



CITY OF DOVER, DELAWARE
HISTORIC DISTRICT COMMISSION MEETING
Thursday, October 15, 2026 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 15, 2026 will be held as an In-Person Meeting at the City Council Chambers at 3:30 PM. The public is welcome to attend in person. The Meeting will also be provided as a Virtual Meeting using Webex, an audio/visual conferencing system as an electronic means of communication. See participation information below to join by phone or computer.

PUBLIC PARTICIPATION INFORMATION
City of Dover Historic District Commission Meeting of October 15, 2026

Join By Phone: Dial 1-650-479-3208
Access Code: 253 485 02855
Password from Phones: 36837432

Join Online: <https://bit.ly/HDCMeeting10152026>
Webinar Number: 2534 850 2855
Password: DoverHDC

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

WELCOME

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Adoption of Minutes of September 17, 2026

COMMUNICATIONS & REPORTS

Summary of Activity

- [2.](#) Summary of Applications 2025 and 2026

3. Summary of Architectural Review Certifications for 2026

Department of Planning & Inspections Updates

NEW BUSINESS

Review of Permits Referred to Commission

NEW APPLICATIONS

Revised Application (Update)

4. HI-25-02 Revised and S-25-11 Revised The Governor: Mixed Use Building at 120 S Governors Avenue – Update on Review of a Revised Architectural Review Certification and Revised Site Development Plan Application for the construction of a four story, 169,080 SF Mixed Use Building including a grocery, retail and restaurant spaces, a child day care, 120 apartment units, and a roof-top courtyard with site improvements of a parking lot, a courtyard, and landscaping. The Revision includes refinement to the building architectural elevations and materials, and adjustments to the building entrances, courtyard and loading areas. The main parcel contains 1.70 +/- acres. The properties are zoned C-2 (Central Commercial Zone) and partially subject to H (Historic District Zone). The properties are located on the west side of South Governors Avenue and halfway between Reed Street and West Loockerman Street. The owners of record are Downtown Dover Development Corporation c/o Downtown Dover Partnership and The City of Dover. Property Addresses: 105 S. New Street, 111 S. New Street, 115 S. New Street, 120 S. Governors Avenue, Dover, DE. Tax Parcels: ED-05-077.09-01-44.00-000, ED-05-077.09-01-37.00-000, ED-05-077.09-01-42.00-000, ED-05-077.09-01-43.00-000. Council District 4. *Waiver Approved for Opaque Barrier – Fence Components and Approved Parking Strategy Statement. This Application HI-25-02 was considered at the Historic District Commission Meeting of July 17, 2025 and granted conditional approval of the Site Plan and Architectural Review Certification by the Planning Commission with Application S-25-11 The Governor 120 S Governors Avenue on September 15, 2025. This Application HI-25-02 Revised was considered at the Historic District Commission Meeting of September 17, 2026 and the Planning Commission Meeting of September 21, 2026.*

OLD BUSINESS

Certified Local Government (CLG) Program

Implementation of 2019 Comprehensive Plan

5. MI-26-11 2019 Comprehensive Plan - 2025 Annual Report on Implementation, Chapter 6 - Historic Preservation

PUBLIC COMMENTS OPPORTUNITY – An opportunity is given for members of the public to provide comments to the historic District Commission not specifically related to Applications with Public Hearings.

ADJOURN

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-25-01 and Revised HI-25-01	The Old Post at 55 Loockerman Plaza	55 Loockerman Plaza (Old Dover Post Office)	Site Plan for development of mixed-use with apartments	Review for Architectural Review Certification of Site Plan; Public Hearing and Review by HDC on 2/20/2025 and Recommended approval of ArchRevCert for project. Revised HI-25-01 filed and scheduled for HDC Review on 11/20/2025 for consideration of architectural design revisions.	Site Plan reviewed by Historic District Commission for Recommendation. Site Plan Application (S-25-07) filed and granted conditional approval and ArchRevCert by Planning Commission on 3/17/2025. Design revisions to add additional floor and architecture requires additional review of ArchRevCert by HDC and PC. S-25-07 recommended for approval of ArchRevCert by HDC and granted by PC 12/15/2025. Final site Plan Approval pending and preliminary interior clean-up/demolition has begun under Permit.
HI-25-02	Mixed Use Building at 120 S Governors Avenue (The Governor)	120 S Governors Avenue	Site Plan for development of mixed use building	Revised Application filed June 2025. Review for Architectural Review Certification of Site Plan; Public Hearing and Review by HDC on 7/17/2025. HDC Recommended approval of ArchRevCert for project.	Application initially filed in March 2025 then placed on hold by the Applicant for continued design work. Application updated and Site Plan reviewed by Historic District Commission for Recommendation in July 2025. Site Plan Application (S-25-11) filed and scheduled for Planning Commission Review on 9/15/2025. Conditional Approval of Site Plan and ArchRevCert granted by Planning Commission.

FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
HI-25-03	Biggs Museum Expansion: Selected Removals at 15 and 21 The Green	15 The Green and 21 The Green	Review for Architectural Certification for Select Removal/Demolition of Rear Additions	Review for Architectural Review Certification. Public Hearing and Review for Architectural Review Certification by HCD on 5/15/2025. Granted Approval subject to conditions.	HDC completed review of Request to remove/demolish portions of the rear additions at the buildings as associated with future project for the Biggs Museum of American Art expansion. Granted Architectural Review Certification; moving into design phase for project that will be subject to future ArchRevCert.
HI-25-04	Referral of Fence Permit #25-1463 at 55 Kings Hwy SW (Merrill Lynch Office)	55 Kings Hwy SW	Fence Permit	Permit #25-1463 referred to HDC by City Planner for consultation on Architectural Review Certification; scheduled for review on 11/20/2025. HDC deferred action seeking more information.	Permit Application received 10/8/2025 and Referred to the HDC for consultation. Permit seeks to construct a 6 foot vinyl fence. Applicant revised the application to a metal picket style fence at height of 4 feet. Fence installed.

FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
HI-26-01	Referral of Door/Window Permit #26-118 at 1 Kings Hwy NE (Residence)	1 Kings Hwy NE	Door/Window Permit	Permit #26-118 referred to HDC by City Planner for consultation on Architectural Review Certification; Reviewed on February 19, 2026 and granted conditional approval.	Permit Application received 1/23/2026 and Referred to the HDC for consultation. Permit approval granted for replacement of 4 windows found to be not in a visible location. HDC noted that the door should be replaced as a double door (the proposal for a single door with sidelights was not approved).
HI-26-02	Referral of Siding Permit #26-848 at 108 S. Governors Ave	108 S. Governors Avenue	Siding Permit	Permit #26-848 referred to HDC by City Planner for consultation on Architectural Review Certification; reviewed by the HDC on 6/18/2026. Since HDC in June, the applicant has chosen a new material for siding. Staff Approval given based on alignment with HDC Action on ArchRevCert HI-26-02.	Permit Application received 5/29/2026 and Referred to the HDC for consultation. Project proposes replacement of existing siding with vinyl siding. Applicant worked with staff to resubmit new siding with Hardie Plank siding (7 in. exposure and horizontal format) and corner board trim and rear of window trim areas.
HI-24-07 Revised : ADA Ramp	Revised Legislative Hall Building Addition: ADA Ramp at the West Entrance of Legislative Hall	411 Legislative Ave, Legislative Hall	Site Plan Review for Architectural Review Certification	Revised Architectural Review Certification by HDC on 6/18/2026 and requested additional information. Redesign of door opening approved by HDC on 7/16/2026. Previous Public Hearing and Review for Recommendation on a Revised Architectural Review Certification by HDC on 10/17/2024 for approval and forwarded to Planning Commission. which granted ArchRevCert approval.	Site Development Plan review for Building Addition and Plaza Area and associated site improvements. Granted conditional approval with ArchRevCert by Planning Commission on November 18, 2024. Revision Referred for Review by the HDC for a Recommendation for a Revised Architectural Review Certification for Ramp. Project proposed the addition of an ADA Ramp for the West Entrance of Legislative Hall. Ramp Revision reported to PC on 8/17/2026 and was accepted.

FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
HI-26-03	Referral of Fence Permit #26-1225 at 103 S. Governors Avenue, Dover Fire Department Station #1	103 S. Governors Avenue	Fence Permit	Permit #26-1225 referred to HDC by City Planner for consultation on Architectural Review Certification; Reviewed by the HDC on 8/20/2026 and granted ArchRevCert for 6-foot fence.	The project proposes a 6-foot black ornamental metal fence for the Parking Lots on a series of properties fronting on South Governors Avenue, W. Reed Street, and South Bradford Street associated with the Dover Fire Department Station #1. Permit Review to be completed subject to condition; permit pending issuance.
HI-26-04	Referral of Fence Permit #26-1250 at 46 S Bradford Street, People's Church	46 S Bradford Street	Fence Permit	Permit #26-1250 referred to HDC by City Planner for consultation on Architectural Review Certification; Reviewed by the HDC on 8/20/2026 and granted ArchRevCert for 6-foot fence with conditions.	The project proposes a 6-foot black-coated chain link fence for the mechanical equipment being placed on the property on the north side of the People's Church Building. ArchRevCert conditions include fence to be ornamental black metal fence with landscape screening. Permit review completed subject to condition; was issued on 8/27/2026.

FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
HI-25-01 Revised #2	The Old Post at 55 Loockerman Plaza Revised #2	55 Loockerman Plaza (Old Dover Post Office)	Site Plan for development of mixed-use with apartments	Review for Architectural Review Certification of Site Plan; Public Hearing and Review by HDC on 2/20/2025 and Recommended approval of ArchRevCert for project. Revised HI-25-01 filed and scheduled for HDC Review on 11/20/2025 and Recommended approval of ArchRevCert for project. Revised #2 HI-25-01 filed and scheduled for HDC Review on 9/17/2026 and recommended approval of Arch RevCert for the project and concerning the architectural design revisions and demolition of entire building with reconstruction. Review by PC was on 9/21/2026.	Site Plan reviewed by Historic District Commission for Recommendation. Site Plan Application (S-25-07) filed and granted conditional approval and ArchRevCert by Planning Commission on 3/17/2025. Site Plan Reviewed by Historic District Commission for Revised Recommendation. Site Plan Application (S-25-07 Revised) filed and granted conditional approval and ArchRevCert by Planning Commission on 12/15/2025. Revised #2 design revisions to demolish the entire building in its entirety and use a brick EIFS material in place of bricks to rebuild the structure was granted conditional approval and ArchRevCert by the Planning Commission on 9/21/2026. Final Site Plan Approval on hold until Revision #2 updates are completed. Preliminary interior clean-up/demolition has begun under separate Permit.

FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
HI-25-02 Revised	Mixed Use Building at 120 S Governors Avenue (The Governor) Revised	120 S Governors Avenue	Site Plan for development of mixed use building	Application filed June 2025. Review for Architectural Review Certification of Site Plan; Public Hearing and Review by HDC on 7/17/2025 and Recommended Approval of ArchRevCert for project. Revised Application filed August 2026. Review for Architectural Review Certification of Site Plan; Public Hearing and Review by HDC on 9/17/2026 for consideration of architectural revisions and was denied ArchRevCert seeking additional information. Review by PC was on 9/21/2026.	Application initially filed in March 2025 then placed on hold by the Applicant for continued design work. Application updated and Site Plan reviewed by Historic District Commission for Recommendation in July 2025. Site Plan Application (S-25-11) filed and scheduled for Planning Commission Review on 9/15/2025. Conditional Approval of Site Plan and ArchRevCert granted by Planning Commission. Revised submission of August 2026 focuses on revisions to building architecture and materials. This Revision before the HDC was denied ArchRevCert at its meeting on 9/17/2026 as the Commission was seeking additional information. Revision presented to PC on 9/21/2026 and was granted conditional approval of Site Plan and ArchRevCert. A Revised submission to be presented to HDC in October will focus on the revisions to the building architecture and materials noted at the HDC meeting in September.

DATE	PERMIT #	LOCATION	TYPE	ACTION ON ARCHITECTURAL REVIEW CERTIFICATE	NOTES
1/13/2026	25-1668	8 W Loockerman Street	Demolition Permit	Staff Approval	Demolition of select interior area and removal of bank drive thru canopy.
1/5/2026	25-1767	1 Kings Highway NE	Fence Permit	Staff Approval	Installation of black metal picket style fence of 4 foot height.
1/20/2026	26-71	420 S State Street	Sign Permit	Staff Approval	Installation of hanging wall sign.
2/10/2026	25-1393	55 The Green; Supreme Court	Building Permit	Staff Approval per HDC approval of HI 24-06	Project is a one story building expansion clad in brick with brick and cast stone detailing.
2/25/2026	25-1847	55 The Green; Supreme Court	Roof Permit	Staff Approval	Replacement of existing dome roof and associated shingle roof area at the rotunda building entry. Project replaces the shingle roof with a composite slate shingle in DaVinci Inspire Classic Slate in Graphite (color).
2/17/2026	26-64	146 S State Street	Building Permit - Interior Renovations/Demolition	Staff Approval. No ArchRevCert required	Interior demolition in anticipation of renovations for a commercial kitchen to support catering operation, which will be done under a separate permit.
2/4/2026	26-118	1 Kings Highway NE	Window Permit	HDC approved the windows, but did not approve the replacement of the front door.	Was initially for 4 replacement windows at rear of building not visible and the replacement of the front door. The existing front entry is a double door that is likely original to the structure.
2/17/2026	26-189	202 W Loockerman St	Sign Permit	Staff Approval	Permit for a projecting wall sign on an existing building on Loockerman Street. Sign area is 3.52 SF, which complies with the sign regulations.
3/19/2026	25-1443	417 Federal St	Roof Permit	Staff Approval. ArchRevCert Approved	Roof project to replace exiting sloped roof with new synthetic slate singles system, EPDM assemblies, and flat seam copper roofing, and associated flashing, gutters, and coping.

DATE	PERMIT #	LOCATION	TYPE	ACTION ON ARCHITECTURAL REVIEW CERTIFICATE	NOTES
3/24/2026	25-1825	55 Kings Hwy SW	Fence Permit	Staff Approval. ArchRevCert Approved	Installation of a four-foot metal picket fence along the north and east property lines for a total length of 302 feet. This permit supersedes a previous Fence Perit #25-1463 for a vinyl fence of 6 feet that was referred to the HDC as HI-25-04.
3/4/2026	26-81	55 Loockerman Plz, The Old Post	Fence Permit	Staff Approval	Temporary installation of construction fencing at 55 Loockerman Plaza as the side of the Old Post project for the renovation, partial demolition, and new addition to the previous Post Office building. Fencing is 6-foot chain link to be installed along the property lines with removable panels on the Innovation Way side for site access as necessary.
3/5/2026	26-163	425 East Ave, Legislative Hall Parking Garage	Administrative Permit	Approved by PC. Staff Approval per PC Final Action of ArchRevCert under Recommendation of HDC. H-24-04/S-24-14	For the Site Work for the Legislative Hall Parking Garage project. Project activities under this permit include infrastructure work for the project including erosion and sediment controls, temporary Perimeter Construction Fencing, sewer relocation/additions, demolition of site features, grading, and other utilities work.
4/15/2026	25-121	122 Martin Luther King Jr. Blvd S	Building Permit - Interior Renovation	Staff Approval. No ArchRevCert required	Permit for interior renovations to conference room area within the Haslett Armory Building.
4/8/2026	26-473	32 W Loockerman St L100	Building Permit - Interior Renovation	Staff Approval. No ArchRevCert required	Permit for interior renovations of gym area in tenant suite L100, which includes the installation of a french drain.
4/10/2026	26-530	500 W Loockerman St	Building Permit - Interior Renovation	Staff Approval. No ArchRevCert required	Interior renovation to existing office space. No change in use or exterior changes to the building.

DATE	PERMIT #	LOCATION	TYPE	ACTION ON ARCHITECTURAL REVIEW CERTIFICATE	NOTES
5/13/2026	25-1545	527-529 S State St	Building Permit - Interior and Exterior Renovation	Staff Approval	Permit for interior and exterior remodeling of the existing triplex.
5/20/2026	26-162	425 East Ave, Legislative Hall Parking Garage	Building Permit	Approved by PC. Staff Approval per PC Final Action of ArchRevCert under Recommendation of HDC. HI-24-04 / S-24-14	Permit for Legislative Hall Parking Garage; construction of a 3-story new Parking Garage Structure with 344 vehicle parking spaces with associated surface parking for service area, and the decorative fence and brick wall surrounding the generator.
5/27/2026	26-180	55 Lockerman Plz, The Old Post	Demolition Permit	Staff Approval per HDC Recommendation and PC Approval of ArchRevCert HI-25-01/S-25-07	Permit demotion of the rear portion of the former post office. Final Site Plan approval pending.
5/18/2026	26-692	415 W Loockerman St	Building Permit	Staff Approval	Permit is for interior renovation to an existing building to relocate a restroom.
6/11/2026	25-695	144 S Governors Ave	Building - Renovation Permit	Staff Approval. No ArchRevCert required	Plans do not reflect any changes to the front or side facades of the building that is proposed as multi-family building.
6/25/2026	26-524	101 W Loockerman St, CenDel Foundation Building Parking Lot	Fence Permit	Staff Approval	Permit is for the installation of a four-foot black aluminum metal picket fence along the north and east property lines including a vehicle access gate and pedestrian access gate.
6/8/2026	26-589	133-135 S Governors Ave, Dover Mobility Center	Building Permit	Approved by PC. Staff Approval per PC Final Action of ArchRevCert under Recommendation of HDC. HI-24-09/S-25-01.	Permit is for the construction of a new Parking Garage Structure (4 story) of four parking levels plus roof level for a total of 328 vehicle parking spaces (with bicycle and scooter parking spaces) and first floor other retail, business, commercial, storage spaces for future tenants.

DATE	PERMIT #	LOCATION	TYPE	ACTION ON ARCHITECTURAL REVIEW CERTIFICATE	NOTES
6/16/2026	26-793	500 W Loockerman St	Building - Renovation Permit	Staff Approval. No ArchRevCert required	Permit is for interior renovations to existing office space. No change of use or exterior modifications are proposed.
6/8/2026	26-845	523 S State St, Christ Church	Temporary Sign Permit	Staff Approval	Permit is for a temporary banner (19.50 SF) to be placed at the property for 35 days. This is the first permit for the calendar year. Sign is permitted to be in place until July 27, 2026. Temporary signs are permitted for no more than 90 days in a calendar year.
7/14/2026	26-730	46 S Bradford St, People's Church	Building - Renovation Permit	Staff Approval	Permit is for the removal and replacement of the structural floor at Roof Level (Level 4 - Chimes Levels) interior to the Bell Tower and repairs to the Stucco Ceiling at the Ground Level entry to the Bell Tower. There is also several brick crack repairs that are to be made on the north elevation of the Bell Tower.
7/17/2026	26-848	108 S Governors Ave	Siding Permit	Staff Approval aligned with HDC Action on ArchRevCert HI-26-02.	Permit is for new installation of Hardie Plank siding (7 in. exposure and horizontal format) and corner board trim and repair of window trim areas.
7/23/2026	26-997	500 W Loockerman St	Building - Interior Renovation Permit	Staff Approval. No ArchRevCert required	Permit is for the renovation of the 5th floor of the building for adding offices and a kitchenette.
7/31/2026	26-1157	122 Martin Luther King Jr. Blvd S, Haslet Armory	Roof Permit	No Planning Staff Review	Permit is for the replacement of a roof on the Haslet Armory Building.
7/21/2026	26-1159	108 S Governors Ave	Building - Renovation Permit	Staff Approval	Permit is for installing a railing system on front porch with staff giving conditions for materials and approval.

DATE	PERMIT #	LOCATION	TYPE	ACTION ON ARCHITECTURAL REVIEW CERTIFICATE	NOTES
8/13/2026	26-998	16 The Green	Building - Renovation Permit	Staff Approval	Permit is for the rebuild of an exterior ADA handicap ramp made of wood, new decking, and framing using existing concrete piers.
8/4/2026	26-1208	55 Kings Hwy SW	Fence Permit	Staff Approval	Permit is for the installation of a four-foot black aluminum metal picket fence with no gates.
8/27/2026	26-1250	46 S Bradford St, People's Church	Fence Permit	Staff Approval aligned with HDC Action on ArchRevCert HI-26-04.	Permit is for a six-foot black decorative steel/iron fence with landscaping.
9/11/2026	26-1233	417 Federal St, Jesse Cooper Building	Building - Renovation Permit	Staff Approval. ArchRevCert Approved	Permit is for Bathroom Renovations (floors 1-3) and Window Replacements on the entire building at the Jesse Cooper Building.
9/9/2026	26-1260	15 Kings Hwy NE, The Kidner Building	Deck Permit	Staff Approval. ArchRevCert Approved	Permit is for the construction of a deck in the rear the property that is proposed over the existing brick patio.
9/23/2026	26-1352	133-135 S Governors Ave, Dover Mobility Center	Building - Renovation Permit	Staff Approval aligned with HDC Action on ArchRevCert HI-24-09.	Permit is for Interior Tenant Fit out for Transcore/EZPass Offices on the ground floor (First Tier) of the Dover Mobility Center (Parking Garage Building). Project activities focus on the fit-out of the lobby, reception, offices, and associated spaces for this office tenant.
9/11/2026	26-1377	10 N State St	Deck Permit	Staff Approval. ArchRevCert Approved	Permit is for exterior renovations include a staircase in the rear of the property to an existing apartment unit, which is not visible from the street, and meets the design intent of the Historic District.
9/11/2026	26-1378	10 N State St	Building - Renovation Permit	Staff Approval. No ArchRevCert required	Permit is for interiors renovations that include a kitchen renovation and bathroom renovation, with no expansion of the building footprint.

DATE	PERMIT #	LOCATION	TYPE	ACTION ON ARCHITECTURAL REVIEW CERTIFICATE	NOTES
9/14/2026	26-1398	99 Kings Hwy SW, Delaware Economic Development Office Building	Roof Permit	Staff Approval. ArchRevCert Approved	Permit is for the installation of a new seam metal roof system that is two stories in elevation including but not limited to roof panels, underlayment, sheathing, flashing, trim, and accessories for the entire building with new snow guards and brackets. Also includes installation of new gutter screens, new downspouts with gutter system, new trims, new weather hood and bird screen, new ice and water shield on the edge of the roof, and four (4) new windows located on the roof.
9/29/2026	26-1505	523 S State St, Christ Church	Fence Permit	Staff Approval. ArchRevCert Approved	Permit is for the erection of 4-foot tall metal fence segments and decorative masonry walls on the south wall of the cemetery.
9/29/2026	26-1506	523 S State St, Christ Church	Building - Renovation Permit	Staff Approval. ArchRevCert Approved	Permit is for the demolition of a wood wall at the cemetery and two parking spaces that are existing. This project includes the construction of 4-foot tall masonry retaining wall and the concrete ramp for the cemetery access. There are plantings proposed for the decorative planter proposed adjacent to the concrete ramp.

HI-25-02 Revised and S-25-11 Revised The Governor: Mixed Use Building at 120 S Governors Avenue –

Update on Review of a Revised Architectural Review Certification and Revised Site Development Plan Application for the construction of a four story, 169,080 SF Mixed Use Building including a grocery, retail and restaurant spaces, a child day care, 120 apartment units, and a roof-top courtyard with site improvements of a parking lot, a courtyard, and landscaping. The Revision includes refinement to the building architectural elevations and materials, and adjustments to the building entrances, courtyard and loading areas. The main parcel contains 1.70 +/- acres. The properties are zoned C-2 (Central Commercial Zone) and partially subject to H (Historic District Zone). The properties are located on the west side of South Governors Avenue and halfway between Reed Street and West Loockerman Street. The owners of record are Downtown Dover Development Corporation c/o Downtown Dover Partnership and The City of Dover. Property Addresses: 105 S. New Street, 111 S. New Street, 115 S. New Street, 120 S. Governors Avenue, Dover, DE. Tax Parcels: ED-05-077.09-01-44.00-000, ED-05-077.09-01-37.00-000, ED-05-077.09-01-42.00-000, ED-05-077.09-01-43.00-000. Council District 4. *Waiver Approved for Opaque Barrier – Fence Components and Approved Parking Strategy Statement. This Application HI-25-02 was considered at the Historic District Commission Meeting of July 17, 2025 and granted conditional approval of the Site Plan and Architectural Review Certification by the Planning Commission with Application S-25-11 The Governor 120 S Governors Avenue on September 15, 2025. This Application HI-25-02 Revised was considered at the Historic District Commission Meeting of September 17, 2026 and the Planning Commission Meeting of September 21, 2026.*

The Applicant has provided an Update to the Revised Architecture for The Governor project. See Architectural Graphics set dated for October 15, 2026.

Also attached are the items previously provided to the Historic District Commission.

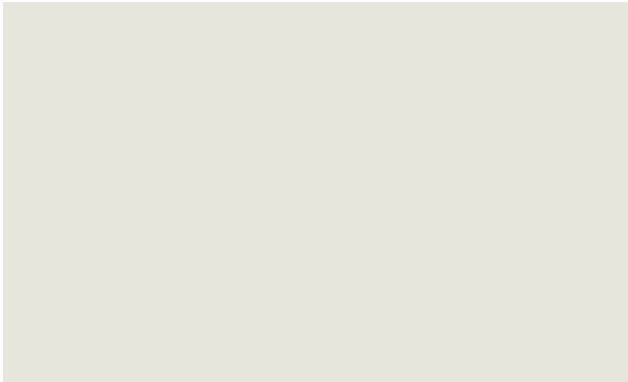
- Architectural Review Staff Report for Revised Plan (Issued for September 17, 2026 Historic District Commission Meeting)
- Excerpt of Meeting Minutes – City of Dover Historic District Commission of July 17, 2025



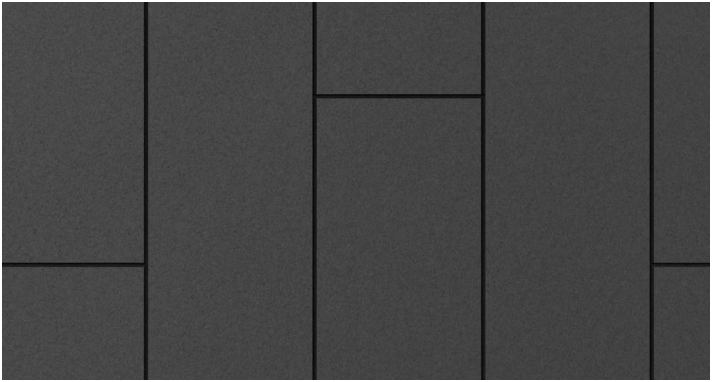
152 S Governors Ave.



125 S Governors Ave.



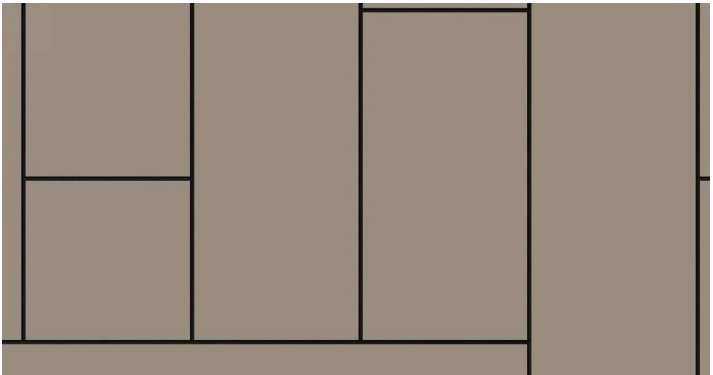
New St. Residential Entrance



Dark Fiber Cement Panel



Governor St Entry Cladding



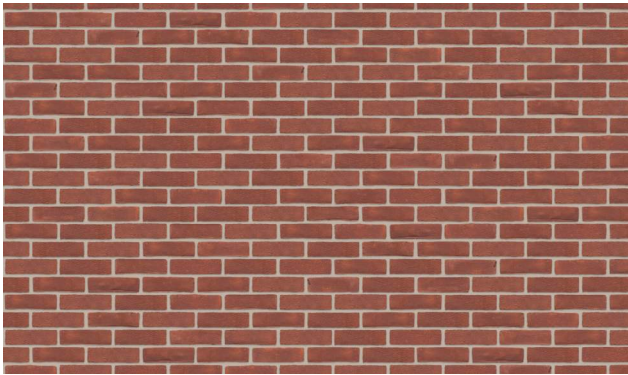
Taupe Fiber Cement Panel



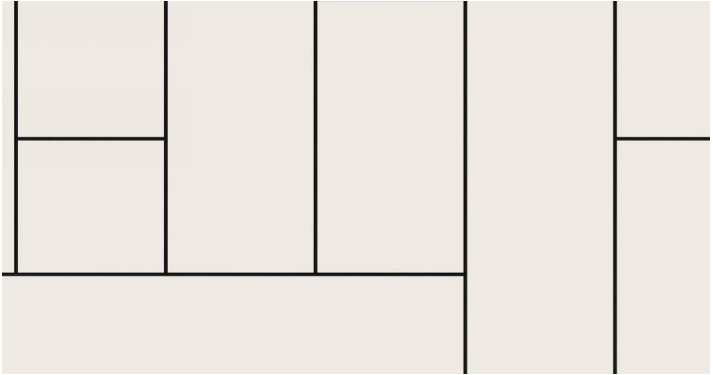
2 W. Loockerman St.



107 W. Loockerman St.



52-DD Brick



White Fiber Cement Panel























DRAFT

ARCHITECTURAL REVIEW STAFF REPORT for REVISED PLAN

Before Dover Historic District Commission September 17, 2026

Previous Recommendation from the Dover Historic District Commission on July 17, 2025

<u>Application:</u>	The Governor: Mixed Use Building at 120 Governors Avenue, HI-25-02 REVISED
<u>Assoc. Application:</u>	S-25-11
<u>Owners:</u>	Downtown Dover Development Corporation (Downtown Dover Partnership) City of Dover Downtown Dover Partnership Corporation
<u>Location:</u>	Between South Governors Avenue and South New Street, midway between Reed Street and West Loockerman Street in Dover, DE
<u>Address:</u>	120 South Governors Avenue
<u>Related Properties:</u>	105, 111 and 115 South New Street
<u>Tax Parcels:</u>	ED-05-077.09-01-44.00-000
<u>Related Parcels:</u>	ED-05-077.09-01-37.00-000, ED-05-077.09-01-42.00-000, ED-05-077.09- 01-43.00-000
<u>Project Area:</u>	1.70 Acres +/- (Main parcel) 2.03 Acres +/- (Total of all parcels)
<u>Present Uses:</u>	Vacant Lots – Former auto retail store and daycare center, building previously demolished
<u>Proposed Use:</u>	Mixed Use Commercial (Grocery, Retail, Restaurant, Child Day Care Center) and Multi-family Housing (Apartments) and associated parking
<u>Present Zoning:</u>	C-2 (Central Commercial Zone) H (Historic District Zone)
<u>For Consideration:</u>	Revised Architectural Review Certification including alternative side yard setback

This Report for **Revised HI-25-02 Mixed Use Building at 120 S Governors Ave** was updated upon submission of Revised Architectural package of a Summary Letter, Revised Design Narrative, Updated Architectural Graphics Package, and Updated Site Plan Sheet by the Applicant. The Planning Staff deemed the revision substantial enough to warrant the Application to go back through the formal Architectural Review Certification process with the Historic District Commission

and the Planning Commission. Application HI-25-02 was initially considered by the Historic District Commission on July 17, 2025 and then considered by the Planning Commission on September 15, 2025 as Site Plan S-25-11 The Governor: Mixed Use Building at 120 S Governors Avenue

Note: The original Staff Review Report of July 17, 2025 was initially prepared by Planning Staff. This Revised Staff Review Report utilizes that original Report as a starting point.

I. PROJECT DESCRIPTION:

The Historic District Commission will act to make a Recommendation for a Revised Architectural Review Certificate for a Site Development Plan Application for the proposed construction of a mixed use commercial and multi-family (apartment) development in Downtown Dover, to be located at 120 South Governors Avenue. The project is construction of a four story, 169,080 SF Mixed Use Building includes a grocery, retail and restaurant spaces, a child day care, 120 apartment units, and a roof-top courtyard with site improvements of a parking lot, a courtyard, and landscaping. The parcel contains 1.70 +/- acres. The property is zoned C-2 (Central Commercial Zone) and subject to H (Historic District Zone). The property is located on the west side of South Governors Avenue and midway between Reed Street and West Loockerman Street. It is bounded by South New Street on the west. The owner of record is Downtown Dover Development Corporation c/o Downtown Dover Partnership. Property Address: 120 South Governors Avenue, Dover.

The project also proposes improvements on adjacent related properties at 105, 111, and 115 South New Street. One of these parcels is owned by the Downtown Dover Partnership and the other two are owned by the City of Dover. These parcels are not within the H (Historic District Zone).

The design Revisions for The Governor: Mixed Use Building at 120 S Governors Avenue are presented and focus on a shift in the main entrance, building courtyard, and loading area, enhancing internal functionality, façade language, and some changes in site circulation to better serve fire and emergency vehicles. The Building form remains overall the same, elevations have been revised to blend more seamlessly with nearby architecture, including new trim on the ground-floor façade and revisions to the brick facades to balance the composition of the structure with the existing historic buildings nearby.

Surrounding Land Uses

The subject property is within the Downtown Development District, located one block north of Loockerman Street. The site is bordered by South Governors Avenue to the east, South New Street to the west, and part of the Minor Street (paper alley) to the south. As previously noted, the parcels are zoned C-2 (Central Commercial Zone) and within the Historic District. Properties immediately adjacent to the subject project location are also zoned C-2. Others in the immediate area are zoned RG-1 (General Residence Zone). The subject property is currently vacant, the previous auto parts store and day care center building having been demolished several years ago. The largest of the subject parcels is within the H (Historic District) Zone, as are properties to the south and east, as well as to the north fronting South Governors Avenue. The smaller parcels that are adjacent to the main subject of this application are outside of the H (Historic District Zone). Properties west of the

subject site across South New Street are also outside of the H (Historic District Zone). Surrounding uses are a combination of mixed use and residential, with a church located at the southeast corner of South New Street and Reed Street.

Previous Applications

The property owners are the Downtown Dover Development Corporation c/o Downtown Dover Partnership and the City of Dover. On June 20, 2024, the Historic District Commission granted approval of the Architectural Review Certification allowing demolition of the previous structure, a one-story Auto Parts/AutoPlus retail store and daycare center, located at 120 South Governors Avenue (HI-24-05). On March 14, 2025, a Narrative Letter, a Site Plan set, and Architectural Graphics set with building elevations and 3-D views were submitted to the Department of Planning and Inspections as the initial filing of the application to the Historic District Commission. Only 120 South Governors was included in that submission, not the additional parcels located at 105, 111, and 115 South New Street. The application was held at the request of the applicant while additional design refinements were made to the submission. The design changes were made to the proposal and the status of the three additional parcels located at 105, 111, and 115 South New Street was clarified and incorporated into the 120 South Governors Avenue Mixed Use Development Narrative Letter, Site Plan set, and Architectural Graphics set with building elevations and 3-D views, which were submitted to the Department of Planning and Inspections on June 13, 2025. This was reviewed as HI-25-02 Mixed Use Building at 120 S Governors Avenue by the Historic District Commission on July 17, 2025, with a recommendation of conditional approval. It was then reviewed by the Planning Commission on September 15, 2025, achieving conditional approval of the site plan S-25-11 and ARC approval.

There was previous proposal in 2011 for demolition of the building and redevelopment of the property with applications HI-11-04 Acme Site Redevelopment Master Plan and S-11-11 Lands at DDP at 120 South Governors Avenue: Master Plan; the plans were never finalized and expired.

II. HISTORIC PROPERTY INFORMATION

Review of Historic Maps

Historically, this block of Downtown between South Governors Avenue and South New Street north of West Loockerman Street was part of an area known as the Comegy's Lots laid out in the 1850s with development occurring 1859-1885. The *1868 Beers Map* shows the subject site primarily vacant with one building owned by L. Geiser and a school building. By 1885, a series of residential dwellings fronting on both Governors Avenue and New Street were in existence. The subject site is just north of the original building location of the Robbins Hose Fire Company building. The *1887 Map of Dover* published by W.B. Roe continues to show a public school in the southern portion of the site with dwellings to the north. The *Sanborn Fire Insurance Map Series* from 1885 – 1944 with updates also documents the history of buildings on the subject site. The 1885 Map shows a two-story school building and a Sunday School & Meeting House building with two-story residential dwellings with accessory buildings (garages, sheds). By 1897, the school building was replaced by a Methodist Protestant Church building with the residential dwellings remaining. These uses for the subject site continue through the early twentieth century. By the mid-twentieth century, the church building was replaced by a one-story cinderblock store building adjacent to Governors Avenue. In the late 1960s, the subject site was redeveloped with

the recently demolished masonry commercial building (the Acme grocery store building) setback in the middle of the block; its construction appears to have eliminated approximately nine residential dwellings.

Property Information

The subject property is located within H (Historic District Zone) as established by the City of Dover. There are four contexts that contribute to the historic character of Dover, including the Green Historic Context; the Victorian Historic Context; the Loockerman Historic Context; and the Capitol Square Historic Context. This property is located within the Loockerman Historic Context. Buildings in the Loockerman Context include a wide variety of nineteenth century commercial buildings. The *Design Standards and Guidelines for the City of Dover Historic District Zone* describe this context as “a coherent, densely-built commercial area that would have an attractive mix of historic and new buildings and related parking.”

The subject property is located within the boundaries of a National Register of Historic Places Historic District, specifically the Victorian Dover Historic District (K-396) but the previous mid-twentieth century commercial building was considered a non-contributing building.

III. PROJECT PROPOSAL

PROJECT PROPOSAL as Revised (Summary Letter, Revised Design Narrative, Updated Responses to Recommendation, Architectural Graphics Package and Site Plan Sheet dated August 24, 2026)

The Revised Application proposes construction of a Mixed Use Structure and other site improvements for the development of The Governor. The project location also includes three parcels to the north, two owned by the City, and one owned by Downtown Dover Partnership.

The Applicant’s original submission to the Historic District Commission included a Design Narrative, a site plan graphic, and building elevations and 3-D views. The original site plan application also included a Tree Mitigation and Active Recreation Plan, as well as parking plan for the property. The Documents were originally filed August 01, 2025.

The Applicant’s Revised submission of August 24, 2025 includes a Summary Letter giving an overview of the Design revisions, a Revised Architectural Graphics Package, and an Updated Site Plan sheet.

The elements of the project are as follows with notations on the Revisions:

1. Entrance and Loading Area: The proposed Revisions to the main building entrance include a shift of the entrance along South Governors Avenue to align better with the center of the residential lobby and amenity spaces. The Loading area, which had initially shared access with the fire lane along the south side has been relocated to be a loading entry rollup door

on the S. New Street (west) elevation of the building. This enhances site circulation and fire and emergency vehicle access. This shift has not impacted the overall building form.

2. **Facades:** The Building Architecture of the Revised facades consists of a tall ground (first) floor with trim work detailing, storefront window system and an entry clad in a dark grey color. The revised upper floors of 2 – 4 are presented more in a building section pattern with increased usage of brick and other sections in two colored (taupe and white) fiber cement panel systems. The Revisions include the introduction of divided-light windows, which are more reflective of the architectural language of the surrounding area. There has been additional façade articulation proposed along South New Street to support the overall continuity of design on all sides of the proposed building. Storefront windows have been incorporated into the grocery-facing elevation, and integrated canopies have been added to activate the sidewalks and provide shade. Further Revisions have changed the design on the South New Street elevations, creating an opportunity for a mural, and relocating an egress stair tower on a less prominent portion of the building where there are already service-related activities. The building continues to architecturally consist of a base, wall, then cornice at the top roof line. Again, these modifications have done little to change the shape of the building but have impacted the architectural aesthetics.

See the attached **Revised Design Narrative Letter, the Revised Architectural Graphics Package, and updated Site Plan Sheet** for the associated graphics and drawings for detailed information on building dimensions, locations, and material choices.

IV. ZONING REVIEW

The large parcel that fronts South Governors Avenue 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 entire project area is zoned C-2 (Central Commercial Zone). The C-2 zone allows for “retail stores, apartments and multi-family dwellings; uses accessory to the residential units such as lobby and amenity spaces are permitted on the first floor; live-work units; parking lots and parking structures” as principal uses. The subject property has frontage on two streets: South New Street and South Governors Avenue.

Code Compliance for C-2	Required	Provided
Front Setback	0'	> 5'
Rear Setback	20' above ground floor. At ground floor, 5' required	37' ground floor 54' above ground floor
Side Setback	None required, but 5' min. if provided	10' on the North 22' on the South
Building Height (Max)	10 stories (125')	4 stories (60')

The C-2 zoning district also includes some design standards provisions. See the code excerpt below:

Article 3 Section 13

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

13.51 *Facade 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 stories in height, then the upper floors above the fourth story shall step back six feet for fifty percent of the width of the primary facade. For buildings greater than six stories, then the upper floors above the sixth floor shall step back an additional six feet on the primary facade. These step back 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.

V. Review of DESIGN STANDARDS AND GUIDELINES

The subject project area is located in the Dover Historic District Zone within the Loockerman Context. The Loockerman Context is described on pages 2-7 and 2-8 of the *Design Standards and Guidelines for the City of Dover Historic District Zone*. This *Design Standards and Guidelines* describe this context as “a coherent, densely-built commercial area that would have an attractive mix of historic and new buildings and related parking.” 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 Revised project’s compliance with the architectural review standards.

This Revised 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

Design criteria and development guidelines specific to the Loockerman Historic Context are detailed on page 4-6 of the *Design Standards and Guidelines* and provide that “the siting of new construction in the Loockerman historic context should conform to the building line of adjacent buildings, to reinforce the sense of the ‘wall’ of buildings, especially along Loockerman Street. New commercial buildings should occupy the full width of their lot at the street line. Freestanding "object" buildings that do not conform to the street and lot lines should not be permitted in the Loockerman historic context. Where a commercial building is built adjacent to a vacant lot, it should be built with a party wall in anticipation of subsequent new construction being built adjacent and up to the property line.” The *Design Standards and Guidelines* Chapter 3 includes information about the use of certain materials within the Historic District.

The Revised 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 Revised Proposal for the 120 South Governors Avenue Mixed Use Building appears to conform to the bulk requirements of the C-2 zoning district; however, this will be verified via Site Plan review. The *City of Dover Zoning Ordinance* authorizes the Historic District Commission to waive certain bulk standards when issuing its recommendation to the Planning Commission for an Architectural Review Certificate if necessary; this was authorized by the earlier application review and will also be required for this Revision. In this case there was no bulk modifications authorized by the Historic District Commission, or recommended in the Staff Report. HDC Recommended a redesign of the north and south elevations and façade cornices to incorporate the brick elements with the possible dentiling and/or bracketing.

The *Design Standards and Guidelines* note that “the vacant lots to the north and south of Loockerman Street are not desirable locations for large-scale construction, because they are in the transition area between the commercial and residential zoning districts.”

ACTION on ARCHITECTURAL REVIEW CERTIFICATION (for HI-25-02 with July 2025 Review by the Historic District Commission and September 15, 2025 Review by Planning

Commission):

The application was considered at the July 17, 2025 Meeting of the Historic District Commission. The following members were present at the July Meeting: Chairman Eric Czerwinski, Vice-Chair Mrs. Ellen Richardson, and Mrs. Ann Horsey; one member was absent and one member not appointed. The application was represented by Todd Stonesifer, Chair/President of Downtown Dover Partnership Board; Ken Anderson, Downtown Dover Partnership; Mr. Michael Henry, Becker Morgan Group; Ms. Candice Schuster, CoreStates Group; and Mrs. Leslie Smallwood-Lewis and Ms. Meagan Whetstone, Mosaic Development Partners. Public testimony was received during the Public Hearing from Tom Smith of 36 The Green.

During the Meeting, the Historic District Commission heard the applicants' presentation on the project for the Mixed Use Building at 120 S. Governors Avenue. and including their response to the series of Staff Comments and Recommendations. They presented information on the site's history; the development site and building placement; building architectural features and materials; and other site items. Questions focused on the building elevation detailing, parking lot and its screening, shopping carts, types of brick, the cornices, window sizing and operation, architectural form design of the grocery section of the building, and planned uses in the building. *The Meeting Minutes of the Historic District Commission are provided.*

Action on Architectural Review Certification Recommendation by Historic District Commission:

The motion to recommend approval passed 3-0 of the members present for application HI-25-02 at the July 17, 2025 Meeting. The Historic District Commission recommended approval of the Architectural Review Certificate for Application HI-25-02 The Governor: 120 South Governors based on the applicant's presentation and plans with reference to the Staff notes and amendments (Staff Recommendation Report – Section VI). The Historic District Commission also required the consideration for redesign of the north and south elevations and façade cornices to incorporate the brick elements with the possible dentiling and/or bracketing to improve the cornice presentation.

Action on Architecture Review Certification and Site Plan by the Planning Commission:

Application S-25-11/HI-25-02 was considered at the September 15, 2025 Meeting of the Planning Commission with 8 members present. The application was represented by Mike Riemann of Becker Morgan Group; Michael Cane and Bob Bloczynski of Core States Group; Ms. Meagan Whetstone of Mosaic Development Partners; Mr. J.D. Bartlett of EDiS Company; and Staff of the Downtown Dover Partnership. Public testimony was received during the Public Hearing from Ms. Karen Speakman of NeighborGood Partners and Mr. Zach Prebula of the Kent Economic Partnership. During the Meeting, the Planning Commission heard the applicants' presentation on the Mixed Use Building at 120 S Governors Avenue, The Governor Project includes a Tree Mitigation Plan for off-site tree planting, an Active Recreation Area Plan, and Conditional Use Approval for the proposed Day Care center, as well as approval of a waiver for the fence component of the design.

The motion to approve Site Plan S-25-11 The Governor: Mixed Use Building at 120 S Governors Avenue passed 8-0 of the Planning Commission members present for this application at the September 15, 2025 Meeting. This action included approval of the Architectural Review Certification with the alternative side yard setbacks, approval of the Tree Mitigation Plan, Active

Recreation Plan, conditional approval for the day care and approval of the Waiver for Opaque Barrier – Fence Component.

VI. STAFF COMMENTS AND RECOMMENDATIONS

The Staff Comments and Recommendations for this application regarding project activities and Architectural Review Certification were originally provided in the Architectural Review Staff Report issued for the July 17, 2025 Historic District Commission Meeting. **The comments and recommendations were updated for this Report following Staff's review of the Revised Submission dated August 24, 2026.**

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

- 1) Staff again recommends conditional approval of the Revised Architectural Review Certificate for The Governor, Mixed Use Building at 120 South Governors Avenue project, finding that the building as Revised to be of a compatible design with the nearby buildings and with the intent of the *Design Standards and Guidelines for the City of Dover Historic District Zone*. The proposed multi-use site enhances the pedestrian scale of the Downtown area and supports the *Capital City 2030: Transforming Downtown Dover Master Plan*. The revised brick and fiber cement paneled exterior finishes take cues and architectural style from the buildings downtown and the form breaks up the total façade into smaller building segments and set back (steps-back) in certain areas making it look like multiple connected buildings. Sidewalk expansions and the implementations of pedestrian elements will add to the urban activity expected within the Loockerman Historic Context.
- 2) Staff again recommends the following conditions to improve the project's compliance with the recommended guidelines of the *Design Standards and Guidelines*. The following are the recommended conditions:
 - a. The selected brick choice should be compatible with the brick of other existing buildings in the area. Clarify the brick size and patterning.
 - b. Clarify the window glass area material as mirrored or colored glass is not always appropriate for use in the Historic District Zone.
 - c. Clarify the edge treatment (railing material and form) at the west roof facing the courtyard area. It appears to be a dark colored picket style railing.
 - d. Consideration of wall or free-standing signage may require additional review and will need to go through the Sign Permit application process.
 - e. Consider screening and placement of any roof-mounted equipment.
 - f. Any light fixtures utilized on the property should be consistent with the style of the lighting used in the nearby areas of the Loockerman Context of the Historic District
 - g. Any revisions or changes in the identified material may be subject to further review by the Historic District Commission.
- 3) The Governor: Mixed Use Building at 120 S. Governors Avenue appears to comply with the design standards of the C-2 zoning district in regard to the building façade articulation (having a base, middle and top). The project has also incorporated the step backs for the lower floors

(under the fourth floor) and balcony elements. The project design show consideration of the pedestrian at the street level.

- 4) In regard to the placement of off-street parking, South Governors Avenue is considered the primary façade of the building. The placement of a small on-site parking lot along the S. New Street frontage of the property can be considered as it is a secondary front elevation due to the full block depth of the development site. Appropriate screening by landscaping or low fence/wall elements of the parking must be considered. There is space between the parking and the street frontage sidewalk; renderings show shrub plantings.
- 5) 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. Consider the format of the area to the south of the building for its surface treatments, ability or limitation for pedestrian access, landscaping of area, and any screening of this loading/fire lane area at its connection to South Governors Avenue.
 - b. Section 5-5 of the *Design Standards and Guidelines for the City of Dover Historic District Zone* details recommendations for signage. Signs at the storefront level should be oriented primarily to pedestrians and sized and designed for pedestrian vision. Large-scale signs are not recommended.
 - c. Off-street parking lots provided shall be screened from the street line by buildings, landscaping, or other means. Page 11 of the proposed submission indicates the off-street parking lot will be screened by shrubs. Screening in compliance with *Zoning Ordinance*, Article 6, Section 5 – Supplementary Regulations for Parking and Loading Facilities and the design standards of the C-2 Zone are evaluated with the Site Development Plan submission.
 - d. Provide information on the dumpster enclosure/ utility area construction and screening.
- 6) Clarify whether existing trees on the site or adjacent streetscape area will be preserved. If they are proposed to be removed, replacement of removed trees will be required. The development area (the property) is also subject to tree planting requirements of the *Zoning Ordinance*. This is considered during the Site Plan Review.
- 7) Staff recommends the following pertaining to the site design elements of the project:
 - a. The sidewalk system on the street frontage along both South New Street and South Governors Avenue should continue and include barrier free access, crosswalk striping, etc. at the points of intersection with the entrance and exit drive aisles. These appear to be shown.
 - b. Any proposed landscaping or tree planting locations, and lighting fixture locations should be depicted on the plan and be consistent with the character of these elements as they exist within the Loockerman Context area. Lighting fixtures are shown for the parking lot and street frontages.
- 8) The review of the development of the three adjacent parcels along S. New Street occurred with the Site Plan review process as some of the planned amenities are tied to code requirements for certain uses such as the Child Day Care Center and Active Recreation for the residential units.

- 9) The central Courtyard/Wellness Area may be an opportunity for public art installations.
- 10) For building construction, the requirements of the building code or fire code must be complied with. Consult with the Building Inspections Staff and Fire Marshal regarding these requirements. The resolution of these items can impact the site design in some cases.
- 11) 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.
- 12) 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 were identified during the Site Plan Process for Site Plan S-25-11. The Revised project remains subject to the DAC Report and comments issued for S-25-11 (See attached Report issued for Sept 2025).
- 13) 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 Revised Architectural Review Certification and Site Plan Review process.
- 14) The applicant should be aware that a Sign Permit is required to proceed with the placement of signage on the property.

VII. Historic District Commission Action Required on Revised Submission

The Historic District Commission shall conduct a Public Hearing and shall consider the proposal and provide a revised recommendation in regard to the Revised Architectural Review Certification for the 120 South Governors Avenue Mixed Use Building development. The recommendation should reflect consideration of the *Design Standards and Guidelines for the City of Dover Historic District Zone*. This revised recommendation will be presented to the Planning Commission at their September 21, 2026 Meeting with Public Hearing and Review of the Revised HI-25-02/S-25-11.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: 09/02/26

Item 4.
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APPLICATION: HI-25-02 and S-25-11 Revised The Governors Mixed Use Building at 120 S Governor

FILE #: HI-25-02 and S-25-11 **REVIEWING AGENCY:** City of Dover, Office of the Fire Marshal

CONTACT PERSON: Jason Osika, Fire Marshal
josika@dover.de.us

PHONE #: (302) 736-4457

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY, AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESS BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS:

1. Proposal is an architectural review only using the exact footprint of S-25-11

ADDITIONAL / SPECIFIC REQUIREMENTS TO OBTAIN APPROVAL:

1. It is noted that this is an architectural review only, all S-25-11 comments apply
2. In door storage is new.

APPLICABLE CODES LISTED BELOW (NOT LIMITED TO):

2021 NFPA 1 Fire Code (NFPA; National Fire Protection Association)
2021 NFPA 101 Life Safety Code (NFPA; National Fire Protection Association)
2019 NFPA 72 National Fire Alarm and Signaling Code (NFPA; National Fire Protection Association)
2019 NFPA 13 Installation of Sprinkler Systems (NFPA; National Fire Protection Association)
2009 IBC (International Building Code)
Latest editions of all other NFPA Codes as defined by the Delaware State Fire Prevention Regulations
2021 Delaware State Fire Prevention Regulations
City of Dover Code of Ordinances

***If you have any questions or need to discuss any of the above comments, please call the above contact person listed.**



CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: SEPTEMBER 2, 2026



APPLICATION: **REVISED The Governor: Mixed Use Building at 120 S Governors Avenue**

FILE #: **S-25-11 & HI-25-02**

REVIEWING AGENCY: **City of Dover Department of Public Works and Water & Wastewater**

CONTACT PERSON: **Kate L. Mills, P.E., Interim Director of Water & Wastewater / Engineering Services**

CONTACT PHONE #: **302-736-7025**

CONTACT EMAIL: **kmills@doverde.gov**

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS

SANITATION

1. Every commercial customer shall provide such premises with a sufficient number of solid waste containers to provide adequate capacity for the solid waste placed out for collection without overloading the capacity of the containers. The City of Dover shall provide commercial customers with a maximum of two (2), 90-gallon trash containers and two (2), 90-gallon recycling containers.
2. Trash collection site shall be oriented for side-loading pick-up if customer is utilizing City of Dover sanitation services.
3. Any commercial customer requiring more containers, or larger containers, than provided above, must utilize private service.

STORMWATER

1. Final site plan approval will not be granted until a copy of the approved Stormwater/Erosion and Sediment Control Plan from Kent Conservation District is submitted to our office.
2. The size, length, slope, type and flow directions must be shown on all existing and proposed storm sewer lines. Rim and invert elevations must be labeled on all stormwater structures.

STREETS

1. Final site plan approval will not be granted until a letter of no objection, signed by DelDOT is submitted to our office.
2. The current City of Dover standard street section provides for a 3' grass strip between the curb and sidewalk. This standard was administratively revised to meet ADA and FHA compliance with cross slope requirements and to prevent cars from scrapping at driveways. The revised standard utilizes a five feet (5') wide public sidewalk with a five feet (5') wide grass strip behind the curb. Sidewalk and curb shall be installed for the width of the project scope.
3. Please add the following notes to the plans:
 - a. Standard City of Dover sidewalk, as per chapter 98, article IV of the Dover Code of Ordinances, shall be required to be installed along the entire public street frontage of a property. Where frontage sidewalk exists but does not meet the standards of chapter 98, article IV, the sidewalk shall be re-laid to meet the standards. Sidewalk shall include barrier-free

access ramping at points of intersection with street crossings and at other locations so as to afford reasonable barrier-free pedestrian movement and site access.

- b. In accordance to Appendix A, Article VI, Section B.3, all sidewalks shall ascend from the curbstone to the building line at the ratio of one-quarter of an inch to the foot. Nothing in this section shall be construed to affect any pavement previously laid by order of the city council, until it is taken up and relaid.

WATER

1. All water utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
2. The following notes must be added to the plans:
 - a. Hydrant connections by the contractor are prohibited. This method may not be utilized during any phase of the project.
 - b. Any existing water lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Water & Wastewater specifications and requirements.
 - c. The site contractor shall contact the City of Dover Department of Water & Wastewater Construction Manager at (302) 736-7025 prior to the start of construction. A representative from the City of Dover Department of Water & Wastewater must observe and approve all City owned water and sanitary sewer interconnections and testing. All water taps must be performed by a City of Dover approved contractor. The proposed location for the water connection may need to be adjusted in the field due to conditions of the existing main. Possible conditions that would require tapping relocation include proximity to pipe joints, other taps, concrete encasements, conflict with other utilities, and the like. Test holes must be performed by the contractor to determine the best tapping location. The City of Dover will not be held responsible for field conditions requiring adjustment of the tapping location or for any work required by the contractor to make an appropriate and lawful connection.
3. The size, type, and location of all proposed and existing water lines and valves must be shown on the plan. Please be advised that effective May 1, 2022, water mains can now be constructed using DR 18 PVC.
4. Water usage projections (peak demand or plumbing fixtures) must be submitted to our office to correctly determine the size of the domestic and irrigation (if applicable) water meter for the proposed buildings. These projections must be submitted prior to approval so the meter size can be placed on the final site plan. The proposed water meters must be installed in a pit per City of Dover requirements and manufacturer's recommendations. Also, a dual check valve is required downstream of the meter.
5. The domestic service, fire main connection and valves must be clearly shown for each building. A valve must be installed at the tee to isolate combined fire and domestic water service to the building from the water loop. Typically, this valve is installed at the tee or an acceptable distance from the building. A valve must be provided on the domestic water service, which must be tapped off of the combined eight-inch (8") fire/domestic service outside of the building. The domestic water tap and valve should be as close to the building as possible. Typically, the domestic tap and valve are located within five feet (5') to ten feet (10') of the building. A blow up detail of this layout is recommended.
6. Provide a construction detail for the proposed restraining system for the fire main located within the buildings. There shall only be one (1) water service per building. The Department of Water & Wastewater will test and inspect all fire mains to a blind flange located inside the buildings. The blind flange with tap is used for hydrostatic pressure testing (200 psi for two (2) hours) and dechlorination. The flange must be restrained in the direction of the pipe entering the facility. A pipe entering horizontally through a wall sleeve shall be restrained with rods through the wall. A pipe entering vertically through a slab shall be restrained through the floor to the ninety degree (90°) bend and thrust block. All rods shall be a minimum of ¾" all thread. All pipes through walls and slabs must be Class 52 cement lined ductile iron pipe. Confirm particulars to meet this requirement with mechanical designer.
7. Water services shall be either type K copper or SDR-9. 1. All non-metallic water lines (mains and services) shall be installed with a tracer wire and identification tape. The wire shall be a minimum of twelve (12) gauge blue coated solid copper wire, wrapped around the pipe, and extending up into all valve and curb boxes. The identification tape shall be six-inches (6") wide, laid one foot (1') above the pipe, with the following text: "Caution: Buried Water Line Below". 3M marker balls, model 1423-XR, or approved equal shall be installed at every service line connection to the water main and all bends on the service line.

8. On October 24, 2022, City of Dover Council approved the new Cross Connection Control Program. This program requires certain backflow prevention assemblies on water service connections to the city's distribution system. Please provide a specific description of the activities in this building.
9. Prior to final site plan approval, a plan must be submitted and agreed upon for the 12" water main relocation that is currently located in the alley. The 12" water main shall be cut and capped north of the proposed development with a blow off assembly.
10. A fire hydrant shall be installed at the end of the water main extension in S Governors Avenue.

WASTEWATER

1. All wastewater utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
2. The following notes must be added to the plans:
 - a. Any existing sanitary sewer lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Water & Wastewater specifications and requirements.
 - b. Part II, Chapter 180, Article III, Section 180-10 of the Code of Kent County requires that "no person shall discharge or cause to be discharged any stormwater, surface water, uncontaminated groundwater, roof runoff, subsurface drainage, uncontaminated noncontact cooling water or unpolluted industrial process waters to any sanitary sewer", this shall include condensate. Sec. 110-231 of the City of Dover Code defines storm sewer as "...any system used for conveying rain water, surface water, condensate, cooling water or similar liquid wastes, exclusive of sewage." The contractor, developer, owner and designers shall ensure during construction that no illegal discharges to the sanitary sewer system are created with the site improvements.
3. The size, length, slope, type and flow directions must be shown on all existing and proposed sanitary sewer lines. Rim and invert elevations must be labeled on all sanitary structures.
4. Cleanouts must be installed on sanitary sewer laterals within five feet (5') of the building, one foot (1') outside of the right-of-way and at all bends. Any cleanout located within a traffic bearing location shall be installed with a heavy duty cast iron frame and cover to prevent damage to the cleanout and lateral.
5. Sizing (flow) calculations must be submitted for all sanitary sewer mains showing that velocity and all other requirements are met.
6. The minimum size of all sanitary sewer laterals shall be six-inch (6").
7. If kitchen facilities are proposed a minimum 1,000 gallon, two chamber grease trap, meeting all Kent County ordinance requirements, must be provided. A construction detail for the proposed grease trap, as well as the proposed location, must be provided on the plan.
8. Depending on the effluent flow, the downstream pump station may be required to be evaluated by the developer / engineer to verify it can handle the additional effluent flow.

GENERAL

1. All existing utilities shall be adjusted to final grade in accordance with current City of Dover requirements and practices. This must be included as a note on the plan.
2. No trees may be planted within ten feet (10') of utility infrastructure.
3. No structure may be installed within ten feet (10') of utility infrastructure, please depict all underground utilities and structures on the utility plan sheet to confirm compliance.
4. The final site plan must be submitted in the following compatible digital formats:
 - a. AutoCAD 2021 (.dwg format).
 - b. Adobe Reader (.pdf format).

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

SANITATION / STORMWATER / STREETS / WATER / WASTEWATER / GENERAL

1. None.

ADVISORY COMMENTS TO THE APPLICANT

WATER

1. The City of Dover water system is available to this site. The developer is responsible for all costs associated with extending and providing service to the proposed development.
2. Prior to plan approval, the water system plans must be submitted to the Division of Public Health, Office of Drinking Water for review and approval. The owner/developer will be responsible for providing all completed forms and plan sets to the City of Dover as required for submission to the Office of Drinking Water. Plans will not be submitted to the Office of Drinking Water until review has been completed by our office.
3. Hydrant flow testing is currently only performed during the spring and fall. The applicant must call the Department of Water & Wastewater directly to schedule these tests. This applies to both existing hydrants as well as those proposed for the site.
4. Water impact fees will be required to be paid prior to Certificate of Occupancy for this project. Each apartment unit is equal to one (1) Equivalent Dwelling Unit (EDU). The retail portion will also have impact fees, the amount will be dictated by the proposed fixture count.

WASTEWATER

1. The City of Dover sanitary sewer system is available to this site. The developer is responsible for all costs associated with extending and providing service and capacity to the proposed development.
2. Prior to plan approval, it may be required to submit the sanitary sewer system plans to the DNREC, Division of Water Resources, Surface Water Discharges Section for review and approval. The owner/developer is responsible for providing all application fees, completed forms and plan sets directly to DNREC.
3. Profiles of the sanitary sewer main must be provided with the construction plans. All water, sanitary sewer and storm sewer crossings must be shown on the profiles.
4. Wastewater impact fees will be required to be paid prior to Certificate of Occupancy for this project. Each apartment unit is equal to one (1) Equivalent Dwelling Unit (EDU). The retail portion will also have impact fees, the amount will be dictated by the proposed fixture count.

GENERAL

1. The applicant is advised that depending upon the size of the existing water service and sanitary sewer lateral to be abandoned, flowable fill may be required.
2. Construction plans will not be reviewed by our office unless all previous comments have been clearly addressed within the plan set and accordingly identified within an itemized response letter and with the Water/Wastewater Initial Plan Submission Checklist, which can be obtained from the following website: https://imageserv9.team-logic.com/mediaLibrary/198/WaterWastewaterHandbookFinal_1.pdf, page 88.

SANITATION / STORMWATER / STREETS

1. None.

From: [Jones, Tijah \(DelDOT\)](#)
To: [Melson-Williams, Dawn](#)
Cc: [Hickman, Kevin \(DelDOT\)](#)
Subject: EXTERNAL: DAC Comments
Date: Thursday, September 3, 2026 3:00:04 PM

You don't often get email from tijah.jones@delaware.gov. [Learn why this is important](#)

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Dawn,

Here are the comments from DelDOT for the applications discussed in the DAC Meeting 02 September

- **S-26-13 Winner Subaru Building Additions at 1387 North DuPont Highway**
 1. Schedule a pre-submittal meeting with the department.
- **S-26-14 William Henry Campus Improvements at 65 Carver Road, Dover, DE**
 2. Schedule a pre-submittal meeting with the department.
- **HI-25-01 Revised #2 and S-25-07 Revised #2 The Old Post at 55 Loockerman Plaza**
 3. Schedule a pre-submittal meeting with the department.
- **HI-25-02 Revised and S-25-11 Revised The Governor: Mixed Use Building at 120 S Governors Avenue**
 4. Schedule a pre-submittal meeting with the department.

Tijah Jones

Subdivision Review Engineer
Economic Development Coordination
Delaware Department of Transportation
(302) 760-2124
tijah.jones@delaware.gov

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
ADVISORY BRIEF
D.A.C. MEETING DATE: 9/9/2026

**Dover/Kent
County
Metropolitan
Planning
Organization**

HI-25-02 Revised and S-25-11 Revised The Governor: Mixed Use Building at 120 S Governors Avenue

FILE # HI-25-02 / S-25-11 REVIEWING AGENCY: Dover/Kent County MPO

CONTACT PERSON: Malcolm Jacob

PHONE #: (302) 387-6030

Attached, please find comments submitted by Dover Kent MPO for each of the current City of Dover Development Advisory Committee (DAC) applications. These comments are a part of the MPO's ongoing goals of promoting transportation safety and connectivity within the region. They are submitted in accordance with the support given by the MPO Council on November 6, 2024.

Issues of concern to the MPO are effective transit, reducing the amount of vehicle emissions by shortening or eliminating trips, and facilities for alternative modes of transportation, including bicycle and pedestrian access. The MPO considers the bicycle facilities required by the City of Dover to be the standard for all applications, not to be waived.

City of Dover Planning Commission
Site Development Plan Review

HI-25-02 Revised and S-25-11 Revised The Governor: Mixed Use Building at 120 S Governors Avenue

Sidewalks are included in the site plan, both along the property's frontage and internally. The applicant should follow both the City of Dover Code for sidewalks¹ and the DelDOT specifications for sidewalks,² to make sure the requirements of both entities are met. Any sidewalks that are damaged or removed during the construction process will need to be replaced.

A connection between New Street and Governors Avenue should be considered. The loading zone on the southern end of the property would be an ideal location for this complete connection.

¹ "Dover Code: Appendix B, Article 5, Section 18." City of Dover, DE.

https://library.municode.com/de/dover/codes/code_of_ordinances?nodeId=PTIICOOR_APXBZO_ART5SURE_S18PEBIMUDAACRE.

² *Pedestrian Accessibility Standards Manual*. Delaware Department of Transportation (DelDOT) (2021).

<https://deldot.gov/Publications/manuals/pedestrianAccessibility/pdfs/2021/Pedestrian-Accessibility-Standards-for-Facilities-in-the-Public-Right-of-Way-2021-Edition.pdf>.



The current site plan requires large vehicles to back into or out of the loading zone and exit the property by driving past the daycare, which could lead to conflicting uses during peak hours. By creating an exit onto Governors Avenue and restricting its use to certain types of vehicles (such as fire trucks and trash collection vehicles), the traffic flow of the property would be improved.

A related issue is the availability of space for large vehicles. The planned building will include 120 apartment units, a grocery store, retail and restaurant spaces, and other residential and commercial uses, all within a small area. This will result in large vehicles (such as moving vans, freight trucks, and trash collection vehicles) constantly needing to access the property. The loading zone and parking area will not always be able to fit all of these vehicles. As a result, the applicant will need to coordinate with the City of Dover and strategically direct these vehicles so that they do not obstruct the flow of traffic on Governors Avenue, a major corridor for vehicle traffic, and that they do not block the drive aisle or parking area on the property.

A crosswalk should be added to the parking area on the western side of the property, extending northward across the drive aisle and towards the daycare. Pedestrians tend to use the most direct route, which means if they are headed to the daycare, they are less likely to use the planned crosswalk that extends eastward. Another crosswalk would help with keeping these people safe and giving them a designated place to walk.

The applicant should ensure that bicycle racks are included in the plan, in order to meet the City of Dover's requirements on bicycle parking. This should be done at a rate of one (1) bicycle parking space for every twenty (20) vehicle parking spaces.³ If more information on specific types of bicycle racks is needed, please contact Dover Kent MPO.

Finally, motorists are likely to park their vehicles and then walk across Governors Avenue between this property and the planned mobility center, either as tenants of the apartments or customers at one of the businesses. They will probably try to cross the road directly in front of the parking garage, as the nearest crosswalk is to the south at the intersection with Loockerman Street, which is not as convenient. Given the expected increase in pedestrian traffic, a crosswalk with a Rectangular Rapid Flashing Beacon (RRFB) should be considered for the purpose of creating a safe connection between the two properties. RRFBs are identified as a Proven Safety Countermeasure by the Federal Highway Administration (FHWA), and they have been shown to reduce pedestrian crashes by up to 56%.⁴ They are most useful at unsignalized locations with noted pedestrian safety concerns. Dover Kent MPO is willing to work with the applicant and DelDOT to find solutions to the issue of getting pedestrians safely across Governors Avenue.

If you have any questions or need to discuss any of the above comments, please call the above contact person and the Planning Department as soon as possible.

³ "Dover Code: Appendix B, Article 6, Section 3.10." City of Dover, DE.

https://library.municode.com/de/dover/codes/code_of_ordinances?nodeId=PTIICOOR_APXBZO_ART6OREPAD_RLOFA_S3REOREPASP.

⁴ *Kent County Safety Action Plan*. Dover/Kent County MPO (2025).

<https://doverkentmpo.delaware.gov/files/2025/06/Kent-County-Safety-Action-Plan-FINAL-June-2025.pdf#page=61>.



CITY OF DOVER HISTORIC DISTRICT COMMISSION
JULY 17, 2025
Excerpt from Meeting Minutes – Draft

The Meeting of the City of Dover Historic District Commission was held on Thursday, July 17, 2025, at 3:30 PM as an In-Person Meeting in the City Hall Council Chambers (anchor location) and virtually using the audio/videoconferencing system Webex. With Chairman Czerwinski presiding, the other members present were Mrs. Richardson and Ms. Horsey (virtual). Mrs. Mason was absent. (There is currently one member not appointed.)

The Planning Office Staff members present were Mrs. Melson-Williams, Mr. Salzano, and Mrs. Savage-Purnell.

NEW APPLICATION

HI-25-02 Mixed Use Building at 120 S Governors Avenue – Public Hearing and Review for Recommendation on Architectural Review Certification for the construction of a four story, 169,080 SF Mixed Use Building including a grocery, retail and restaurant spaces, a child day care, 120 apartment units, and a roof-top courtyard with site improvements of a parking lot, a courtyard, and landscaping. The parcel contains 1.70 +/- acres. The property is zoned C-2 (Central Commercial Zone) and subject to H (Historic District Zone). The property is located on the west side of South Governors Avenue and halfway between Reed Street and West Loockerman Street. The owner of record is Downtown Dover Development Corporation c/o Downtown Dover Partnership. Property Address: 120 S. Governors Avenue, Dover. Tax Parcel: ED-05-077.09-01-44.00-000. Council District 4.

Mrs. Melson-Williams mentioned that this is a proposal for a four-story mixed-use building with a mixture of commercial and residential units that are being proposed. As part of the process, there is an Architectural Review Staff Report that is prepared that gives a narrative about the project, the different Code provisions and *Design Standards and Guidelines* for the Historic District that you need to be looking at as well as a series of Staff Recommendations. The location of 120 South Governors Avenue is to the north of Loockerman Street which is at the bottom of the image here (as she referred to the slide presentation) its the main parcel shaded in blue. You can see that it expands the full width of the block between South Governors Avenue, which is on the right-hand side and then South New Street is on the left-hand side of the block.

There are several adjacent parcels to the north of this large tract that are not within the Historic District but may involve improvements in those areas as it moves through the Site Development Plan review process that it will have to go through. The building is on a property that is zoned C-2 which is the Central Commercial Zone and also found in the Historic District Zone. Anytime you have new construction in the Historic District, it is going to be subject to the process called Architectural Review Certification. This property previously held what we call and know as the Acme building. The demolition of that building has occurred. That occurred after the request for its demolition appeared before this body in June of last year as application HI-24-05 and that was approved for demolition of that mid-20th century commercial building (grocery store building) that was there. The narrative does include some information on the historic development of this

parcel, but that commercial building was the last in the line before this new proposal here. The property is fully located in the City's Historic District Zone. I will also note that the property is within the National Register of Historic Places in the Historic District, known as the Victorian Dover Historic District, but that previous commercial building was considered a non-contributing building to that district.

The project proposal today, as we will hear more from the Applicant about its details, is a mixed-use building. It is 4-stories in height. As part of the project, there is part of the parcel that would be developed as a parking lot and then there's other associated site amenities that would be proposed for improvement or new construction, things like sidewalks, placements of trees, and the like. With this property being in the C-2 zoning district, there are some design standards related to that. Our report outlines the code compliance items related to setbacks. They are meeting those with the placement of the building overall. The C-2 zone does allow for a building of four stories in height as the maximum building height is ten stories or 125 feet. This Plan proposes four stories at 60 feet for this project. In reviewing this project, the Historic District Commission is charged with looking at the *Design Standards and Guidelines for the City of Dover Historic District Zone*, specifically mostly focused on Chapter 4 where new construction is discussed and the appropriate kind of guidelines and standards for doing such a new construction. There are also some references to Chapter 3, which is where each kind of building element and materials are discussed in greater detail. For new construction, they're really looking at things related to the massing of the building, like how does it present itself to its street and its adjacent neighbors. And also, things like orientation, size, overall portions of things like walls to window, and those types of criteria. The Planning Staff in doing the Staff Review Report always gives a series of Comments and Recommendations in regards to the project. Those are found on the Report beginning on page 7. Staff is recommending conditional approval of the Architectural Review Certificate, finding that the building is of a compatible design with adjacent buildings and would meet the intent of the *Design Standards and Guidelines*. We believe that their use of the various brick finishes takes cues from the adjacent and greater Downtown Dover area, and how the facade particularly is broken up, it really, even though it is one overall building could be easily read as several smaller buildings along a streetscape area. The other Staff comments that are included in the Report, ask some questions about things that probably should be clarified. The Applicant may actually focus on some of those as we continue a review on this project. I'd be happy to circle back to those comments after we hear from the Applicant and if the Historic District Commission members have other questions. But at this point in time, I think your time is best used in hearing from the Applicant and the details of their project. There are a number of the project team members here. I'm not sure who is taking the lead today.

Representatives: Mr. Todd Stonesifer, Chair of the Downtown Dover Partnership Board, Mr. Michael Henry, Becker Morgan Group, Ms. Candice Schuster, CoreStates Group, Ms. Leslie Smallwood-Lewis and Ms. Meagan Whetstone, Mosaic Development Partners.

Presentation

Mr. Stonesifer stated that he lives at 115 N. State Street, Dover, Delaware. I'm also the Chair of the Downtown Dover Partnership. Just to paint a little picture, we would like to present to you as much information as we can to make your decisions easier. We may miss the mark. If so, please ask us questions and if not, then wonderful. We did a good job. I'm here with my team. I'm simply the Chair of the Board of Directors and we have established a wonderful team over the last couple of years. So, in 2021, we set out to find out what the solution is to make Dover more attractive.

And the solution is we went through a planning process for a little over one year. We engaged community members to give us input, and the community came together wonderfully to provide feedback and to build through this process where they provided information. We took the information and collected that into iterations of ideas, brought it back, presented it, they gave us more feedback, we went back and drilled down into finer details.

The Plan was delivered to us in January of 2023. Part of that Plan was that we would find Staff and have someone dedicated to implementing this Plan through a Property Development Director. I am pleased to introduce Mr. Ken Anderson. Then we'll meet the rest of our team: Jed with Colonial Parking, Monica and JD Bartlett with EDiS Construction, Candice Schuster with CoreStates Group, Leslie Smallwood-Lewis and Meagan Whetstone with Mosaic-Colonial Associates, and the Civil Engineers of the Becker Morgan Group. This was a one-year process just to get us to the overarching Plan that conceptualized this. We have now been working on the implementation stages to get us to this point.

Mr. Ken Anderson stated that he is the Property Development Director Consultant for the Downtown Dover Partnership. I am so excited to be at this portion of the project. In my role over the last 18 months, I've primarily been responsible for the assessment with some key structures that are specific to our Downtown Dover Master Plan. As a result of site assessments, overseeing the bid and procurement process, identifying remediation requirements from some of the structures, and having to come before you previously for a couple of little structures where we had to get permission to demolish certain buildings.

I'm grateful that through all the community input that we got as part of that process, all the feedback, and the menagerie of phone calls we received while demolishing buildings. While doing remediation, we have successfully gotten to this point. I think this building is a benchmark and is iconic representation of what this Master Plan is all about.

When Todd asked me to come and participate with this incredible team, this is what I was looking forward to. At this moment, I'm grateful that when we came to you regarding our request to demolish the old Acme building, you gave us unanimous consent to do so. As a result, concurrent with all these other activities that we just heard about, the design process took place by this team. We are at, I think, an incredible next step and next phase of the Master Plan. Thank you for your input today as we look forward to going forward.

Mr. Stonesifer mentioned that we'll turn it over to Meagan and Leslie from Mosaic Development Partners. They are the ones really driving the train on this design and leading the charge. Hello, I'm **Ms. Meagan Whetstone** the Senior Vice President at Mosaic Development Partners. I'm here today with those Development Partners. What we are really trying to talk to you about is the broad sweeping market identity for this project. You know, a healthy walkable city comes with the verb and people to drive it. And so, what we are trying to do with this Site is not only embrace outcomes of the new Mobility Center but also pay attention really carefully to New Street and make sure that there is no real backdoors, which is an incredibly hard thing to do in a building that is supposed to have grocery and retail and all these amazing things. We're trying to do it really carefully because within that Historic District, the scale has to be at the pedestrian level. So, what we're hoping to achieve here is something that fits the cadence along Governors really matches the identity of the town. And also allow for people to really inhabit the space. What we are envisioning in the residential part of this is affordable luxury units that are going to be delivered at

kind of a market luxury level, but with different funding mechanisms used on our capital stack side to enable people of any income level to join in on this project and be part of the community.

It's not really, you know, for any one type of person. It's for everybody, but really providing a high level of care and community within the building itself. With that, a lot of the units have requirements, but there's a really high level of mix so we can have emerging professionals as well as families starting to enjoy this space as they're looking to put permanent footing down in Dover. The retail is along South Governors. A lot of times the grocery store actually heads back to most of the space because it all requires refrigeration. So, what we've done is have three special little micro-retail pieces along Governors to kind of give startup space back to the community and to provide a front door. Then the grocery store itself is more extended back into the building. It is accessible for both sides just thinking about the way people will engage with the building itself.

Mrs. Melson-Williams noted that Michael Caine from CoreStates Group has also joined us online.

I'm going to turn it over to Ms. Candice Schuster of CoreStates Group and she'll talk to you more about the architectural realization as well as the programming along the street.

Good afternoon. My name is Ms. Candice Schuster and I'm the architect for 120 South Governors. I'm the Associate Director of Housing for CoreStates Group, formerly known as Bernardon. The proposed community is a four-story multifamily, mixed use, mixed income residential property offering thoughtfully designed apartments while maintaining the historic character. Exterior and shared spaces help in reinforcing the street grid and the historic pedestrian connectivity. The ground floor of the building is programmed to serve a variety of activities which promote the urban experience. Key occupancies will include a grocer, a cafe, a daycare, and three small retail and restaurant spaces that are perfect for small businesses serving a community. This building concept proposes two front doors as Meagan previously stated which gives revitalization to New Street as well as Governors Avenue. These two spaces will give use to the exterior courtyard located at the rear of the building to help stitch in the existing community. There is surface parking at the back that will accommodate both the grocer and the daycare. The upper floors are a mix of studios, one beds, two beds, and three beds with an outdoor rooftop courtyard above the grocer.

Rendering

Although contemporary in design, the development's architecture respects the historic context rather than replicating the neighborhood structure. The building incorporates the guideline principles of scale, rhythm, proportion, and materiality. It enables the structure to harmonize with the surroundings and avoid appearing foreign in the community, while introducing additional contemporary textures and materials to complement the historical context. The building massing follows the surrounding historical communal vernacular. The building is scaled with the urban fabric of Dover's Downtown context. The southern façade is four stories while the facade steps down to the north of the building where we have two-story adjacent buildings to weave in with the fabric that's existing there. The facade lends itself to more of a neighborhood aesthetic to fit in with a local community. The dynamic process of the facade allows for a pedestrian friendly walkway both on Governors Avenue and New Street. It also creates identifiable entry points at the corners of the building as well as the residential entry in the center. The facades are treated with brick, masonry, and historic talent aligned with the context in the surrounding neighborhoods. Decorative cornices and bandings align with the historic cornice heights within the district, upper floors are treated architecturally to blend and maintain focus on the first story. Large storefronts on

the ground floor with tall narrow windows are to maximize the comfort of the units and the aesthetic of the overall building. Railings will tend to hold historic character while using modern materials. The façade will feature a primarily retail frontage alternating between masonry piers, glazing, and premanufactured panels. The brickwork employs varying orientations, particularly in the column bases and at the cornices or perceived cornices lines of the building. This technique ensures the harmonious line of Dover's historic vernacular. All street facing elevations, follow the brickwork pattern up to varying cornice lines that step down as you get more into the residential area of Dover that's on the north side of the property. These design choices reflect the commitment to honoring the previously received public input, integrating the contemporary style with historical contexts, and aligning with the *Design Standards and Guidelines* of the City for the Historic District Zone.

Chairman Czerwinski asked if the Board members had any questions? He mentioned that he had questions. Mrs. Richardson mentioned that she had questions, but would like to see and hear the full presentation before asking questions.

Chairman Czerwinski asked if there was anyone else presenting? There were no other presenters.

Mrs. Richardson mentioned that she was in favor of the project and was also impressed.

Mrs. Richardson asked about the off-street parking on page 16 of the pictorial presentation. It shows a hedge. The presentation shows a hedge and a hint of a low fence. Will the final design include both a fence and a hedge? If you don't have a fence, someone is going to walk right through it.

Mr. Mike Henry (Civil Engineering Team of the Becker Morgan Group) replied that right now, only a screening hedge has been shown, but there is a possibility; we just haven't proceeded that far at this point. Mrs. Richardson said she would recommend it.

Okay there is a screening requirement and the hedge meets that, but I'm asking if there's going to be a fence condition because if there's an illusion of it maybe you can't really see it on that.

Ms. Leslie Smallwood-Lewis mentioned that they were also concerned about putting up a fence and creating an optics of that the community is not welcome and we don't want them in; sometimes provides that illusion. So, we want to make sure of that because there is going to be interior space that public installations might be able to occur. We don't want it to look like we are closed off. It's something that we just want to make sure that we consider collectively.

Mrs. Richardson mentioned on page 4 of the pictorial presentation it stated that there are 14 parking spaces. She asked will there be a maximum time limit on parking in these spaces? The proposal indicates that this parking lot is to accommodate the needs of residents, business owners, and shoppers. And if it's going to be the employee of a business, they are going to come in at 7:00 o'clock in the morning and park all day, when they only have 30 minutes.

Ms. Smallwood-Lewis mentioned that primarily, this parking has been envisioned to serve the grocery user, which is a big because of the size of the grocery actually really requests further needs, really high turnover parking and not a lot of them. Another use we're envisioning is for leasing so you can come in and then daycare drop off is a huge part of it. That's kind of why it's a

wide lane and for fire lane use. It is more of a temporary stay lot with the parking envisioned across the street.

Mrs. Richardson said but back to part of my original question. Do you plan to have a limit, like a 2-hour parking limit on these spaces like the rest of the town? Ms. Smallwood-Lewis responded by saying that it has not been considered yet, but certainly could be considered. Mrs. Richardson stated that she would recommend it.

Mrs. Richardson asked on what street will the entrance to the parking lot be located? On page 5 of the pictorial presentation, it indicates that it will be on Minor Street, which is just an alley. Is that how you are going to get into the parking lot? It's one way, you know, the one entrance and then the other side is the exit.

Mr. Henry replied the parking will come off of New Street. It's basically a U-shape. Minor Street is technically a paper alley that doesn't truly exist.

Mrs. Richardson asked, is it the same entrance as the truck access to the back of the grocery loading area? Mr. Henry replied yes.

Mrs. Richardson mentioned it appears that there is only one return for grocery carts which are located on South Governors. Are there other areas planned? Will there be a routine collection of carts which have not been returned? For example, if carts were left near where customers parked. Ms. Weststone replied that they are going to park across the street in the parking garage. Mrs. Richardson said then they are going to leave the carts up there. They are not going down and pull them (the carts) across the street.

Mrs. Richardson asked if they are in the parking lot, do they come in the back door? There's only one cart return area and it's looking to be at the front of the grocery store away from where anyone is going to park.

Ms. Weststone replied we have discussed these operational questions with the grocer as well as the parking team to understand the best-case scenario for them. Likely, it would be an operational exercise by the grocers themselves. The grocery has two entrances and so that the hallway in between that funnels in the middle is envisioned as that collecting space for the shopping carts. Should we need to add more (cart) parking in the same parking lot or elsewhere we can certainly consider it. Right now, the grocer that would go here is a smaller on their footprint and more of a grocery basket type. So, it's not envisioned that they would need it and they're not heavy cart users.

Mrs. Richardson mentioned that she understood. She assumed that it would be the grocer's responsibility, but the concern was it didn't look like you could return your carts through the backdoor. It was only at the front of the grocer.

Ms. Weststone replied that it is also in the back. There will be a sliding door to connect to that corridor.

Ms. Horsey asked if she could interact with that because she had the same question about the shopping carts. We have shopping carts left all over the Dover and it's a huge problem. I would suggest that this grocer please charge \$0.25 (twenty-five cents) like Aldi's. They don't have any

carts anywhere. They are the one place where you get your quarter back after returning the cart. She would really like to see that.

Mrs. Richardson asked why we are using three different types of bricks versus staying consistent (reference page 7, item IV #2 of the submitted proposal)? This is reminiscent of the smorgasbord of material used on the Dover Library. She has heard many comments around town after the library was built that it was obvious a committee put that building together.

Ms. Schuster mentioned looking at all the different materials here, it can seem like a lot. We studied this building for quite a long time as was said previously. When we got all of the opinions and the public's comments on this building, we decided that to fit in with the neighborhood of Dover and to really stitch into the fabric that we were going to go for more of a communal façade. That look is where you kind of start getting these different materials. Now, we are very careful that these materials relate to each other. It may be a different brick color, but the brick size may stay the same. The portions of the building are going to stay materially continuous in that section. We are not mixing and matching different materials within the same portion of the building where we have one brick type. We are keeping that and then we are having a separate façade look. We are doing something that compliments that, but it's not matching the building to get one cohesive building feel although the scale is breaking down to more of a pedestrian level.

Mrs. Richardson stated that she did understand that, and you did clarify that in your initial comments.

Mrs. Richardson, other than two very plain metal cornices, the design doesn't seem to include any decorative historical details that other buildings in the area have. That is a disappointment to her (see picture of Priscilla Block another historic building in the area). I'm not seeing anything historical in this building.

Ms. Schuster mentioned when we were looking at this building, we certainly wanted to have a nod to the historical context of Dover, which is very important. The building should feel like it fits. We did also look at the building having a little bit more of a contemporary look to kind of lead the future building opportunity. We can certainly look at putting some cornices in, but I think the way that the cornices lay out with this façade kind of stepping down feels appropriate too to the building façade.

Mrs. Richardson said it is very plain. It doesn't add anything to it.

Ms. Whetstone stated that I think one thing about replicating what is there is respecting it, which we do because we are trying to pull the columns up and really connect it to the edges to get context and those kinds of cornices. I don't think they are in the drawings, but you can kind of see them in the rendering where you start to get a little more play with the brick and articulation. I think one thing that we're thinking about, you know, is the marketing of this space and bringing people down. It is also a second layer of bringing additional private investment in with other people. And so its having that kind of fresh feel while merging it into the middle. Plain, we don't want plain. So, we will absolutely look at that and how it kind of demonstrates the shadow lines coming together to become clearer. I think that's coming back to what we're talking about with the pedestrian scale. You really feel it when you're on the ground floor. But also coming back with the bricks. You're coming down Main Street and every single brick building is brick and it's worn

brick, but they come from a very slightly different place. It is a slightly different clay, and they are all a little different as you march your way down. That's kind of what we are trying to do; so, you feel like you're not just walking past a monolith and it's something to get past, but it's something to stop and consider. So, with this lens of trying to bring people in and trying to make something familiar for everybody. Within a historic district, it has to have that scale. From an investment perspective, you know making people understand you know Dover is doing something here and it's something really cool. And what does that look like? So, it looks like a little bit of everybody but with that same rhythm and then with that same scale demonstrates I think you're speaking to. That is our vision.

Mrs. Richardson said okay, thank you.

Mrs. Richardson said none of the windows pictured in the pictorial presentation reflect any hint of historical connection with the area. They are all modern windows.

Ms. Schuster mentioned that with the window sizing and proportion of the window, we tried to match what was in the vernacular. That means tall and more narrow in size. The materials of the window are going to be more modern. I think that kind of lends to the type of living that's going to be happening in this building and the users at the end of this using these apartments. But with the proportion of the windows, we try to match the historical context.

Ms. Whetstone mentioned on the brick buildings, you're seeing a black frame on the windows and on the newer stuff, you're seeing the white frame. Coming back to that play of old and new, the brick is kind of replicating the idea of more of a warehouse window look. So, it's old and it's going to be reminiscent of what's already typically within the brick frame. I'm wondering if this is a render issue because it's so early in this concept is reading a little flat. It would be more set in. We would get shadow lines. There are millions on there that you would start to see. We can definitely take a look at how that could read with modern materials in a more contextual way.

Mrs. Melson-Williams asked if they could look at page 15. I think that page would probably help a little bit in the discussion you are having about cornice lines, windows, and old versus new.

Ms. Whetstone said that it is absolutely helpful. I defer to my team for all of the technical stuff, but that's not my strength. I do want to just note from a more global approach to this is the Master Plan. That is what Mosaic was brought in to focus on and to make sure that there is a true impact on Downtown Dover. In order to do that, there's constantly a balancing act that has to occur where we respect your City, because we love it so much. It's got such a quite feel to it because of its historic background. But we also know that it's very important to meet the needs of what people are looking for now in their living environment. And a lot of that has to do with a somewhat of a fresher look, the windows, the balconies, how things are laid out, and the amenities that will be in this building. We are charged with making sure that we actually do what was put into the Master Plan. We know and have done this so much that we know what these future residents and commercial tenants are going to be looking for. We are always having this push and pull between what the social needs are going to be for the future residents and tenants and how do we respect the City of Dover to make sure that comes out. It's not going to look exactly how everything else does in Dover because we won't achieve the ultimate goal of really densifying and bringing in a kind of a new generation of residents to Downtown Dover.

Ms. Horsey mentioned overall I really like what you have done here. I think you have achieved the goal of making it people's street level friendly facade. I do have one comment on this north end which is on the right side of the slide is that it seems to be what you see first. It is plain and kind of white and it will definitely show a little more. I was thinking possibly that could be a slightly darker color or maybe a little more interest in just the plain facade that it reads now because it looks like a white cube. So, that would be my only comment. I think you have answered a lot of questions that I had. Some of them were similar to Mrs. Richardson questions.

The only other question I might have would be the trees. Are they hopefully canopy trees, or do we know yet or is this too early in the process? I would urge you to plant some canopies to bring in the shade because as we all know, that's what makes Downtown's livable are the trees. Thank you.

Chairman Czerwinski commented that overall, the design is really nice. I think it is a postmodern kind of look. Mixing the old and new, he appreciates that. I think that the idea behind it is wonderful. My concerns about it are as follows. I think when she was talking about the cornices, I think there's an issue when you are dealing with cornices and trying to draw the eye down. So, what you're trying to do is you're drawing everybody away from the higher elevations or higher façade. I think you need a little bit more detail than just putting sheet metal or sheet aluminum because that's what it is going to be or represent the cornice. What we are talking about it simple, either incorporating that within the brick structure by making the cornice itself brick and then adding maybe some bracketing or some dentiling that adds a little bit of design elements to that. Because if you're going draw people's eyes down and you are going to respect the historical architectural features of Downtown Dover, you are going to have to make those little features.

I say just some simple bracketing or dentiling on the corners. I would hope that maybe you would stick with brick instead of trying to use aluminum. What you're trying to do, and I'm not an architect myself, but, you know, there's a fine line between trying to draw people's eyes down and being brutalistic within building design. Because effectively the top half of the building is not existent; there is no design elements up there. It's just the box, the white box. And so, if you're going to draw people's eyes down, I would ask that you enhance the details of those areas that you want to pop out. I think the idea of making the north elevation and darkening it down to like a gray might work, you know, just to break up the white. I understand what you're saying is you want that to disappear. One of my biggest problems is the south elevation. What I'm finding with these new buildings, and we typically do this all the time, is we ignore the elevation and put everything out on the façade and then there's nothing on the (side) elevation. And the thing is, this is a four-story building. So, from Loockerman. that building is going to stick out. If you have just an elevation with the brick and then the rest of it is just the white, you are going see a white building from Loockerman. It is going to be a featureless white building going all the way back. I'm asking that on the south elevation is wrapping that brick building all the way around for twelve bays on the elevation side of the building. Because we have another building on the Water Street where they just did the façade and it's very painfully obvious when the roof ends right there at the façade. It cuts off, you can just see where there's no roof there and there is no features. It's going to be the same thing right there especially from Loockerman where all you're going to see is that brick ending at the corner. You are just going to see a plain white building going all the way down to the rest of the building. So, I asked if you could wrap the facade of the south side around the elevation instead of just having to stop. On the back, it's kind of weird because you have the features. Go to page 16 and at the rear of the building, you go to a wainscoting which is kind of weird. The wainscoting really kind of brings out a warehouse look to the building. I'm not sure if that's necessary. I would just stick with the white going all the way around the back. The wainscoting

gives off the feature of a warehouse; it's not necessarily attractive. And then where the grocery building is, you kind of lose all the architectural features and you basically have the rear of a hospital right there. So, I would ask that for the grocery area to put a little more features on that to match the rest of the brick, because that looks really sterile. But basically, it's like the emergency entrance to the hospital and especially from New Street. It's going to be extremely visible if you're walking. You want something that looks neighborly and that doesn't really look neighborly. So, I'd ask that you continue that same sort of treatment as far as the brick with the columns.

Ms. Whetstone mentioned that they are all in set brick panels and it can be a little difficult to see, but okay.

Chairman Czerwinski mentioned they are very subtle. Ms. Whetstone said okay.

Chairman Czerwinski said it's a square box back there. That's another thing I see. But like I said, overall, I think the building design is very well executed. I just wish architects would look more at the elevation sometimes to give a little bit more respect to the elevations. We have the same thing with the other project with parking garage where the side stops, and it just becomes concrete along the whole back side of it. And these are big structures. So, when you are talking about massing and height these things are absorbing everything else, whether it's the Kent County Family Court Building, or whether it's this. These buildings will be seen from blocks away literally because everything else is two to three stories. So, all I ask is to respect the elevations. I know we talked about the facades, but I'm trying to get away from the facade so we can get more into the building to look like a complete building instead of just adding stuff onto the front of it. Ms. Whetstone said okay.

Chairman Czerwinski mentioned as he referred to the Staff notes that this project has unusually not a large number of questions that are brought up in Staff notes. The Staff summary for this was in the Review Staff Report for this project in Section 6. In Section 6, there is a whole list of details that were not clarified in the project and some of it was highlighted by my counterparts here. And so, to me it's kind of hard to go ahead and approve an Architectural Review Certification when you have two or three pages of unclarified details. It's not on the building but the bushes, the fences, the masking of the parking lot, and things like that. If Staff does recommend, then we can go ahead and approve it. However, we need strict adherence to Section 6 of the Review Staff Report to make sure that everything's been addressed to Staff's satisfaction to make sure the project gets pushed through.

Chairman Czerwinski asked if any of his counterparts have any further questions?

Ms. Horsey stated that she thinks they also have to include all the comments in question seven. There are a lot and as long as you are all aware of these and are working on them, I don't really have a problem with this.

Mrs. Richardson asked if they could get clarification on your page 8 of the Staff proposal at the very top: clarify the window glass area material if it's mirrored or colored glass. Ms. Schuster replied that the windows do not have mirrored or colored glass.

The public hearing is open.

Chairman Czerwinski asked if there was anyone who would like to speak.

Mrs. Melson-Williams mentioned that we do have one individual that joined us online and that's Michael Caine from the CoreStates Group. He did not have any comments.

Mrs. Melson-Williams stated that there were no written comments received by any members of the community.

Mr. Tom Smith: I live at 36 The Green. I thought the comments so far have been really good. First, I'd like to say that this morning when I was emptying the garbage, I looked out and I saw the facade on the side of the new parking garage that's for the Family Court had been built. The windows there looked fantastic. I thought, geez, this parking garage is beautiful; and you know, how can a parking garage be beautiful? It was really terrific. It was so good that I wrote a note to Bill Lenihan congratulating him. In some sort of the same manner, my daughter bought a new electric car, a very fancy car. She loved the car, but on the front of it there's a grill. And the grill is totally fake. And you can see right through the grill. You can see the metal of the regular car. And it was just sort of objectionable. In the same way, all the different facades that we're talking about, in some respect to me, are a little objectionable. I think that the facade should be specific for a purpose. To make a distinguishing difference between the residential and the retail, is important. That part is good. I think that in some respects; this may be a little overdone. I think it might be too much, especially if you talked about the hospital appearance with the marketplace; you know, I totally agree with that. I briefly looked over the Plans and I saw where the third and fourth floors that were residential had different colors on the side. And I thought, "Well, what's the reason for that?" And I'm thinking that it's more like the library. Do the windows open because the windows are tricky here and I could see them overtime being not as attractive. For instance, the windows in that parking garage are spectacular, with the trim and so forth. I thought that something needs to be done to dress up the windows here. If they open that's kind of important. That makes them more attractive than if they don't open.

Chairman Czerwinski asked for clarification if the windows open or don't open? Ms. Whetstone asked if he could be more specific regarding which windows. Chairman Czerwinski said any apartment windows. Ms. Whetstone replied that the residential windows are operable. For the portions of the windows are operable. The storefront on the ground floor, those are fixed.

Ms. Schuster mentioned for clarification that this building is going for a really, really high level of sustainability. We are not only considering LED, but also Passive House. And so, as we explore the Passive House, which is like a Net Zero, it's a really incredibly resilient and environmentally responsible type of building. That might limit our ability to do operable windows, but it would only be because of that reason we would not.

Chairman Czerwinski asked is that something that you actually had in your design. I assume that you had it in the design elements for the building that there was supposed to be a "green" building. Ms. Schuster replied yes. Chairman Czerwinski said he was just checking.

The public hearing was closed seeing no one else wishing to speak in the room or virtually.

Chairman Czerwinski commented that there are a lot of Staff notes that would have to be questions that have to be addressed. I know there's design elements that I would like to see and then I don't want to approve the Application as is: the problems with the cornices and the change of the wraparound of the façade onto the elevation on the south elevation. They did it on the north but not on the south.

Mrs. Melson-Williams mentioned that I think we can probably ask the applicant to clarify that question on the north and the south elevations because I think that it is in our packets if there's questions about material on those.

Chairman Czerwinski mentioned that page 13 shows the elevations. If you look at the south elevation it is a little confusing of how it is presented. It has the south and then the north, but is the north, I assume at the bottom?

Mrs. Melson-Williams replied we are on page 13, and it's the interior of the courtyard. This is a u-shaped building if that helps you. So, the page before it, page 12 is actually the true, I guess, north elevation and south elevation of the building.

Chairman Czerwinski mentioned that he was satisfied with that. Perhaps we request a redesign of the cornice with more elements.

Mrs. Richardson stated that she would prefer to seek more Historic District details included. I understand the basic concept. I appreciate that you did your homework and went around to the different historical details around town and took pictures. I'm not seeing where they've been incorporated into the design.

Chairman Czerwinski mentioned that he could see what they were talking about regarding the Victorian window massing.

Mr. Stonesifer mentioned regarding the elements that you would like to see, can we approach this from a conditional approval and have Staff and Planning help us work through that in the interest of time? We are open and certainly open to doing all the suggestions.

Mrs. Melson-Williams noted that Planning Staff to the Historic District Commission are making a recommendation on the Architectural Review Certification for this project. So, if you have specific concerns, you can note those in making your recommendation. The ultimate issuance of the Architectural Review Certification for this project will be issued by the Planning Commission as part of their review of the Site Development Plan for this project, because it's required to go to them. The Staff presented a series of comments and recommendations. A number of these are, I would consider them more minor things, or they may be things that are more in the realm of some of the Code requirements that the Planning Commission would be looking at: things like screening of that parking lot area, some of the other tree planting requirements, and those types of things. Some of them are truly comments or things that were not real clear, such as that window glass area.

Then its clarifying what the material truly was in the Presentation that we had received in their graphics package. So, there are a number of things that way. Certain elements that were not real clear, like is it mirrored (the glass) or tinted? We have determined that answer is no. What are the

certain edge treatments for things like the railings and other elements of the building or site detailing. I think as the project progresses they will be flushed out. But if there is certainly some particular elements or design features of the building that you have concerns with, your action on the recommendation for this building could certainly articulate those.

Chairman Czerwinski moved to forward a motion of the Recommendation of the Architectural Review Certification for Conditional Approval of the Architectural Review Certification of HI-25-02 Mixed Building at 120 South Governors Avenue with inclusion requirements of complying with Section 6 of the Staff Review Report to be in compliance with those. In addition, with a requirement for consideration for redesign of the north and south elevations and façade cornices to incorporate the brick elements with the possible dentiling and/or bracketing. With one or the other to improve the cornice presentation of the building to better reflect the Downtown Dover area. The motion was seconded by Ms. Horsey and approved 3-0. Ms. Mason was absent.

Mrs. Melson-Williams summarized the motion that your recommendation regarding this Application is for conditional approval of the Architectural Review Certification. It's subject to compliance with the items identified in Section 6 (of the Review Report), which is the Staff Comments and Recommendations, and then to consider potential design changes on the north and south elevations and cornice areas to add potentially more brick in certain areas and/or cornice detailing.

Mrs. Melson-Williams noted that a written Notice of Decision, the information found in this Report and the action of the Historic District Commission will be forwarded to the Planning Commission. It will accompany your Site Development Plan once that is filed. That next step of a Site Development Plan review process is with the City's Planning Commission.

Historic Preservation	Goal 1: Preserve and Protect Historic Resources	
	Recommendation 1: Identification and Designation of the Dover Historic District Zone • Identify and study properties and areas for potential future local Historic District designation either as individual structures or as Historic District areas. • Evaluate properties of interest and concentrated areas of historic resources for local Historic District designation. • Evaluate for local Historic District designation those areas currently listed in and/or eligible for the National Register of Historic Places. • Evaluate proposed annexation areas for historic resources to address needs for preservation and protection.	In 2022, the Planning Commission made a recommendation to expand the Historic District Zone along South Governors Avenue (411/429/435/441/447 S Governors Ave & 117 W Water Street). City Council adopted this Rezoning through Ordinance #2022-02. While no new standalone local historic districts were officially designated during this 12-month period, the City actively evaluated properties within the existing Historic District Zone (H) during large-scale redevelopment proposals. The City utilized its 2025 recently renewed Downtown Development District (DDD) boundaries to streamline historic zoning priorities with economic incentives for incoming developments.
	Recommendation 2: Stewardship of Historic Resources • Encourage stewardship activities by public and private owners of historic resources to ensure the long-term care, protection, preservation, and continued existence of these resources. • Encourage appropriate stewardship of historic resources in City building projects and infrastructure improvements located within designated historic districts or areas. • Continue stewardship of The Green per the Preservation & Conservation Easement established with its designation as a National Monument/National Historical Park. • Develop strategies within disaster planning and disaster response plans that consider historic resources.	The Historic District Commission actively reviewed stewardship efforts for major public infrastructure. Most notably, on June 18, 2026, the HDC reviewed the Legislative Hall Building Addition at 411 Legislative Avenue. The evaluation ensured that the addition of an ADA-accessible ramp on the historic west façade demonstrated appropriate stewardship of one of the city's most significant state-owned historic resources. For the City of Dover's disaster planning and disaster response plans that historic resources, local mitigation heavily relies on broader state frameworks, such as the Delaware All-Hazard Mitigation Plan overseen by the Delaware Emergency Management Agency (DEMA), which addresses state-level property mitigation for public historic properties.
	Recommendation 3: Evaluation of Design Standards and Guidelines • Evaluate and update the “Design Standards and Guidelines for the City of Dover Historic District Zone.” This document was originally developed and adopted in 1992. • Evaluate and consider the standards and guidelines regarding the levels of protection for The Green and the Loockerman Street historic contexts. • Evaluate and consider the use of modern materials and technologies in the standards and guidelines.	There were no rewrites to the 1992 "Design Standards and Guidelines" adopted during this timeframe. Instead, the HDC strictly applied the existing standards to modern applications. For example, on February 19, 2026, the HDC evaluated a permit for 1 Kings Hwy NE, enforcing design standards by recommending that the replacement entry door maintain its historic double-door format to preserve visual integrity.

Recommendation 4: Architectural Review Certification Process • Refine the regulatory process and procedure for Architectural Review Certification for properties located within the designated local Historic District Zone (H). • Offer education opportunities to the Historic District Commission, staff and the general public on the Architectural Review Certification process. • Evaluate process of requests for demolition and the identification of “demolition by neglect” properties for code revisions and education opportunities.	• In 2020, of the 34 permits in the Historic District, 29 required Architectural Review Certification. • In 2021, of the 35 permits in the Historic District, 26 required Architectural Review Certification. • In 2022, of the 39 permits in the Historic District, 34 required Architectural Review Certification. • In 2023, of the 51 permits in the Historic District, 42 required Architectural Review Certification. • In 2024, of the 32 permits in the Historic District, 27 required Architectural Review Certification. • In 2025, of the 34 permits in the Historic District, 31 required Architectural Review Certification. Educational Opportunities: In 2020, the Historic District Commission participated in a training session on the aspects of the Historic District Zone (H) including the provisions and procedures for Architectural Review Certification and its differences from the National Register of Historic Places.
Recommendation 5: Evaluate Impact of Development Activity on Historic Resources • Explore other strategies, activities, and incentive programs to assist in the preservation and protection of historic resources in order to balance the needs of preservation and revitalization. • Develop and/or improve incentives and ordinances that encourage the use of historic structures and maintain historic integrity. • Encourage use of flexible building codes when rehabilitation of existing historic buildings is proposed. • Focus planning initiatives on Downtown Dover to strengthen Loockerman Street and adjoining areas while maintaining the balance of preservation and development activity. • Ensure Community Development Block Grant Program activities complete the Section 106 Review process.	When evaluating the impact of development activity on historic resources, the City of Dover successfully balances historic preservation with active downtown revitalization by leveraging powerful financial tools like the Historic Properties Tax Incentive and the Downtown Development District (DDD) program. Through these programs, property owners are heavily incentivized to rehabilitate aging, architecturally significant structures, such as the notable historic preservation and adaptive reuse projects preventing "demolition by neglect." Complementing this, the Downtown Dover Partnership (DDP) administers its Critical Improvement Program, which provides direct funding for essential upgrades like life safety improvements, ADA accessibility, commercial kitchens, and upstairs residential conversions, ensuring that Dover's rich historic building stock is thoughtfully preserved and safely adapted for modern economic vitality.
Recommendation 6: Support of Historic Resources and Landscapes • Support consideration of historic resources and landscapes in development activities from infill projects to land annexation. • Continue to identify, assist, and review the nominations of eligible properties to the National Register of Historic Places. • Explore opportunities to amend or provide updated information to existing National Register nominations to meet current standards. • Explore opportunities to conduct and/or update the Delaware Cultural Resource Survey for properties located within City limits. • Ensure preservation efforts reflect the diversity of the community as reflected in the City’s history, architecture, and culture. • Recommend completion of a Self-Assessment for the Historic District Commission to identify other strategic planning needs.	The City mandated that large projects, specifically the Dover Mobility Center and "The Governor" mixed use development, respect the historic character and landscape of the Historical District Zone. The Planning Commission evaluated parcel consolidations to ensure the footprint of these new developments did not overwhelm the existing historical context of the adjoining Loockerman Street areas. Both projects at four stories prevent them from visually overwhelming the lower-profile, 19th- and early 20th-century architectural fabric along Loockerman Street. Beyond managing mass and height, municipal oversight mandated that both buildings be strictly mixed-use to preserve the character of a historic downtown; incorporating compact footprints and active ground-floor spaces (such as a grocery store, daycare, community rooms, and retail spaces) rather than dead zones or blank walls. By blending multi-modal transit, workforce housing, and local commerce into a cohesive urban grid, these developments successfully foster continuous pedestrian activity that feeds directly into adjacent historic downtown businesses.

Goal 2: Provide and Promote Incentives for Preservation Activities	
Recommendation 7: Tax Credit Program for Historic Properties • Continue the City’s Tax Credit Program for Historic Properties and promote awareness of the program. • Promote awareness of other Tax Credit Programs offered including State and Federal programs.	The City actively promoted its Historic Tax Credit program by packaging it with other local incentives. Notably, the City has done this through informational planning brochures, local view sheets for the Downtown Development District (DDD), and partnerships with groups like the Downtown Dover Partnership to connect owners with state and county programs. Throughout the 2025–2026 development window, City Planning officials publicized the historic tax credits alongside 10-year property tax abatements, transfer tax rebates, and waivers for Building Permit and Impact Fees to ensure property owners had the financial tools to rehabilitate historic properties.
Recommendation 8: Increase Participation in Resource-Bearing Programs • Continue participation in the Certified Local Government (CLG) program of the National Park Service with a focus on increasing Historic District Commission training and evaluating staff needs. • Engage in promotion and implementation of corridor management efforts within the Delaware Byways Program that support historic preservation, promote tourism, and visitation for Downtown Dover.	The City maintains its status as a Certified Local Government (CLG) under the Historic Preservation Act, supported by an active Historic District Commission that unlocks vital grant opportunities. Operating through its 5-year Downtown Development District (DDD) extension, active through January 2030, the City successfully channels State Rebate funds to developers revitalizing the historic core. According to the Delaware State Housing Authority’s FY25 report released in January 2026, these strategic incentives have catalyzed millions in private investment for residential and commercial spaces. Simultaneously, the City advances corridor management via the Delaware Byways Program, partnering with the Dover/Kent County MPO and state agencies to harmonize land-use practices with the region's historic and scenic character. Collaborative partnerships with organizations like the Delaware Tourism Office and the Downtown Dover Partnership further drive tourism by celebrating local heritage assets, major events at the Dover Motor Speedway and Bally's Dover, and comprehensive downtown revitalization. Central to this economic momentum is <i>Capital City 2030: Transforming Downtown Dover</i> , a dynamic master plan projected to attract over \$500 million in cumulative private and public investment to the district. Serving as a powerful catalyst for commercial growth and urban renewal, community-driven promotion, including public charrettes, virtual reality tours, and presentations, has successfully paired with an initial \$25 million public investment of state and the American Rescue Plan Act (ARPA) funding to jumpstart transformative capital infrastructure, including a state-of-the-art multimodal transit hub and vibrant mixed-use spaces designed to maximize long-term regional prosperity. As one of Delaware's original Downtown Development District (DDD) designees and the first to secure a program renewal, the City of Dover continued to aggressively catalyze downtown revitalization throughout calendar year 2025. Administered jointly by City Planning Staff and the City Manager's Office, with robust marketing support from the Downtown Dover Partnership (DDP), the program saw the adoption of Ordinance #2025-01 on February 24, 2025, which updated district boundaries and local incentives following a five-year state extension granted in 2024. Over the course of 2025, the City officially approved eight DDD Incentive applications encompassing new single-family construction, duplex and home renovations, apartment creations, and commercial upgrades. To directly lower financial hurdles, Dover recorded \$8,559 in Permit Fee Waivers across ten properties, utilized \$8,000 in Impact Fee Waivers for two properties, and applied a three-year business license fee waiver valued at \$128. These municipal incentives powerfully reinforced broader housing investments by organizations like NeighborGood Partners and Central Delaware Habitat for Humanity. Furthermore, the city successfully linked local efforts to state-level financing through the Delaware State Housing Authority (DSHA): staff processed multiple project conformity forms, culminating in significant state allocations that featured DDD Round 17 Large Project Reservations for key structural anchors like The Old Post at 55 Loockerman Plaza, the Cecil Street Townhouses, Mt. Zion AME Church, and the Priscilla Block Building, alongside five residential Small Project Rebates totaling \$155,909 and two Commercial Rebates totaling \$134,811.

Goal 3: Increase Public Information on Historic Resources	
Recommendation 9: Public Outreach and Education • Initiate educational programs on historic and cultural resources for the general public and elected/appointed officials to increase awareness and understanding. • Develop and/or update written and digital materials (brochures, process guides, web-based postings, GIS mapping, etc.) on such topics as the local Historic District Zone, historic resources, the Historic District Commission, the Architectural Review Certification process, no the City's Tax Credit Program for Historic Properties. • Conduct workshop training with the Historic District Commission and Planning Commission on preservation topics and the Architectural Review Certification process. • Identify and implement methods of on-going communication with historic property owners and interested groups.	A major educational milestone occurred on April 13, 2026, when the Dover City Council unanimously passed Resolution No. 2026-05. This resolution threw municipal support and resources behind the creation of The Greater Dover Museum, Inc., a new non-profit dedicated to housing historic artifacts and significantly expanding educational programming regarding the City's heritage for residents and tourists. The City collaborated with the State to highlight historic and Downtown investments via an interactive digital Story Map released in January 2026.
Goal 4: Collaborate with Diverse Groups and Governments	
Recommendation 10: Seek Assistance and Support of Interest Groups • Continue to coordinate with and assist government agencies/officials and preservation interest groups. Examples of these groups and agencies include the City Council, Planning Commission, Historic District Commission, the Division of Historical & Cultural Affairs (State Historic Preservation Office), the First State Heritage Park at Dover, and the First State National Historical Park (National Park Service). • Coordinate with preservation interest groups such as Downtown Dover Partnership, Preservation Delaware, Friends of Old Dover, and others. • Seek to educate other community-based organizations on preservation activities. • Build relationships with the historic preservation programs and other related programs at Delaware Technical & Community College, Delaware State University, Wesley College, and the University of Delaware.	The push for the Greater Dover Museum was a direct result of coordinating with the Friends of Old Dover, Inc., an interest group that needed a better facility to house its extensive collections. The City maintained active coordination with the Downtown Dover Partnership (DDP) and NeighborGood Partners (formerly NCALL) to execute the "Restoring Central Dover" plan, actively balancing the preservation of central historic neighborhoods with the need for affordable housing. The City integrates its shared cultural heritage through programs that engage local spaces like the Dover Green and First State Heritage Park, where student volunteers, interns, and academic researchers often participate in public history, architecture, and tourism events. The City builds relationships with local higher education institutions, such as Delaware State University, by engaging in regional preservation grants and local history preservation (such as NEH-backed archival projects preserving local historical imagery) that intersects with Dover's historic identity.