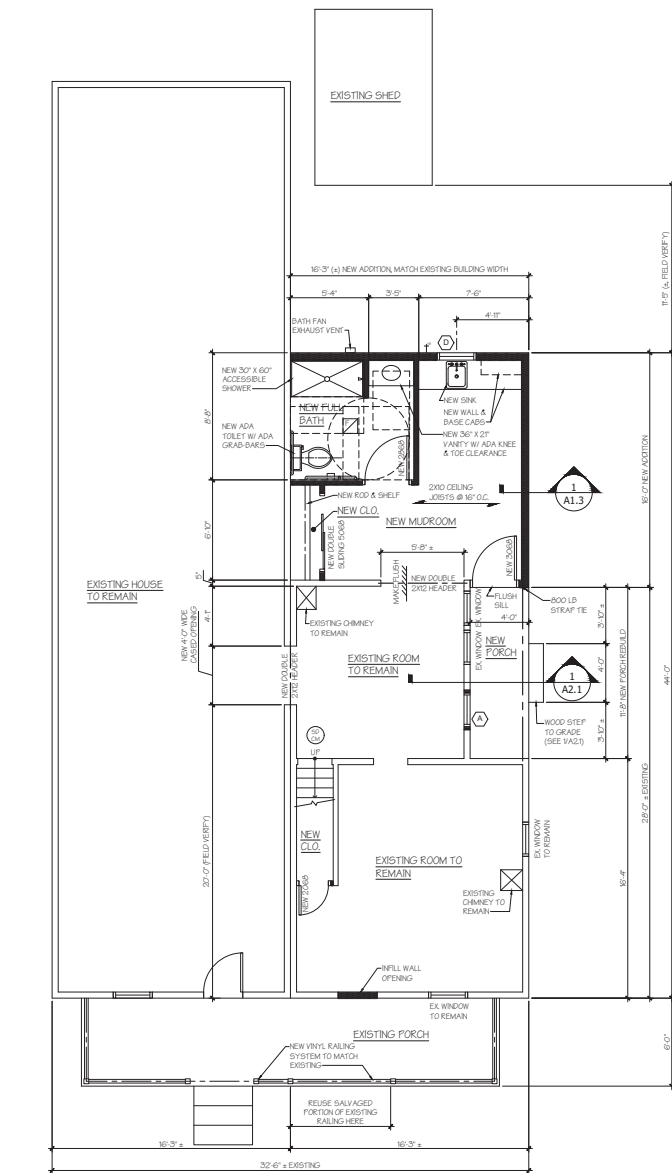


PARTIAL DEMOLITION &
REPLACEMENT ADDITION FOR
THE ACHENBACH HOUSE
21 NORTH AMERICAN AVENUE
DOVER, DELAWARE 19901

FIRST FLOOR
SECOND FLOOR
ADDITION /
RENOVATION
PLANS
WINDOW TYPES

DESIGN	WHL
CHECKED	W.B.
DATE	24 SEPTEMBER 2024
SCALE	NOTED
JOB NO.	R759-0424
SHEET	

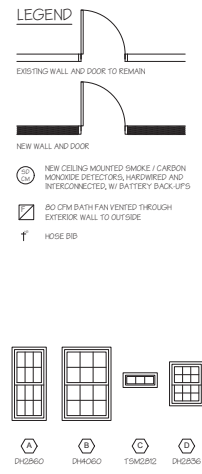
A1.2



PROJECT NORTH

FIRST FLOOR ADDITION & RENOVATION PLAN

1/4" = 1'-0"



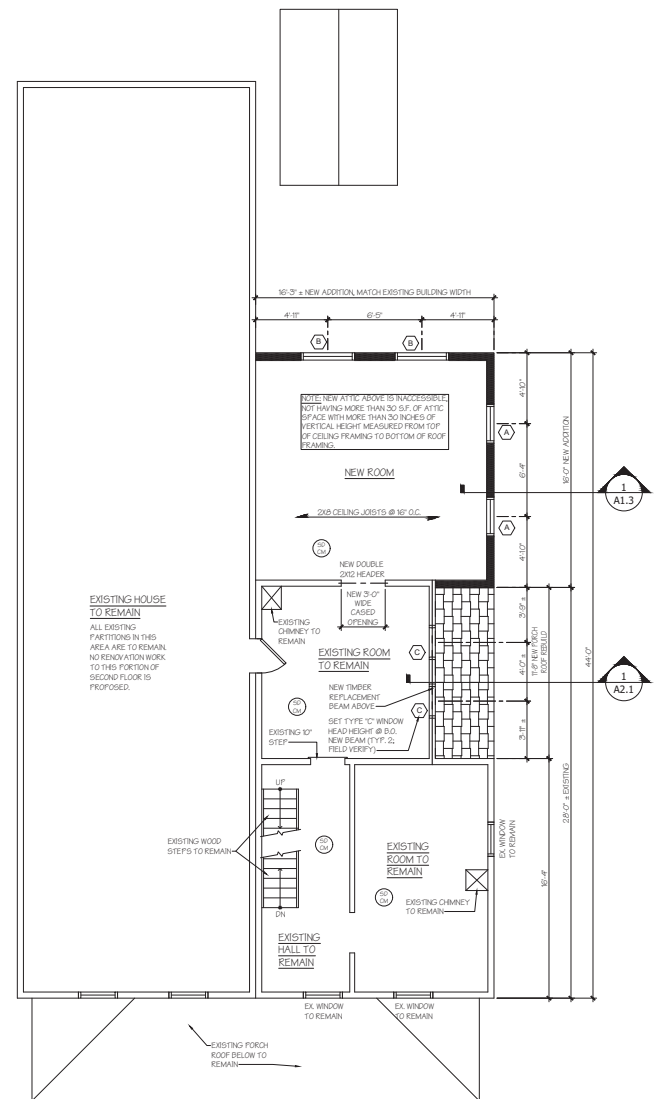
NEW WINDOW TYPES

1/4" = 1'-0"

ALL WINDOWS TO BE VINWICO 5-SERIES OR EQUAL,
DOUBLE HUNG, WHITE, WITH GRILLES AND SCREENS,
5/8" LOW E THERMAL PANE
U-FACTOR: 0.30
SHGC: 0.30

SET WINDOW HEADS @ 6'-8" A.F.F. UNLESS
OTHERWISE NOTED ON PLANS

PROVIDE ALL NEW WINDOWS WITH 3 PLY 2X10
HEADERS UNLESS OTHERWISE NOTED ON PLANS




 SECOND FLOOR ADDITION & RENOVATION PLAN
 PROJECT NORTH
 1/4" = 1'-0"

REVISIONS	BY



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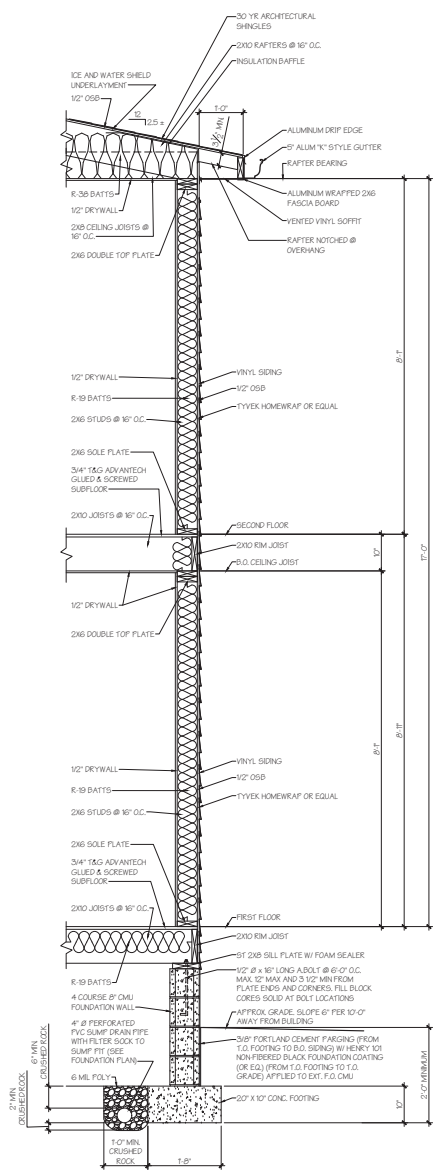


PARTIAL DEMOLITION & REPLACEMENT ADDITION FOR THE ACHENBACH HOUSE
 27 NORTH AMERICAN AVENUE
 CORTEX, DELAWARE 19801

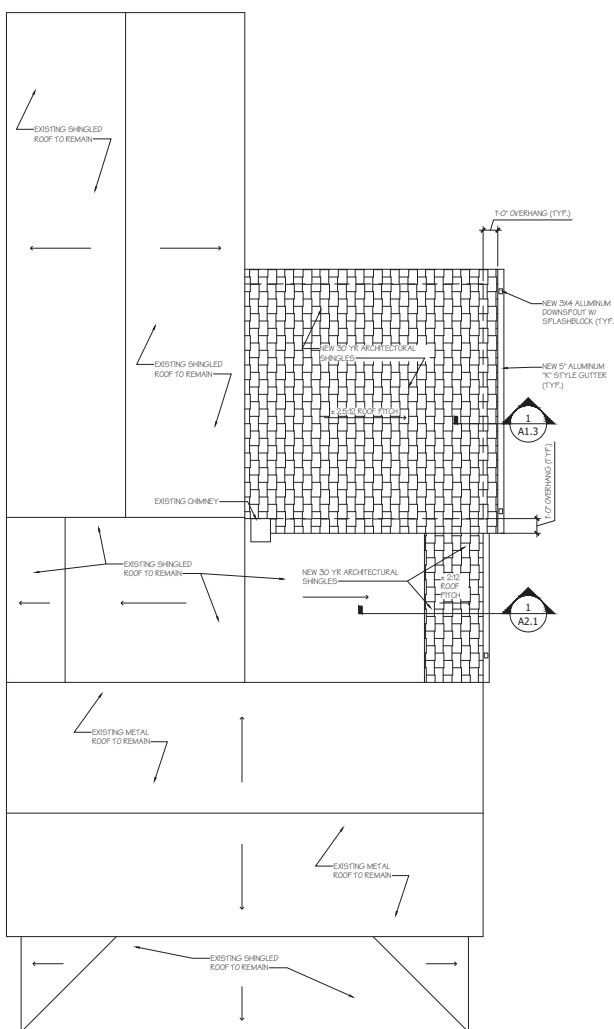
ADDITION / RENOVATION ROOF PLAN & WALL SECTION

DATE	24 SEPTEMBER 2024
NOTED	
BY	R759-0424

A1.3



1 TYPICAL WALL SECTION
 3/4" = 1'-0"



ADDITION / RENOVATION - ROOF PLAN
 1/4" = 1'-0"

REVISIONS	BY



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 PROFESSIONAL ENGINEER
 LICENSE NO. 9124/2024
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 PERMIT SET - 2024-0004

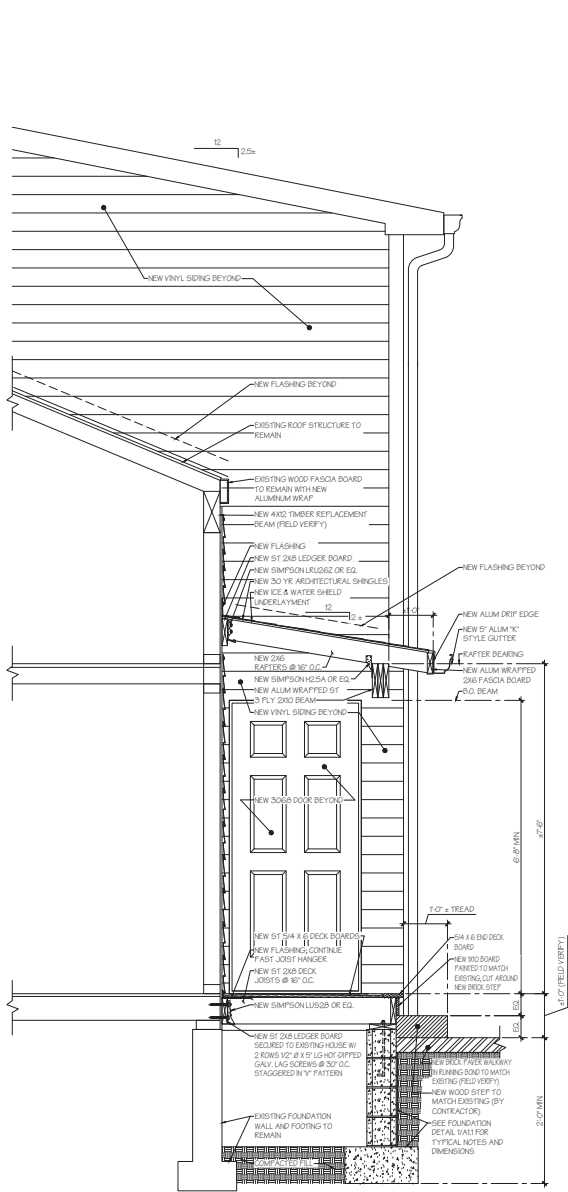


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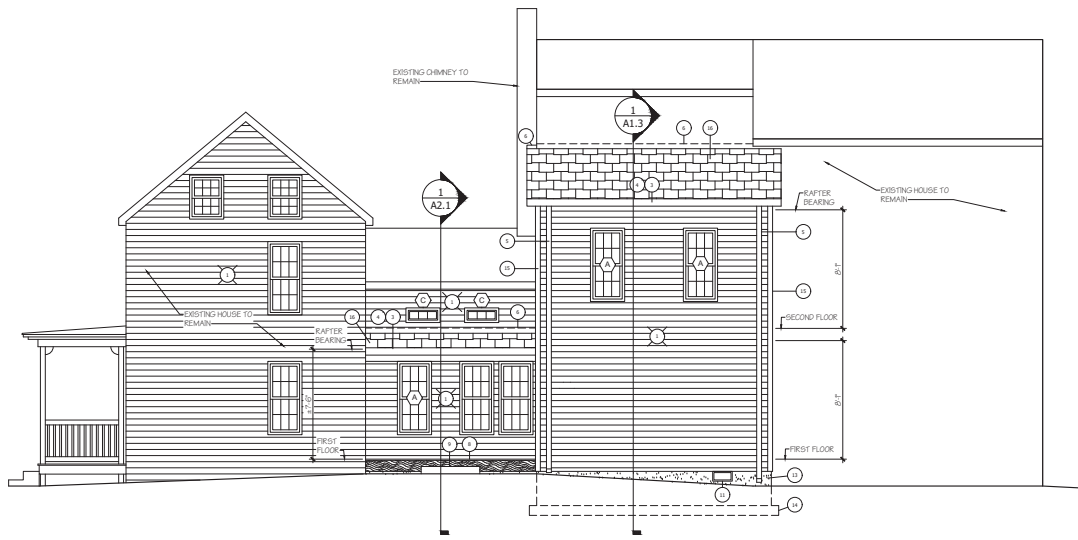
**ADDITION/RENO
 SOUTH & EAST
 ELEVATIONS &
 NOTES &
 SECTIONS**

NOTED
 R759-0424
 24 SEPTEMBER 2024

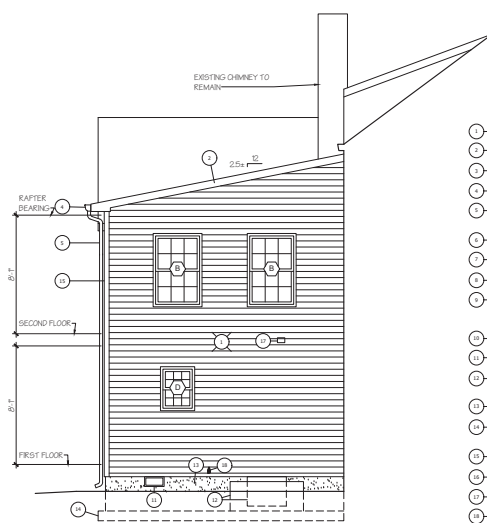
A2.1



1 COVERED DECK SECTION
 1/4" = 1'-0"



ADDITION / RENOVATION - SOUTH ELEVATION
 1/4" = 1'-0"



ADDITION / RENOVATION - EAST ELEVATION
 1/4" = 1'-0"

- BUILDING ELEVATION ADDITION/ RENOVATION NOTES:**
- 1- NEW VINYL SIDING
 - 2- NEW ALUMINUM RAKE
 - 3- NEW ALUMINUM EAVE
 - 4- NEW ALUMINUM GUTTER
 - 5- NEW ALUMINUM DOWNSPOUT WITH SPLASH BLOCK
 - 6- NEW FLASHING
 - 7- NOT USED
 - 8- NEW WOOD DECK (SEE SECTION 1/42.1)
 - 9- NEW WOOD STEP W/ TREADS @ 12" MINIMUM AND RISERS @ 7 3/4" MINIMUM (SEE SECTION 1/42.1 FOR ACTUAL)
 - 10- NOT USED
 - 11- NEW CRAWLSPACE VENT
 - 12- NEW CRAWLSPACE ACCESS PANEL WITH WINDOW WELL
 - 13- NEW FARGED CMU FOUNDATION WALL
 - 14- SEE FOUNDATION PLAN AND DETAIL ON SHEET A31 FOR FOOTING SIZES
 - 15- NEW VINYL CORNER
 - 16- NEW 30 YEAR ARCHITECTURAL SHINGLES
 - 17- NEW BATH FAN EXHAUST VENT
 - 18- NEW HOSE BIB

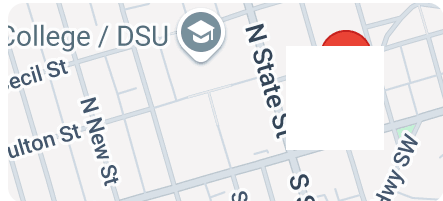


17 American Ave

View to 19/21 N. American Avenue, Dover DE



Image capture: Jul 2023 © 2024 Google



Chapter 3

Maintenance, Repair, Preservation and Restoration of Existing Historic Buildings

Introduction

These design guidelines are intended to provide standards for a range of treatments to existing historic buildings within the Dover Historic District zone. It is hoped that while these guidelines will both suggest and require certain historic preservation practices, they will also educate the property owners of Dover as to the proper maintenance and care of their historic buildings.

These guidelines are a part of the process of raising the preservation 'consciousness' of Dover, a City with a very strong sense of its own history and a very strong desire to preserve its history. These guidelines are merely a tool by which Dover may preserve itself. Just as a city changes, so do ideas through which the citizens and government of Dover approach preservation. These guidelines will promote a certain sophistication to the level of discourse within the City regarding historic preservation, and that discourse will soon outreach these guidelines, requiring their revision. This is all a part of the process of preservation.

Because of the diversity of architectural periods, styles, building types and neighborhoods found in Dover, and because it

is not possible to write a recipe for good design, these guidelines are intended to be as flexible as possible. The flexibility of these guidelines recognizes that there are several solutions to most problems. Further, it is a fact that while one solution may be favorable over another, there may be circumstances, financial or otherwise, that make a particular treatment difficult or impossible to undertake. These guidelines thus recognize the financial constraints on any homeowner and that the favored preservation practice may be beyond the means of some homeowners.

The flexibility of the guidelines is linked to the building permit process. For most types of treatments, guidelines are grouped under the categories of "Recommended," "Not Recommended," and "Inappropriate." Guidelines that are "Recommended" represent the best preservation practice, that is, those treatments that are most respectful of existing historic fabric. Projects that follow the "Recommended" guidelines should receive an Architectural Review Certificate with little or no comment. Projects that employ treatments that are "Not Recommended" may or may not receive an Architectural Review Certificate, depending upon the evaluation and

determination by the Historic District Commission of the overall impact of those treatments on the character of the structure and the Dover Historic District zone as a whole. Projects that employ "Inappropriate" treatments should not receive an Architectural Review Certificate, unless there are extenuating circumstances that warrant approval.

The diversity of neighborhoods and building types within Dover has determined that another kind of flexibility be written into the guidelines. As discussed in Chapter 2, four historic contexts have been identified, each with its own preservation recommendations. There is a certain amount of overlap in the design guidelines to be followed within each district; mortar for repointing should always be as soft as existing historic mortar, for instance. There are also guidelines that are specific to individual historic contexts; vinyl siding is "Not Recommended" in the Victorian Context, but it is 'Inappropriate' within the Green, Loockerman and Capitol Square Contexts. These context-specific guidelines recognize that there are different preservation objectives for different parts of the Dover Historic District zone. They also recognize that more flexibility may be required in areas that contain low and middle income homeowners.

These guidelines recognize that healthy cities grow and change, that Dover will continue to grow into the 21st century, and that it is not, nor should it be, the intention of the City to restore Dover to an earlier period of time. These guidelines are based in the commitment that growth and change must be complementary to historic preservation, and vice versa. While preservation sometimes conflicts with growth and change, it has been the widespread experience in towns, small

cities and large cities around the United States that a downtown with a unique historic character will attract new development. Conversely, the financial resources that new development bring to a city or town can support the goals of historic preservation by providing jobs that make home ownership possible, attracting shoppers to local businesses, and contributing to the tax base.

These guidelines attempt to establish a balance between the mandate to preserve the historic character of Dover and the compelling forces of new development. A successful balance will be mutually beneficial to both preservation and new development.

The Design Guidelines for maintenance, repair, preservation and restoration of historic buildings presented here are intended to preserve the distinct historic character of the Dover Historic District zone. The preservation of the historic character of the District is largely a function of the preservation of the existing historic building fabric. Therefore, these guidelines stress the retention, repair and proper maintenance of existing historic architectural fabric.

The preservation philosophy underlying these guidelines is based on the *Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings* that are discussed in detail in Chapter 2 of this document. Those standards may be summarized as follows:

- The proper maintenance of historic building fabric underlies any recommendations with regard to historic preservation.
- It is always preferable to retain and repair existing historic building fabric, rather than replace it with new materials.

- When replacing historic building materials that are irreparably deteriorated, replacement should be in-kind, using materials and craftsmanship that match as closely as possible the existing historic fabric that is being removed.
- Restoration (returning a building to a specific, previous condition or appearance) should be undertaken only when sufficient documentation or evidence exists to determine historic conditions at a specific, significant period of a building's history. Because history accrues to buildings over time, it is recommended that later historic fabric should not be removed in order to restore a building to an earlier appearance.
- When adequate documentation is not available to restore a building accurately to a previous appearance, and the building has lost its historic integrity, speculative restoration should not be attempted. Rather, it is recommended that a contemporary design be developed that will be sympathetic and complementary to the existing building or adjacent structures.

Doors, Windows, and Shutters

Introduction

Doors, windows and shutters are the moving parts of building exteriors. As such, they are subject to hard and frequent use. They are also critical elements in regulating the passage of light, air, rain and people into the interior of the building.

These elements are also critical in determining the architectural character of individual

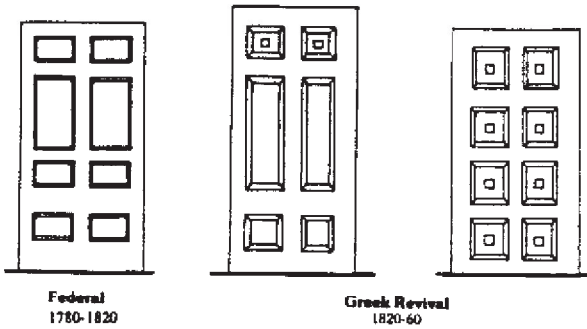
buildings. The correct preservation of existing historic doors, windows and shutters as well as the appropriate design of their replacements is absolutely essential to the maintenance of the character of individual buildings and their context within a historic district.

The repair and replacement of existing original or historic doors, windows and shutters should be in-kind, that is, to match existing conditions as close as possible. Attention should be paid to the size, species and profile of the piece or element requiring repair or replacement. Custom millwork may be required if stock millwork matching existing conditions is unavailable. Replacement of existing non-historic doors should be appropriate to the age and character of the building.

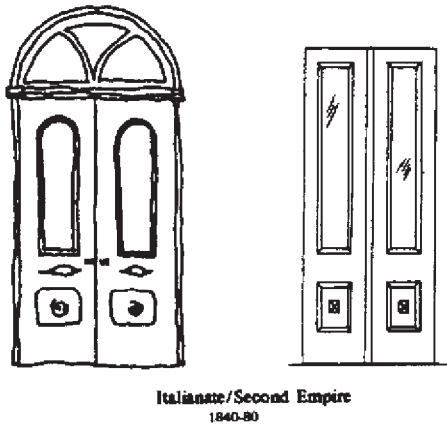
Doors

Paneled doors have been used during every period of Dover architecture, and in every building type found in the four historic contexts. The technology to produce flush doors is a very recent phenomenon, having mostly to do with the development of inexpensive glues. Panel trim and moldings have varied over time as have the configuration of the panels and the use of glazing in the panels.

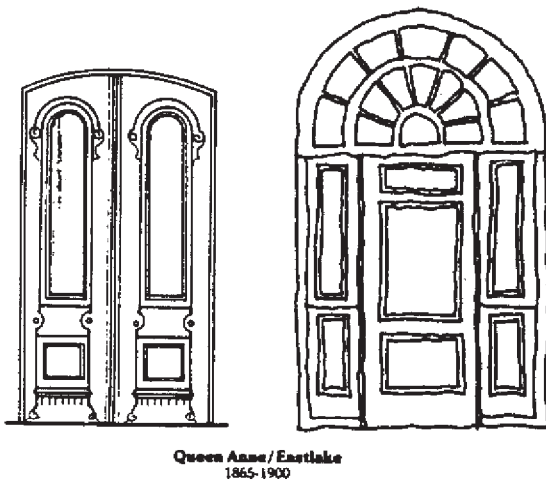
Typically, Federal style residential doors were divided simply into several rectangular panels in two sizes. The molding profiles on Federal style doors were usually limited to simple beads. Greek Revival doors tend to be highly stylized with the repetitive use of one panel size, often a square. Panel moldings are flat and a vertical center bead used occasionally to simulate two doors. Opening surrounds often had splayed trim.



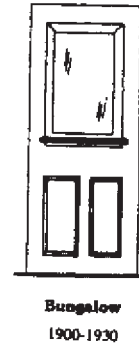
Italianate and Second Empire style residential doors were more ornate with elongated vertical panel shapes, glazed upper panels and deeper and more complex molding profiles.



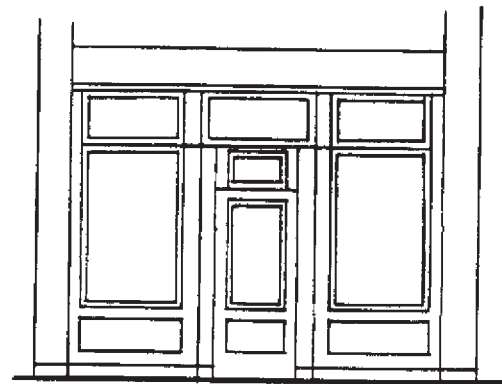
The Queen Anne and Eastlake styles of residential architecture introduced further levels of ornament, including gouged, carved and incised profiles, sometimes with arched and curved panel shapes.



The overall simplicity of the Bungalow style is evident in the design of doors. Bungalow doors were often single glazed doors with simple raised panels. Paneled doors also continued to be prevalent and had 4, 5, 6, or even 8 panels.



The design of doors for commercial establishments, such as those that are on Loockerman Street, typically remained consistent during the late 19th and early 20th centuries. Shop doors were either single or double doors, often with a transom above. The doors themselves were usually paneled below with a glass pane inset above. Steel and bronze frame storefront 'systems' began to appear after 1920. For a further discussion of doors for commercial buildings, see the discussion of storefronts and signage in Chapter 5.



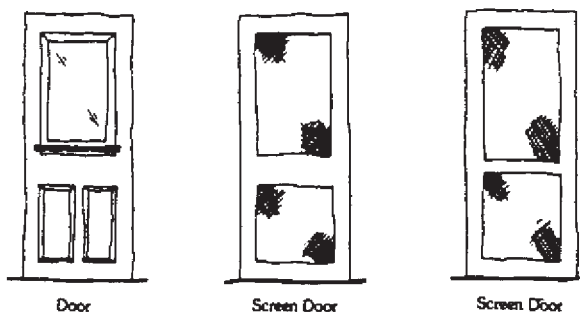
Typical design for late-19th/early-20th century storefront

Doors in the Capitol Square context have been and should remain wood panel doors.

Design Guidelines for doors are as follows:

Recommended

- Retain and repair as much historic door fabric as possible. Repair should be in-kind, to match existing size, species, profile and configuration.
- If existing historic doors or screen doors are deteriorated irreparably, replace in-kind, to match existing size, species, profile, and configuration.
- Replace inappropriate doors with doors appropriate to the period and style of the building.
- Screen and storm doors should be wood and kept as simple as possible, except in the cases of Queen Anne and Eastlake styles, which may be more elaborately composed and detailed. Except for screen doors that are a part of a screened porch enclosure, horizontal and vertical rails of screen doors should align and coincide with those of the door behind.

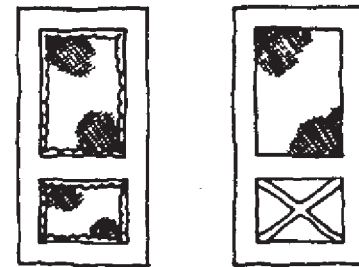


Screen Doors To Align With Doors

- Storm doors that are designed to have one large opening and that allow the door behind to be visible are recommended.

Not Recommended

- Aluminum doors and aluminum screen doors are not recommended in the Victorian and Loockerman historic contexts and in the Capitol Square context.



Not Recommended

Inappropriate

- Modern flush doors are inappropriate on the exterior of buildings within the Dover Historic District zone.



Inappropriate

- Doors of an earlier (or otherwise inappropriate) style than the building are inappropriate.
- Glazed doors containing windows with snap-in muntins or masking tape to simulate divided lights are

inappropriate in the Dover Historic District zone.

- Enclosure of existing transoms and sidelights is inappropriate.
- Aluminum doors and screen doors are inappropriate in the Green historic context.

Windows

The history of window design, until recently, can be seen as a continuous attempt to increase the size of glazed openings. Thus throughout the 19th century (especially in commercial design), opening sizes increased, glass panes got larger, and muntins got thinner. Only the Colonial Revival represents a significant departure from this trend, in which a compromise was struck between the large sheets of available plate glass and the 6-light sash with thick muntins common in Colonial buildings. The compromise was reached in the 6-over-1 window.

Although dimensional tendencies vary, the following is a rough guide to the increase in size of individual glass panes through the first half of the 19th century:

- Colonial 6" x 8" (1600-1700)
- Georgian 8" x 10" (1700-1800)
- Federal 8" x 10", 11" x 14", 11" x 16" (1780-1820)
- Greek Revival 11" x 16", 11" x 18", 12" x 20" (1820-1860)

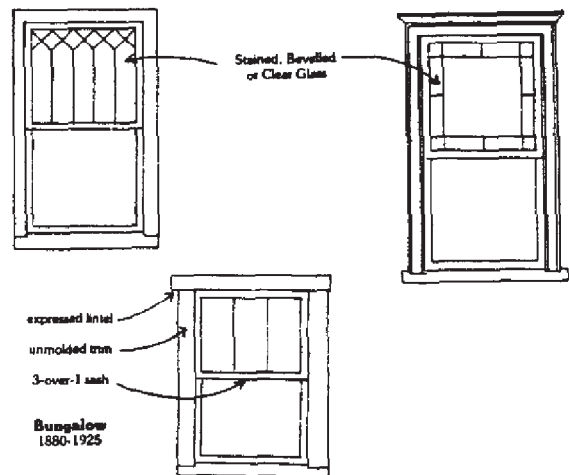
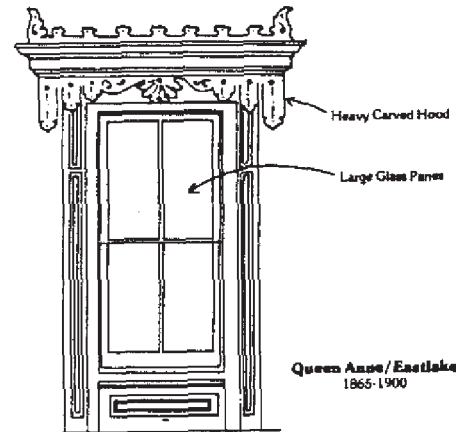
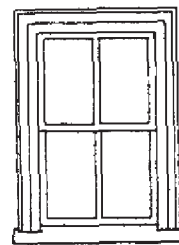
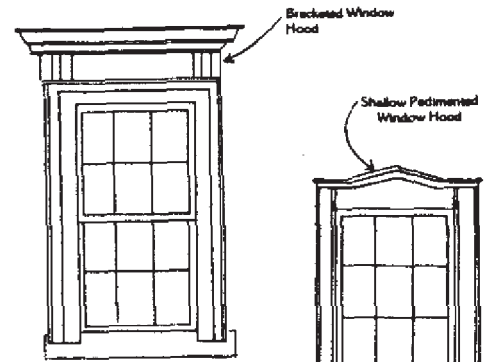
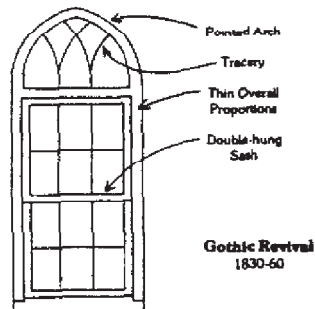
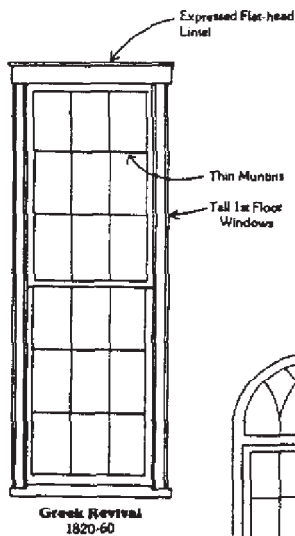
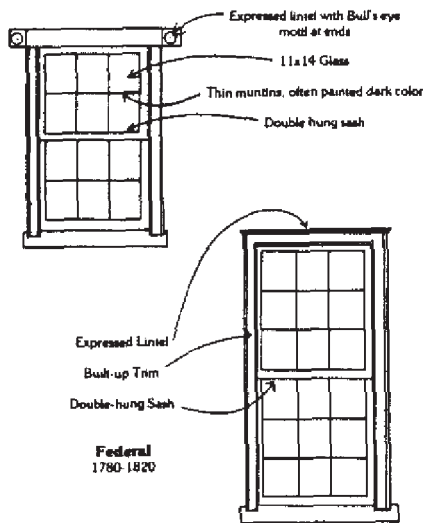
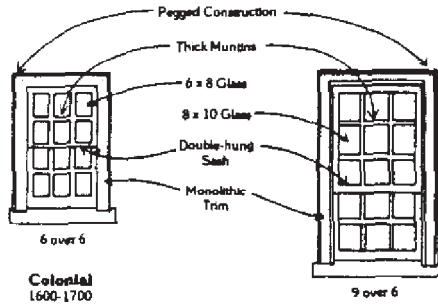
Early window casing was usually planed out of one piece; built-up moldings became commonplace in the Federal period and were virtually standardized by the end of the 19th century.

Typically, there was a wider range of sizes available in any given period, so the above summary should not be considered to be without exception. It is generally the case, however, that windows in any given period were proportioned so that the width was roughly 3/4 that of the height.

The following Design Guidelines should provide information relevant to deliberations of the Historic District Commission when considering applications for Architectural Review Certification in the Dover Historic District zone in which existing windows are affected.

Recommended

- Repairing existing historic windows with in-kind materials is always preferable to replacing windows.
- When existing historic windows are irreparable, replacement windows should replicate as closely as possible existing historic window details, including pane configuration and muntin, mullion, casing and trim profiles.
- Replacement windows should have the same operating characteristics as the original windows (i.e., double-hung windows should replace double-hung windows, casement windows should replace casement windows, etc.).
- Use only clear glass in existing historic or replacement windows.
- Window opening sizes and shapes should not be changed to accommodate replacement windows.



- Historic stained or leaded glass should be repaired or restored. This work should be accomplished by a trained leaded glass artisan, using the gentlest means possible. If leaded glass panels are irreparable, and if restoration is not possible, they should be removed and stored in a manner that will allow future restoration.
- The rails of window screens and storm windows should match the rails of windows behind.



Window

Screens

- New awnings should be attached in a manner that does not harm the existing building and should be of fabric and not of rigid material.

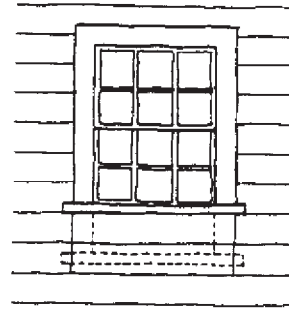
Not Recommended

- Replacing windows that are restorable is not recommended.
- Air conditioners should not be inserted in windows on the primary facade of buildings in the Dover Historic District zone.

Inappropriate

- Window opening sizes and shapes should not be changed to accommodate replacement windows or

to accommodate new interior furnishings or cabinetry.



Inappropriate Altering of Window Opening

- Contemporary picture windows are inappropriate in the Dover Historic District zone on buildings built before 1940.
- False muntins for divided lite wood windows are inappropriate. They are easily detectable from a distance.
- Smoked, tinted or reflective glass is inappropriate in existing historic or replacement windows.
- Slider windows are inappropriate.

Shutters

Wood shutters are quite common on houses in the Victorian and Green historic contexts. Although few people presently put them to their intended use, their original purpose was to provide security and privacy, to permit ventilation while keeping rain and sunlight out, and acting as storm sash during heavy rains. Presently, shutters are most often fixed in place and serve as attractive elements in the designs of the facades of the residences of the Dover Historic District zone.

Not Recommended

- Metal chimney caps generally are not recommended, especially on 18th and early 19th century chimneys. They are primarily mid-20th century developments.

Inappropriate

- Do not sandblast masonry for any reason.
- Do not change the size or tooling profile of the mortar joint when repointing brick.
- Prior to repointing, do not remove existing mortar with power equipment. Remove existing mortar using hand tools narrower than the width of the masonry joint.
- Do not use modern "antiqued" brick for new construction. It is too regular in its contrived variability, and easily distinguished by the discriminating eye.
- "Over cleaning" of brick with harsh chemicals and/or excessive water pressure will do more harm than good to the brick.
- Do not use masonry sealer, which traps moisture inside masonry walls, preventing them from breathing.

Walls: Wood Siding and Trim

Wood siding is the "skin" of a building. Its purpose is to shed water quickly and

thoroughly, thus preventing decay of the underlying structure and the deterioration of interior finishes, and to deflect sunlight and wind. Siding also plays an important visual role in establishing the scale of the building. Each clapboard or shingle casts a shadow line, adding some visual depth to the wall surface, while the size of the clapboard or shingle visually affects the mass and proportions of each building.

Directly associated with the wood siding, and with masonry as well, is the exterior trim of the building. Wood trim serves a critical visual purpose by providing architectural ornament and a functional purpose by sealing the structure at vulnerable locations. Corner boards, fascia boards, window caps and trim, architraves, and cornices are examples of trim elements that protect critical joints of a building from exposure.

The following guidelines for the repair, maintenance, restoration or rehabilitation of wood siding and trim are as follows:

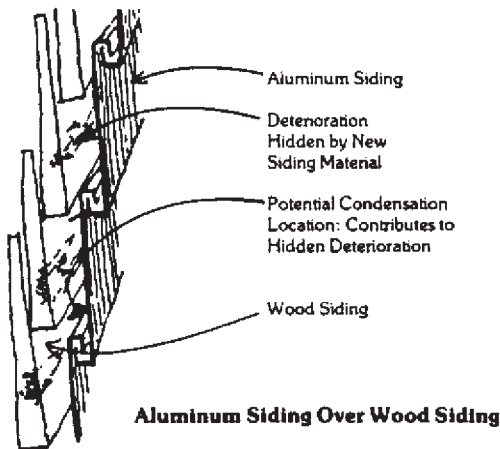
Recommended

- All siding and trim should be retained and repaired. For areas of partial deterioration, techniques utilizing in-kind and visually matching patches are preferable to total replacement, in the interest of retaining as much historic material as possible.
- If siding is severely deteriorated and re-siding is proposed, it should be done with horizontal siding or cedar shingles to match existing. Vertical siding is a more modern intrusion and would be more appropriate to secondary structures such as sheds and outbuildings.

- Existing historic asphalt shingle siding should be repaired and replaced in-kind, where it is character defining.
- All wood siding and trim should be painted.

Not Recommended

- Aluminum siding is not recommended for use on new or existing buildings in the Victorian historic context of the Dover Historic District zone, for reasons that have to do with its potentially destructive tendency to hide deterioration and to trap moisture against the existing wood siding. It also has a significant negative visual impact, in that it conceals historic fabric.



When it is proposed for use on existing buildings, steps should be taken to minimize its impact, such as:

Retain and leave exposed the wood trim at windows, doors and corners. Siding should butt the trim. This may require the removal and furring out of existing trim, in order to be in the correct plane in relation to the siding. This work should be accomplished in a

manner that will not damage existing trim.

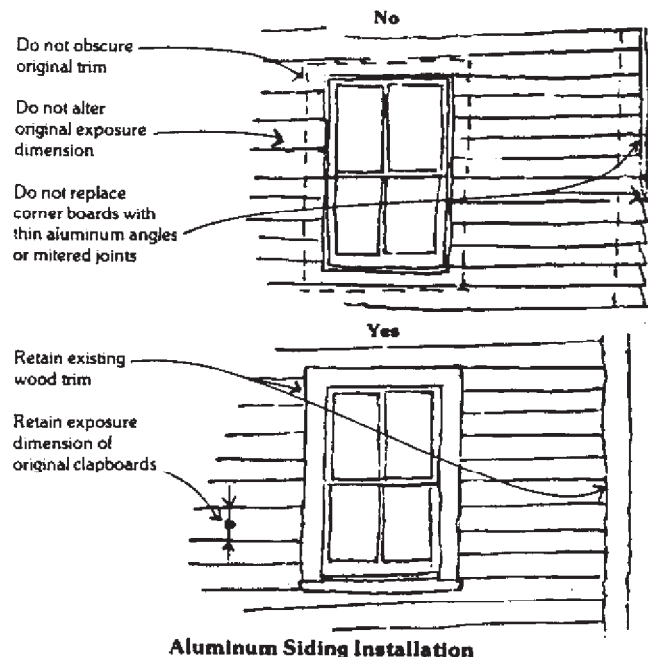
Retain and leave exposed decorative elements such as brackets, spindle work, cornices, etc.

If corner boards cannot be retained, use an aluminum corner that duplicates the width of the original corner board.

Do not use pastel or "ranch house" colors.

Match the width of the original wood siding; i.e. 4" exposure wood siding should be covered with 4" exposure aluminum siding.

Maintain constant ventilation to the inside surface of the aluminum siding. The effects of the condensation that will otherwise result will be prolonged, serious and invisible.



- Vinyl siding is not recommended for use in the Victorian Historic context of the Dover Historic District zone. Its

sheen is noticeable and it is nearly impossible to install without covering up or obliterating original architectural details. Its seams are visible, it tends to warp and deflect with changes in temperature, and its color will fade noticeably over time. It also traps and hides potentially damaging moisture within the walls of the house.

If it is proposed for use, certain steps must be taken to mitigate its effects:

Vinyl siding should be installed to allow ventilation to occur between it and the underlayment below.

Vinyl siding that is embossed with artificial wood grain should not be used.

Existing details at corners, windows, doors, eaves and elsewhere should not be covered over and in no case should they be removed or altered.

Match the width of the original wood siding.

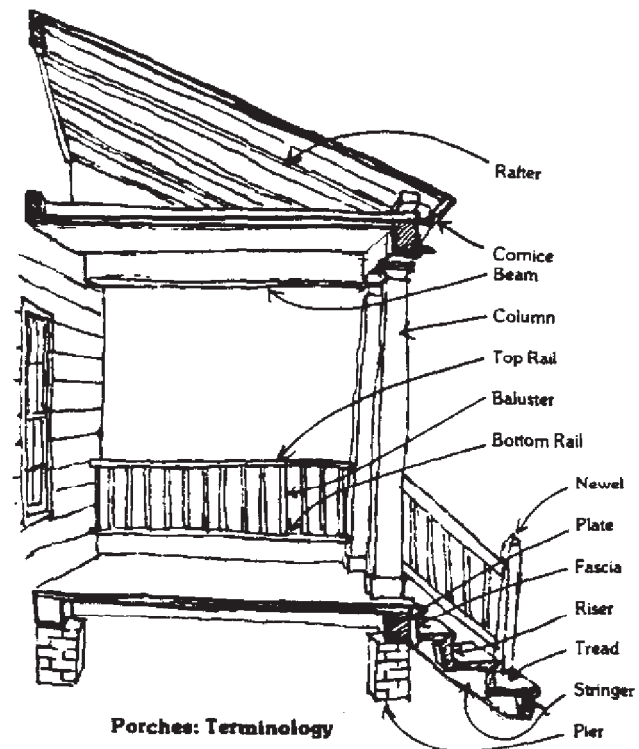
Inappropriate

- Vinyl siding is inappropriate for use on existing buildings in the Green and Commercial historic contexts and in the Capitol Square context of the District. Its sheen finish and artificial wood grain are easily visible. Details and installation are difficult to make compatible with the historic character of these contexts within the Dover Historic District zone.
- Wavy-edged shingles are inappropriate.

- Textured plywood (T-111) vertical siding should not be used on primary structures within the Dover Historic District zone.

Porches and Steps

Porches are critical architectural elements on many of the residential streets in the Dover Historic District zone. The porch is a unique outdoor living area that belongs to the house but partakes in the life of the street. The full extent of its lightweight structure and fine detailing is fully exposed to the weather, requiring the maintenance and repair of porches to be a constant process. The proper design of porches entails more than the correct architectural elements, proportions and materials, and includes proper construction detailing. This is true for all porches, whether they are historic or part of new construction.



Porches: Terminology

Steps nearly always extend beyond the roof line of buildings or porches and are thus exposed to the weather even more than porches. Steps are an important part of the streetscape, setting up rhythm and regularity. Proper detailing is as important to the correct design of steps as is the use of appropriate materials and style.

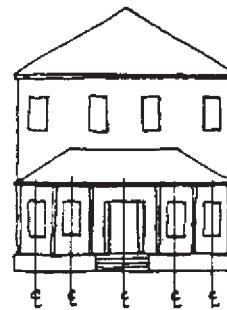
The following guidelines should assist with recommendations of the Historic District Commission when considering applications for Certificates for Architectural Review in the Dover Historic District zone in which porches are affected or proposed:

Recommended

- Retain as much existing historic porch fabric as possible. Repair with in-kind materials, almost always wood, with profiles to match existing as nearly as possible.
- The porch floor should be even with or a maximum of one-step below the corresponding floor of the house, unless historic conditions suggest differently.
- Porch ceilings should be the same height as that of adjacent interior rooms. Porches with exposed rafters and deck should not have ceilings installed. When re-roofing, nails should not be visible below the underside of the deck.
- It is appropriate to construct a porch on a house that historically had a porch that has been subsequently removed. The design of the new porch should be carefully researched. If photographic or other good historic documentation is

available, it should serve as a literal model for the new porch. If no such documentary evidence is available, the new porch should be of a contemporary design that is compatible and complementary to the existing building, and consistent with the design of porches typical to the period of the house. New porches should not be built to look 'old' when no evidence exists for the original porch design.

- For new porches on houses where documentary evidence for a historic porch is not available, the rhythm of the porch bays, as established by the regularity of columns and openings, should match that of the solids and voids of the house behind.



Rhythm Of Porch
And House Bays

- For new porches on houses where documentary evidence for a historic porch is not available, the height of the bottom of the porch fascia board should be at or very near the height of the window head of the house. This will vary slightly because of the rich variety of Dover porches. The intention of this guideline is to prevent inappropriately proportioned porches. The design of fascia boards should be appropriate to the style of the house.
- All visible porch components should be painted wood, unless there is historic precedent for the use of

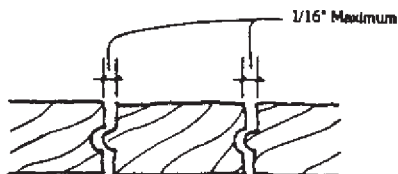
weathering wood such as cedar. Because of the amount of exposure to which wood porch components are subject, all painted parts should be "back-primed;" i.e., prime-painted on their concealed surfaces to discourage deterioration from moisture penetration.

- For new porches on houses where documentary evidence for a historic porch is not available, the porch should be at least 6' deep to allow comfortable seating. Maximum depths of porches are a function of the overall height of the house or porch ceiling.
- Leave open the spaces between porch piers so that ventilation can occur beneath the porch. This is best done using painted wood lattice or grillage.



Lattice Infill At
Porch Piers

- Replacement porch flooring should match existing tongue and groove flooring with 1/16" maximum gap between boards to allow for expansion. Wood edging should be applied to the exposed ends of floorboards.



Tongue And Groove Flooring
With Gap For Expansion



Yes



Yes



No

Porch Floor Edge

- Replacement porch railings should match existing as closely as possible. If a historic railing profile is not available, often a good replica may be constructed of a number of commonly available moldings.



Historic Profile

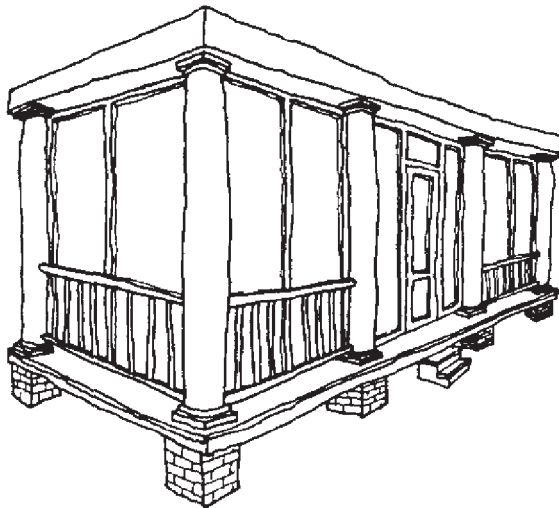


Profile Built-Up
From Stock Moldings

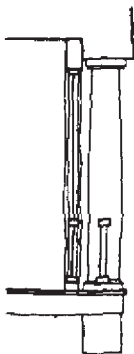
Replacement Porch Railings

- Porch columns should be retained or replaced in-kind, if beyond repair.
- For enclosures of side porches that are visible from the street, new construction should be placed behind the existing column and balustrade so as not to obscure existing architectural elements. The walls of the enclosure should reflect the massing, the relationship of solid-to-void, of the

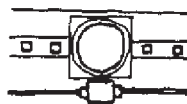
porch itself. This will require porch enclosures to have a large amount of glass. The wood framing of new porch enclosures should be painted a matte finish, a dark color compatible with the glass or screens. The color of the rest of the enclosure should contrast with the color of the original porch, to maintain the distinction between original and new construction.



Perspective View



Section



Plan

Details For Appropriate
Porch Enclosure

Not Recommended

- Use of composition and plastic moldings is not recommended.

Inappropriate

- It is inappropriate to add porches to the primary facades of historic structures that never had porches.
- It is inappropriate to remove the floor and framing of porches, leaving only the roof standing on columns.
- It is inappropriate to enclose porches on primary facades.
- It is inappropriate to use substitute materials, wrought iron piers should not be used in place of brick or wood columns.
- It is inappropriate to enclose the space between porch piers with continuous wood or masonry. This will discourage ventilation from occurring beneath the porch, hastening deterioration from moisture.
- It is inappropriate to add ornament to a porch from a style that is different from the house itself, unless there is historic precedent for it.
- Two-inch-thick boards are inappropriate for porch floors.
- Unpainted wood is inappropriate for use on porches in the Dover Historic District zone.

- It is inappropriate to replace porch columns with columns of an architectural order or character that is not compatible with the house.
- It is inappropriate to install a porch ceiling where none existed. The exposed rafters and deck are a part of the architectural expression of the porch. Care should be taken when re-roofing to use nails short enough not to protrude below the ceiling boards.

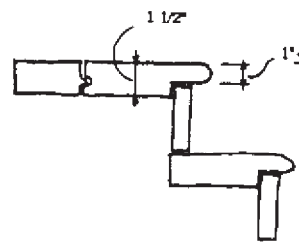
Steps

The prevalent materials of existing steps in the Dover Historic District zone are wood and brick. A few of the houses in the Green historic context and several of the government buildings and larger commercial buildings feature stone steps and stoops.

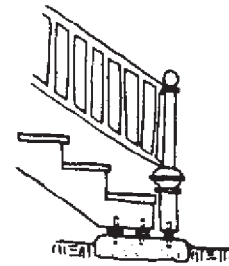
The following are guidelines that should assist with recommendations of the Historic District Commission when considering applications for Certificates of Architectural Review in the Dover Historic District zone in which steps are affected or proposed:

Recommended

- Wood steps should be retained or repaired in-kind. If replacement is unavoidable, it should be carried out by using wood of size, species and profile to match existing. Wood steps should be painted.
- If 2" lumber is used for treads on wood steps, the leading edge of the tread should be reduced to visually "lighten" the tread.



Detail For Reducing
Tread And Porch Floor
Edge Thickness



Stone Plinth For Wood Steps

- Wood steps and posts should not come in contact with the ground but should land on a stone or concrete plinth.
- Brick steps should be retained or repaired in-kind. In the residential context, brick steps may be a replacement for earlier wood steps. Thus, where brick steps are not integral to the design of the porch or house, wood steps may replace brick steps, but should be designed simply.
- Stone steps should be retained and repaired in-kind. Patching of existing stone steps should be of material to match existing. A concrete patch, tinted to match adjacent stone, is acceptable. If replacement is required, stone should be used.

Inappropriate

- Replacing wood steps with brick steps is inappropriate, unless there is historic precedent for it.
- Replacing historic stone steps is inappropriate unless the stone itself is unusable. Repairing stone steps is often a matter of re-setting existing

Chapter 4

New Construction, Additions, Demolition and Relocation

Introduction

The Zoning Ordinance of the City of Dover (Article 3, Section 21, Historic District) requires that all proposals for new construction, additions to existing buildings and demolition of buildings within the Dover Historic District zone must receive an Architectural Review Certificate from the Planning Commission, prior to the issuance of a building permit. An Architectural Review Certificate will be granted:

...if it is found that the architectural style, general design, height, bulk and setbacks, arrangement location and materials affecting the exterior appearance are generally in harmony with neighboring structures.

The purpose of this requirement is to encourage and accommodate new construction that preserves and enhances the existing character of the community. New construction and additions planned for any of the four contexts within the Dover Historic District should complement the historic fabric of the city and should have a positive visual and functional relationship to the historic buildings already in the District. New construction and additions should enhance the perceptual quality of the District.

These guidelines are intended to encourage contemporary design that is compatible with the character of the various historic contexts within the District. Unfortunately, good architectural design cannot be reduced to a formula or a recipe of elements. It must be recognized that strict adherence to the design principles presented in these guidelines is no guarantee that good buildings will result. Creativity, inspiration and innovation must still be brought to bear on the design of new buildings within the Dover Historic District, but the creativity must be directed and tempered by the principles of historic preservation. Conversely, if the design guidelines presented here are *not* followed, new construction will probably not be compatible with the visual character of the Dover Historic District, resulting in the progressive loss of that character.

Compatibility, as defined in these guidelines, does not pertain to literal reinterpretation or reiteration of historic buildings and styles. Rather, it refers to buildings that, in a broad sense, will "fit" into and blend with the visual character of the Dover Historic District. The wide range of styles and appearance of the buildings within the Dover Historic District make available to the designer of new

no way compromise the historic character of the existing structure on the lot. Ideally, the secondary structure should be located so as not to be visible from the street. In any case, secondary structures should be located as far to the rear of a lot as possible.

Secondary structures should be free-standing and not linked to the primary structure. The design guidelines above regarding proportions, massing, materials, form, orientation and siting apply to secondary structures as well.

Archeological Resources

The Secretary of the Interior's Standard #8 requires the preservation and protection of archeological resources. There is a strong likelihood that excavation for new construction in the Dover Historic District, especially in the Green, Loockerman and Capitol Square contexts, will involve archeological resources. While efforts should be made to consider and protect those resources, the extent to which this consideration will affect the evaluation of appropriateness will vary from project to project. Certainly, applicants for Architectural Review Certificates should be cognizant of a project's possible impact on archeologically sensitive areas. Excavations should be closely monitored by qualified individuals whenever possible, to confirm that valuable resources are not being lost. It should be noted that projects benefiting from either federal or state funding will require archeological mitigation.

Additions to Existing Buildings

Additions to existing buildings in the Dover Historic District include construction that

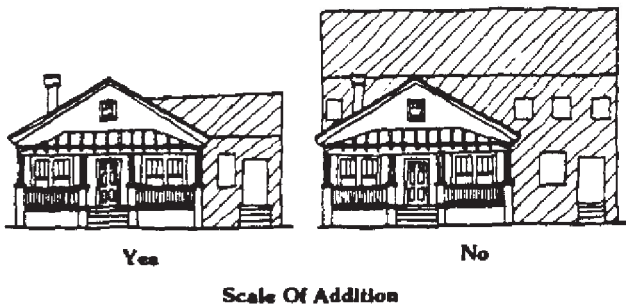
results in additional habitable space, as well as porches and decks. The design guidelines for new construction above apply to additions to existing buildings, with the exception that instead of compatibility and relationship to its neighbors, an addition has the original building as its strongest context and precedent. Historic additions older than fifty years, many of which are well done, are prevalent in the Dover Historic District and also may serve as precedents for the design of new additions.

In general, to conform to the Secretary of the Interior's Standards #9 and #10, an addition to a building in the Dover Historic District should be subordinate to the original building, and should read clearly as an addition. Standard #9 states that contemporary design and additions to existing properties should not destroy significant historic architectural fabric and should be compatible with the design of the property and neighborhood. Standard #10 states that wherever possible additions to structures shall be done so that future removal will leave unimpaired the essential form and integrity of the historic structure.

Specific guidelines to be considered in permit applications for additions to structures within the Dover Historic District are as follows:

Siting: Additions should be sited to have the least possible visual impact possible from the street. There should be no new additions to front facades, and additions to side facades should be held back as far as possible from the street, but one bay at a minimum. Rear additions are most appropriate, and, given the narrowness and depth of most residential lots in the Dover Historic District, often the most feasible.

Scale: An addition should be smaller than, and subordinate to, the original building.



Elevation of the first floor: The first floor elevation of an addition may be equal to or slightly lower than the original building, but should not be higher than that of the original building.

Floor-to-floor heights: Floor-to-floor heights should be equal to or no more than 10% less than the original building, but should not be taller than those of the original building.



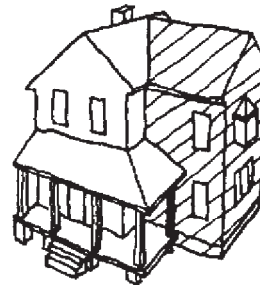
First Floor And Floor-To-Floor Heights Of Additions

Massing: The massing of an addition--the relationship of solid-to-void--should complement, but not necessarily be the same as, the original building. For example, a glassed-in porch on a rear facade may be a "lighter" variation of the original facade massing. However, a solidly infilled rear porch is not appropriate.

Orientation: The addition should be located, planned and detailed so as not to confuse the dominant historic orientation of the original building. The addition may or may not have its own hierarchy of facades, but it should not

have the effect of creating a primary facade out of a secondary facade. The addition should not assert itself visually, but should be screened from the street as much as possible.

Proportions: The proportions of the addition should be complementary to the proportions of the original building. A long, low addition to a vertical house might not be as appropriate as a two-story ell at the back of the building. The addition should be smaller in proportion to the original building, both in its overall square footage and in its footprint. Ideally, the addition should not exceed approximately half of the original building's total floor area or footprint.



Appropriately Proportioned Addition

Materials: An addition may be made of the same material as the original building, or it may be made of subordinate material (i.e. wood is subordinate to brick which is subordinate to stone). A brick building should have a brick or wood addition, but a wood house should not have a brick addition. The material restrictions in the section on new construction, above, apply to additions to existing construction.

Forms: Similar to proportions, the form of additions should be complementary to the overall form of the house. A shed-roof addition is appropriate on a gable-roofed or hip-roofed structure, as would be a gable or hip roof. Flat roofs are rarely appropriate for additions in the Dover Historic District.



Forms Of Additions

The following are additional guidelines for additions to existing construction:

- New front porches should not be added to a historic building without precedent for a porch.
- It is inappropriate to enclose front porches.
- Handicapped access ramps should not be located on the primary facades of historic buildings, unless they can be located and designed to be unobtrusive. Regardless of where they are located, the sloped run of the ramp should be screened such that the slope of the ramp does not detract from the horizontal elements of the building to which it is attached. A new ramp should be constructed in a manner that does not require the removal of historic fabric, and does not damage the existing building. The ramp should be constructed in a manner such that its future removal will not damage existing historic fabric.
- Roof-top additions should not be constructed. These would disturb the

proportions of the building and the historic form of the roof.

- The addition of dormer windows and skylights is not recommended, but may be acceptable if kept to the rear of the building, not visible to the street.
- The design of the addition should make clear what is new and what is original. This may be done in a variety of ways, including simplifying of details, changing materials, slightly altering proportions, or even slightly varying paint color.
- Decks are inappropriate on front or side facades. When decks are constructed on rear facades, they should be screened from the street with landscape materials.
- The architectural style of an addition should not be older than the style of the existing building.

Demolition

The pressure to demolish buildings within any historic district is a regrettable fact of life. Either through catastrophic damage or through years of neglect, there are and will continue to be situations when a building is deemed beyond repair and "not worth" preserving. As the Dover Historic District continues to attract new residents and businesses, there will be pressure to "make way" for the "progress" that new construction is believed by some to represent.

Whereas issues of design guidelines for preservation and new construction are driven by architectural and aesthetic considerations, demolition, especially of repairable structures,

is more frequently an economic issue. Indeed, the only other legitimate reason for consideration of demolition is if the building poses a threat to public safety. In considering applications for demolition, especially those based on economic or development considerations, the City must weigh issues beyond matters of architectural appropriateness, for demolition of an historic building in an Historic District is rarely if ever appropriate. Rather, the City must be convinced that all possible means of saving the building have been exhausted.

It should be noted that the City of Dover is trying to prevent unnecessary demolition by giving the Historic District Commission the authority to determine when "Demolition by Neglect" is occurring. "Demolition by Neglect" is defined as "improper maintenance or lack of maintenance of a building, structure or object which results in substantial and widespread deterioration of the building, structure or object which threatens the likelihood of preservation and which presents a threat to the public safety, health and welfare of the immediate community." Once the Historic District Commission determines that a property is in a state of Demolition by Neglect, it can direct the building inspector to take actions under the City's Dangerous Building Code or Housing Code to order repairs. It is the responsibility of all citizens to look for and report instances of Demolition by Neglect to the City of Dover Historic District Commission.

The following criteria should be evaluated in considering applications for the demolition of historic buildings within the Dover Historic District:

- To determine the financial implications of maintaining a property versus demolishing it, the City may ask an

applicant to submit documentation pertaining to differential costs, structural soundness, suitability for rehabilitation, estimated market value of the property as is and after renovation for continued use, economic feasibility of rehabilitation, purchase price, income, and cash flow information (relating to the property only) and any other information considered necessary.

- Regardless of economic issues, the relative significance of the building slated for demolition should be evaluated. If the building is not considered a contributing structure in the District, then its demolition may not be objectionable. If a building is significant, then even a finding of economic hardship may not be sufficient to allow demolition. Some buildings, such as the Richardson mansion, the Parke-Ridgely House, the Rose Cottage, etc., are so significant that extraordinary measures should be made to delay or prevent their demolition. Adaptive reuse of historic buildings is always preferable to demolition and new construction.
- In development-related applications, the City should review schematic plans for the new structure, in order to help weigh the virtues of the new versus what exists.
- Further, in order to provide some slight mitigation of the effects of unavoidable demolition of historic structures within the Dover Historic District, owners should be required to provide adequate recordation of a property. The extent of such recordation would depend on the

significance of the property. At the least, archival photographs should be produced for every historic building that is lost to demolition within the District. When the demolition of an extremely significant building is unavoidable, measured drawings should be produced that comply with the standards of the Historic American Buildings Survey.

- Lots left vacant by demolition should be treated in a manner that is sympathetic to the historic context. In the residential and commercial contexts, a 5' high opaque barrier should be constructed at the building line, either a fence or plant materials or both. Parking should not be permitted on vacant lots. Community gardens or parks should be encouraged.

Relocation of Existing Buildings

Moving historic buildings out of, into or within the Historic District should be discouraged. The removal of historic buildings from the District has the same effect as demolition on the historic character of the District. Moving historic buildings within the District confuses the actual history of the District. Moving historic buildings into the District falsifies the existing historic record by adding a building that does not belong to either time or place. Relocating a building, however, is always preferable to its demolition.

ARCHITECTURAL REVIEW STAFF REPORT

Before Dover Historic District Commission

October 17, 2024

<u>Application:</u>	Legislative Hall Building Addition, HI-24-08
<u>Owner:</u>	State of Delaware
<u>Location:</u>	East side of Legislative Avenue as the block between Martin Luther King Jr. Boulevard North and Martin Luther King Jr. South
<u>Address:</u>	411 Legislative Avenue and Court Street
<u>Tax Parcels:</u>	ED-05-077.09-05-15.00-000 and ED-05-077.09-05-14.00-000
<u>Size:</u>	2.80 acres +/- and 0.43 acres +/-
<u>Present Uses:</u>	Legislative Hall
<u>Proposed Use:</u>	Legislative Hall with Building Addition to create new main public entrance and Plaza area with Monument Walk
<u>Present Zoning:</u>	IO (Institutional and Office Zone) H (Historic District Zone) SWPOZ (Source Water Protection Overlay Zone) ROS (Recreational and Open Space Zone) H (Historic District Zone)
<u>For Consideration:</u>	Architectural Review Certification including alternative front yard setback

I. PROJECT DESCRIPTION:

The Historic District Commission will act on a recommendation for an Architectural Review Certificate for a Site Development Plan Application 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.

Surrounding Land Uses

This subject property location in the block bounded by Legislative Avenue, Martin Luther Kings Jr. North, and Martin Luther King Jr. Boulevard South is part of the Capital Complex where multiple State buildings and offices are located. Across the street to the north is the Delaware Public Archives and to the south across the street is the Tatnall Building (offices) and the proposed location of the Legislative Hall Parking Garage and the Del-One Credit Union Building. Surrounding properties are zoned IO (Institutional and Office Zone) with other open space areas like the Legislative Mall area zoned ROS (Recreational and Open Space Zone). The surrounding properties are within the H (Historic Zone).

Previous Applications

The Legislative Hall Building at this location was constructed c. 1931-1933 with later building additions in 1965-1970 and in 1994. Prior to that the Delaware General Assembly met in the Old State House building located on The Green. (Previous Application: MI-94-17 Legislative Hall: Proposed Landscape Plan.)

II. HISTORIC PROPERTY INFORMATION

Review of Historic Maps

A series of historic maps were reviewed by Planning Staff for preliminary information on the area and found that the area was predominately open space with scattered buildings until the 1930s when the new Legislative Hall was constructed and the street network that we know today begins to be constructed as the Capital Complex area developed with various government buildings.

Property Information

This property is not listed in the National Register of Historic Places. The property is located within H (Historic District Zone) as established by the City of Dover. The development area consists of two parcels and a street/drive aisle area. The existing Legislative Hall Building is on the western parcel in the block and then the eastern area (street/drive aisle area and east parcel) are an existing parking lot and landscape open space area.

III. PROJECT PROPOSAL

PROJECT PROPOSAL (Submission of September 2024):

The application proposes renovation and expansion of Legislative Hall involving construction of a Building Addition on the east side of the building to include a new main public entrance and a Plaza are with Monumental Walk with other site improvements. This is associated with a separate project previously reviewed for the Legislative Hall Parking Garage Project (HI-24-04 and S-24-14). The Applicant submission includes a Design Narrative, series of site plan graphics, building elevations, and 3-D views, and schematic building footprint/site plan and architectural drawings. The elements of the project are as follows:

1. Building Addition: The Building Addition is on the east side of the existing Legislative Hall building enclosing that side of the U-shaped building partially infilling the central court(yard) area. A new main public entrance will be created on this east side as a raised monumental entry with steps and accessibility ramps. The 3-story structure is brick and rises to a hipped roof (a height of 53 feet 6 inches to top of the roof top balustrade). The architecture of the Building Addition is brick with window openings with keystone headers and trimwork surrounds, cornice detailing, a series of dormer windows on the hipped roof in a concrete tile and turned gable roof elements. It continues the Colonial Revival style and detailing of the current Legislative Hall Building and the surrounding Capital complex buildings.
2. Plaza Area with Monument Walk: The east side of Legislative Hall will be reimagined into a tiered Plaza Area in three levels: main public entrance, the upper plaza, and lower plaza with Monument Walk. The Plaza levels include stair and ramp systems, patterned brick surface materials, landscaping areas, lighting, and benches with connections to the sidewalk systems. Also incorporated is a Monument Walk where a series of monuments will be placed/relocated. This includes the relocation of the “Delaware Continentals” Revolutionary War Monument statue and four other monuments.
3. Sidewalks: The street frontage sidewalks along the project site will continue to be brick paving to match existing sidewalks in the surrounding area. Additional traffic control/identification measures are planned for crosswalk striping. More detailed crosswalks at street level will cross Martin Luther King Jr. Boulevard South towards Legislative Hall Parking Garage and cross Martin Luther King Jr. Boulevard North towards the Delaware Public Archives. These crosswalks include landscape planter boxes and alternative surface materials of brick pavers.
4. Tree Planting and Landscaping: The project shows some street tree plantings and grass/landscaping areas as part of the tiered Plaza Area.

See the attached Design Narrative and associated graphics and drawings for detailed information on building dimensions, locations, and material choices.

IV. ZONING REVIEW

The entire project site is located in the H (Historic District Zone) and subject to the provisions of the *Zoning Ordinance*, Article 3 §21 and referenced sections. *Zoning Ordinance*, Article 10 §3.2 outlines the review process for Architectural Review Certification and related building height, bulk, and setback standards.

The subject project area is zoned IO (Institutional and Office Zone) The IO zone allows the use for public and institutional building and makes the development subject to provisions of regulations the IO zone. The IO zoning district has a front yard setback of 10 feet; the building addition placement encroaches into this setback as the existing parking lot area/drive aisle is mapped as right-of-way.

The Historic District Commission can consider alternative setbacks as part of their recommendation on the Architectural Review Certification.

Review of DESIGN STANDARDS AND GUIDELINES

The subject property is located in the Dover Historic District Zone within the Capitol Square Historic Context. The Capitol Square Context is described on pages 2-8 and 2-9. Location within the Dover Historic District Zone requires proposals for demolition, new construction, additions, and certain renovation or rehabilitation activities to existing buildings to receive an Architectural Review Certificate.

As stated in the *Design Standards and Guidelines for the City of Dover Historic District Zone*, an Architectural Review Certificate will be granted “if it is found that the architectural style, general design, height, bulk and setbacks, arrangement location and materials affecting the exterior appearance are generally in harmony with neighboring structures and complementary to the traditional architectural standards of the historic district.” In accordance with Article 10 §3.2, the Historic District Commission will provide a recommendation to the Planning Commission regarding the project’s compliance with the architectural review standards.

Chapter 3: Maintenance, Repair, Preservation and Restoration of Existing Historic Buildings includes guidance related to various building elements and materials. This proposal must be reviewed for conformity with the design criteria guidelines found in Chapter 4: New Construction, Additions, Demolition and Relocation. Information on the review considerations is given below.

New Construction

The *Design Standards and Guidelines* for New Construction (Chapter 4: pages 4-1 through 4-8) provide the design criteria and development guidelines. The guidelines specify the following individual considerations for new construction to be considered in the review by the Historic District Commission (and Planning Commission) of the project for Architectural Review Certification:

- Style
- Scale (*building to reflect dominant cornice and roof height of adjacent buildings*)
- Elevation of the First Floor
- Floor-to-Floor heights
- Bays, windows, and doors (*size, relationship, spacing of*)
- Absolute Size (*compare overall size of new building*)
- Massing (*relationship of solid-to-void*)
- Orientation (*location of primary façade*)
- Proportions (*comparison of height to width of building and elements*)
- Materials
- Forms (*shape of building and roof to be complementary*)
- Siting (*location of building on lot and in relation to street*)
- High density/ large-scale construction

Also, in Chapter 4 there is guidance related to “Additions to Existing Buildings” (Chapter 4: pages 4-8 through 4-10) which outlines similar topics of Siting, Scale, Elevation of the First Floor, Floor-

to-floor Height, Massing, Orientation, Proportions, Materials, Forms, and other guidance. Reading of this guidance finds that it is primarily focused on additions to residential and smaller scale buildings which have a front façade and rear. For this Legislative Hall Building Addition project, the considerations for New Construction are more appropriate, especially all four elevations of the building front on public streets.

The proposed project must also be reviewed for compliance with the standards established by the *Zoning Ordinance*. The standards include items such as setbacks from property lines, lot coverage, height, etc. This Proposal for the Building Addition appears to conform to most of the bulk requirements of the IO Zoning District except for the front yard setback due to the parcel configuration. The *City of Dover Zoning Ordinance* authorizes the Historic District Commission to recommend waiving certain bulk standards when issuing its recommendation to the Planning Commission for an Architectural Review Certificate if necessary.

STAFF COMMENTS AND RECOMMENDATIONS

The following are Staff comments and recommendations for this application regarding project activities and Architectural Review Certification.

- 1) Staff recommends conditional approval of the Architectural Review Certificate for the construction of the Building Addition and Plaza Area project finding that the building addition to be of compatible design with the existing building and the other nearby buildings. The proposal complies with the intent of the *Design Standards and Guidelines for the City of Dover Historic District Zone* and with its recommendations for large-scale development in Capital Complex Historic Context. The proposed Building Addition siting continues the placement of the Building Addition and Plaza Area within proximity to street and sidewalk systems creating a scale in proportion to the pedestrian and viewscales as you approach Legislative Hall. Its brick exterior finishes and detailing with building elements and sectioned wall surfaces break up the expanse of the building elevations continuing the architectural styles of the existing Legislative Hall building and the other government buildings in the Capital Complex.
- 2) The following conditions are recommended by Staff to improve the project's compliance with the recommended guidelines of the *Design Standards and Guidelines*. The following are recommended conditions:
 - a. The selected brick choices should be compatible with the brick of the existing buildings.
 - b. Utilize black posts for any signage elements to be attached to posts i.e., traffic control signs.
 - c. Signage identifying the Legislative Hall may be integrated into the building design. However, consideration of any free standing signage may require additional review.
 - d. Any light fixtures/poles utilized on the property for site lighting should utilize a black finish color. Light fixtures/poles continue style of the lighting used in the nearby areas of the Historic District.
 - e. Ensure proposed trees are appropriate to urban planting settings along streets and for Plaza Areas. Clarify where trees and landscaping are to be planted (or

- preserved) in the future Landscape Plan as the architectural renderings may only be concepts.
- f. Any revisions or changes in the identified materials may be subject to further review by the Historic District Commission.
- 3) Some of the site improvements/amenities were not specifically described or had limited information within the application information. Please provide information for consideration and discussion.
 - a. Identify if any bicycle parking rack will be part of the Plaza Area. The bicycle parking rack should be black in finish color and of a decorative style if placed in this area. This location is near the Capital City trail.
 - b. The location of the sidewalk along the street frontages must be evaluated with sidewalk construction standards as sidewalk placement typically includes a grass area along the curb line setting the sidewalk back from the curb and accessibility ramps. The minimum width of the sidewalk is five feet but may be greater.
 - 4) The following items should be clarified regarding the building designs.
 - a. Identify brick material (size, form, etc.) and patterning.
 - 5) Staff notes that the project location (building and site) may be an opportunity for the continued incorporation of public art projects. The Monument Walk area is an opportunity to plan for future placement areas.
 - 6) Staff recommends the following pertaining to the site design elements of the project:
 - a. The sidewalk system on the street frontage should continue and include barrier free access, crosswalk striping, etc. at the points of intersection.
 - b. Any proposed landscaping or tree planting locations, and lighting fixture locations should be depicted on the plan and maintain the character and type of these elements as they exist with the Capitol Complex area.
 - c. We understand that research continues on the status of the mapped right-of-way area that crosses the eastern portion of the project area creating the two parcels. Future resolution of this matter may result in its abandonment and parcel consideration.
 - 7) For building construction, the requirements of the building code or fire code must be complied with. Consult with the Chief Building Inspector and Fire Marshal for these requirements. The resolution of these items can impact the site design in some cases.
 - 8) In the event that major changes and revisions to the design, materials, or site layout occur in the finalization of the plan and/or construction drawings contact the Department of Planning and Inspections. These changes may require resubmittal for review by the Historic District Commission.
 - 9) This site development plan for this project is also subject to the application and review process for Site Development Plan (Article 10 §2 of the *Zoning Ordinance*) before the

Planning Commission. Note: Additional technical items for compliance with the *Zoning Ordinance* and other regulations may be identified during the Site Plan Process. Review comments pertaining specifically to the Site Plan set will be issued at that time. The Site Development Plan was filed on October 4, 2024 to begin its review process (S-14-19).

10) The applicant shall be aware that Building Permits are required to proceed with any construction activities on the project site. The permit applications must comply with the approvals and conditions granted through the Architectural Review Certification and Site Plan Review process.

11) The applicant should be aware that a Sign Permit is required to proceed with the placement of signage on the property.

Historic District Commission Action Required

The Historic District Commission shall consider the proposal and provide a recommendation in regard to the Architectural Review Certification for the Building Addition and Plaza Area along with the associated Site Improvements. The recommendation should reflect consideration of the *Design Standards and Guidelines for the City of Dover Historic District Zone*.

From: Gabriel Cheung, NCARB, LEED-AP, ALEP
2500 Wrangle Hill Road, Suite 110
Bear, DE 19701
cheungg@StudioJAED.com

To: Department of Planning & Inspections
City of Dover
PO BOX 475
Dover, DE 19903

Date: September 13, 2024

Re: **Legislative Hall Addition – Design Narrative**

The project involves the renovation and expansion of the existing State of Delaware Legislative Hall building. Originally constructed in 1932, the existing building is three (3) stories in height above grade and serves as the capitol building for the State of Delaware. Housing the chambers of the Delaware General Assembly, the project includes three (3) stories of new building area for approximately 16,000 square feet per story for a total building area of approximately 133,400 square feet of building area. The project includes an additional 12,000 square feet of existing building renovation area.

The expansion area features assembly committee, hearing and meeting rooms at the Ground and 1st Floor levels serving the existing Senate and House Chambers, including the creation of an open court area and secure entry Lobby. The 2nd Floor is limited to office use activity with open workspaces and clerical support areas as an extension of the existing building office use activity. The addition also contains an atrium spanning three (3) stories, connecting the Ground through 2nd Floor levels. There is an interior courtyard that is accessible from the 1st Floor.

Site

A new plaza is proposed in front of the Legislative Hall Addition, completing the semi-circular loop of Martin Luther King Jr. Blvd. The plaza is designed with three distinct levels: the main public entrance, the upper plaza, and the lower plaza/monument walk.

The main public entrance, located at the center of the half-circle, serves as the focal point of the plaza. Monumental stairs lead to the entrance, with ramps on either side and brick planters filled with shrubs and trees in front. The entrance features three doors, with the central door being the most prominent, adorned with decorative elements, and acting as the primary access to the building's 1st Floor.

At the base of the monumental stairs lies the upper plaza, a versatile open space designed to accommodate a variety of gatherings and events, such as inaugurations and press conferences, with the main entrance serving as a podium or stage.

The lower plaza connects directly to the sidewalk along Martin Luther King Jr. Blvd. This space will feature the relocated Revolutionary War Monument, "Delaware Continentals" Statue, at its center, while the other four monuments will be placed within surrounding green spaces. The walkway affectionally named "monument walk" provides a walking path connecting the monuments. The area will be enhanced with landscaping, shaded walkways, and benches, creating a welcoming environment for visitors to relax and enjoy the monuments.

The sidewalk and plaza will be paved with brick to match the existing sidewalks in the Legislative Mall area. Red pavers will dominate, with accents of white to visually break up larger areas.

Two new crosswalks are proposed between Legislative Hall and the parking garage and Delaware Archives Building. The crosswalk will be level with the street and marked with brick pavers, adhering to DelDOT standards for materials and signage. For additional safety, Rectangular Rapid Flashing Beacons (RRFB) will be installed at these crosswalks. Brick planter boxes with matching coping will line both sides of Martin Luther King Jr. Blvd., containing trees, shrubs, and low-growing plants. Special care will be taken in selecting plants to ensure they do not obstruct visibility for drivers or pedestrians.

Monuments

There are five (5) memorials and monuments that will be carefully removed, stored, and reinstalled as part of the new plaza.

1. Revolutionary War Monument “Delaware Continentals” Statue
2. Dover Light Infantry Monument
3. Middle East & Afghanistan Conflicts Monument
4. Medal of Honor Monument
5. World War II Monument

Façade

The proposed addition is conceived as a seamless extension of the existing building, thoughtfully designed to blend with the original structure in terms of materials, style, and architectural detailing. The intention is to maintain visual coherence while enhancing the building’s overall functionality and capacity.

The architectural style of the addition mirrors that of the original structure, maintaining the same proportions, rhythm, and aesthetics. The addition will carry forward the existing building’s use of symmetrical windows, gable roofs, and brick chimneys preserving its historical integrity or stylistic intent. Key features such as window shapes, mullion patterns, and keystones will be replicated to sustain uniformity across the façade.

The addition will adhere to the same dimensional standards as the existing building, ensuring that it integrates seamlessly into the existing form. The overall height, depth, and width will be proportionally scaled to maintain balance and avoid overshadowing the original structure. Rooflines will align precisely, continuing the established roof pitch and eave heights to preserve the cohesive silhouette.

Cornices, moldings, and other decorative trims will be meticulously replicated in the addition, ensuring continuity in detailing. The new cornices will match the profile, depth, and articulation of the existing ones, providing a unified aesthetic. Where appropriate, any distinctive architectural moldings will be carried through to the new structure, preserving the integrity of the building’s design language.

Roof

The addition will continue the hipped roof design around the entire perimeter of the building. The roofing material will be lightweight concrete tile, matching the material used in the recent roof replacement. An internal gutter system runs along the roof’s perimeter, directing water to a rain collector box and downspout. The dormers will be finished with concrete tile siding, a flat seam copper roof, and matching trim. Rooftop balustrades will adorn the sloped roof, blending seamlessly with the existing structure. The

flat section at the top of the hipped roof will be covered with a single-ply membrane. A sunken flat roof houses the chiller, which will remain hidden from street view and surrounding buildings.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Gabriel Cheung', with a long, sweeping horizontal line extending to the right.

Gabriel Cheung, NCARB, LEED-AP, ALEP

Applicant: Legislative Hall Building Addition

Variance Request #1: Variance from City of Dover Zoning Ordinance, Article 4, Section 4.15

Variance Requested: Variance from the required 10-foot front yard setback for the Institutional and Office (IO) zoning district.

Project Background Information: The proposed project is located within the Historic District, City of Dover along Martin Luther King Jr Boulevard S/ Martin Luther King Jr Boulevard N.

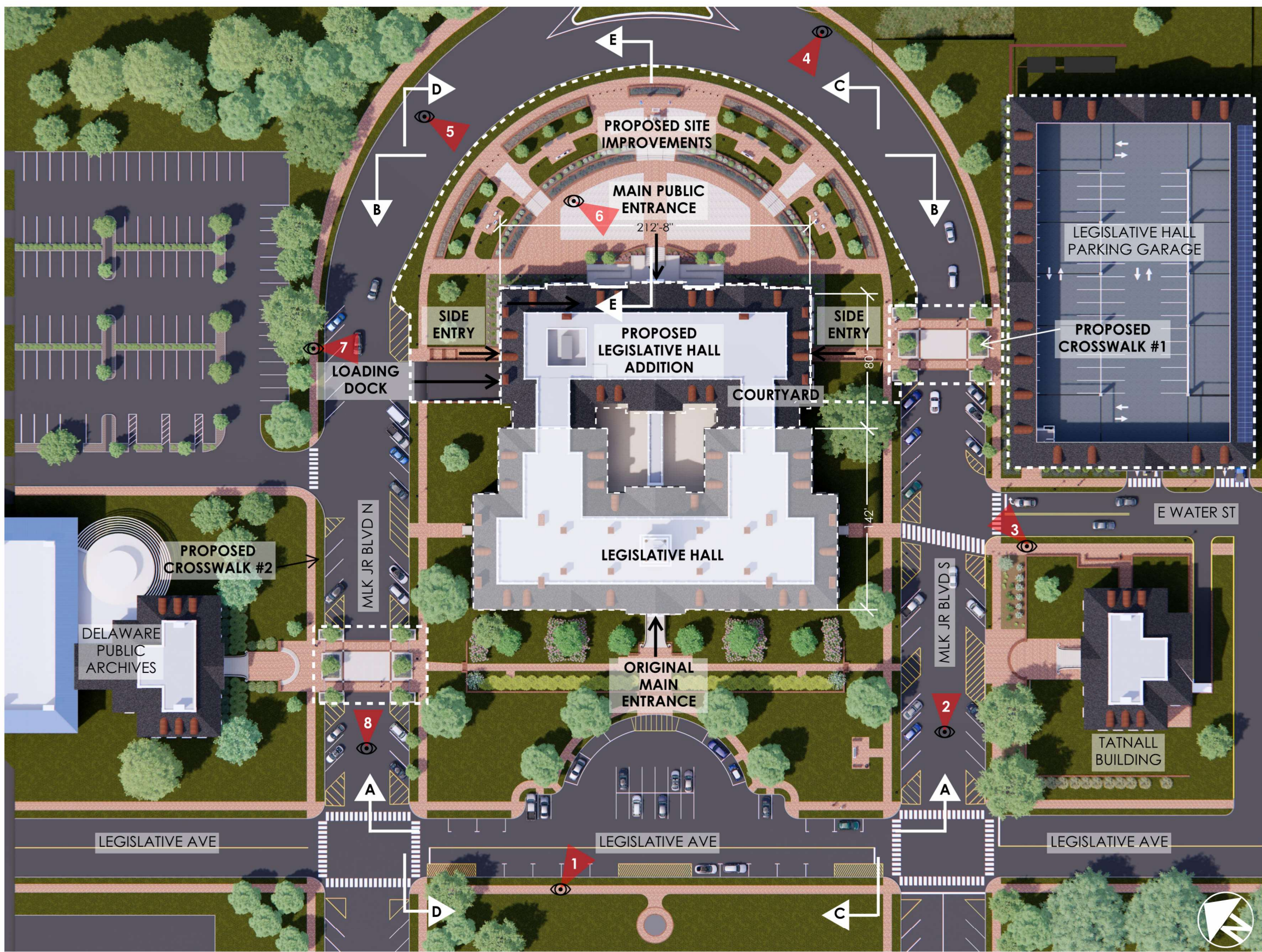
A variance is being requested to allow the building addition to encroach into the required 10-foot front yard setback. The addition is designed to enhance the operational capacity of the Legislative Hall while maintaining architectural continuity with the existing structure.

The variance is for an encroachment of 6.7 ft into the required 10 ft setback to accommodate the addition's layout and functional needs. The encroachment is necessary due to existing site constraints, including the limited available space and the need to accommodate the functional requirements of the addition. This variance will enable the building to fulfill its intended function effectively, with the encroachment being minimal and having no significant impact on adjacent properties or the overall character of the area.

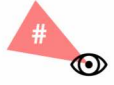


LEGISLATIVE HALL ADDITION

STATE OF DELAWARE
411 LEGISLATIVE AVE, DOVER, DE 19901



SYMBOL LEGEND



VIEW #



ELEVATION



NORTH
ARROW

SITE PLAN

LEGISLATIVE HALL ADDITION

STATE OF DELAWARE
411 LEGISLATIVE AVE, DOVER, DE 19901

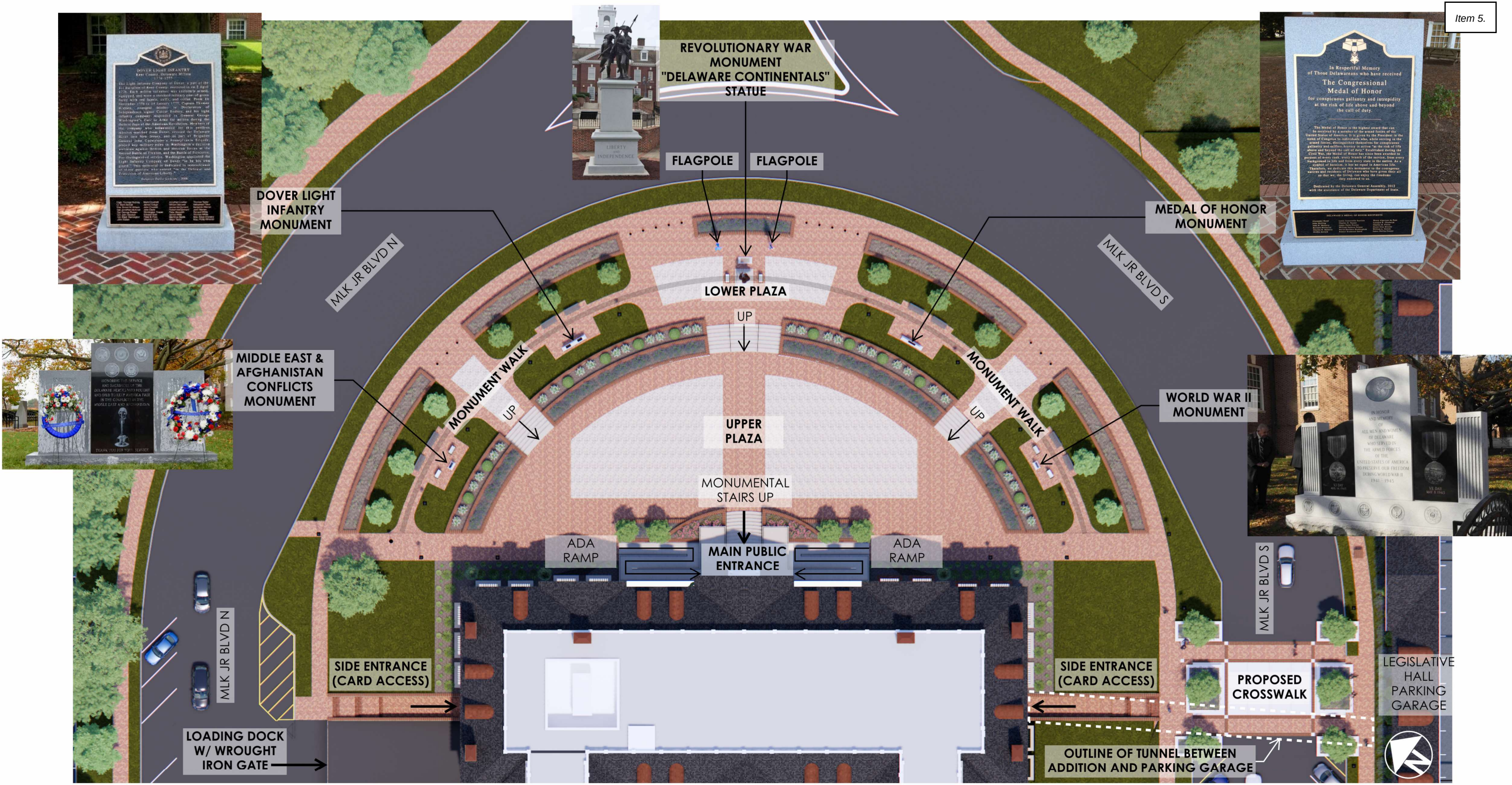


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CRUMPTON, MARYLAND 216285



ENLARGED PLAZA SITE PLAN

LEGISLATIVE HALL ADDITION

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A-A - ELEVATION ALONG LEGISLATIVE AVE

LEGISLATIVE HALL ADDITION

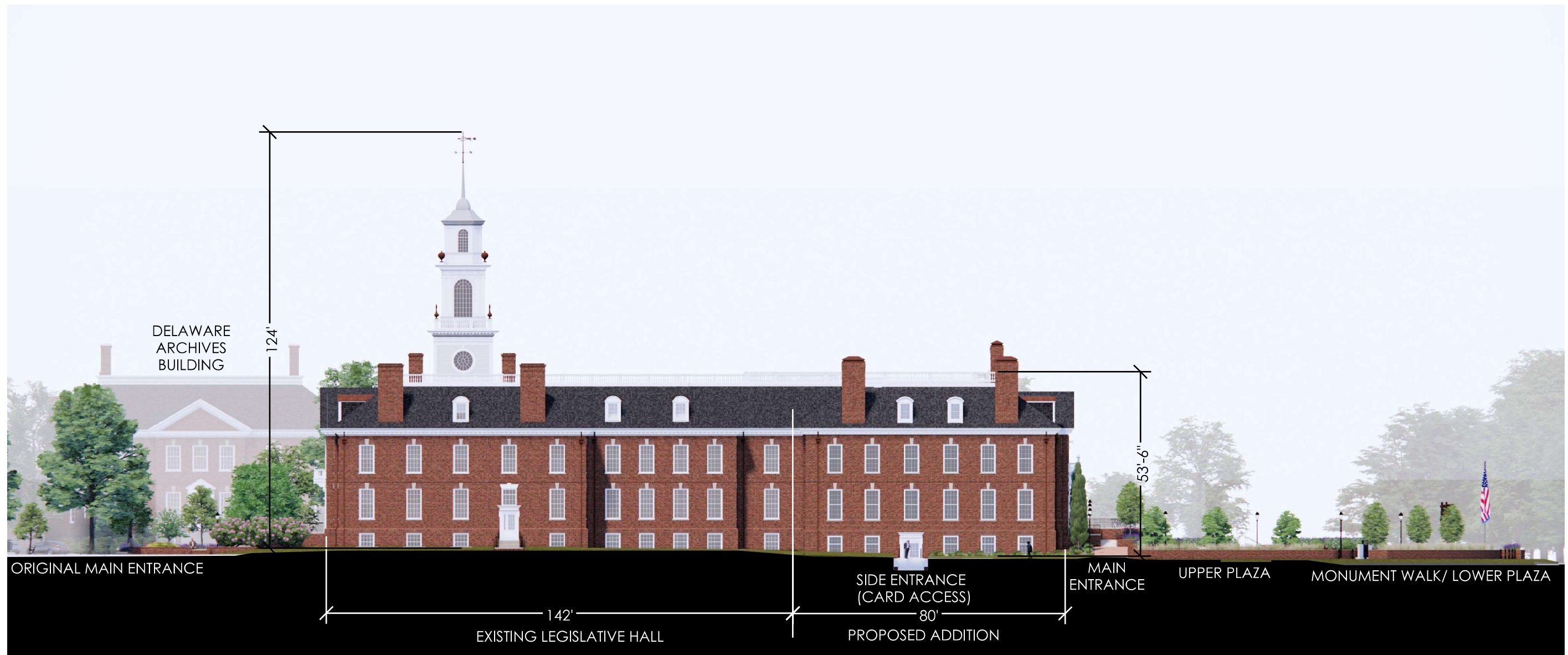
STATE OF DELAWARE
411 LEGISLATIVE AVE, DOVER, DE 19901



B-B - ELEVATION WESTBOUND FROM US-13 ON MLK JR BLVD

LEGISLATIVE HALL ADDITION

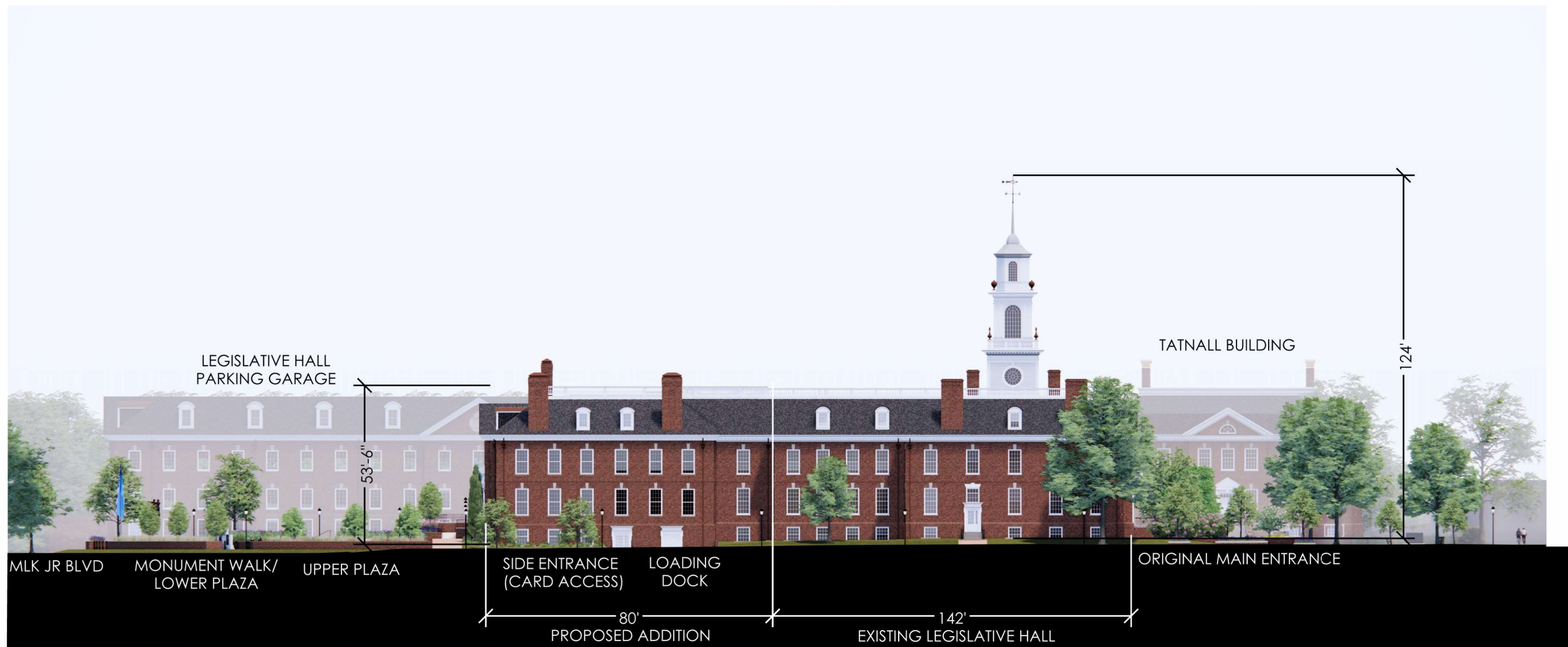
STATE OF DELAWARE
411 LEGISLATIVE AVE, DOVER, DE 19901



C-C - ELEVATION ALONG MLK JR BLVD S

LEGISLATIVE HALL ADDITION

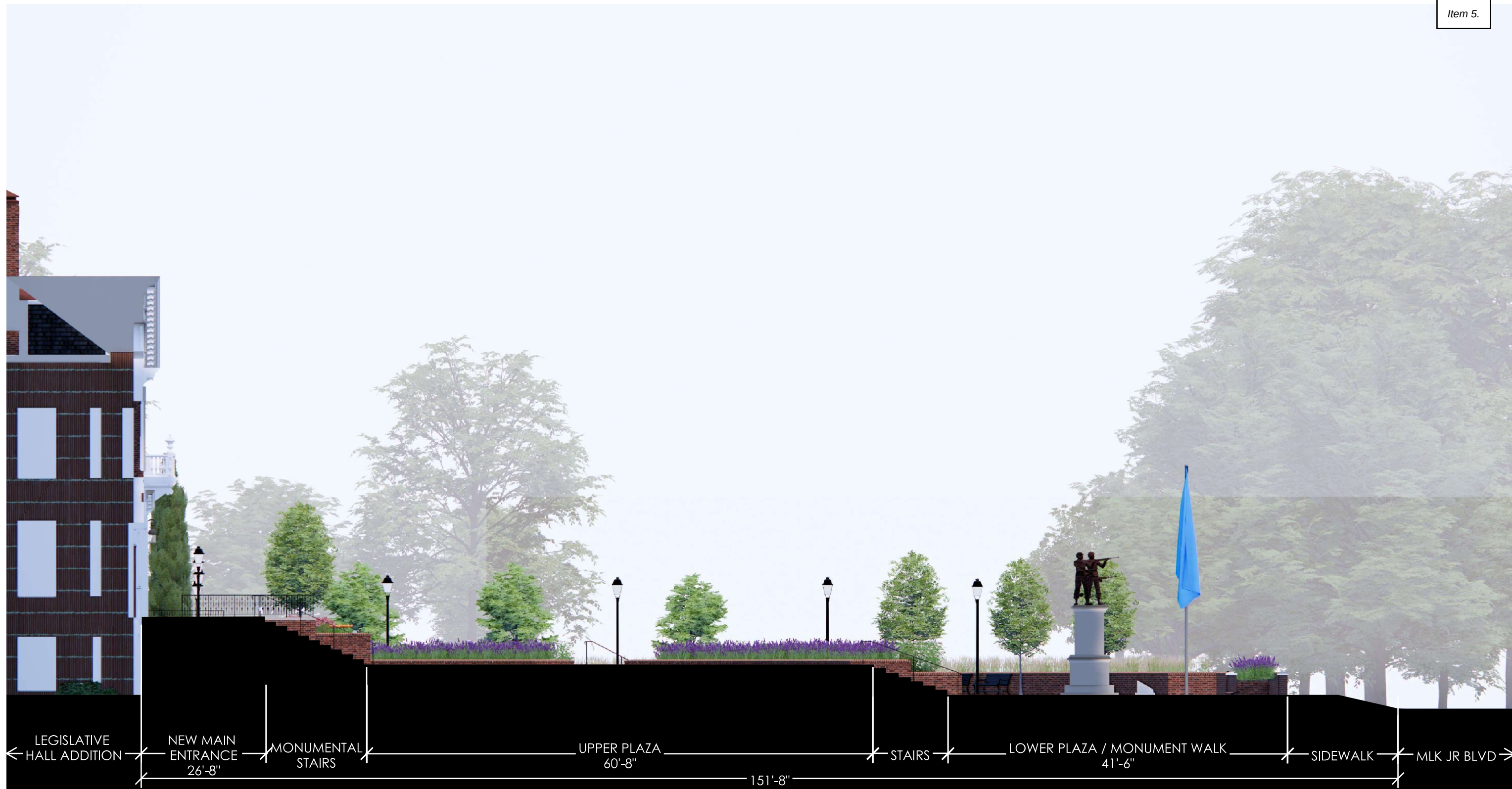
STATE OF DELAWARE
411 LEGISLATIVE AVE, DOVER, DE 19901



D-D - ELEVATION ALONG MLK JR BLVD N

LEGISLATIVE HALL ADDITION

STATE OF DELAWARE
411 LEGISLATIVE AVE, DOVER, DE 19901



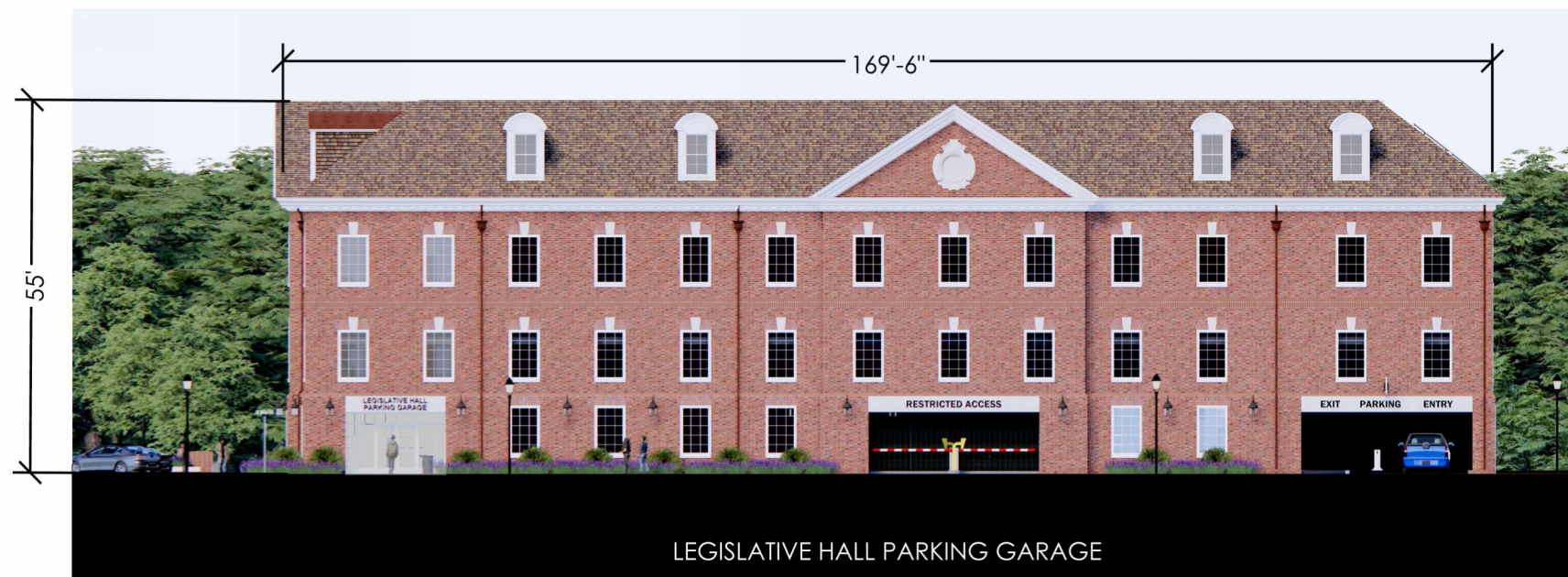
E-E - SECTION THROUGH PLAZA

LEGISLATIVE HALL ADDITION

STATE OF DELAWARE
411 LEGISLATIVE AVE, DOVER, DE 19901



CONTEXT ALONG MARTIN LUTHER KING JR BLVD S



CONTEXT ALONG E WATER ST



CONTEXT ALONG MLK JR BLVD N

LEGISLATIVE HALL ADDITION

STATE OF DELAWARE
411 LEGISLATIVE AVE, DOVER, DE 19901



1 - VIEW LOOKING ACROSS LEGISLATIVE AVE



2 - VIEW LOOKING NORTH ON MLK JR BLVD S



3 - VIEW E WATER ST ACROSS MLK JR BLVD S



4 - VIEW OF PLAZA FROM EAST

LEGISLATIVE HALL ADDITION

STATE OF DELAWARE
411 LEGISLATIVE AVE, DOVER, DE 19901



5 - VIEW OF PLAZA FROM WEST



6 - VIEW OF NEW MAIN ENTRANCE FROM UPPER PLAZA



7 - VIEW OF LOADING DOCK ON MLK JR BLVD N



8 - VIEW OF CROSSWALK FROM MLK JR BLVD N

LEGISLATIVE HALL ADDITION

STATE OF DELAWARE
411 LEGISLATIVE AVE, DOVER, DE 19901

SITE MAP

0 200 400 600
FEET
SCALE: 1" = 200'

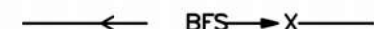
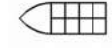
PROJECT LOCATION

E LOCKERMAN ST
M.L.K. JR BLVD N
M.L.K. JR BLVD
FEDERAL ST
LEGISLATIVE AVE
E WATER ST
RIVER RD
A ST
NEW CASTLE AVE
TARRAFAL WAY
KENT AVE
KENT WAY
E WATER ST
SUSSEX AVE
SAINT JONES RIVER

PROJECT NORTH
TRUE NORTH

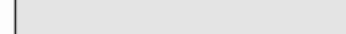
OVERALL PROJECT SITE BREAKDOWN		
PRE CONSTRUCTION	ACRES	SQUARE FOOTAGE
EXISTING BUILDING:	0.6±	28,162±
EXISTING IMPERVIOUS:	1.24±	54,371±
EXISTING OPEN SPACE:	1.72±	74,758±
TOTAL:	3.61±	157,241±
POST CONSTRUCTION	ACRES	SQUARE FOOTAGE
PROPOSED BUILDING:	1.01±	44,035±
PROPOSED IMPERVIOUS:	1.07±	46,350±
OPEN SPACE:	1.53±	66,856±
TOTAL:	3.61±	157,241±
IMPERVIOUS COVERAGE:		
EXISTING: 52.5%	PROPOSED: 57.5%	

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ARCHITECT / ENGINEER SEAL		
PROJECT STATE OF DELAWARE OMB/DIVISION OF FACILITIES MANAGEMENT OMB/DFM CONTRACT #WJ1002000071 LEGISLATIVE HALL BUILDING ADDITION MARTIN LUTHER KING JR BLVD AND E WATER ST DOVER, DE. 19901		
REVISIONS		
SHEET TITLE COVER SHEET		
AGENCY SUBMISSION		
SEPTEMBER 13, 2024		
DRAWN HA	CHK'D DLD	PROJECT NO. 23096
SHEET NO. C100		

DRAINAGE FEATURES			
FEATURE DESCRIPTION	EXISTING	PROPOSED	ID
BIOFILTRATION SWALE			
DITCH OR STREAM CENTERLINE			
DIRECTIONAL STREAM FLOW ARROW			
DRAINAGE INLET			
DRAINAGE JUNCTION BOX			
DRAINAGE MAN-HOLE			
DRAINAGE PIPE AND FLOW ARROW			
FLARED END SECTION			
RIPRAP - AREA FEATURE			
SAFETY END SECTION			
UNDERDRAIN			
UNDERDRAIN OUTLET			

GRADING		
FEATURE DESCRIPTION	EXISTING	PROPOSED
CONTOUR		
SPOT ELEVATIONS	 XX.XX	

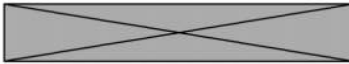
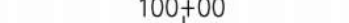
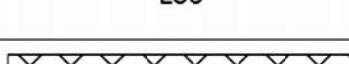
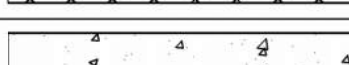
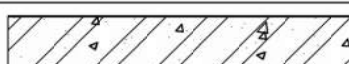
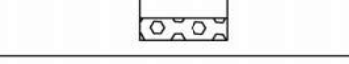
FEATURE DESCRIPTION	EXISTING	PROPOSED
CABLE TV DISTRIBUTION BOX		
COMMUNICATIONS – UNDERGROUND		
ELECTRIC – UNDERGROUND		
ELECTRIC MANHOLE		
ELECTRIC METER		
ELECTRIC TRANSFORMER		
GAS – UNDERGROUND		
GAS MANHOLE		
GAS METER		
GAS VALVE		
GAS PUMP – SERVICE STATION		
IRRIGATION – UNDERGROUND		
ITMS – UNDERGROUND		
KNOX BOX		
LIGHTING – UNDERGROUND		
LUMINAIRE – POLE MOUNTED		
MANHOLE – UNDETERMINED OWNER		
RAILROAD TRACKS		
SANITARY – UNDERGROUND		
SANITARY SEWER MANHOLE		
SANITARY SEWER VALVE		
SANITARY SEWER CLEANOUT OR VENT		
SEPTIC DRAIN FIELD		
SIGNALIZATION – UNDERGROUND		
SOIL BORING LOCATION		
TELEPHONE BOOTH		
TELEPHONE MANHOLE		
TELEPHONE TEST POINT		
TRAFFIC – CONDUIT JUNCTION WELL		
TRAFFIC – LIGHT POLE AND BASE		
TRAFFIC – PEDESTRIAN POLE & BASE		
TRAFFIC – SIGNAL CABINET & BASE		
TRAFFIC – SIGNAL POLE AND BASE		
UNKNOWN UTILITY – UNDERGROUND		
UTILITY BOX		
UTILITY POLE GUY WIRE ANCHOR		
UTILITY POLE		
UTILITY TEST HOLE LOCATION		
WALL PACK – LIGHTING		
WATER – UNDERGROUND		
WATER – FIRE HYDRANT		
WATER METER		
WATER VALVE		
WATER – FIRE DEPARTMENT CONNECTION		
WELL HEAD		

PAVEMENT SECTION(S)	
MILL AND OVERLAY - SEE TYPICAL SECTIONS FOR MATERIAL AND DEPTHS	
FULL DEPTH PAVEMENT - SEE TYPICAL SECTIONS FOR MATERIAL AND DEPTHS	
SHARED USE PATH	
GRAVEL	
CONCRETE	
PERVIOUS PAVEMENT	

NATURAL ROADSIDE FEATURES		
FEATURE DESCRIPTION	EXISTING	PROPOSED
HEDGEROW OR THICKET		
MARSH BOUNDARY LINE		
TREE ~ CONIFEROUS		
TREE ~ DECIDUOUS		
TREE STUMP		
SHRUBBERY		
WETLAND BOUNDARY ~ DELINEATED		
WOODS LINE BOUNDARY		
FLOODPLAIN		

RIGHT-OF-WAY FEATURES		
FEATURE DESCRIPTION	EXISTING	PROPOSED
CAPPED IRON PIPE	C.I.P. ○	CIP ⊙
DENAL OF ACCESS	— DA — DA —	— DA — DA —
EASEMENT - OTHERS	— — — —	— — — —
PERMANENT EASEMENT	— PE —	— PE —
PROPERTY LINE	— — — —	— — — —
PROPERTY MARKER - CONCRETE	C.M. □	C.M. ■
PROPERTY MARKER - IRON PIPE	I.P. ○	I.P. ●
RIGHT-OF-WAY BASELINE	100+00 — — — —	100+00 — — — —
RIGHT-OF-WAY LINE	— RW —	— RW —
RIGHT-OF-WAY & DENIAL OF ACCESS	— R/W-DA —	— R/W-DA —
RIGHT-TO-ENTER		— RTE — RTE —
TEMPORARY CONSTRUCTION EASEMENT		— TCE — TCE —
CLEAR ZONE		— CZ —
HORIZONTAL CLEARANCE		— HC —

SURVEY CONTROL & MONUMENTATION	
FEATURE DESCRIPTION	EXISTING
SURVEY BENCHMARK LOCATION	B.M. •
SURVEY TIE POINT LOCATION	T.P. +
SURVEY TRAVERSE POINT	△

MISCELLANEOUS FEATURES	
FEATURE DESCRIPTION	PROPOSED
BUTT JOINT	
CLEAR ZONE	
CONSTRUCTION BASELINE	
LIMIT OF CONSTRUCTION	
DEMOLITION	
P.C.C. SIDEWALK	
6" P.C.C. SIDEWALK	
PAVEMENT PATCH	
ACCESSIBLE RAMP	
SAW CUT	

EROSION & SEDIMENT CONTROL FEATURES	
FEATURE DESCRIPTION	PROPOSED
LIMIT OF DISTURBANCE	_____ LOD _____
LIMIT OF CONSTRUCTION	_____ LOC _____
PORTABLE SEDIMENT TANK	 ST
PUMPING PIT	 PP-2
SILT FENCE	_____ SF _____
COMPOST FILTER LOG	_____ CFL _____
SENSITIVE AREA PROTECTION	_____ SAP _____

IDENTIFIERS	
FEATURE DESCRIPTION	ID
ABANDON BY CONTRACTOR	(AB C)
ABANDON BY OTHERS	(AB O)
ADJUST BY CONTRACTOR	(A C)
ADJUST BY OTHERS	(A O)
BEST MANAGEMENT PRACTICE	(BMP XX)
BUS STOP PAD / TYPE	(BSP XX)
BUS STOP WITH SHELTER PAD / TYPE	(BSP XX)
CONCRETE SAFETY BARRIER	(B XX)
CONVERT TO JUNCTION BOX	(CJB XX)
CONVERT TO DRAINAGE MANHOLE	(CDM XX)
CONVERT TO DRAINAGE INLET	(CDI XX)
CURB	(C XX)
CURB RAMP	(CR XX)
DO NOT DISTURB	(DND)
ENERGY DISSIPATOR	(ED XX)
FILL WITH FLOWABLE FILL	(FF C)
LANDSCAPE PLANTINGS	(LS XX)
PEDESTRIAN CONNECTION / TYPE	(PC XX)
RELOCATE BY CONTRACTOR	(RL C)
RELOCATE BY OTHERS	(RL O)
RELOCATE BY PROPERTY OWNER	(RL PO)
REMOVE BY CONTRACTOR	(RM C)
REMOVE BY OTHERS	(RM O)
REMOVE BY TRAFFIC CONTRACTOR	(RM TC)
RIGHT-OF-WAY MONUMENT	(RM XX)

ABBREVIATION SCHEDULE	
ABBREVIATION	DEFINITION
ADA	AMERICANS WITH DISABILITIES ACT
ALLOW.	ALLOWABLE
ASD	ALLOWABLE STRESS DESIGN
ALUM	ALUMINUM
BL	BASE LINE
BOTT	BOTTOM
BRG	BEARING
CAP	CAPACITY
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEAR
CONC.	CONCRETE
CONN	CONNECTION
CORR	CORRUGATED
CSJ	CONSTRUCTION JOINT
DFM	DIVISION OF FACILITIES MANAGEMENT
DIAG	DIAGONAL
DL	DEAD LOAD
DNREC	DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL
DOL	DEPARTMENT OF LABOR
DOT	DEPARTMENT OF TRANSPORTATION
E-F	EACH FACE
EL, ELEV	ELEVATION
EQU.	EQUAL
EX., EXIST.	EXISTING
F.F.	FAR FACE
F _c	COMPRESSIVE STRENGTH OF CONCRETE
FIN. FL.	FINISHED FLOOR
FIN. GR.	FINISHED GRADE
FND	FOUNDATION
FTG	FOOTING
Y	YIELD STRENGTH OF STEEL
GABC	GRADED AGGREGATE BASE COURSE
GALV	GALVANIZED
HORIZ.	HORIZONTAL
JT	JOINT
KSI	KIPS PER SQUARE INCH
L-L	LIVE LOAD
LV	LONG LEG VERTICAL
LH	LONG LEG HORIZONTAL
LBG	LONG LEG BACK TO BACK
LO	LIMIT OF CONSTRUCTION
LOD	LIMIT OF DISTURBANCE
LRFD	LOAD RESISTANCE FACTORED DESIGN
MHW	MEAN HIGH WATER
MTL	METAL
NO	NUMBER
NOM	NOMINAL
N.F.	NEAR FACE
O.C.	ON CENTER
DHW	ORDINARY HIGH WATER
OPP	OPPOSITE
P-L	PROPERTY LINE
PL	PLATE
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
REBAR	REINFORCING BAR
R/W, RW, R/W	RIGHT OF WAY
SF	SILT FENCE
SIM	SIMILAR
SLBG	SHORT LEG BACK TO BACK
SS	STAINLESS STEEL
STA	STATION
STD	STANDARD
STR	STEEL
STR	STRAIGHT
T&B	TOP AND BOTTOM
TYP	TYPICAL
JHMM	ULTRA HIGH MOLECULAR WEIGHT
UNIF	UNIFORM
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
WSE	WATER SURFACE ELEVATION
WVF	WELDED WIRE FABRIC
NOTE: NOT ALL ABBREVIATIONS INCLUDED IN THESE PLANS	

GENERAL NOTE:
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A Kleinfelder Company

CONSULTANT

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CUMPTON, MARYLAND 21035

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STATE OF DELAWARE
OMB/DIVISION OF FACILITIES MANAGEMENT
OMB/DFM CONTRACT #MJ100200071

LEGISLATIVE HALL BUILDING ADDITION

MARTIN LUTHER KING JR BLVD AND E WATER ST
DOVER, DE 19901

REVISIONS

LEGEND

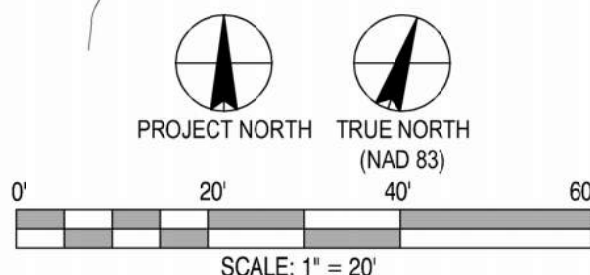
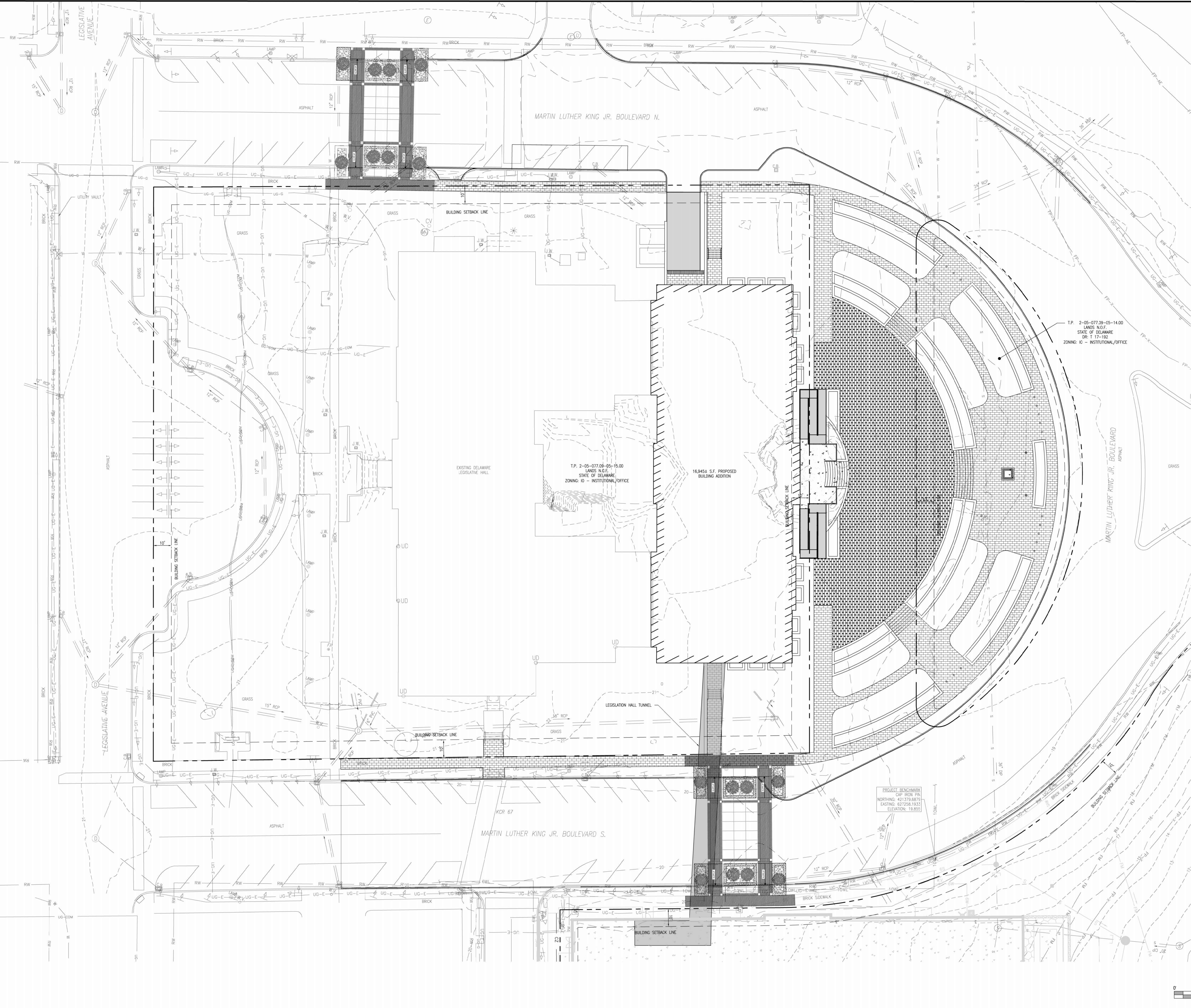
AGENCY SUBMISSION

SEPTEMBER 13, 2024		
DRAWN	CHK'D	PROJECT NO.
HA	DLD	23096

SHEET NO.

C101

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STATE OF DELAWARE
OMB/DIVISION OF FACILITIES MANAGEMENT
OMB/DFM CONTRACT #MJ1002000071
LEGISLATIVE HALL BUILDING ADDITION
MARTIN LUTHER KING JR BLVD AND E WATER ST
DOVER, DE 19801

REVISIONS

SHEET TITLE

SITE PLAN

AGENCY SUBMISSION

SEPTEMBER 13, 2024		
DRAWN HA	CHKD DLD	PROJECT NO. 23096
SHEET NO.		

C103