



CITY OF DOVER, DELAWARE
HISTORIC DISTRICT COMMISSION MEETING
Thursday, January 18, 2024 at 3:30 PM

City Hall Conference Room, 15 Loockerman Plaza, Dover, Delaware

AGENDA

IN-PERSON and VIRTUAL MEETING NOTICE

The Historic District Commission Meeting for January 18, 2024 will be held in the City Hall Conference Room. The public is welcome to attend in person. The Meeting will also be provided as a Virtual Meeting using WebEx audio/video conferencing system as an electronic means of communication. See the participation information below to join by phone or computer.

PUBLIC PARTICIPATION INFORMATION
City of Dover Historic District Commission Meeting of January 18, 2024

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

Access code: 253 815 93235 (Password: 36837432)

Join Online: <https://bit.ly/HDCMeeting11824>

Webinar Number: 2538 159 3235

Webinar Password: DoverHDC

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

WELCOME

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

Meeting Minutes of November 16, 2023 are not yet available.

COMMUNICATIONS & REPORTS

Summary of Activity

- [1.](#) Summary of Applications 2022 and 2023

- [2.](#) Summary of Architectural Review Certificates for 2023

Department of Planning & Inspections Updates

Project & Studies Activities

- [3.](#) Update on C-2 Code Amendments Project for Potential Revisions to *Zoning Ordinance* for C-2 (Central Commercial Zone) - Proposed Draft Ordinance #2024-01

Other Information

- [4.](#) Delaware Preservation Fund - Small Grants Program: Application deadline is February 9, 2024 for the funding available through Delaware Preservation Fund, Inc.

NEW APPLICATIONS

NEW BUSINESS

Review of Permits Referred to Commission

- [5.](#) HI-24-01 Referral of Fence Permit #23-1868 at 146 S. State Street - Referral by the City Planner to the Historic District Commission for Review of Architectural Review Certification for a Fence Permit #23-1868. The project involves a 6-foot vinyl fence to the rear of the property spanning from the fence at the northern adjacent property along the parking lot to the south side adjacent property fence with 2 pedestrian gates. Additionally, there is a 6-foot vinyl fence segment between the northern adjacent property fence and the building with a pedestrian gate. Property is zoned C-2 (Central Commercial Zone) and subject to the H (Historic District Zone). The owner of record is State Street 146 Properties, LLC. Address: 146 S. State Street. Tax Parcel: ED05-077.09-02-58.00-000. Council District 4.

OLD BUSINESS

Certified Local Government (CLG) Program

Implementation of 2019 Comprehensive Plan

ADJOURN

Posted: January 11, 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

FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
HI-22-01	Referral of Fence Permit #21-1556 at 506 S. State Street	502 -506 S. State Street and 100 W. Water Street	Fence Permit	Permit #21-1556 referred to HDC by City Planner for consultation on Architectural Review Certification; 1/20/2022 HDC recommended approval of ArchRevCert to allow revised height of 6-feet for black metal fence.	Permit Application received 11/18/2021 and Referred to the HDC for consultation. Permit approved for issuance per HDC action of 1/20/2022. Permit issued 1/24/2022. Fence installed.
HI-22-02	Lands of the State of Delaware at S. Governors Avenue and W. Water Street: Rezoning to H	411 S Governors Avenue, 429 S Governors Avenue, 435 S Governors Avenue, 439 S Governors Avenue/117 W Water Street, 441 S Governors Avenue, 447 S Governors Avenue	Rezoning to H (Historic District Zone)	Public Hearing and Review by HDC on 3/24/2022; Recommended Approval of Rezoning	Request to expand boundary of the Historic District as Rezoning Application HI-22-02/Z-22-01. Public Hearing and Review by Planning Commission on 3/21/2022 - Recommendation of Approval; Public Hearing and Review by Historic District Commission on 3/24/2022 - Recommendation of Approval; and scheduled for Public Hearing and Final Action by City Council on 4/11/2022. Rezoning Approved.
HI-22-03	Kent County Family Courthouse & Parking Garage	415 S. Governors Avenue and 445 S. Governors Avenue; East side of S. Governors Avenue between Bank Lane and W. Water St	Site Plan Review for Architectural Certification	Public Hearing and Review for Recommendation on Architectural Review Certification by HDC on 4/11/2022. Recommended approval of ArchRevCert including reduction of rear yard setback. Update on Revision for Fence Alternative referred to HDC for 7/20/2023 Meeting.	Site development plan for new Courthouse Building, Parking Garage Structure, and associated Site Improvements. HDC recommendation forwarded to Planning Commission. Planning Commission granted conditional approval of S-22-06 and ArchRevCert on June 21, 2022. Final Plan Approval granted 7/24/2023. Lot Consolidation Plan to recorded. Consideration of Revision for Fence Alternative granted conditional approval by HDC 7/20/2023. Building Permits #23-1150 Courthouse and #23-1151 Parking Garage issued 10/23/2023. Construction underway.

FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
HI-22-04	Referral of Permit #22-661 at 527-529 S. State Street	527-529 S. State Street	Permit for Parking Improvements	Permit #22-661 referred to HDC by City Planner for consultation on Architectural Review Certification; HDC recommended ArchRevCert with conditions on screening at 5/19/2022 Meeting	Permit Application received 4/20/2022 and Referred to the HDC for consultation. Project for construction of seven parking spaces on the property. received submission of Revised Plan of parking area for Permit Review. Permit issued 12/27/2022. Project underway.
HI-22-05	Delaware Public Archives: Consultation on Roof Project	121 Martin Luther King Jr. Boulevard North	Architectural Review Certification Consultation	Project referred to HDC by City Planner for consultation on Architectural Review Certification; HDC considered at 5/19/2022 Meeting and made recommendation of roof material options.	Proposed Roof Project Referred to the HDC for consultation. Project design consideration of alternative materials for Roof Replacement Project. Roof Permit Application received in July 2023; issued 7/14/2023. Project underway.
HI-22-06	Referral of Permit #22-1298 at 43 The Green	43 The Green, John Bell House	Permit for Accessory Structure (Restroom & Storage)	Permit #22-1298 referred to HDC by City Planner for consultation on Architectural Review Certification; at 8/18/2022 HDC recommended approval of ArchRevCert to allow accessory structure construction and reduction of rear setback requirement.	Permit Application received 7/25/2022 and Referred to the HDC for consultation. Project for construction of accessory structure on the property. Permit approved by Planning Office for issuance per HDC action of 8/18/2022. Permit issued 8/15/2023. Project under construction.

FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
HI-22-07	Referral of Demolition Activities at 235-239 W. Loockerman St	235-239 West Loockerman Street	Update on Dangerous Building Designation and Demolition Activities	Project referred to HDC by City Planner for update on building and proposal for Demolition of Dangerous Building; at 10/10/2022 Meeting HDC considered Determination of Demolition by Neglect and Architectural Review Certification for Demolition	Building declared Dangerous by City Council on 8/15/2022. Following no action by property owner, the City is progressing with Bid Process for Demolition; Bid Opening was 10/26/2022 and award made. HDC determined "Demolition By Neglect" for the Building and pertaining to Architectural Review Certification the HDC's motion requested continued evaluation of the building for the potential of saving it acknowledging potential buyer interest. Determination by City Solicitor that City Council Action governs. Demolition Permit #22-1902 issued 12/5/2022. Demolition complete and lot stabilized with grass planting.

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.
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.

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.

Summary of Permit Applications with Architectural Review Certification
2023 - Updated Thru 12-31-2023

Item 2.

DATE	PERMIT #	LOCATION	TYPE	ACTION ON ARCHITECTURAL REVIEW CERTIFICATE	NOTES
1/25/2023	22-2005	101 W Loockerman St	Fence Permit	Staff Approval	Installation of gate system (metal) at parking lot entrances.
2/16/2023	23-6	6 S State Street	Window Permit	Staff Approval	Replacement of windows on third floor with double hung 2-over-2 windows. Same size as existing.
2/23/2023	23-91	45 S State Street	Demolition Permit - Interior	Staff Approval. No ArchRevCert required for interior work.	Interior demolition activities related to renovations due to water damage.
3/20/2023	22-1674	108 W Loockerman St, Coney Island Grill	Sign Permit	Staff Approval	Installation of projecting sign for restaurant.
4/21/2023	22-1017	144 S Governors Avenue	Building Permit - Interior Renovations	Staff Approval. No ArchRevCert required for interior work.	Interior renovations for commercial tenant space on first floor and apartment units on second floor. No exterior changes to brick building.
4/12/2023	23-315	225 W Loockerman St	Building Permit - Interior Renovations	Staff Approval. No ArchRevCert required for interior work.	Interior renovations for commercial tenant (retail) on first floor.
4/12/2023	23-316	225 W Loockerman St	Building Permit - Interior Renovations	Staff Approval. No ArchRevCert required for interior work.	Interior renovations for apartment unit on second floor.
4/4/2023	23-354	146 S State Street	Sign Permit	Staff Approval	Installation of projecting sign for office and wall sign placement on porch railing side.
4/4/2023	23-355	144 Kings Hwy SW	Sign Permit	Staff Approval	Installation of projecting sign along porch cornice for restaurant.
4/5/2023	23-364	231 W Loockerman St	Fence Permit	Staff Approval	Installation of two gates in alleyway spaces between buildings.
4/19/2023	23-421	102 S Governors Ave	Administrative Building Permit	Staff Approval	Replacement of sidewalk leading to building.

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2023 - Updated Thru 12-31-2023

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DATE	PERMIT #	LOCATION	TYPE	ACTION ON ARCHITECTURAL REVIEW CERTIFICATE	NOTES
4/17/2023	23-442	31 W Loockerman St	Sign Permit	Staff Approval	Installation of one projecting sign and reface of existing wall (box) sign for new retail tenant.
4/20/2023	23-458	203 S State Street, Delaware State University Foundation	Roof Permit	Staff Approval	Roof replacement with DaVinci shake style composite shingles on multiple roof surfaces.
4/20/2023	23-459	203 S State Street, Delaware State University Foundation	Building Permit - Exterior Renovations	Staff Approval	Reinstallation of shutters on building of panel shutters and louvered shutters with metal hardware.
4/26/2023	23-478	6 Kings Hwy NE	Fence Permit	Staff Approval	installation of black metal fence with gates in the rear.
4/21/2023	23-546	151 Kings Hwy SW, Woodburn	Roof Permit	No Planning Staff Review.	Replacement of flat roof with EDPM roof membrane.
5/5/2023	23-547	151 Kings Hwy SW, Woodburn	Building Permit - Exterior Renovations	Staff Approval	Repair south portico columns.
5/3/2023	23-610	33 S. State Street	Sign Permit	Staff Approval	Additional business name panel added to existing post sign.
5/19/2023	23-790	151-181 Kings Hwy SW, Woodburn	Fence Permit	Staff Approval	Black aluminum fencing added along south and east property lines.
5/25/2023	23-853	117-119 W Loockerman Steet, Mitten & Winters	Roof Permit	Staff Approval	Replacement of flat roof with roof membrane.
6/6/2023	23-781	147 S. New Street, Tastes Chicken & Seafood	Fence Permit	Staff Approval per HDC Recommendation of 5/18/2023	Replacement of fence with wood fence of 6 ft. height as per HDC Recommendation of HI-23-02
6/29/2023	23-1025	140 S. State Street, Grey Fox Grille	Window Permit	Staff Approval	Replacement of all windows to follow same size and reconfiguration.
7/13/2023	23-945	501 S. State Street, Christ Church	Temporary Sign Permit	Staff Approval	Temporary Banner installation.
7/26/2023	23-962	136 W. Loockerman Street, Key to Life Juice Bar	Building Permit - Interior Renovations	Staff Approval. No ArchRevCert required for interior work.	Interior Renovations for new restaurant type tenant.

Summary of Permit Applications with Architectural Review Certification
2023 - Updated Thru 12-31-2023

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DATE	PERMIT #	LOCATION	TYPE	ACTION ON ARCHITECTURAL REVIEW CERTIFICATE	NOTES
7/25/2023	23-987	45 The Green, next to John Bell House	Sign Permit	Staff Approval per HDC Recommendation of 7/20/2023	Kiosk (for activity postings) in yard area next to John Bell House. Permit approved subject to material conditions of HDC Consultation HI-23-03.
7/14/2023	23-999	121 Martin Luther King Jr Blvd N	Roof Permit	Staff Approval per HDC consultation discussion of HI-22-05 in May 2022.	Roof replacement of flat roof areas as membrane and pitched roof areas as composite slate. Previous consultation with HDC on roof material options.
7/13/2023	23-1066	29 S. State Street	Roof Permit	Staff Approval.	Roof replacement of existing asphalt shingles with new architectural asphalt shingles.
8/15/2023	22-1298	43 The Green, John Bell House	Building Permit - Accessory Structure	Staff Approval per HDC Recommendation of 8/18/2022.	Construction of accessory structure with storage and restroom. Reviewed as HI-22-06.
8/15/2023	23-1050	89 Kings Highway SW, DNREC - Richardson & Robbins Building	Window & Door Permit	Staff Approval.	Replacement of exterior windows and repairs to sills, headers, and trimwork and refinish/repair select doors.
8/2/2023	23-1167	123 W. Loockerman Street, The Wedding Boutique	Sign Permit	Staff Approval.	Installation of wall sign for business.
8/17/2023	23-1207	28 W. Loockerman Street, The Hive: Business & Event Center	Sign Permit	Staff Approval.	Installation of wall sign (individual letters) in sign band area of wall.
8/23/2023	23-1225	420 S. State Street, Offices for Delaware Restaurant Association	Building Permit - Interior Renovations	Staff Approval. No ArchRevCert required for interior work.	Interior renovations to convert existing single family detached residence to offices.
8/25/2023	23-1253	217-221 W. Loockerman Street, Catering & Teaching Commercial Kitchen	Building Permit - Interior Renovations	Staff Approval. No ArchRevCert required for interior work.	Interior renovations to portion of building to convert spaces to Catering & Teaching Commercial Kitchen.

Summary of Permit Applications with Architectural Review Certification
2023 - Updated Thru 12-31-2023

Item 2.

DATE	PERMIT #	LOCATION	TYPE	ACTION ON ARCHITECTURAL REVIEW CERTIFICATE	NOTES
9/12/2023	23-1236	21 W. Loockerman Street, Dover Art League	Building Permit - Interior Renovations	Staff Approval. No ArchRevCert required for interior work.	Installation of Stair Lift on interior for access to second floor gallery.
9/7/2023	23-1380	108 E Water Street	Roof Permit	Staff Approval.	Roof replacement of asphalt shingles with asphalt shingles.
9/13/2023	23-1430	136 E. Water Street	Building Permit - Interior Renovations	No Planning Staff Review.	Interior Renovations for crawlspace insulation.
9/26/2023	23-1512	410 Federal Street, O'Neill Building	Door Permit	Staff Approval	Replacement of two exterior raised panel double entry doors in same format.
10/19/2023	23-373	500 W Loockerman St	Administrative Building Permit Tenant Fit out	Staff Approval. No ArchRevCert required for interior work.	Interior renovations for tenant fit-out.
10/23/2023	23-1150	445 S Governors Avenue, Kent County Family Courthouse	Building Permit	Approval per HDC Recommendation and PC Approval of ArchRevCert	New construction of Courthouse Building. Reviewed as HI-22-03 and S-22-06.
10/23/2023	23-1151	415 S Governors Avenue. Kent County Family Courthouse Parking Garage	Building Permit	Approval per HDC Recommendation and PC Approval of ArchRevCert	New construction of Parking Structure for Courthouse. Reviewed as HI-22-03 and S-22-06.
10/24/2023	23-1621	145 Kings Hwy SW, Apartment Complex	Sign Permit	Staff Approval.	Replace of existing monument sign at entrance to apartment complex. Consolidated several signs into one.
10/27/2023	23-1642	6 Kings Hwy NE, Single Family Residence	Building Permit - Interior Renovations	Staff Approval. No ArchRevCert required for interior work.	Interior renovations to kitchen.
11/16/2023	23-983	6 S State Street	Window Permit	Staff Approval.	Window replacements on second floor and third floor.
11/6/2023	23-1667	30 The Green, Lands of King of Clubs	Admin Building Permit - Parking Lot	Approval per HDC Recommendation of ArchRevCert	Parking Lot Improvements reviewed as HI-21-04
11/6/2023	23-1668	34 The Green, Lands of Shank Shack	Admin Building Permit - Parking Lot	Approval per HDC Recommendation of ArchRevCert	Parking Lot Improvements reviewed as HI-23-01
11/8/2023	23-1694	2 W Loockerman Street	Sign Permit	Staff Approval.	Wall sign of individual letters in space on sign band for law office tenant.

Summary of Permit Applications with Architectural Review Certification
2023 - Updated Thru 12-31-2023

Item 2.

DATE	PERMIT #	LOCATION	TYPE	ACTION ON ARCHITECTURAL REVIEW CERTIFICATE	NOTES
12/20/2023	23-1607	140 S. State Street, Grey Fox Grille	Roof Permit	Staff Approval.	Roof replacement of flat roof area with membrane roof. Not visible.
12/1/2023	23-1721	7 The Green, Ridgely House	Roof Permit	Staff Approval	Roof replacement on back roof and gutter system.
12/8/2023	23-1787	45 S State Street	Roof Permit	Staff Approval	Roof replacement of existing shingles with architectural shingles.
12/18/2023	23-1829	3 S American Avenue	Building Permit - Exterior Renovations	Staff Approval	Renovations to ADA Ramp and exterior stair to second floor on rear of building. Not visible from street.
12/27/2023	23-1838	6 S State Street	Roof Permit	Staff Approval	Roof work on flat roof area.

CITY OF DOVER ORDINANCE #2024-01 Proposed Draft Ordinance

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IN COUNCIL MET:

That Appendix B – Zoning, Article 3 Section 13. Central Commercial Zone (C-2) be amended by inserting the text indicated in **bold, blue font** and deleting the text indicated in ~~red-strikeout~~ as follows:

APPENDIX B – ZONING

ARTICLE 3 - DISTRICT REGULATIONS

Section 13. - Central commercial zone (C-2).

13.1 *Uses permitted.* In a central commercial zone (C-2), no building or premises shall be used, and no building or part of a building shall be erected, which is arranged, intended, or designed to be used, in whole or in part, for any purpose, except the following:

- (a) Retail stores.
- (b) Restaurants, **cafes, and eating establishments.**
- (c) Commercial kitchens.**
- (d) Microbrewery, craft distillery, and meadery establishments.**
- ~~(e)~~ **(e)** Hotels, including bed and breakfast inns.
- ~~(f)~~ **(f)** Art galleries and **artisan** studios.
- ~~(g)~~ **(g)** Service establishments.
- (h) Banks and financial institutions**
- ~~(i)~~ **(i)** Personal service establishments.
- ~~(j)~~ **(j)** Business, professional, and government offices.
- ~~(k)~~ **(k)** Apartments and multi-family dwellings, provided that no dwelling units shall be permitted ~~in~~ **on** the first floor on the street frontage of Loockerman Street. **Uses accessory to the residential units such as lobby and amenity spaces are permitted on the first floor.**
- (l) Live-work units.**
- ~~(m)~~ **(m)** Indoor recreation and amusement establishments.
- (n) Parking lots and parking structures as a principal use.**
- (o) Places of public assembly.**
- (p) Manufacturing, assembling, converting, altering, finishing, cleaning, cooking, baking, or any other processing of products where goods so produced or processed are to be sold at retail on the premises or online and where the size of the establishment shall not exceed 5,000 square feet in floor area.**
- (q) Open space areas.**

13.2 *Conditional uses.* The following uses are permitted, conditional upon the approval of the planning commission in accordance with the procedures and subject to the general conditions set forth in article 10, section 1:

- ~~(a) Parking lots and parking structures as a principal use.~~

~~(b) Places of public assembly.~~

~~(c) Manufacturing, assembling, converting, altering, finishing, cleaning, or any other processing of products where goods so produced or processed are to be sold at retail exclusively on the premises, provided that:~~

~~(1) An area fully concealed from any street and equal to not more than 20 percent of the area devoted to retail sales shall be so used;~~

~~(2) Electrical power not to exceed a total of five rated horsepower, and steam pressure not in excess of 60 pounds of pressure per square inch shall be used exclusively;~~

~~(3) Not more than four employees are engaged in such production or processing.~~

(a) Manufacturing, assembling, converting, altering, finishing, cleaning, cooking, baking, or any other processing of products where goods so produced or processed are to be sold at retail on the premises or online and where the size of the establishment exceeds 5,000 square feet in floor area.

13.3 *Uses prohibited.* The following uses are prohibited:

(a) Fuel pumps and motor vehicle storage, sales, or repairs.

13.4 *Enclosed buildings.* All permitted uses and all storage accessory thereto, other than offstreet parking, shall be carried on in buildings fully enclosed on all sides, except for outdoor eating areas ~~associated with restaurants~~, **outdoor gathering areas**, and outdoor sales areas approved by the city planner **or approved as part of the site development plan approval required by article 3, section 13.6.**

13.5 *Design standards.* The following standards shall apply to the site and building development in the central commercial zone (C-2):

13.51 Façade Articulation. Building facades should incorporate design elements to provide a base, middle, and top of the building to reinforce the pedestrian scale at the street level.

13.52 Height. For buildings greater than four (4) stories in height, then the upper floors above the fourth story shall step back ten (10) feet on the primary facade. For buildings greater than six (6) stories, then the upper floors above the sixth floor shall step back an additional ten (10) feet on the primary façade. These step backs areas may begin at a lower height than these minimums as part of the building design in order to be compatible with the character of the area.

13.53 Step back areas. The step back areas should be open to the sky and can be open air balcony spaces or other design architectural features that are not enclosed spaces.

13.54 Off-street Parking. Off-street parking lots shall not be permitted to be situated between the street line and the primary facade of the principal building. Consideration should be given to locating parking to the side or rear of the building.

13.55 Screening. Any off-street parking lots provided shall be screened from the street line by buildings, landscaping, or other means. Off-street parking lots shall be screened from

adjacent residential zones and residential uses. This screening provision does not apply to adjacent alleys.

~~13.5~~ **13.6** *Performance standards.* All uses are subject to performance standards as set forth in article 5, section 8.1.

~~13.6~~ **13.7** *Site development plan approval.* Site development plan approval in accordance with article 10, section 2 hereof shall be required prior to the issuance of building permits for the erection or enlargement of all structures and prior to the issuance of certificates of occupancy for any change of use.

BE IT FURTHER ORDAINED:

That Appendix B – Zoning, Article 4 Section 4.14 amended by inserting the text indicated in **bold, blue font** and deleting the text indicated in ~~red-strikeout~~ as follows:

Section 4.14. - ~~C-1, C-1A, C-2, C-2A zones.~~

Bulk and parking regulations for neighborhood commercial (C-1), limited commercial (C-1A), central commercial (C-2), and limited commercial (C-2A) zones are as follows:

	C-1	C-1A	C-2	C-2A
Minimum required:				
Lot area (sq. ft.)	2,500			
Lot width (ft.)		25		
Lot depth (ft.)			70	100
Front yard (ft.)	25	25	0	15
Side yard (ft.)	None required, but 5 feet min. if provided	None required, but 5 feet min. if provided	None required, but 5 feet min. if provided	None required, but 5 feet min. if provided
Rear yard (ft.)	15	15	20 above ground floor. At ground floor, 5 ft. required	20 above ground floor. At ground floor, 5 ft. required
Side or rear yards which adjoin a residential zone (ft.)	15	15	15	25
Off-street parking				
Per 300 sq. ft. floor area or				1
Per employee (whichever is greater)				1
Maximum permitted:				
Building height				
Stories	2	2	6 10	6
Feet	30	30	75 125	75
Floor area ratio	1.0	1.5	4.0 5.0	4.0

BE IT FURTHER ORDAINED:

That Appendix B – Zoning, Article 5 Section 6 amended by inserting the text indicated in **bold, blue font** and deleting the text indicated in ~~red-strikeout~~ as follows:

Section 6. - Dumpsters for trash and recycling.

6.1 Location of trash receptacles. In all zones of the City of Dover (except in residential zones where standard City of Dover 90-gallon trash containers are used), all trash receptacles and bulk recycling bins (excluding publicly operated recycling drop off centers), which shall be referred to collectively as "dumpsters" in this ordinance, are to be situated in order to allow safe and efficient access by trash collection vehicles, and shall be screened from public view. All dumpsters must comply with the following regulations:

6.11 Location and screening required. All dumpsters must be located in approved locations on the lot. Dumpsters must be placed on hard, paved, dust-free surfaces and may not be placed in designated parking spaces, fire lanes, or access ways. Outside storage of trash, cardboard, or shipping pallets is prohibited. A dumpster enclosure is required to screen the dumpster from view whenever these units are situated so that they will be visible from any public right-of-way or from an adjacent property.

6.12 Minimum dumpsters required.

Use	Dumpsters Required
Restaurant	Two required for the first 3,000 square feet of gross building area; one required for each additional 3,000 square feet of gross building area or fraction thereof
Shopping center (excluding supermarkets or anchor tenants)	Two required for the first three stores; one required for each store thereafter
Supermarkets & anchor tenants in shopping centers	Two required in addition to requirements for shopping center
Office & retail less than 50,000 square feet	Two required for the first 16,000 square feet of gross floor area; one required for each additional 16,000 square feet of gross floor area or fraction thereof
Office & retail greater than 50,000 square feet	Two required for the first 50,000 square feet of gross floor area; one required for each additional 24,000 square feet of gross floor area or fraction thereof
Industrial, warehousing & institutional	Two required for the first 80,000 square feet of gross building area; one required for each additional 40,000 square feet of gross building area or fraction thereof
Apartment complex or Apartment Building with over 10 units	Two required for the first 48 apartments; one required for each additional 24 apartments or fraction thereof
Non-residential uses	Two required per property

6.13 *Selection of trash service.* Applicants for site development plan approval shall specify the proposed method of trash collection (~~side load or front load~~) at the time of application. A change in the method of collection may require an alteration of the site plan, subject to approval of the city planner or the planning commission.

6.14 *Maneuvering space.* Adequate off-street truck maneuvering space shall be provided on-lot and not within any public street right-of-way or other public lands. Internal site circulation lanes are to be designed with adequate turning radii to accommodate the size and efficient maneuvering of trash collection vehicles.

6.15 *Minimum dimensions for dumpster enclosures.* All dumpster enclosures must be adequate to screen dumpsters from public view. Enclosures for private collection must be no less than seven feet in height. The height of enclosures for City of Dover collection may be no less than five feet high.

6.16 *Enclosure construction.* All dumpster enclosures shall be constructed of durable materials that will withstand the normal use and wear expected in trash removal operations. Whenever a dumpster, in its enclosure, will be visible from a public right-of-way, the appearance of the dumpster enclosures shall complement the architecture of the principal building on the lot, and be constructed with the same or similar exterior materials.

6.17 *Gates.* Gates are required whenever a dumpster, in its enclosure, will be visible from a public right-of-way. Gates must be designed to swing back behind the front of the enclosure and lock in the open position. If City of Dover trash service is provided, it is the responsibility of the property owner or occupant to open and securely lock back the gates to allow for trash pick up. The gates may be opened 12 hours prior to pick up, and must be closed within 12 hours after pick up.

6.18 *Reduction of dumpster requirement.* When a use is required to provide dumpsters as part of site development plan approval, the required number of dumpsters may be reduced under the following circumstances:

a) *Dumpster pads reserved for future use.* An area of the site reserved for a dumpster may be substituted for an actual dumpster. The provided area must be large enough to accommodate a dumpster and must be accessible to trash collection services. The city planner may require that the owner of record of the property provide a dumpster in the reserved location, together with any enclosure required, upon determining there is need for the additional dumpster.

b) *Trash compactor substitution.* Trash compactors may be substituted for ordinary dumpsters at a two to one ratio. The city planner may approve a higher substitution ratio if specifications are provided indicating the machine will achieve a correspondingly higher trash compaction ratio. Trash compactors must meet the same location and screening requirements as other dumpsters. Sites providing trash compactors must still provide separate receptacles for recycling.

c) *Alternative solutions.* Alternative solutions for the storage of and collection methods for trash and recycling receptacles may be considered. The city planner or planning commission may authorize alternative solutions.

6.2 *Location and screening approval required.* The locations of new dumpsters on a site and any screening necessary shall be approved through the site development plan approval process, according to the type of review required in article 10 of this appendix.

6.3 *Unauthorized dumpsters.* Any dumpster not previously approved through the site development plan approval process may be required by the city planner to be moved, removed, or screened if said dumpster is a nuisance to neighboring properties by virtue of its current location.

BE IT FURTHER ORDAINED:

That Appendix B – Zoning, Article 6 Section 3.1 amended by inserting the text indicated in **bold, blue font** and deleting the text indicated in ~~red-strikeout~~ as follows:

Section 3. - Required off-street parking spaces.

3.1 *Schedule of requirements.* Accessory off-street parking spaces, open or enclosed, shall be provided for any lot as specified in Article 4—Zoning Bulk and Parking Regulations, or as specified below for each use in any zone, whichever is greater.

(a) *Exceptions.*

i. Where Article 3—District Regulations, specifies a minimum parking requirement, this parking requirement shall prevail.

ii. For existing buildings within the C-2 zoning district, the requirements of Article 4, Section 4.14—~~[C-1, C-1A, C-2, C-2A zones-zoned]~~, bulk and parking regulations governing the C-2 zoning district shall prevail.

iii. For new construction within the downtown redevelopment target area, as described in appendix C of the Dover Code of Ordinances, there is no minimum off-street parking requirement based on use. To utilize this exception, a parking strategy statement must be submitted for review as part of the site development plan approval required by appendix B, zoning, article 10, section 2.

For:	At Least One Parking Space For Each
Places of worship	Two hundred (200) square feet of floor area, but not less than one (1) space for each four (4) seats, where provided
Libraries	Three hundred (300) square feet of floor area
Medical offices—All types	Three hundred (300) square feet of floor area
Nursery school or kindergarten	Adult attendant, plus one for every 20 children

For:	At Least One Parking Space For Each
Elementary or junior high school	Eight (8) seats in main auditorium/cafeteria or gymnasium
High school, technical school, college or university	Five (5) seats in main auditorium/cafeteria or gymnasium; if none, see Article 4—Zoning, Bulk and Parking Regulations
Hospitals or sanitariums	Three beds
Apartments	Two (2) per dwelling unit and one (1) for every two hundred (200) square feet of office space and 0.25 per dwelling unit for visitor space
Roominghouses	Guestroom
Dormitories	Three (3) beds
Eating and drinking places	Four (4) seats plus one (1) for every three (3) bar seats
Funeral homes	Two (2) employees, plus five (5) spaces for each chapel
Hotels and motels	Guestroom, plus one (1) for every 200 square feet of office space, banquet hall, or meeting areas
Athletic fields, baseball, football or boxing stadiums and arenas; race tracks	Three (3) seats
Golf courses	Per employee and four (4) parking spaces for each hole
Golf or baseball driving range	One-half (½) stall
Airports	Per employee and for each two (2) airplanes in storage

- 198
- 199 3.2 *Areas computed as parking spaces.* Areas which may be computed as open or enclosed off-street
- 200 parking spaces include any private garage, carport, or other area available for parking, other than a
- 201 street or driveway. However, a driveway within a required front yard for a one-family or two-family
- 202 residence may count as one parking space, other than a corner lot as provided in article 5, section 1.3.
- 203 3.3 *Location and ownership of required accessory parking facilities.* Required accessory parking
- 204 spaces, open or enclosed, may be provided upon the same lot as the use to which they are accessory,
- 205 or elsewhere, provided all spaces therein are located within 150 feet walking distance of such lot. In

all cases, such parking spaces shall conform to the regulations of the district in which they are accessory and shall be subject to deed restriction, filed with the city clerk, binding the owner and his heirs and assigns to maintain the required number of spaces available either:

(a) Throughout the existence of such use to which they are accessory; or

(b) Until such spaces are provided elsewhere.

3.4 Size of spaces. The minimum parking space dimensions shall be at least nine (9) feet in width and at least 18 feet in length. Disabled accessible spaces shall meet ADA requirements.

3.5 Access. Unobstructed access to and from a street shall be provided. Each drive lane shall have at least ten feet of width so that one-way drives have at least ten feet of width and that two-directional drives have two lanes of ten feet each. Unless otherwise specified within this section, access shall be provided by at least one two-directional drive lane or two one-directional drive lanes.

3.6 Drainage and surfacing.

(a) All open permanent parking areas and access drives shall be properly drained and all such areas shall be provided with paved asphalt, concrete or other hard, paved, dust-free surface.

(b) All permanent parking areas shall be enclosed with upright concrete curbing at least six inches in height. The city planner may relax this requirement for a portion of a parking area when there is a demonstrated need to convey stormwater to a proposed or approved stormwater management area. Curbing shall not be required for loading areas, handicapped access and for parking spaces accessory to a one-family or two-family residence (see also [article 6](#), section 5.3).

3.7 Joint facilities. Required parking spaces, open or enclosed, may be provided in spaces designed to serve, jointly, two or more establishments, whether or not located on the same lot, provided that the number of required spaces in such joint facilities shall be not less than the total required for all such establishments.

3.8 Combined spaces. When any lot contains two or more uses having different parking requirements, the parking requirements for each use shall apply to the extent of that use. Where it can be conclusively demonstrated that one or more such uses will be generating a demand for parking spaces primarily during periods when the other use or uses is not or are not in operation, the planning commission may reduce the total parking spaces required for that use with the least requirement.

(a) **Campus Parking Plan.** When a new building or building addition is made to a campus involving multiple buildings under common ownership where one or more of the uses will be generating demand for parking when the other use or uses are not in operation, the applicant shall present a campus parking plan as a part of the site development plan that includes an analysis of the parking needs based on the provisions of section 3.8 of this article.

3.9 Adjustments to parking requirements. The planning commission or city planner, according to the type of plan review required by appendix B, zoning, article 10, planning commission, may reduce, in an amount not to exceed 50 percent, the number of parking spaces required when, in the opinion of the

commission, it has been demonstrated that the use is adequately served by transportation and parking alternatives, including but not limited to:

(a) Site plan proposals within the downtown redevelopment target area, as described in appendix C of the Dover Code of Ordinances, may be granted a 20 percent reduction in the amount of off-street parking normally required, due to the availability of mass transit, municipal parking and existing pedestrian amenities.

(b) Designated off-street parking reserved for car pools, van pools, and bicycle parking facilities, in accordance with the following schedule:

(1) Each carpool space shall be equivalent to three standard parking spaces.

(2) Each vanpool space shall be equivalent to five standard parking spaces.

(3) Every group of five bicycle parking spaces shall be equivalent to one standard parking space.

(c) Employer participation in a traffic-mitigation plan approved by the Delaware Department of Transportation.

(d) Cash-in-lieu of parking contributions toward the capital construction or improvement of municipal parking facilities that are proposed. The cash-in-lieu of parking contribution shall be in a monetary amount equivalent to the estimated cost of construction for the number of standard surface parking spaces for which the reduction is sought. To take advantage of this option, the developer shall submit to the city engineer a cost estimate for the parking requested to be waived. The city engineer shall examine the estimate for accuracy in current prevailing costs of construction at the time of proposal and shall report to the planning commission his/her findings.

(e) Proposals involving superior urban design which contribute to an enhanced pedestrian environment and which include such features as pedestrian plazas and pocket-parks, pedestrian-way connections with existing sidewalk systems and community facilities, park benches and other street furniture, mass transit connections and shelters, and landscaping and shade tree plantings.

In all areas, except the downtown redevelopment target area, the planning commission or city planner, according to the type of plan review required by appendix B, zoning, article 10, planning commission, may require the development plans to have an area of open space designated where parking could be constructed less than or equal to the number being reduced. In such cases the plan shall bear a note which explains that the petitioner, in accepting a parking reduction, agrees to construct such additional parking as is otherwise required under the provisions of this appendix, if the planning commission, after a hearing, determines that the reasons for granting said reduction no longer exist. In all such instances where the planning commission determines that the reasons for granting a reduction no longer exist, the owner of record for the subject property for which a reduction was previously granted must construct the parking required to meet the regulations of the city during the next construction season.

3.10 *Bicycle parking*. Bicycle parking shall be provided for parking spaces at a rate of one bicycle parking space for every 20 parking spaces or a fraction thereof. The planning commission may waive the requirement for the bicycle parking if it is demonstrated that bicycle parking would not be appropriate for safety reasons or due to the nature of the use of the site.

BE IT FURTHER ORDAINED:

That Appendix B – Zoning, Article 12 – Definitions be amended by inserting the text indicated in **bold, blue font** in appropriate alphabetical order:

Live-work unit: A first floor business use, such as an office, studio, shop, café, service establishment, personal service establishment, or other permitted use in combination with an office and a dwelling unit located above such place of business. A person or persons other than the proprietor of the first floor business may occupy the dwelling unit portion of a Live-work unit.

ADOPTED: *

SYNOPSIS

This is a series of text amendments to the *Zoning Ordinance* provisions of the C-2 (Central Commercial Zone) and related development provisions. These amendments revise the permitted uses and the conditional uses, add design standards, and revise the bulk standards for height and floor area ratio (FAR) of the C-2 (Central Commercial Zone). There are proposed revisions to other sections of the *Zoning Ordinance* related to parking requirements and Dumpsters. These text amendments are offered for consideration as part of the implementation of the *Transforming Downtown Dover: Capital City 2030 (Transforming Downtown Dover)* Plan.

(SPONSORS: *) (INITIATION BY THE CITY PLANNER)

Actions History:

1/9/2024 - Introduced at Council Committee of the Whole/Legislative Finance, and Administration Committee



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Since its establishment in 2000, the Delaware Preservation Fund has awarded more than 300 small grants throughout Delaware. The program is especially directed toward applicants who would not normally qualify for other forms of financial assistance. Corporations, partnerships, individuals, non-profit and religious organizations, and governmental entities within Delaware are all eligible to receive grants.

The Fund's grants have historically targeted projects of a "bricks and mortar" nature. Under new guidelines, **the DPF is also accepting applications for non-capital projects**, including restoration planning projects, architectural/engineering studies, and contracting professional consultants to prepare National Register or local district nominations.

If you have any questions after reading the guidelines below, please contact the Delaware Preservation Fund's program managers by [EMAIL](#) or (302) 831-8097.

Available funding

Most grants typically range between \$2,000 to \$5,000. The maximum grant is \$10,000. For grant requests more than \$5,000, the DPF must be satisfied the proposal and resource is of major significance; that the resource will be at serious risk if the work is not carried out; that the likely benefits well exceed the anticipated costs; and/or that the work is unlikely to take place without the Fund's assistance. Because funds are limited, projects are selected for their ability to make a significant difference for the small investment offered. As a rule, the DPF requires a minimum 50% match from the applicant. In-kind contributions may be credited towards the match.

Eligibility

Historic resources located in Delaware are eligible for a grant if they are either:

- on or determined eligible for listing on the National Register of Historic Places
- a contributing element to a National Register Historic District, or
- determined by a county or local government to be locally significant

Applications for the following project types will be accepted:

- Capital projects involving restoration of historic buildings and built elements, as well as historic objects such as ships and statuary.

- Restoration planning, architectural/engineering studies (maximum grant \$10,000, or 50% of project cost, whichever is less).
- Documentation projects:
- Preparation of new, individual nominations for listing on the National Register (maximum grant \$5,000, or 50% of project cost, whichever is less).
- Preparation of nominations for new or amended National Register historic districts (maximum grant \$10,000, or 50% of project cost, whichever is less). Historic district amendments would include boundary expansions and the addition of resources through a particular period of significance, as well as documentation of a more robust nature.
- Proposals for inclusion within a new or expanded local historic district (maximum grant of \$5,000, or 50% of project cost, whichever is less).
- Archaeological documentation (maximum grant \$10,000, or 50% of project cost, whichever is less).
- Plaques and signage if they are of an interpretive nature.

Ineligible Proposals:

Certain categories of work are precluded because they fall outside the concept of preservation, as defined by the Secretary of the Interior's standards, including reconstruction of the majority of an historic structure, a new building recreated to look historic, partial demolition and facade retention only. The moving of historic structures from their historic location is also precluded by these standards, but there may be circumstances where allowances may be made.

The following specific items are ineligible for grant funding:

- Construction of new buildings or additions
- Acquisition of properties
- Acquisition of collections
- Conservation or display of collections
- Lobbying or advocacy activities
- Direct or indirect administrative costs

Application requirements

The application must include:

- A detailed project description, including a scope of work
- A qualified contractor proposal with estimates, broken down as needed
- An outline as to how the relevant Secretary of the Interior Standards will be met

- Good quality photos of the building/resource including adequate photos of the area requiring attention
- Eligibility documentation
- For National Register listed historic properties, please provide a copy of the listing
- For locally designated resources, provide a copy of local government documentation
- For resources not listed on the National Register or locally, submit a letter of support or determination of eligibility letter from a qualified architectural historian or archaeologist, the State Historic Preservation Office, a local preservation planner (city, town or county), or the University of Delaware Center for Historic Architecture and Design, attesting to the eligibility of the resource.

Assessment criteria

The following criteria are applied in the assessment of applications. Considerations are not limited to these criteria, and not all criteria need to be met. The Board will weigh these factors regarding each individual case. All decisions are at its absolute discretion.

- **Availability of funds**
- The relative historic significance of the resource
- The degree to which the resource is threatened with loss, compromise, or deterioration
- The geographical distribution of applications across the State
- The extent of benefit to the surrounding neighborhood or community
- The extent of matching funds including the applicant's own resources.

Preference will always be given to first-time applicants. The DPF will consider any previous grant(s) awarded to the applicant, what the grant was for, and how long ago it was awarded.

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A grant may be awarded for work already completed within the previous twelve months as applicants are encouraged to expedite urgent work, rather than delay important preventative or remedial work. Photographs must be provided showing both the "before" and "after" conditions.

Conditions

All grants are subject to conditions, which applicants must agree to prior to accepting the grant funds.

Any construction work funded, all or in part with DPF funds, must meet the Secretary of the Interior's Standards for Treatment of Historic Properties. Copies of the Standards are available on the [National Park Service website](#).

Grants are issued in the form of reimbursements once work is completed, and after proof of expenditure is submitted to the DPF, together with photographs of the finished work and a brief written report. The Fund must be satisfied that the work meets the Secretary of the Interior's standards, and all local government requirements.

If awarded a grant from the Delaware Preservation Fund, the applicant agrees to complete the project within a year of grant notification. Grants allow a twelve-month period for work to be completed, but may be extended for an additional twelve months if good cause is shown. A grant will automatically lapse if not extended, and an extended grant will automatically expire after two years with no further extension possible.

Grant money is not automatically transferable. If the ownership of a property changes, the new owner must apply to have the grant transferred to their name.

Preservation Delaware, Inc (PDI) and the Delaware Preservation Fund, Inc (DPF) reserve the right to publicize the names and locations of the grant recipients, as well as publicize photographs of the properties where work has been funded.

All grant application properties are subject to scheduled visits by employees or Board members of PDI or DPF.

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Preference will always be given to first-time applicants. The DPF will consider any previous grant(s) awarded to the applicant, what the grant was for, and how long ago it was awarded.

The Fund strives to disperse grant money evenly throughout the State of Delaware. An application of otherwise lesser merit may be given preference if it comes from a location that is underrepresented in applications for that particular year.

A grant may be awarded for work already completed within the previous twelve months as applicants are encouraged to expedite urgent work, rather than delay important preventative or remedial work. Photographs must be provided showing both the "before" and "after" conditions.

Conditions

All grants are subject to conditions, which applicants must agree to prior to accepting the grant funds.

Any construction work funded, all or in part with DPF funds, must meet the Secretary of the Interior's Standards for Treatment of Historic Properties. Copies of the Standards are available on the [National Park Service website](#).

Grants are issued in the form of reimbursements once work is completed, and after proof of expenditure is submitted to the DPF, together with photographs of the finished work and a brief written report. The Fund must be satisfied that the work meets the Secretary of the Interior's standards, and all local government requirements.

If awarded a grant from the Delaware Preservation Fund, the applicant agrees to complete the project within a year of grant notification. Grants allow a twelve-month period for work to be completed, but may be extended for an additional twelve months if good cause is shown. A grant will automatically lapse if not extended, and an extended grant will automatically expire after two years with no further extension possible.

Grant money is not automatically transferable. If the ownership of a property changes, the new owner must apply to have the grant transferred to their name.

Preservation Delaware, Inc (PDI) and the Delaware Preservation Fund, Inc (DPF) reserve the right to publicize the names and locations of the grant recipients, as well as publicize photographs of the properties where work has been funded.

All grant application properties are subject to scheduled visits by employees or Board members of PDI or DPF.

Applications are due Friday, February 9, 2024. Completed forms with supporting photos and materials should be emailed [HERE](#).



Delaware Preservation Fund

Small Grants Program Guidelines

Applications are now open for the 2024 grants round. **The closing date for applications is Friday, February 9, 2024.** The completed form, along with supporting materials, should be emailed [HERE](#).

Since its establishment in 2000, the Delaware Preservation Fund has awarded more than 300 small grants throughout Delaware. The program is especially directed toward applicants who would not normally qualify for other forms of financial assistance. Corporations, partnerships, individuals, non-profit and religious organizations, and governmental entities within Delaware are all eligible to receive grants.

The Fund's grants have historically targeted projects of a "bricks and mortar" nature. Under new guidelines, **the DPF is also accepting applications for non-capital projects**, including restoration planning projects, architectural/engineering studies, and contracting professional consultants to prepare National Register or local district nominations.

If you have any questions after reading the guidelines below, please contact the Delaware Preservation Fund's program managers by [EMAIL](#) or (302) 831-8097.

Available funding

Most grants typically range between \$2,000 to \$5,000. The maximum grant is \$10,000. For grant requests more than \$5,000, the DPF must be satisfied the proposal and resource is of major significance; that the resource will be at serious risk if the work is not carried out; that the likely benefits well exceed the anticipated costs; and/or that the work is unlikely to take place without the Fund's assistance. Because funds are limited, projects are selected for their ability to make a significant difference for the small investment offered. As a rule, the DPF requires a minimum 50% match from the applicant. In-kind contributions may be credited towards the match.

Eligibility

Historic resources located in Delaware are eligible for a grant if they are either:

- on or determined eligible for listing on the National Register of Historic Places
- a contributing element to a National Register Historic District, or
- determined by a county or local government to be locally significant

Applications for the following project types will be accepted:

- Capital projects involving restoration of historic buildings and built elements, as well as historic objects such as ships and statuary.

- Restoration planning, architectural/engineering studies (maximum grant \$10,000, or 50% of project cost, whichever is less).
- Documentation projects:
- Preparation of new, individual nominations for listing on the National Register (maximum grant \$5,000, or 50% of project cost, whichever is less).
- Preparation of nominations for new or amended National Register historic districts (maximum grant \$10,000, or 50% of project cost, whichever is less). Historic district amendments would include boundary expansions and the addition of resources through a particular period of significance, as well as documentation of a more robust nature.
- Proposals for inclusion within a new or expanded local historic district (maximum grant of \$5,000, or 50% of project cost, whichever is less).
- Archaeological documentation (maximum grant \$10,000, or 50% of project cost, whichever is less).
- Plaques and signage if they are of an interpretive nature.

Ineligible Proposals:

Certain categories of work are precluded because they fall outside the concept of preservation, as defined by the Secretary of the Interior's standards, including reconstruction of the majority of an historic structure, a new building recreated to look historic, partial demolition and facade retention only. The moving of historic structures from their historic location is also precluded by these standards, but there may be circumstances where allowances may be made.

The following specific items are ineligible for grant funding:

- Construction of new buildings or additions
- Acquisition of properties
- Acquisition of collections
- Conservation or display of collections
- Lobbying or advocacy activities
- Direct or indirect administrative costs

Application requirements

The application must include:

- A detailed project description, including a scope of work
- A qualified contractor proposal with estimates, broken down as needed
- An outline as to how the relevant Secretary of the Interior Standards will be met

- Good quality photos of the building/resource including adequate photos of the area requiring attention
- Eligibility documentation
- For National Register listed historic properties, please provide a copy of the listing
- For locally designated resources, provide a copy of local government documentation
- For resources not listed on the National Register or locally, submit a letter of support or determination of eligibility letter from a qualified architectural historian or archaeologist, the State Historic Preservation Office, a local preservation planner (city, town or county), or the University of Delaware Center for Historic Architecture and Design, attesting to the eligibility of the resource.

Assessment criteria

The following criteria are applied in the assessment of applications. Considerations are not limited to these criteria, and not all criteria need to be met. The Board will weigh these factors regarding each individual case. All decisions are at its absolute discretion.

- **Availability of funds**
- The relative historic significance of the resource
- The degree to which the resource is threatened with loss, compromise, or deterioration
- The geographical distribution of applications across the State
- The extent of benefit to the surrounding neighborhood or community
- The extent of matching funds including the applicant's own resources.

Preference will always be given to first-time applicants. The DPF will consider any previous grant(s) awarded to the applicant, what the grant was for, and how long ago it was awarded.

The Fund strives to disperse grant money evenly throughout the State of Delaware. An application of otherwise lesser merit may be given preference if it comes from a location that is underrepresented in applications for that particular year.

A grant may be awarded for work already completed within the previous twelve months as applicants are encouraged to expedite urgent work, rather than delay important preventative or remedial work. Photographs must be provided showing both the "before" and "after" conditions.

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Any construction work funded, all or in part with DPF funds, must meet the Secretary of the Interior's Standards for Treatment of Historic Properties. Copies of the Standards are available on the [National Park Service website](#).

Grants are issued in the form of reimbursements once work is completed, and after proof of expenditure is submitted to the DPF, together with photographs of the finished work and a brief written report. The Fund must be satisfied that the work meets the Secretary of the Interior's standards, and all local government requirements.

If awarded a grant from the Delaware Preservation Fund, the applicant agrees to complete the project within a year of grant notification. Grants allow a twelve-month period for work to be completed, but may be extended for an additional twelve months if good cause is shown. A grant will automatically lapse if not extended, and an extended grant will automatically expire after two years with no further extension possible.

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All grant application properties are subject to scheduled visits by employees or Board members of PDI or DPF.

Applications are due Friday, February 9, 2024. Completed forms with supporting photos and materials should be emailed [HERE](#).

**ARCHITECTURAL REVIEW REPORT**

Referral by City Planner to Historic District Commission
Meeting of January 18, 2024

<u>Permit:</u>	Fence Permit #23-1868
<u>Location:</u>	146 S. State Street, Dover Located on the west side of South State Street to the north of (but not adjacent to) West Loockerman Street
<u>Tax Parcel:</u>	ED-05-077.09-02-58.00-000
<u>File Number:</u>	HI-24-01
<u>Present Zoning:</u>	C-2 (Central Commercial Zone) H (Historic District Zone)

Referral of Permit:

The following application Fence Permit #23-1868 for 146 S. State Street is referred by the City Planner to the Historic District Commission for consultation regarding the issuance of the Architectural Review Certificate for a Fence 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 Information:

Fence Permit #23-1868 was filed on December 13, 2023 for a Fence project at 146 S. State Street in Dover, Delaware. The Project outlined in the Permit submission involves placement of a six-foot vinyl Fence (Fence # 1) to the rear of the building between the parking lot and the building spanning from north to south. There is an additional Fence segment (Fence #2) that goes from the building north to the adjacent property and connects to an existing six-foot vinyl Fence at 140 S. State Street.

It is noted that the six-foot vinyl Fences at 146 S. State Street have already been installed and was done so without a Building Permit. This work without a Permit is the subject of Code Enforcement case # 23-3983. The case was opened August 15, 2023. The Fence Permit as noted was not filed until December 2023.

The project site is located within the local Historic District Zone (H) and subject to the provisions of the *Zoning Ordinance*, Article 3 §21 and referenced sections. This building is also located within the boundaries of a National Register Historic District, specifically the Victorian Dover Historic District.

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).

Article 10 Section 3.25 Architectural review standards.

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

The current location of the side Fence segment (Fence #2) is in the “public view”; and it is deemed visible from the public way of the adjacent street. Public view is defined in the *Zoning Ordinance* as “that which can be seen readily from a public street, public building or public property, excluding views from alley rights-of-way.”

A majority of the longer Fence (at the edge of the parking lot) is blocked from view from South State Street by the mass of the building. The rear alley (South State Street Alley) is not considered to be a “public view” point.

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.

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 page 3-26 includes the discussion of Fences in the Historic District zone where it states that site Fences and walls “should not exceed 4’0” in height and then discusses the Recommended, Not Recommended, and Inappropriate practices associated with Fences and walls as related to materials. Chapter 3 presents the information on the appropriate Fence materials for use in the Historic District. Wood picket style Fences and cast iron (metal) fencing are Recommended.

Staff also looked at the provisions for Fences in the *Zoning Ordinance*. The *Zoning Ordinance* limits the height of Fences to four (4) feet within the front yard setback (Article 5 §1.55) with other provisions for increases Fence height to 6.5 feet for side yards, rear yards, and the second front yard on corner lots.

Historic District Commission Action

The Historic District Commission should consider the Fence project and take action in regard to the Architectural Review Certification for the Fence Permit #23-1868. The Historic District Commission may add conditions for the Fences (Fence #1 and Fence #2) 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 Fence project as presented in Permit #23-1868 and accompanying documents.

1. Fence Location: The Fence #1 is located in the middle of the property at the rear of the building. There are 2 pedestrian gates on this portion of Fence which runs north south. The north side of the property has Fence # 2 that runs parallel to State Street between the building and the north property line, connecting to a Fence to the north on an adjacent property. It is noted that there is a decorative wrought iron Fence at the front façade of the building running adjacent to the street sidewalk. This Fence remains and spans between 146 and 140 South State Street.
2. Fence Visibility: The side Fence segment (Fence #2) is visible from the South State Street right of way. If this section of Fence were to be removed, the rear Fence (Fence #1) portion would then also be visible.
3. Fence Height – 6 ft. along a side property line: The *Design Standards and Guidelines* say that generally the height of a Fence should not exceed 4 feet. The 6-foot Fence exceeds the recommended height of the *Design Standards and Guidelines*. Staff review of previous permits did find a Fence Permit (Permit #03-831) in 2003 for a 42” high Fence. This was to determine if this new Fence replaced a previously existing Fence. There was no diagram or specifications of material for the Fence in the file. The description as described is “48 L.F. of fencing (42” high) at curb in parking lot, next to building”. The 2012 Google Street view shows what looks to be a wood picket Fence that matches description from the 2003 Fence Permit. This earlier wood fence appears to have been removed as 2019 Google Street view does not show a Fence in the locations that are present today.
4. Fence Material: The Fences are of white vinyl as a solid panel between posts system. The use of vinyl products is typically not recommended for use in the Historic District; however, there are examples that have been approved for Fences with conditions for use of wood products, materials with a wood grained appearance (non-shiny), or other composite materials in a neutral color (tan/clay).

5. Current Condition & Location: The Fences (Fence 1 and Fence 2) applied for in the Permit exist today. A Permit was applied for after a Code Enforcement Case was opened 8/15/23 for No Valid Permit.
6. Adjacent Fence at 140 South State Street: Planning Staff looked for information on the adjacent Fences. The only survey on file at the City of Dover offices for either adjacent property is from 1985 for 140 S. State Street. The survey shows a six-foot Fence inside the property line for an enclosure for the restaurant. However, the 2019 Google Street view shows a four-foot Fence approximately on the property line. Current conditions show renovations to the rear patio area including what appears to be 6-foot vinyl fencing as the enclosure.

Recommendations:

- *Fence #1*-Staff finds that Fence #1 location generally has limited visibility from the public way of South State Street due to the building and other fencing. The 6-foot height is unfortunately used to create a privacy Fence with limited visibility between parking lot and the building it serves. Given the location of the Fence, an allowance for it to remain could be granted.
- *Fence #2*-Staff finds that this Fence is visible from South State Street and connect to an adjoining Fence blocking the through view to the alley. Even at this distance, the actual material is difficult to determine from the street. Consideration could be given to reduce this Fence to a height of 4-feet. A recommendation would be to add landscaping (shrub planting) on the South State Street face of the fence to screen the vinyl material usage (and taller height).

Advisory Comments:

1. The applicant shall be aware that issuance of a Fence Permit is required prior to the commencement of construction. The Fence 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.

Attachments:

- Letter of Referral Notice to Applicant dated January 8, 2024.
- Building Permit #23-1868 Application Form and Permit submission documents
- Map: Actual locations of Fence #1 and Fence #2.
- *Design Standards and Guidelines for the City of Dover Historic District Zone*, Chapter 3, page 3-26 to 3-27.
- Pictures taken January 4, 2024.
- Screen shots Google Streetview.
- Code Enforcement Case #23-3983.



January 9, 2024

State Street 146 Properties LLC
Zach Foust
33 S. State St
Dover, DE 19901

Bright Side Roofing
Brian Duerr

Via email: Brian30286@yahoo.com

Re: Referral of Fence Permit #23-1868 to Historic District Commission, HI-24-01
Fence at 146 S. State Street, Dover, DE

Dear Mr. Foust and Mr. Duerr,

This letter is to inform you that Fence Permit Application # 23-1868 has been referred to the City of Dover Historic District Commission for consultation. Fence Permit #23-1868 was filed on December 15, 2023 for a fence project at 146 S. State Street in Dover, Delaware. The project outlined in the Permit submission involves 6-foot vinyl fence to the rear of the property spanning from the fence at the northern adjacent property along the parking lot to the south side adjacent property fence with 2 pedestrian gates. Additionally, there is a 6-foot vinyl fence segment between the northern adjacent property fence and the building with a pedestrian gate.

This permit was filed after the fence was constructed; it is the subject of Code Enforcement Case #23-3983: for work without a permit.

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

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 Chapter 3: Maintenance, Repair, Preservation and Restoration of Existing Historic Buildings of the *Design Standards and Guidelines* which present the *Recommended*, *Not Recommended*, and *Inappropriate* approaches to activities in the Historic District. The *Design Standards and Guidelines* limit the height of fences to four feet and specifies appropriate materials for fencing. This project involves the placement of a six-foot fence which exceeds the recommended height in the Historic District. In addition, the fence was constructed of vinyl material. Therefore, I am referring the Fence Permit application to the Historic District Commission for consultation. 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, January 18 at 3:30pm. Options for participating in the Meeting include attending In-Person at the City Hall Conference Room 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-24-01. 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.

Also attached to this Letter are the *Design Standards and Guidelines for the City of Dover Historic District Zone* pertaining to Fencing (pages 3-26 and 3-27). If you have questions 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: Fence Permit #23-1868
HI-24-01
Code Enforcement Case#23-3983



City of Dover - BUILDING PERMIT APPLICATION

15 Loockerman Plaza ♦ Dover, Delaware 19901 ♦ (302) 736-7010 ♦ FAX (302) 736-4217
permitsandlicenses@dover.de.us

Project Address/Tax Parcel Identification Number **E005-011.09-02-58.00**

146 South State Street

RECEIVED

Applicant's Name

Brian Over / Bright Side

DEC 15 2023

Owner Name and Address **29th Forest**

E-mail address:

Phone # **(302) 682-0259**
CITY OF DOVER
PLANNING & INSPECTIONS

Contractor Name and Address

Bright Side Roofing

E-mail address: **BrightSideRoofing.com**

Dover Business License #

BUILDING DETAILS

Proposed Occupancy fence	Type of work: () New () Addition () Demolition () Renovation - Interior Exterior () Roof - tear off overlay # of layers () Alteration () Siding () Solar panels () Full Building Demolition () Selective Demolition () Fence - Height 6 () Pool () Elevator () Shed () OTHER
Type of Construction fence	
Change in Occupancy or Use? Yes ☐ No ☒	
If yes, describe the previous use	
Number of Stories	Description of Work: fence in Back 65' +/- of fencing
Total Height in Feet	
Total Land Area to be Disturbed (in SF)	
Proposed Occupant Load	
Square Footage All Floors	
Total Work Area (in SF)	
Sprinkler System? Yes or No	Estimated Value of Construction: 1800.
Fire Alarm System? Yes or No	

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	23-1808
Roll Plans	Fold Plans CD/Email
Date Received	12/13/23
Date Issued	
Flood Plain	Y ☐ N ☒ Taxes Y ☐ N ☒
Public Works	Y ☐ N ☒ KCD X ☐ N ☒
Impact Fee Fixtures Sheet	Y ☐ N ☒
C/O Required	
Review Approvals	Date Initials
() Building Plan	
() Fire Plan	Date Initials
() Zoning / Site Plan	Date Initials
Total Fee	33.00
Fees Paid ()	
Check #	Cash Credit
Collected By	
Certification in Lieu of Oath I hereby certify that I am the owner of record or a contractor authorized by the owner of record to make this application, and that all work will be performed in accordance with the applicable Codes and Ordinances. Signature Brian Over Print Name Brian Over Date 12-13-2023	

Brief Description of Work (To Be Completed by Applicant):

fence in Back Yard

To Be Completed By Planning & Inspections Staff

Building Permit #:

Plumbing Permit #:

G/O Required: Y/N

23-18608

Item 5.

WORK SITE LOCATION	Address: 146 South State Street
	Parcel ID:

Applicant (Owner or Contractor)	Bright Side Roofing
Contact Person	Brian Duerr
Mailing Address	615 Otis drive
City, State, Zip	Dover DE
Telephone	302-682-0259
Fax	
E-mail Address	Brian30286@yahoo.com

Does Your Project Propose . . .	Yes	No	If Yes, Describe
an increase or decrease to the quantity of plumbing fixtures at the location?		✓	
a change in size of the water line serving the location?		✓	
a new water irrigation system?		✓	
a change in size of the sanitary sewer line serving the location?		✓	
relocation of the water meter?		✓	
relocation of the water line serving the location or any associated appurtenances?		✓	
relocation of the sanitary sewer line serving the location or any associated appurtenances?		✓	
any work within the right-of-way?		✓	
any proposed sidewalk work?		✓	
any proposed concrete work?		✓	
any alteration to any storm drain infrastructure?		✓	
any proposed curb alteration, i.e., new driveway to property?		✓	
any proposed scaffolding to renovate building exterior?		✓	
any proposed tree or shrub plantings within the right-of-way?		✓	
an upgrade in sanitation service?		✓	
a relocation of the existing trash pick-up location?		✓	

EASEMENT*	Yes	No
Is there any existing easement on this property? (utility, drainage, cross access, etc.)		✓

*-It is prohibited to build any structure within an existing easement.

I hereby certify that the information provided above is correct and acknowledge that should any differences be identified throughout the course of the project that all renovation project requirements still apply.

Brian Duerr

Printed Name of Applicant

B. Duerr

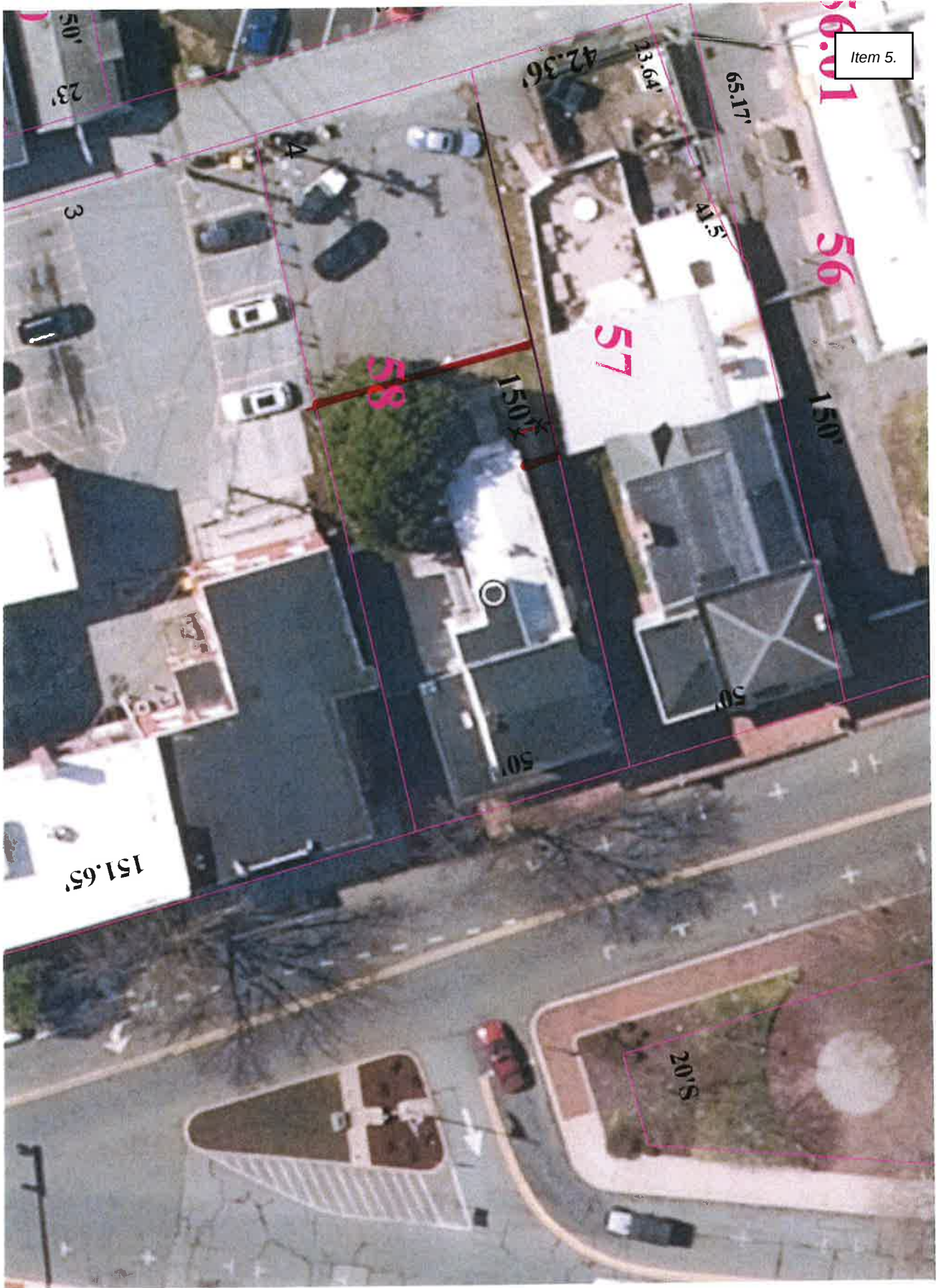
Signature of Applicant

12-13-2023

Date

THIS FORM MUST BE COMPLETED AND TURNED IN WITH PLUMBING PERMIT APPLICATION OR BUILDING PERMIT APPLICATION.





Existing Fence

speculative. As a rule the design of formal gardens should be as simple as possible, concentrating on location and groupings of planting material. In the absence of strong historic evidence, the introduction of paved garden walks, beds raised with retaining walls, and garden structures such as gazebos, pergolas, and arbors are not recommended.

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

Preservation Recommendations

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

Fencing and Walls

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

Recommended

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

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

Not Recommended

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

Inappropriate

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

Paving and Bordering

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

Recommended

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



Brick Paving Patterns

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

Not Recommended

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

Inappropriate

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

Parking Lots

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

Inside fence #1. Taken January 4, 2024.



From the alley facing east. Taken January 4, 2024.



From the alley. Taken January 4, 2024.



Inside fence #1 facing north. Taken January 4, 2024.



From South State Street showing the south side of the house at 146 S. State Street. Taken January 4, 2024.



From South State Street on the north side of 146 S. State Street looking towards the rear of the property showing fence #2. Taken January 4, 2024.



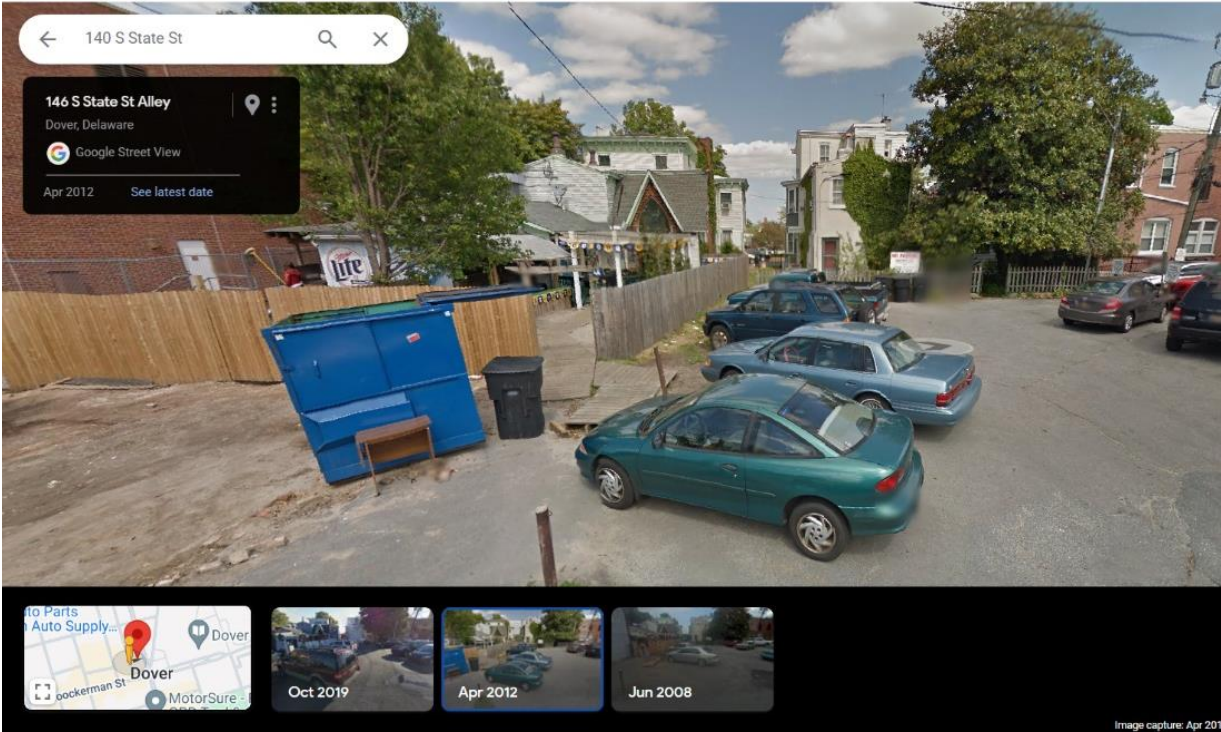
From South State Street looking towards the rear of the property between 146 & 140 S. State Street showing fence #2. Taken January 4, 2024.



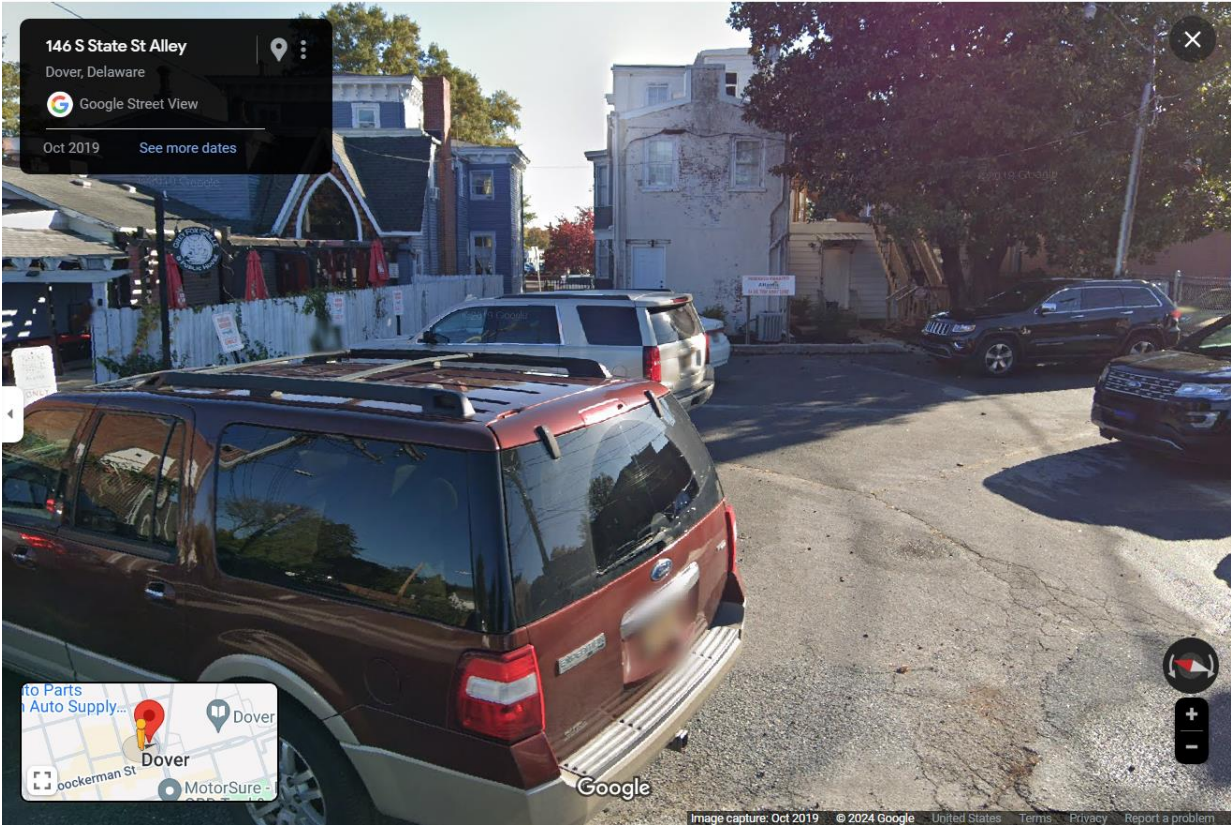
Showing second pedestrian gate on fence #1 from the parking lot. Taken January 4, 2024.



Google Streetview showing fence matching description from Permit #03-831. April 2012.



Google Streetview showing Oct 2019.



Property Information

Address: 146 S STATE ST
DOVER, DE 199017314

Location ID: 4436

Tax Map Number: ED-05-077.09-02-580.000-000

DRS from Location Master: 10302500

Zoning: C-2 CENTRAL COMMERCIAL

Subdivision:

Case General Information

Case status: AC ACTIVE

Status date: 8/15/2023

Case type: NVP NO VALID PERMIT

Reported date: 8/15/2023

Origination: CC CITIZEN COMPLAINT

Default inspector: JGE John England

Credit balance: .00

Owner Information

Owner name: STATE STREET 146 PROP LLC

Address: 33 S STATE ST

City: DOVER, DE 19901

Phone: 0

Notice: Y

Flip:

Violations

Type	Status	Location	Quantity	Date Established	Date Resolved
778 BUILDING PERMIT REQUIRED	AC	FENCE	1	8/15/2023	

Case Data

Description Data

FIRST SUMMONS NUMBER

SECOND SUMMONS NUMBER

THIRD SUMMONS NUMBER

FOURTH SUMMONS NUMBER

FIFTH SUMMONS NUMBER

TIME OF INSPECTION

Active Inspections

Type	Insp ID	Schedule Date
INSPECTION - ADDITIONAL	JGE	1/19/2024