



**CITY OF DOVER, DELAWARE
HISTORIC DISTRICT COMMISSION MEETING
Thursday, February 20, 2025 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 Thursday, February 20, 2025 will be held as an In-Person Meeting at the City Council Chambers. The public is welcome to attend in person. The Meeting will also be provided as a Virtual Meeting using Webex, an audio/video conferencing system as an electronic means of communication. See the participation information below to join by phone or computer.

PUBLIC PARTICIPATION INFORMATION

City of Dover Historic District Commission Meeting of February 20, 2025

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

Access code: 253 918 48192

Password from Phones: 36837432

Join Online: <https://bit.ly/HDCMeeting2202025>

Webinar Password: DoverHDC

Webinar Address: 2539 184 8192

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 December 19, 2024

COMMUNICATIONS & REPORTS

Summary of Activity

- [2.](#) Summary of Applications 2024
- [3.](#) Summary of Architectural Review Certificates for 2024 and 2025

Department of Planning & Inspections Updates

NEW APPLICATIONS

- [4.](#) HI-25-01 The Old Post at 55 Loockerman Plaza - Public Hearing and Review for Recommendation on Architectural Review Certification for redevelopment of the Old Dover Post Office property consisting of 1.267 acres for a mixed-use project known as The Old Post. The project involves the demolition of the rear warehouse portion of the existing building and adaptive re-use of the front 4,560 SF portion of the building for commercial retail and business space. A three-story 31,500 SF building addition is proposed for thirty-six (36) residential apartment units and with parking and other site improvements. The property is zone C-2 (Central Commercial Zone), subject to the SWPOZ (Source Water Protection Overlay Zone), and subject to the H (Historic District Zone). The property is located on the north side of Loockerman Plaza and adjacent to Innovation Way. The owner of record is the City of Dover and equitable owner is Old Post, LLC. Property Address: 55 Loockerman Plaza. Tax Parcel: ED-05-077.05-04-53.00-000. Council District 4.

NEW BUSINESS

Review of Permits Referred to Commission

OLD BUSINESS

Certified Local Government (CLG) Program

Implementation of 2019 Comprehensive Plan

ADJOURN

Posted: February 11, 2025

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

CITY OF DOVER
HISTORIC DISTRICT COMMISSION
DECEMBER 19, 2024

The Meeting of the City of Dover Historic District Commission was held on Thursday, December 19, 2024, at 3:30 PM as an In-Person meeting in the City Hall Council Chambers (anchor location) and virtually using the videoconferencing system Webex. With Chairman Czerwinski presiding, the other members present were Ms. Horsey, Mrs. Richardson, and Mrs. Mason. (There is currently one member not appointed.)

Planning Office Staff members present were Mrs. Melson-Williams, Mrs. Duca, and Mrs. Savage-Purnell.

APPROVAL OF AGENDA

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

ADOPTION OF MINUTES OF THE REGULAR HISTORIC DISTRICT COMMISSION MEETING OF OCTOBER 17, 2024

Ms. Horsey moved for approval of the Meeting Minutes of October 17, 2024, with any necessary corrections, seconded by Mrs. Richardson, and approved 4-0.

COMMUNICATIONS & REPORTS

Summary of Applications for 2023 and 2024

Mrs. Melson-Williams mentioned that for 2023, this Board considered a total of five (5) applications. I don't believe there's really been any changes for most of those projects from 2023 as many have actually already been completed. The one (1) that is still underway is related to a property that's in proximity to the Kent County Family Courthouse project which is well underway at this point as well. For 2024, today we'll be looking at Application number nine (9) for this year. A number of those are in various stages of implementation at this point. Perhaps the biggest changes to Report to you is the Legislative Hall Parking Garage. The Board looked at the Application back in May. The Application went through its Review Process with the Planning Commission. We are working with the applicants on their Check Print submissions to finalize that Plan. Application HI-24-05 which was for the Demolition of the Building at 120 South Governor's Avenue; that demolition is complete. From your last meeting of the Commission, you looked at the HI-24-07, Legislative Hall Building Addition. That Application was reviewed by the Planning Commission in November and granted a conditional approval along with the Architectural Review Certification for that project. At the October meeting, you looked at HI-24-08. That Application was for the renovations to the house on 21 North American Avenue. We did receive updated Plans for that project in concurrence with the discussion that you all had regarding that project. We will be working to finalize their Permit and then as noted, we'll be dealing with your ninth Application today.

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

Summary of Architectural Review Certifications for 2024

Mrs. Melson-Williams stated that there were some small changes since activity in October and November have now been added to that. Overall, there have been a total of 28 Applications in the Historic District area. There were most recently added another Roof Permit and a Window Permit. For the most part, these Permit Applications are reviewed by Planning Staff. Staff has reviewed 25 and there were 3 that involved the Historic District Commission in some way. So again, another way of just tracking permit activity in the district. Sign Permits seems to be the greatest in number followed closely by Roof Permits this year and then also with some building exterior projects. Just a reminder that this list also includes Building Interior Permits for tracking. However, they are not subject to Architectural Review Certification for interior work.

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

Department of Planning & Inspections Updates

Mrs. Melson-Williams noted a reminder that City Offices are closed on Christmas Day and New Year's Day for those holidays. Other than that, City Offices are open. The remaining days around those we may have fewer Staff around, but we are open. And as always, there are a number of Staff positions that are open both in our Department and citywide. If you have someone in mind or may be interested in any of those positions, check out the city's website for information on jobs that are currently posted.

NEW APPLICATION

HI-24-09 Dover Mobility Center Garage at 133 S. Governors Avenue – Public Hearing and Review for Recommendation on Architectural Review Certification for construction of a four story, 400-space multi-purpose parking garage structure to be known as the Dover Mobility Center Garage. The subject site involves six parcels in the block between S. Governors Avenue and S. Bradford Street north of Minor Street Alley. The properties are zoned C-2 (Central Commercial Zone) and subject to the H (Historic District Zone). The owners of record are the Downtown Dover Partnership, City of Dover, Capital City Transformation Alliance, and CEI Properties LLC. Property Addresses: 133 S. Governors Avenue, 139 S. Governors Avenue, 145 S. Governors Avenue, 136 S. Bradford Street, 148 S. Bradford Street, and 150 S. Bradford Street, Dover. Tax Parcels: ED-05-077.09-02-10.00-000, ED-05-077.09-02-09.00-000, ED-05-077.09-02-08.00-000, ED-05-077.09-02-24.00-000, ED-05-077.09-02-25.00-00, and ED-05-077.09-02-27.00-000. Council District 4.

Mrs. Melson-Williams stated that of note, there are two sheets that were placed on the desks of Commission members that update two of the sheets that were originally submitted by the Applicant and included in your meeting packet. We'll hear from them in a little more detail and an explanation of those two sheets. I think they are provided in response to some of the review comments found in the Staff Report. Once we hear from the Applicant, there is a time for public hearing. It is a Parking Garage project. There are a series of parcels located on the 100 block of Governors Avenue and 100 block of Bradford Street that are involved in this project. On the screen, it shows the properties that are involved. It's basically in the block just to the north of Loockerman Street north of the Minor Street Alley. It's a series of parcels that span between South Governors Avenue and South Bradford Street. The subject site is bisected by what is currently an alley. That alley is moving through an Alley Abandonment process and received a recommendation to approve the Abandonment by the Planning Commission earlier this week that

will move on to City Council's Utility Committee to be considered in the new year. So basically, we're looking at a property area that's currently made up of a number of surface parking areas and two residential style buildings that are used as offices that were previously authorized for Demolition through earlier procedures this summer. What's proposed is a Mobility Center Parking Garage structure. The image on the screen shows the basic layout of the first floor of the structure. It allows entry from both South Governors Avenue and South Bradford Street beginning with parking areas on the first level moving up through a ramp system for the garage. The first level also has a number of other amenities including a welcome center, a bike shop, and also bicycle parking areas. With this property being zoned C-2 (Central Commercial Zone), the use as a parking garage and those other amenities are uses that are allowed. Because the property is within the Historic District, the project must receive Architectural Review Certification, noting that it is in compliance with the *Design Standards and Guidelines* for the City of Dover Historic District Zone. The project proposal in short is this parking garage structure ranging from basically four to five stories depending on how you count the ramped areas of the parking levels. Adjacent to the building, the sidewalk areas on South Bradford Street and South Governors Avenue will be improved. There are proposed tree plantings and landscaping in those areas as there may need to be some adjustment to existing street trees. Immediately to the north of the building, there's a concept for a pocket park where some existing trees may remain, and it may also be an area that's needed for stormwater management. From a zoning perspective, it is C-2 and the use is allowed. The *Design Standards and Guidelines* has a whole section in Chapter 4 that focuses on new construction. There are a number of considerations that need to be given to new construction in the Historic District. Those are listed in the Staff Review Report specifically. Beginning on page 7 of the Staff Report, there are a series of Staff Comments and Recommendations. Staff is recommending conditional approval of the Architectural Review Certificate for the project, and our findings are given there. We do in our series of comments suggest some things to be clarified or conditions of that approval. We can certainly discuss those in more detail later. I think the Applicant is probably going to address some of those questions as part of their presentation. Basically, today you're looking at the architecture of the building and you are providing a Recommendation in regard to the Architecture Review Certification. Your Recommendation will move forward to the Planning Commission with the Site Development Plan for this project. As part of that Site Development Plan Review, the Planning Commission will take final action on the Architectural Review Certification for the project as specified in the *Zoning Ordinance*. I do want to note for the Historic District Commission and the Applicants and members of the public that the Staff Review Report was initially prepared by the Rossi Group under a Planning Services contract that we have with them at the present time given staffing levels. However, the Report was completed with additional review and editing by the Planning Office.

Representative: Mr. J.D. Bartlett, EDiS Company, Ms. Diane Laird, Executive Director, Mr. Michael Caine, Core States Group, and other members of the Project Team.

Mr. Bartlett stated that he was a lifelong resident of Kent County, and he resides within 10 miles of the hearing today. I'm here representing my client the Downtown Dover Partnership, who owns and/or controls the parcels noted in the summary you just heard related to this Application. We're here today, and this is for the public. I know the Commissioners are aware of this. We are here today seeking Architectural Review Certificate from the Commission in order for us to move forward with further approvals that would be necessary to get to the point where we could

apply for a Building Permit. So, that's the purpose today. Here representing the Downtown Dover Partnership is Mr. Todd Stonesifer, Board Chair; Ms. Diane Laird, the Executive Director; Mr. Ken Anderson, the Property Development Director; and members of the Design Build Team. Also, Mr. Michael Caine from the Core States Group is the Architect of record; Jed Hatfield with Colonial Parking; and Ms. Monika Micute from EDIS. I did want to take a moment to note that regarding the Building Code and, the Fire Marshal's Fire Code requirements noted in the Staff Comments, we take that very seriously. Which is why our teams has already held initial meetings with the City Planning Staff, the Fire Marshal, as well as the Division of Water and Wastewater regarding the applicable Code requirements necessary for the project. Before the architect takes a moment to dive into the rationale and thought behind the design and the concept before you, I just wanted to give Diane Laird an opportunity to talk to the collective effort of the Downtown Dover Partnership that led us to this Application today.

I am Diane Laird, the Executive Director with Downtown Dover Partnership. By way of little background, I've been engaged with the Main Street program in Dover since 1998 as I was working with the State at the time. It's been my privilege to be involved with the DDP since 2018 when I was hired as the Executive Director. It's also been my privilege to be involved with the DDP (Downtown Dover Partnership) as they planned to create a Master Plan. We together encompassed a lot of people to move forward, to create a Plan for Downtown with strategies that will provide a solid and sustainable future for the capital city. Discussion around creating a plan began before COVID in 2020 and those discussions resulted in circulating an RFP (Request for Proposal) to select the most qualified team to lead a master planning process. Mosaic Development Partners was selected in January of 2022 and the process began. Over 800 members of the community, including individuals, nonprofits, public, and private entities, were engaged through surveys, leader groups, and one-on-one interviews. This input was then coupled with best practices known and implemented by Mosaic and their team, and the final Comprehensive Master Plan emerged the following year. Since that Plan came to be in 2023, we've continued to invite community feedback and engage with the public on recommendations in the Plan and implementation of recommendations in the Plan, particularly regarding several of DDP priority projects that we believe will be the catalyst for additional private investment and redevelopment. This will begin to spur a transformation of Downtown into a thriving center of business, recreation, and living. We're excited to meet with you today to share the team's concept for our priority project number one, the Mobility Center, that will provide for various transportation options for the entire community and will also provide essential and the foundational infrastructure required for an increased number of residents, workers, and visitors for years to come. Mosaic Development Partners was also selected through an RFP (Request for Proposal) process to act as developer on the project. I'm happy to introduce to you now the team's project architect Michael Caine, who will tell you more about the design concepts for the Mobility Center.

Slide Presentation

Hello everyone, happy holidays. I am Michael Caine the Design Manager at Core States Group, formerly known as Bernardon. We were co-authors of the Downtown Dover Partnership's *Capital City 2030 Master Plan*, and we are excited to continue work within the Downtown to help revitalize and create the next chapter of your Downtown. Dawn had a great introduction to

our sites so I will not rehash what the Staff has reported. I'll just sort of pick up where she left off just for the sake of everyone's time. One thing as we look at the Site Plan, we really wanted to make sure that the public is included in our site in as many ways as possible. With that we've really made sure that everything we designed is with the public in mind and the best for your Downtown District. If I can have the next slide, please. So, with this before we even started, we did an in-depth analysis of not only your Guidelines but what Dover's architectural fabric looks like. We surveyed and looked at nearly every brick building within a three-mile radius of the Downtown District to make sure everything we design compliments and reflects rather than replicates your history. Within your Guidelines, it was important for us to make sure that we didn't provide an artificial history of your Downtown. We wanted to create something authentically Dover, but not reflect replacements already there. We had an Open House on October 23, 2024. I believe I've seen a few of you guys there. We wanted to make sure that we provided an early design concept to the public to get buy in before we produced anything for your Council to review or Commissions to review. With that we created a palette in which we were designing towards. We had a few brick selections and wanted to make sure everything we looked at not only aligns as you can see to the bricks of Downtown Dover but also what the public had in mind for their new amenity. One thing we were also looking at and was a result of the Open Houses, is how do we create detailing on our garage that reflects what's there and not bringing in new elements. The most important pictures are on the top right of that slide. That is directly across the street from our development site. It was really the logical path for a lot of our detailing design work. Looking at this and through the guidelines of your *Design Standards and Guidelines*, there's a great emphasis on making sure that the building fits dimensionally to Downtown Dover. What we looked at were a lot of the historic cornice lines and making sure that while the structure is taller than a few of the buildings around us, we want to make sure it didn't feel like it. So, with that and the C-2 zoning requirements, it allows us to sort of step back the taller pieces of our building but remain intact at the sidewalk to create a comfortable very Dover pedestrian experience. You can see on the first two levels in both pictures, really the cladding of brick, which is really the kind of material of Downtown Dover. Dover you think brick. We agreed that we think it's a beautiful material to continue that legacy. With that, we are sort of creating this storefront in which you don't feel like you're going into the bit of history. It's something that's just a continuation of your story. And with that, there's elements of design which are let's say "storefronts" which create the same rhythm and scale of glass that you see on all the storefronts on Loockerman Street but also on Governors Avenue. The storefront that you see on the top image is the same scale of the building across the street from us on Governors Avenue. We are really making sure that we're not deviating too far from your *Guidelines* and making sure this does fit. These are both elevations: on the top is South Governors Avenue and on the bottom is South Bradford Street. These really are two storefronts or two fronts of our building and we wanted to make sure that they are really staying with it. We did a lot of detailing and effort in the detailing to make sure that what we provide has reference to history but also provides a new interpretation of that. The next two elevations we are looking are at the top of Minor Street Alley, which is our southernmost border of our parcel, and our northernmost border on the bottom. This is facing or butting the Harry Louie Laundry and Dry Cleaning. An important thing to look at on the first image is really how we wrapped the corner with brick. While we were doing analysis of this site, we realized that we had a front but also a corner that is very prominent from the street. We wanted to make sure that it had as much love and attention as our fronts. So, on the ground floor with this dual height space of a welcome center, we continue that brick around to really

show care for our neighbors and we wanted to make sure it was very beautiful and comfortable for that experience. Then on the right side of this, we're sort of pointing towards the future with our code mandated stair tower. With that we've selected glass to reflect the history around it but also to be a beacon when you are traversing this on foot to really see once you're done shopping where the parking garage is. Then on the southern image, we're looking at ways to bring in the public. I know this was a comment on the Staff Report about incorporating public art. On this section we have a Code mandated firewall; and we believe that this is a great opportunity to hold a public RFP to create a mural and art which the public will get involved in another level to our design. This slide is our approach on Governors Avenue facing northeast. You can really see all of these design elements sort of fitting together with the code requirements for not only setback but making sure it feels within the site. So, really making sure that that pedestrian experience is comfortable. We didn't want to have a garage that felt unsafe with this making sure that it's an extension of Main Street but also providing opportunity for future development. One thing that we were making sure to involve was the Dover Kent County MPO (Metropolitan Planning Organization) Plan and recommendations for future development. And one of those were ride share locations. So within this, we've identified a future growth at this site to include the MPOs recommendations. One thing to also note is that we acknowledge that all this signage is up for further review. We have given a pretty good first pass of what we think will work depending on or in accordance to your standards and we recognize that that would be another process down the road. Looking at this slide, this is South Bradford Street. Through the Open House, there was a great concern of comfort for families living on Bradford Street and making sure that this is comfortable for families and isn't more of an imposing structure than it needs to be. So, with that we've extended our canopy outwards to make sure that this really feels comfortable from the first story up as well as making sure that the entrances for the garage themselves are clearly designated and available to see from a distance. If you have your family walking down, you don't have to worry about potential impacts. We recognize that this needs to be comfortable for everyone. We have a couple final perspectives, and we have one after this slide that will really show all these other things in addition to the Staff comment. The first perspective you see is north on South Bradford Street from Loockerman Street. With this, you can see the glass stair tower reflecting but also the brick elements that really bring down the height of this building. The idea with this is that the first two floors are the main mass of the structure, whereas, the upper two levels sort of fade into the distance and fade to make sure that at the historical cornice line, you're really feeling the weight of the two-story structure rather than the weight of the four-story structure. You can sort of see that in effect on the second image with the perceived setback. It feels once you move past Harry Louie Laundry & Dry Cleaning that this is a two-story structure with the precast panels up above sort of fading into the trees. That was our main architectural design element here. And then lastly, this is a new image which you'll see on your desk this evening. This is a new image that we've created as a result of Staff comment to show the experience from Loockerman Street to make sure that our structure doesn't feel imposing to the Loockerman Street experience. And, as we designed this, we sort of reaffirmed for ourselves that this structure really fits in. It's hard to see actually where the structure is and with the existing treescape the upper levels are really camouflaged to our benefit and the public's in whole.

JD noted that we found that the City Staff did a very thorough job in their review, and we acknowledge the comments for recommendations and conditional items that were included in the Staff Report. We remain committed to adhering to those and working with Staff to find ways to

make those all possible. At this point, I wanted to pause and turn it back to the Commission and hear any questions or comments that may be at mind.

Chairman Czerwinski said thank you very much for your presentation.

Chair Czerwinski asked if there were any other questions.

Mrs. Richardson mentioned that she was very pleased to see that you're going to have an entrance from both Governors Avenue and from Bradford Street. Will both of those entrances be available for the public? I know a section of the garage is going to be designated for the apartment residents. Mr. Michael Caine replied that the designation of parking is something that we would present as part of the future plan submissions. I think that's all part of the overall parking management plan. At this time, these remain open to the public on both Governors Avenue and Bradford Street. There has not been any thought otherwise up to this point.

The second question that I have doesn't have anything to do with the aesthetics, but considering the EV mandate that our State has passed. How many charging stations will be available in this parking garage? JD replied I don't know that we have a certain quantity defined at this time. There's not necessarily a Code requirement that would require a certain number, but I think this is something again that would be presented as part of the Site Development Plan and would be addressed as part of that process. But certainly, it's something that's been top of mind because we are aware of the mandate moving forward. Mrs. Richardson mentioned that she would think that you would need to have that in the plans before you begin. JD replied correct and what I would note is that in terms of weight, that's usually a concern. The structure itself is intended to be prepared for that. So that's typically, you know, the concern that comes up is the weight of those vehicles. There's certainly access to lower-level parking that would be ideal for that but in terms of quantity, that has not been defined at this point as part of the architectural design.

Mrs. Richardson asked about the glass that's going to enclose the staircase. Is that going to be a mirror glass? Mr. Caine replied yes, we don't intend for this to be mirror glass per say but just reflecting with a regular storefront glazing. We do anticipate some reflections: it's just not going to be a mirror. One of the things that came up during our public conversations early on in our master planning efforts was public safety and making sure that when you are in the stair towers, you do feel comfortable and being seen and not providing any hiding areas in case something might happen. So, that was really sort of the nexus behind this. But with it, we also provide something beautiful. I think with the glass, but to answer your point, it's not going to be mirrored glass per say. It's just more of a standard store front glass.

Mrs. Melson-Williams said why don't we move back to the elevation series so we can have a reference to that?

Ms. Horsey asked as she referred to the Revised Plan on the screen, is the only difference the recession of what's not on that particular corner? The one in the packet was brighter. Is that the main revision that was done? Mr. Caine replied correct. The main revision is pertaining to the bottom image. We just wanted to clarify as the image that was sort of misleading or misrepresenting of what we are doing. The intention is to keep the same material all the way around so it wouldn't look too dark. So, we just lightened it up for everyone to really bring home that's the same tool.

Ms. Horsey mentioned that was what she assumed. She wanted to compliment him and know that Bernardon consistently puts out good design plans; so, I'm really pleased.

Mrs. Mason mentioned that here the comments were all very positive. I think it's going to be a real boost to Dover. I like the way that you have combined new structures and a more modern feeling. It seems to blend into it so beautifully and I think it is a great design.

Chairman Czerwinski mentioned on the higher elevations, the concrete portion of the parking garage looks white. He asked if it was going to be like a marble white or is that going to be a gray? Because if it's a marble white, awesome. They can maintain a lighter concrete to give the impression of like the white offset to the brick. I hope that's the case because it looks really good that way. If it is gray, it's not going to look so good. Mr. Caine replied if you remember at the public meeting, we had those two samples: it's the lighter white. It wasn't a pure white but it's still like a very light gray. That's our intended material, not the darker the two which we had.

Chairman Czerwinski mentioned I really appreciate the design elements on the upper elevation. It's wonderful. My only concern is I'd love to see it go around the building instead of just on the facades. The reason is because on the north elevation the building is quite exposed, very exposed. Also, if you look on Governors Avenue or the southern elevation on Governors Avenue, you've conveniently got a tree blocking it and it's not going to show. I'm asking if there's any way that the design element in the upper blocking of the concrete sections can be extended around the north and south elevations of the parking structure. I know it's probably going to have some cost, but I think because this is a five-story structure, it's going to stand out. Especially if you're approaching it from the north, that's going to be quite blazingly open even with the mural which could be a very temporary thing. The murals are never a permanent part of an architectural design element. From the long term, I would love to see these elevations incorporate those elements that is quite visible. It's very visible, maybe not from Lookerman. I'm hoping that you can extend that design element all the way around the building. You did a wrap around on Governors as far as the brick elements, I'm hoping that you could do the same for Bradford. If you look at Bradford Street north elevation, you will notice that the brick element on Bradford stops right at the corner. You've done it for Governors on the south elevation. I'm hoping that you can do it for Bradford on the north elevation because that just stops right there. At the lower left, you will notice that the brick just stops at the end of the corner. I'm hoping that you could extend that around the corner just like Governors for consistency of the design. Mr. Caine replied yes.

Chairman Czerwinski mentioned otherwise, I think it's a wonderful design. I appreciate the Staff and the contractor who did up the notes having a sensitivity for this. This is the dominating structure in the middle of town. I think you guys have done a wonderful job mitigating any major concerns with this. Especially if you got a white instead of gray because white will definitely suspend your disbelief on what you're looking at versus a gray structure which is very urban. You have to be very careful of that.

Chairman Czerwinski asked if there were any additional comments?

Ms. Horsey replied yes. She would like to reiterate what Chairman Czerwinski said about extending the brick. She mentioned if that was possible it would echo the other corner well and

bring the overall design even more together. But Bradford Street you got to remember is a very pedestrian street and that would be nice to have more brick.

Ms. Horsey mentioned that there were a lot of Staff Comments, and I know, you know what they are. She asked if they were going to follow them before they go before the Planning Commission level? JD replied he had a couple of points. There were a lot of comments; it was very thorough. I think there's some of them that that we'd like some more additional information from Staff. I think that's something that we would work through between now and the Planning Commission submission. I don't think as a group or as a team, we met about these items, reviewed each of them. We have a general understanding of what the Staff Recommendations are at this point.

Chairman Czerwinski asked if there were any other comments? If not, thank you very much. I appreciate your time. We might have further questions in the future. Thank you very much.

The public hearing is open.

My name is Todd Stonesifer. I'm the Board Chair for the DDP (Downtown Dover Partnership). I reside at 115 N. State Street. There are a couple of letters that Mrs. Melson-Williams discussed in her introduction. I just want to make sure that you all have a copy of each of those and if they need to be read into the record, I may be able to do that. Mrs. Melson-Williams replied that she could take of it. Mr. Stonesifer replied thank you, that's all I have.

Chairman Czerwinski asked if there was anyone else that would wish to speak. If not, then we will move to online.

Mrs. Melson-Williams mentioned that online we have a couple of observers. We do have Mrs. Ann Marie Townshend of the Rossi Group. Her and her staff were the initial reviewers of the project and the start of the Report. I'm sure she'll share the kudos to those staff members as well. We also have a representative of the Dover/Kent County MPO. Ms. Marilyn Smith the Director for the Dover/Kent County MPO stated that they did not have a statement at this time. Those are the only virtual participants we have. As noted, we did receive some written correspondence and at this time Staff will enter that into the record. First is a letter received today from the Central Delaware of Chamber Commerce. It was provided on the desks of the Historic District Commission Members. It is signed by Dr. Dina Carol Vendetti, President and this is written on behalf of the Central Delaware Chamber of Commerce to express their support of the design for the new Downtown Mobility Center. Again, they note about it being an integral part of the Master Plan. It mentions the partnership of Central Delaware Chamber of Commerce with the Downtown Dover Partnership and as part of the ongoing work and envision for a revitalized Capital City.

It's specifically related to the new structure, the letter notes that they work diligently to honor the historic nature of the district in which the structure will be constructed, while also working to comply with the City's designed *Guidelines*, and then it goes on to note the public input. They believe the proposed structure does a great job in honoring and fitting in the historic facade of Downtown while incorporating modern amenities and embellishments. They in short support the proposed Plan for the Downtown Mobility Center.

The second letter that we have for the record was also provided to the Historic District Commission Members. It is received from the Biggs Museum of American Art addressing the Commission. It is signed by their current Executive Director, Hassan Najjar, and it again is a letter of support; and they note their strong support for the proposed Mobility Center and Parking Garage.

He notes specifically as he is a new resident of Dover just coming on board as the Executive Director for the Biggs Museum that he has seen the challenges that a city can face when parking needs are addressed too late in the development process and parking as an afterthought. This one proposes to be proactive in planning for that parking to ensure accessibility and convenience as redevelopment progresses here in Downtown. He speaks to its strategic location and thoughtful design to enhance traffic flow, support businesses, and provide vital access to cultural institutions here in Dover including the Biggs Museum. Again, noting that they commend the Downtown Dover Partnership for prioritizing the project noting their support.

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

Chairman Czerwinski asked if there was anyone else with questions or concerns. There was none.

Mrs. Mason moved for approval of the Architectural Review Certification Application HI-24-09 Dover Mobility Center Garage at 133 South Governors Avenue as presented including the elements of Staff review comments and recommendation found in Section VI of the Report. It was seconded by Ms. Horsey and approved 4-0.

NEW BUSINESS

Review of Permits Referred to Commission

Mrs. Melson-Williams mentioned that there were no permits to specifically bring to the Commission today.

Annual Meeting of Historic District Commission

Mrs. Melson-Williams mentioned that normally your Annual Meetings are in November, but since we had no applications, we thought we could just wait until December. Also, I was hoping there will be a fifth member, but we're still working on that evidently.

Election of Chair and Vice-Chair

Ms. Horsey made the nomination that Mr. Czerwinski remain Chair and Mrs. Richardson remain Vice-Chair for the next calendar year. Mrs. Mason seconded the nomination for Mr. Czerwinski to remain Chair and Mrs. Richardson to remain Vice-Chair of the Historic District Commission.

All members present were in favor of the motion to accept Mr. Czerwinski as the Chair and Mrs. Richardson as the Vice-Chair of the Historic District Commission. Vote of 4-0 by consensus of those present.

Meeting and Deadline Schedule for 2025 DRAFT

Mrs. Melson-Williams mentioned that Staff has prepared a draft of the schedule.

Your meetings remain on the third Thursday of the month, with a deadline that's established in the month prior. Those tend to fall on either the second or third Friday of the month depending on how the calculations work out. An application has to be filed a minimum of 30 days prior to your meeting. So, this sets out the meetings for all of 2025. I can tell you that we did not receive any specific applications since the filing deadline was last week. However, we will make a determination in early January if there are any other items that need to be brought to you for a January meeting. If there are none, we will cancel that meeting. Per your By-Laws at a minimum, the Historic District Commission must meet quarterly. We will double check all these dates and finalize that officially and be ready to use it come the new year.

Chairman Czerwinski asked if there were any questions.

Chairman Czerwinski asked if he could discuss anything else during this period as far as a potential fifth member? Mrs. Melson-Williams replied that the membership for the Board is actually offered first by the Mayor to City Council. So certainly, if you have ideas or potential candidates, there is an application that is available on the City's website. Staff would be more than happy to pass along any suggestions you may have to the Mayor or you could contact the Mayor's Office directly on that. With the Historic District Commission, the *Zoning Ordinance* does prescribe a hopeful membership group in that it would have representatives ranging from the professional side to residents of the District to business owners in the District and Archaeologists (I don't think we've ever had) and Architects. Those are a variety of expertise with all individuals being a resident of the City of Dover and having an interest in history and historic preservation.

Chairman Czerwinski mentioned that we do not have to discuss names, it's just relaying to my fellow members the importance of keeping their eyes open for potential members. I must do the same myself. We only have four members, and you know we have to look for another person to become a member. We have to keep our eyes open. I don't have anyone in mind at the moment.

Mrs. Robinson mentioned that she would like to see someone from business or someone from the professional side, you know, because we have our personal opinions. Losing Jonathan as a member, it hurt the Commission, in her opinion.

Chairman Czerwinski stated that there's going to be a point that we are not going to have enough members on the Board unless we plan ahead and start really aggressively looking for other members. You know what I mean?

Mrs. Mason stated that she kept trying to go up and down Loockerman Street and throughout the town, asking people she knew if they wanted or were interested in becoming a member of the Historic District Commission. I'm sorry to say that I could not get anyone. I thought that would help but it's really hard to get someone.

Chairman Czerwinski stated that I just want to take that moment out because I've got to remind myself. I have to do the same thing. Someone is probably right in front of me that I don't know

and I'm not paying attention to that would be a good member. So, just keep working at it because we definitely need to get that fifth member.

OLD BUSINESS

Certified Local Government (CLG) Program

Mrs. Melson-Williams mentioned that she had nothing new to report.

Implementation of 2019 Comprehensive Plan

Mrs. Melson-Williams mentioned that for the Implementation of the *2019 Comprehensive Plan* there's always something going on that we could point to that strives to meet some of the goals and visions of the Comprehensive Plan. Certainly, I think what we've seen this year with the Downtown redevelopment efforts from a variety of standpoints can point to that. Perhaps in the new year, we'll take a closer look to the Historic Preservation Chapter of the *Comprehensive Plan* to see if there's any kind of targeted efforts, we want to look at there. There was an opportunity for a grant with the CLG program but currently we're trying to keep our heads about water in the Planning Office. So, I'm not sure that we've got the bandwidth to tackle something else at this point.

Chairman Czerwinski asked if there were any questions or comments before we adjourn?

Chairman Czerwinski wished everyone a happy and safe holiday this season. See you next year.

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

Meeting adjourned at 4:37 PM

Sincerely,

Maretta Savage-Purnell
Secretary

FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
HI-24-01	Referral of Fence Permit #23-1868 at 146 S. State Street	146 S. State Street	Fence Permit	Permit #23-1868 referred to HDC by City Planner for consultation on Architectural Review Certification; 1/28/2024 HDC deferred action on ArchRevCert seeking additional information on its materials, location, and another nearby fence. 2/15/2024 HDC granted ArchRevCert subject to conditions.	Permit Application received 12/13/2023 and Referred to the HDC for consultation. The Fence is subject to Code Enforcement Case #23-3983 for installation without a Permit. It is a vinyl fence that is six foot in height. HDC granted ArchRevCert subject to conditions: Fence #2 must be wood and 4 feet in height. Fence #1 due to location can remain at vinyl at 6 feet. Permit issued in April 2024. Part of Fence removed.
HI-24-02	Building Demolition at 148 S. Bradford Street	148 S. Bradford Street	Review for Architectural Certification for Demolition	Public Hearing and Review for Architectural Review Certification by HDC on 5/16/2024. Action to deny ArchRevCert.	Request to demolish existing building (currently used as offices). HDC denied ArchRevCert for demolition. Applicant filed an Appeal to the Planning Commission; Appeal considered by Planning Commission on 6/17/2024. Planning Commission granted approval of ArchRevCert to allow Demolition of Building. Demolition Permit #24-1835 issued; demolition almost complete.
HI-24-03	Building Demolition at 150 S. Bradford Street	150 S. Bradford Street	Review for Architectural Certification for Demolition	Public Hearing and Review for Architectural Review Certification by HCD on 5/16/2024. Action to deny ArchRevCert.	Request to demolish existing building (currently used as offices). HDC denied ArchRevCert for demolition. Applicant filed an Appeal to the Planning Commission, Appeal considered by Planning Commission on 6/17/2024. Planning Commission granted approval of ArchRevCert to allow Demolition of Building.

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

FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
HI-24-07	Legislative Hall Building Addition	411 Legislative Avenue	Site Plan Review for Architectural Review Certification	Public Hearing and Review for Recommendation on Architectural Review Certification by HDC on 10/17/2024. Recommended approval of ArchRevCert for project.	Site Development Plan review for Building Addition and Plaza Area and associated site improvements. Recommendation on ArchRevCert will be forwarded to Planning Commission for future consideration during Site Plan review process. Site Plan Application filed and granted conditional approval with ArchRevCert by Planning Commission on November 18, 2024.
HI-24-08	Referral of Building Permit #24-1399 at 21 N. American Avenue	21 N American Avenue (and previously 19 N American Avenue)	Building Permit	Permit #24-1399 referred to HDC by City Planner for consultation on Architectural Review Certification; Scheduled for HDC Review on 10/17/2024. Recommended Approval of ArchRevCert subject to conditions.	Permit Application received 9/25/2024 and Referred to the HDC for consultation. Project for demolition of rear addition, rebuild of rear addition, renovation to first rear addition, remove asbestos siding and reclad with vinyl siding, and porch renovations. HDC per conditions of ArchRevCert allowed demolition of rear addition and reconstruction, recladding with vinyl siding, and minor change to rear window placements. Permit issued subject to conditions.
HI-24-09	Dover Mobility Center (Parking) Garage	133 S Governors Avenue, 139 S Governors Avenue, 145 S Governors Avenue, 136 S Bradford St, 148 S. Bradford St, 150 S Bradford St	Site Plan Review for Architectural Review Certification	Public Hearing and Review for Recommendation on Architectural Review Certification by HDC on 12/19/2024 and recommended ArchRevCert subject to conditions.	Site Development Plan review for Dover Mobility Center (multi-purpose Parking Garage) and associated site improvements. Recommendation on ArchRevCert will be forwarded to Planning Commission for future consideration during Site Plan review process. Site Plan Application (S-25-01) filed and Planning Commission granted conditional approval in January 2025.

FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
HI-25-01	The Old Post at 55 Loockerman Plaza	55 Loockerman Plaza (Old Dover Post Office)	Site Plan for developmet of mixed- use with apartments	Review for Architectural Review Certification of Site Plan; Public Hearing and Review by HDC scheduled for 2/20/2025.	Site Plan to be reviewed by Historic District Commission

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

2024 Permit Activity in the Historic District

Updated thru 12-31-2024

Item 3.

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

2024 Permit Activity in the Historic District
Updated thru 12-31-2024

Item 3.

DATE	PERMIT #	LOCATION	TYPE	ACTION ON ARCHITECTURAL REVIEW CERTIFICATE	NOTES
8/13/2024	24-1150	32 W Loockerman St, Fears Promotions	Sign Permit	Staff Approval. Signs related to previous Sign Permit Referral to HDC in HI-23-04.	installation of window and wall signs for Fears Promotions (Boxing). Wall signs revised to vertical format rather than horizontal.
9/3/2024	24-908	523 S State Street, Christ Episcopal Church	Temporary Sign Permit	Staff Approval	Installation of Banner for period of 60 days.
9/9/2024	24-1123	21 N State Street, State Street Assisted Living	Sign Permit	Staff Approval	Installation of replacement signs at parking lot entrances, hanging signs on front porch, and monument sign for facility.
9/3/2024	24-1237	120 S Governors Avenue	Demolition Permit	Staff Approval per HDC issued ArchRevCert for HI-24-05 to allow Demolition.	Demolition of "Old Acme Building" and stabilization of site. Redevelopment will be subject to future Site Plan/ArchRevCert review process. Demolition complete.
10/25/2024	22-1164	537 S State Street	Roof Permit	No Planning Staff Review.	Roof Permit to replace existing shingle roof.
11/6/2024	24-1573	136 E Water Street, DSEA Office Building	Window Permit	No Planning Staff Review.	Replacement of windows.
12/23/2024	24-1594	29 W Loockerman Street, Sha Scrubs (Retail Store)	Sign Permit	Staff Approval	Installation of new projecting sign on existing metal scrollwork for new retail tenant.
12/17/2024	24-1672	3 S American Avenue, Edward Jones Office	Fence Permit	Staff Approval	Installation of black metalpicket style fencing as gate to side of building and fence along rear property line.
12/2/2024	24-1750	9 E Loockerman Street	Roof Permit	No Planning Staff Review	Roof work but likely not visible as building has a flat roof system.

DATE	PERMIT #	LOCATION	TYPE	ACTION ON ARCHITECTURAL REVIEW CERTIFICATE	NOTES
12/23/2024	24-1839	419 S State Street	Roof Permit	Staff Approval.	Removal of rear non-operating chimney to below roof line and repair of another non-operating chimney. Both are not visible from public view.

DATE	PERMIT #	LOCATION	TYPE	ACTION ON ARCHITECTURAL REVIEW CERTIFICATE	NOTES
1/17/2025	24-1399	21 N American Avenue	Building Permit - Interior & Exterior Renovations	Staff Approval as per HDC Action on ArchRevCert HI-24-08.	Demolition of rear addition and its rebuild, exterior finish renovations to allow vinyl siding, renovations to front porch. Permit was referred to the Historic District Commission for review.
1/13/2025	24-1835	148 S Bradford Street	Demolition Permit	Staff Approval as per PC Final Action regarding ArchRevCert (appeal of HDC denial of ArchRev Cert) HI-24-02.	Demolition of existing one-and-half story building for future redevelopment of site. HDC denied request on 5/16/2024 and Appeal to Planning Commission granted approval 6/17/2024. Demolition is almost complete

ARCHITECTURAL REVIEW STAFF REPORT

Before Dover Historic District Commission

February 20, 2025

<u>Application:</u>	The Old Post at 55 Loockerman Plaza, HI-25-01
<u>Owner:</u>	City of Dover
<u>Equitable Owner:</u>	Old Post, LLC
<u>Location:</u>	Northwest corner of Loockerman Plaza and Innovation Way in Dover, DE
<u>Addresses:</u>	55 Loockerman Plaza
<u>Tax Parcels:</u>	ED-05-077.05-04-53.00-000
<u>Size:</u>	1.267 acres +/-
<u>Present Uses:</u>	Vacant Building – Former Dover Post Office
<u>Proposed Use:</u>	Mixed-Use Commercial and Multi-family Housing (Apartments) and associated parking
<u>Present Zoning:</u>	C-2 (Central Commercial Zone) H (Historic District Zone) SWPOZ (Source Water Protection Overlay Zone)
<u>For Consideration:</u>	Architectural Review Certification

Note: This Review Report was initially prepared by Staff of the Rossi Group (under a Planning Services contract with the City of Dover). The Report was completed with additional review and editing by the City's Planning Office.

I. PROJECT DESCRIPTION:

The Historic District Commission will act to make a recommendation for an Architectural Review Certificate for a Site Development Plan Application for the proposed building renovation and expansion for a mixed-use commercial and multi-family (apartment) development in Downtown Dover, to be located at 55 Loockerman Plaza, also known as The Old Post. The development proposal for the 1.267-acre site includes the demolition of the rear warehouse portion of the existing building, the preservation of a 4,560-SF portion of the existing building, and a proposed building addition of 31,500 SF for 36 residential apartments. The property is zoned C-2 (Central Commercial Zone) and is subject to H (Historic District Zone). The south portion of the site along the frontage

of Loockerman Plaza is within the SWPOZ (Source Water Protection Overlay Zone) Tier 3 Excellent Recharge Area. Because the property is within the Downtown Redevelopment Target Area, it is exempt from the requirements of the SWPOZ. The owner of record is the City of Dover, and the equitable owner is Old Post, LLC. Property Address: 55 Loockerman Plaza. Tax Parcel: ED-05-077.05-04-53.00-000

Surrounding Land Uses

The location of the subject property at the corner of Loockerman Plaza and Innovation Way is within the Downtown Development District (and Downtown Redevelopment Target Area). As previously noted, the parcel is zoned C-2 (Central Commercial Zone) and within the Historic District. Properties immediately adjacent to the subject project location are zoned IO (Institutional and Office Zone). The Dover Public Library is adjacent to the site to the west. Properties owned and occupied by the State of Delaware are adjacent to the north (Department of Natural Resources and Environmental Control) and across Loockerman Plaza to the south. The property across Innovation Way to the east is Treadway Towers, which includes offices and a restaurant. The surrounding properties are also within the H (Historic Zone) and the SWPOZ (Source Water Protection Overlay Zone) Tier 3 Excellent Recharge Area.

Previous Applications

The existing structure was constructed in the 1960s and was in service as the Dover Post Office until the new post office location opened on Bank Lane in 2021. The property owner is the City of Dover. After the Post Office closed, the City initiated an RFP process to solicit proposals for redevelopment of the site. The equitable owner, Old Post, LLC was selected through this process. Application Z-24-01, approved by City Council on February 12, 2024, rezoned the property from IO (Institutional and Office Zone) to C-2 (Central Commercial Zone) with it remaining in the H (Historic District Zone) and SWPOZ (Source Water Protection Overlay Zone).

II. HISTORIC PROPERTY INFORMATION

Review of Historic Maps

Prior to 1926, Loockerman Plaza did not extend beyond South State Street. Loockerman Plaza was extended between 1926 and 1936. The building was constructed in the 1960's.

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 Capitol Square Historic Context. The first buildings in the Capitol Square Context were built in the 1930's and 1940's as part of the Federal Works Project Administration. The *Design Standards and Guidelines for the City of Dover Historic District Zone* describe this context as "neo-Georgian featuring two-story brick facades with a water table, marble surround at the entrance, keystones over the window heads, dentilled cornices and hip roofs... greater latitude is recommended in determining what is appropriate for new construction and additions within this context... a compatible contemporary building is preferable to a falsely historical one."

The building located at 55 Loockerman Plaza was constructed in the 1960s. The most prominent features are the 5-bay Classical pediment with its turned gable, tympanum, and large columns. Under this projection, the front elevation wall is setback and includes the door entry with pedimented surround. The building has a gable roof with the rear being a flat roof system. It features a brick exterior, columns, dentil cornices, and shuttered windows. The building currently includes second floor offices (approximately 2,160 SF), a basement (approximately 5,865 SF), and the first floor of approximately 21,151 SF. There is an existing on-site parking lot (unmarked) and loading dock. The interior has been completely gutted as a result of recent asbestos abatement.

The structure is not listed on the National Register of Historic Places, and this portion of the Historic District is not part of an Historic District listed on the National Register of Historic Places.

III. PROJECT PROPOSAL

PROJECT PROPOSAL (Submission of January 2025):

The application proposes the demolition of the rear portion of the existing structure and replacement of that structure with a new addition, while maintaining and rehabilitating the front of the present structure (4,560 SF). *Capital City 2030: Transforming Downtown Dover Master Plan* identified the Old Dover Post Office as a Project Site. The Master Plan proposes that a new commercial building could reactivate the site. This project is also identified as a Key Project within the City's Downtown Development District (Renewal) application of 2024.

The proposed development will repurpose two 2,500-SF retail units and one 2,000-SF for a business (office) space in the former Post Office front area. The rear warehouse portion of the building will be demolished and replaced with a new three-story structure comprised of 36 apartment (multifamily) units.

The Applicant's submission includes a Narrative Letter, a Site Plan set, and Architectural Graphics set with building elevations and 3-D views. The elements of the project are as follows:

1. Partial Demolition: The rear flat-roofed warehouse portion of the building is to be demolished as this is where the three-story building addition is proposed. The front gable roofed portion of the existing building is to remain.
2. Existing Building Renovations: New wood trim is proposed to match the existing. It is unclear from the submission if the design includes dentil cornices. New replacement shutters, windows, front door are noted to match the existing. The building elevations feature headers or some framing above each of the smaller windows. Each wing of the front portion of the building will include new larger openings with a proposed large glass Nanawall door system.
3. Building Addition: The proposed three-story addition will be located directly behind the preserved portion of building. The proposed addition will be 35 feet tall. The existing building is 33' 2" tall at the peak of its roof. The addition will feature a brick veneer and brick engaged pilasters along all sides on floors two and three and floor one using EFIS in a

limestone finish. The east and west elevations include large glass windows (with door) for the apartment unit spaces. Glass and black aluminum railings will be used to enclose balconies.

4. Parking Lot: A parking lot will be developed along the west side and north side of the building with access from Innovation Way. This new parking lot will not have vehicular access from the large municipal parking lot at the Dover Public Library. The applicant is also working with the City in regards to the adjacent row of parking to the east of the Library. The parking lot is fenced and appears to have grass lawn areas at the perimeter.
5. Sidewalks and Site Amenities: The proposal maintains connected sidewalks along Innovation Way and Loockerman Plaza. There are also sidewalks adjacent to the parking lot leading to the building. The renderings show additional amenities, including bicycle racks and benches. A fenced in dog-run is proposed to abut the building addition along Innovation Way.
6. Tree Planting and Landscaping: The project plan identifies five existing trees on the current site, it is not clear whether they will be removed to create space for new concrete patio areas or be kept. Please identify the trees on the site plan (Sheet PL-03) or where five replacement trees will be located.

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

IV. ZONING REVIEW

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

The property is partially within the SWPOZ (Source Water Protection Overlay Zone) Tier 3 Excellent Recharge Area, but it is exempt from the requirements of this zone due to its location within the Downtown Redevelopment Target Area.

The subject project area is zoned C-2 (Central Commercial Zone). The C-2 zone allows for “retail stores, apartments and multi-family dwellings provided that new dwelling units shall be permitted on the first floor on the street frontage of Loockerman Street; uses accessory to the residential units such as lobby and amenity spaces are permitted on the first floor; live-work units; parking lots and parking structures” as principal uses. The subject property has frontage on two streets, Loockerman Plaza and Innovation Way. The C-2 zone requires a zero minimum front yard. No side yard is required; however, if one is provided then it shall be a 5-foot side yard minimum. A 20-foot rear yard setback is required above ground floor and 5-foot is required at ground floor. The maximum building height for this district is 10 stories or 125 feet.

<u>Code Compliance for C-2</u>	<u>Required</u>	<u>Provided</u>
Front Setback	0'	> 35'
Rear Setback	20' above ground floor. At ground floor, 5' required	> 100'
Side Setback	None required, but 5' min. if provided	Approx. 15'
Building Height	10 stories (125')	3 stories (35')

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 property is located in the H (Historic District Zone) within the Capitol Square Context. The Capitol Square Context is described on pages 2-8 and 2-9 of the *Design Standards and Guidelines for the City of Dover Historic District Zone*. This *Design Standards and Guidelines* describe this context as “neo-Georgian featuring two-story brick facades with a water table, marble surround at the entrance, keystones over the window heads, dentilled cornices and hip roofs... greater latitude is recommended in determining what is appropriate for new construction and additions within this context... a compatible contemporary building is preferable to a falsely historical one.” Location within the Dover Historic District Zone requires proposals for demolition, new construction, building additions, and certain renovation or rehabilitation activities to existing buildings to receive an Architectural Review Certificate.

As stated in the *Design Standards and Guidelines for the City of Dover Historic District Zone*, an Architectural Review Certificate will be granted “if it is found that the architectural style, general design, height, bulk and setbacks, arrangement location and materials affecting the exterior

appearance are generally in harmony with neighboring structures and complementary to the traditional architectural standards of the historic district.” In accordance with Article 10 §3.2, the Historic District Commission will provide a recommendation to the Planning Commission regarding the project’s compliance with the architectural review standards.

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

Maintenance, Repair, Preservation and Restoration of Existing Historic Buildings

The *Design Standards and Guidelines* for Maintenance, Repair, Preservation and Restoration of Existing Historic Buildings (Chapter 3: pages 3-1 through 3-27) provide the design criteria and development guidelines. The preservation of the historic character of the District is largely a function of the preservation of the existing historic building fabric. This Chapter discusses the various building elements and should also be referenced with new construction.

Any off-street parking lots provided shall be screened from the street line by buildings, landscaping, or other means. The guidelines specify that “parking lots should be screened from the street, their layout should include borders and islands planted with trees and shrubs to break-up expanses of paved areas. Given a parking lot within the Dover Historic District zone, at least 20% of the area within it should be unpaved and planted.”

Demolition

The proposal for demolition of a portion of the building must be reviewed for conformity with the design criteria guidelines found in Chapter 4: New Construction, Additions, Demolition and Relocation. The *Design Standards and Guidelines* gives guidance to the Historic District Commission by listing specific criteria to be evaluated when considering applications for the demolition of buildings (or portions of buildings) in the historic district (Chapter 4: pages 4-10 to 4-12). These guidelines are summarized below (see *Design Standards and Guidelines* for the complete text).

1. Determine the financial implications of maintaining a property versus demolition.
2. Regardless of economic issues the relative significance of the individual buildings slated for demolition should be evaluated.
3. In development related applications the City should review the schematic plans for the new structures to weigh the virtues of the new structure versus what exists.
4. Determine the extent of adequate recordation of a property the applicant would be required to complete if demolition were approved.
5. Lots left vacant by demolition should be treated in a manner that is sympathetic to the historic context.

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

The proposed project must also be reviewed for compliance with the standards established by the *Zoning Ordinance*. The standards include items such as setbacks from property lines, lot coverage, height, etc. This Proposal for the Old Post appears to conform to most of the bulk requirements of the C-2 Zoning District, however, should 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.

STAFF COMMENTS AND RECOMMENDATIONS

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

- 1) Staff recommends conditional approval of the Architectural Review Certificate for The Old Post project, finding that the building 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*. This includes the demolition of the rear portion of the building, the renovation of the front section, and the new building addition. The proposed multi-use site enhances the pedestrian scale of the downtown area. The preservation of the building portion fronting Loockerman Plaza maintains the historic context of the area. The brick exterior finishes on the upper two stories and EFIS in a limestone finish (to resemble stone) along the first story on the new addition take cues from the architectural styles seen in the Loockerman Street corridor and Capitol Square context.

- 2) The following conditions are recommended by Staff to improve the project's compliance with the recommended guidelines of the *Design Standards and Guidelines*. The following are recommended conditions:
 - a. The selected brick choices should be compatible with the brick on the existing structure. The brick material color, size, and format should be identified.
 - b. Clarify the wall section at the cornice shown as a soldier course to clarify if the cornice projects in a different plane than the general wall surface. Cornicework is a very significant feature of the buildings in the area. It is unclear if the proposed building would include dentil cornices. Dentil cornices are recommended, particularly on the south-facing side of the building.
 - c. Consider additional detailing on the north elevation walls of the new building addition and the transition brick wall of the front building section. In the elevations provided these walls appear flat as large blank areas. While they are not visible from the adjacent streets, they are visible from the parking lot areas.
 - d. A paneled door should be used on the door along Innovation Way. Modern flush doors are not appropriate.
 - e. Repairing windows with in-kind materials is preferable to replacing windows. When irreparable, replacement windows should replicate the historic windows as closely as possible in light pattern, opening size, and function.
 - f. While shutters are encouraged, vinyl and aluminum shutters are inappropriate. The material for the replacement shutters was not identified.
 - g. It is inappropriate to remove historic decorative elements such as roof cresting or finials.
 - h. Consideration of wall or free-standing signage may require additional review.
 - i. Any light fixtures utilized on the property should be consistent with the style of the lighting used in the nearby areas of the Capitol Square Context of the Historic District.
 - j. Any revisions or changes in the identified materials may be subject to further review by the Historic District Commission.
- 3) Some of the site improvements/amenities were not specifically described or had limited information within the application information. Please provide information for consideration and discussion.
 - a. Any off-street parking lots provided shall be screened from the street line by buildings, landscaping, or other means. A four-foot black aluminum fencing appears to be proposed.
 - b. Provide information on the dumpster enclosure construction and screening.
- 4) Clarify whether existing trees on the site 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*. A Landscape Plan sheet is listed in the Index on the Site Plan set as PL-04 but was not included in the submission.

- 5) Staff notes that the required setbacks and proposed building height listed in the data column are incorrect on the Site Plan set. Also use the project name of The Old Post consistently. See Dover Code, Appendix B, Article 4; Sec 4.14 for Bulk standards for the C-2 zoning district.
- 6) Staff recommends the following pertaining to the site design elements of the project:
 - a. The sidewalk system on the street frontage should continue and include barrier free access, crosswalk striping, etc. at the points of intersection with the entrance and exit drive aisles.
 - 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 Capitol Square Context area.
- 7) For building construction, the requirements of the building code or fire code must be complied with. Consult with the Building Inspection Staff and Fire Marshal regarding these requirements. The resolution of these items can impact the site design in some cases.
- 8) In the event that major changes and revisions to the design, materials, or site layout occur in the finalization of the plan and/or construction drawings contact the Department of Planning and Inspections. These changes may require resubmittal for review by the Historic District Commission.
- 9) This site development plan for this project is also subject to the application and review process for Site Development Plan (Article 10 §2 of the *Zoning Ordinance*) before the Planning Commission. Note: Additional technical items for compliance with the Zoning Ordinance and other regulations may be identified during the Site Plan Process. Review comments pertaining specifically to the Site Plan set will be issued at that time.
- 10) The applicant shall be aware that Building Permits are required to proceed with any construction activities on the project site. The permit applications must comply with the approvals and conditions granted through the Architectural Review Certification and Site Plan Review process.
- 11) The applicant should be aware that a Sign Permit is required to proceed with the placement of signage on the property.
- 12) The existing building has a cornerstone/date stone that should be retained. There may also be an opportunity to add a plaque or other method outlining the history of the building (time of service as the Dover Post Office).

Historic District Commission Action Required

The Historic District Commission shall consider the proposal and provide a recommendation in regard to the Architectural Review Certification for the Old Post building and associated Site Improvements. The recommendation should reflect consideration of the *Design Standards and Guidelines for the City of Dover Historic District Zone*.



January 17, 2024

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

The Old Post is a mixed-use development that sits on the East side of the downtown Loockerman Corridor. The development will repurpose two 2,500 SF retail spaces, 2,000 SF business space within the original Retail portion of the former Dover Post. The rear warehouse portion of the former Dover Post structure will be razed to introduce a new three-story structure of 36 residential apartment units. The adaptive reuse of the structure will contribute to the growth of a vibrant Downtown Community. The proposed design is an adaptive reuse project that integrates old and new to create a structure that is cohesive with its historic built environment yet distinct in form and reflective of contemporary practice.

For over 50 years, 55 Loockerman Plaza was a hub and an institution within the Dover community. The 'new' Old Post celebrates this history in both function and form. The new residential and commercial programming will bring life and vibrancy to the streets of downtown. The proposed design retains much of the existing facade, while introducing modern elements to improve pedestrian connection to the Loockerman streetscape. We preserved the existing column and portico structure but increased the fenestration at the ground level to improve pedestrian engagement with the retail and outdoor seating component of the structure.

The New Construction portion of the building houses the multifamily residential area of the mixed-use development. The addition is set back to allow increased density while maintaining the light and open feel of Loockerman Plaza. The design of the apartments aims to complement the institutional fabric of the Capital Square Context of East Loockerman, while bringing in Pedestrian Scaled design elements of the West Loockerman Corridor. Our approach utilizes materiality and architectural order in a contemporary application to create its style. The exterior material palette reflects the surrounding architecture, consisting of red brick in a running bond pattern, a limestone-style EIFS, and painted accents and trim. We utilized architectural details typical to buildings of Downtown Dover, such as piers, cornices, and banding to create articulation on the façade. A secondary material at the ground level further breaks up the façade to engage the pedestrian and tenant with the building.

The former Dover Post was a vital spot in Downtown Dover that many in the community visited regularly throughout their life. The proposed adaptive reuse of the facility will once again provide a vibrant, welcoming place for Dover residents to gather and engage with fellow residents. We are excited to revitalize this significant site while preserving Dover's architectural fabric quilt of the Downtown area.

Sincerely,



G. Michael Glick
President



55 Loockerman Plaza | Dover, De

PROPOSED DEVELOPMENT

THE
OLD POST



Apartment Entrance on Innovation Way

(2) 2,500 SF

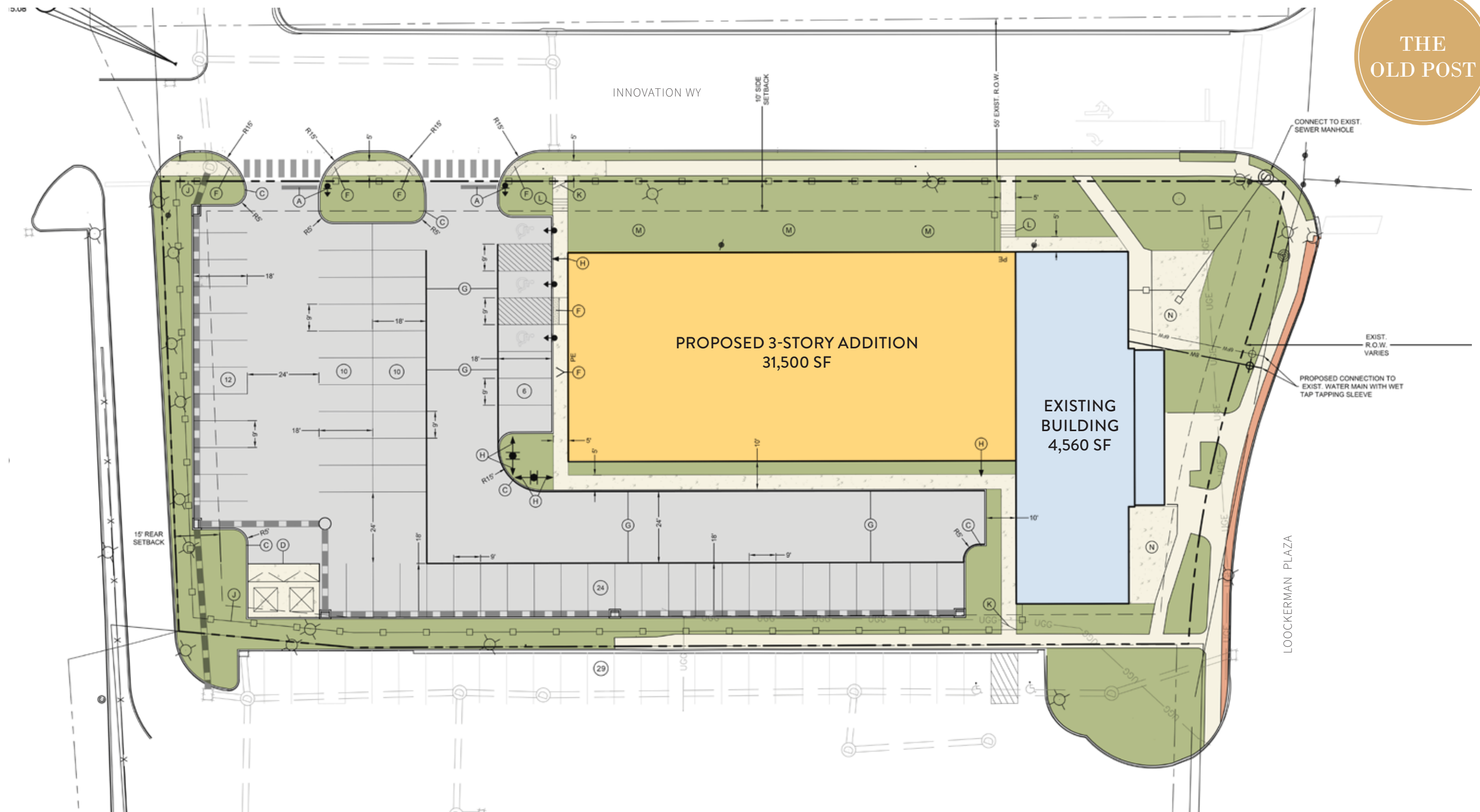
RETAIL UNITS

36

APARTMENT UNITS

2,000 SF

BUSINESS



THE
OLD POST

Site Plan



PROPOSED DEVELOPMENT

THE
OLD POST

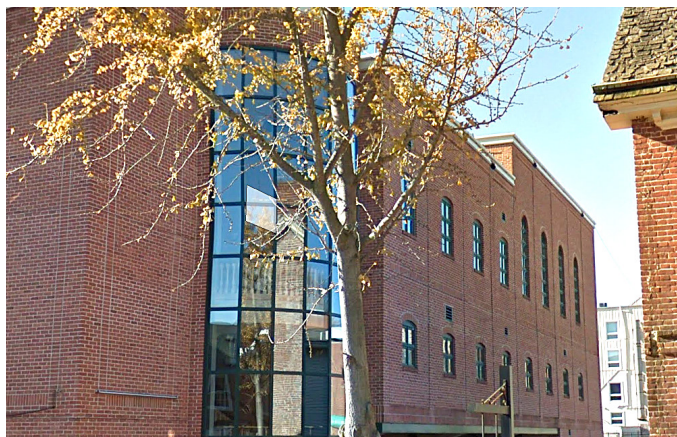
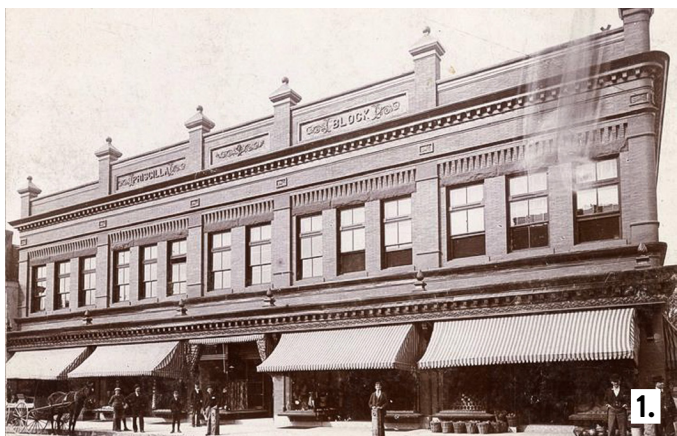
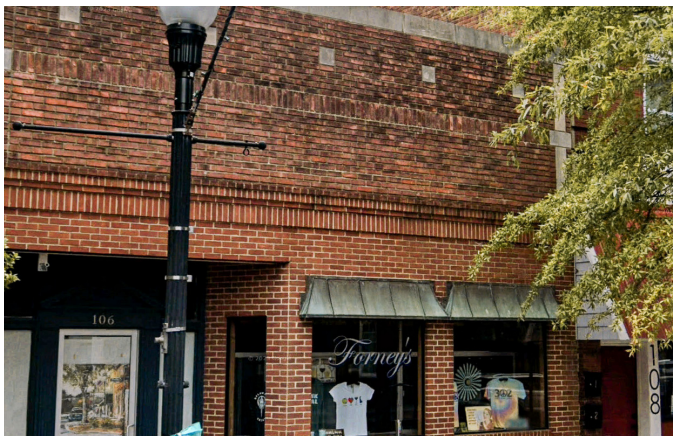


Front Facade



HISTORICAL CONTEXT

THE OLD POST



¹ Images courtesy of Delaware Public Archives

BEFORE & AFTER

THE
OLD POST



Intersection E Lookerman St & Legislative Ave



BEFORE & AFTER

THE
OLD POST

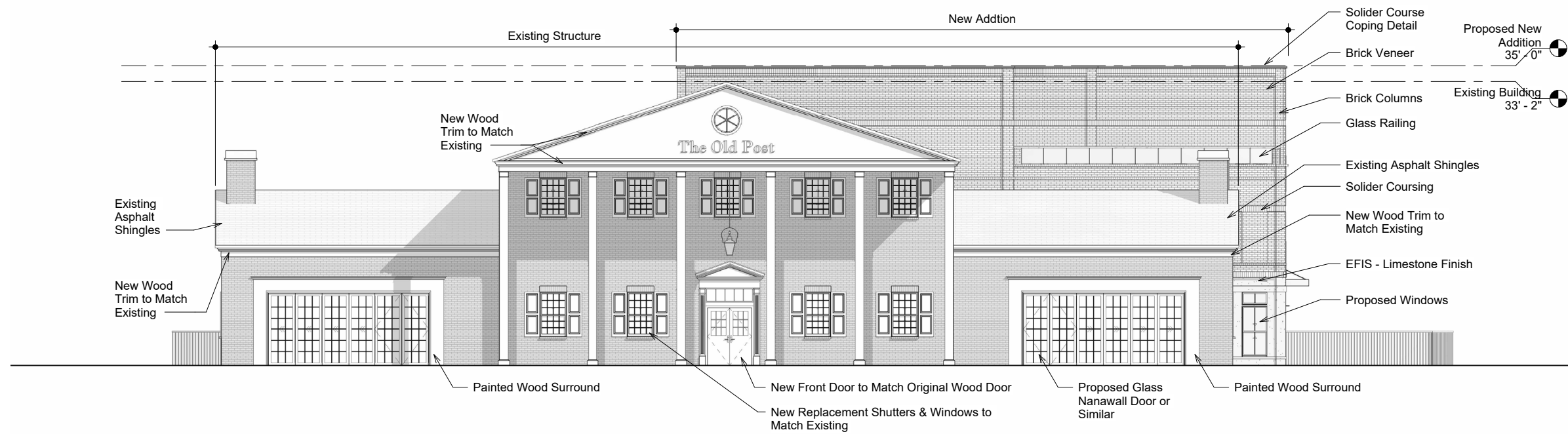


Library Entrance on Loockerman Plaza



BUILDING ELEVATIONS

THE
OLD POST



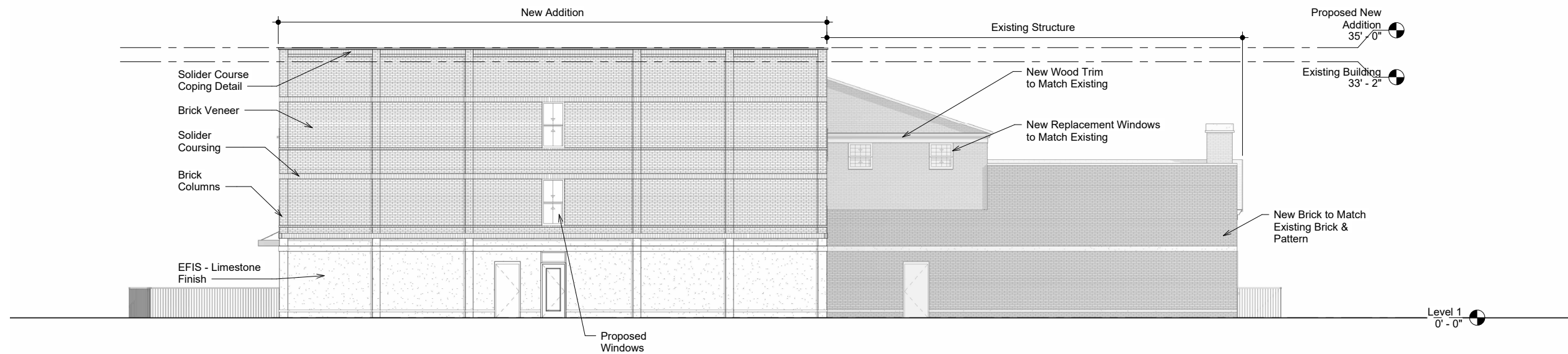
South Elevation



East Elevation



THE OLD POST



North Elevation



West Elevation

OLD DOVER POST

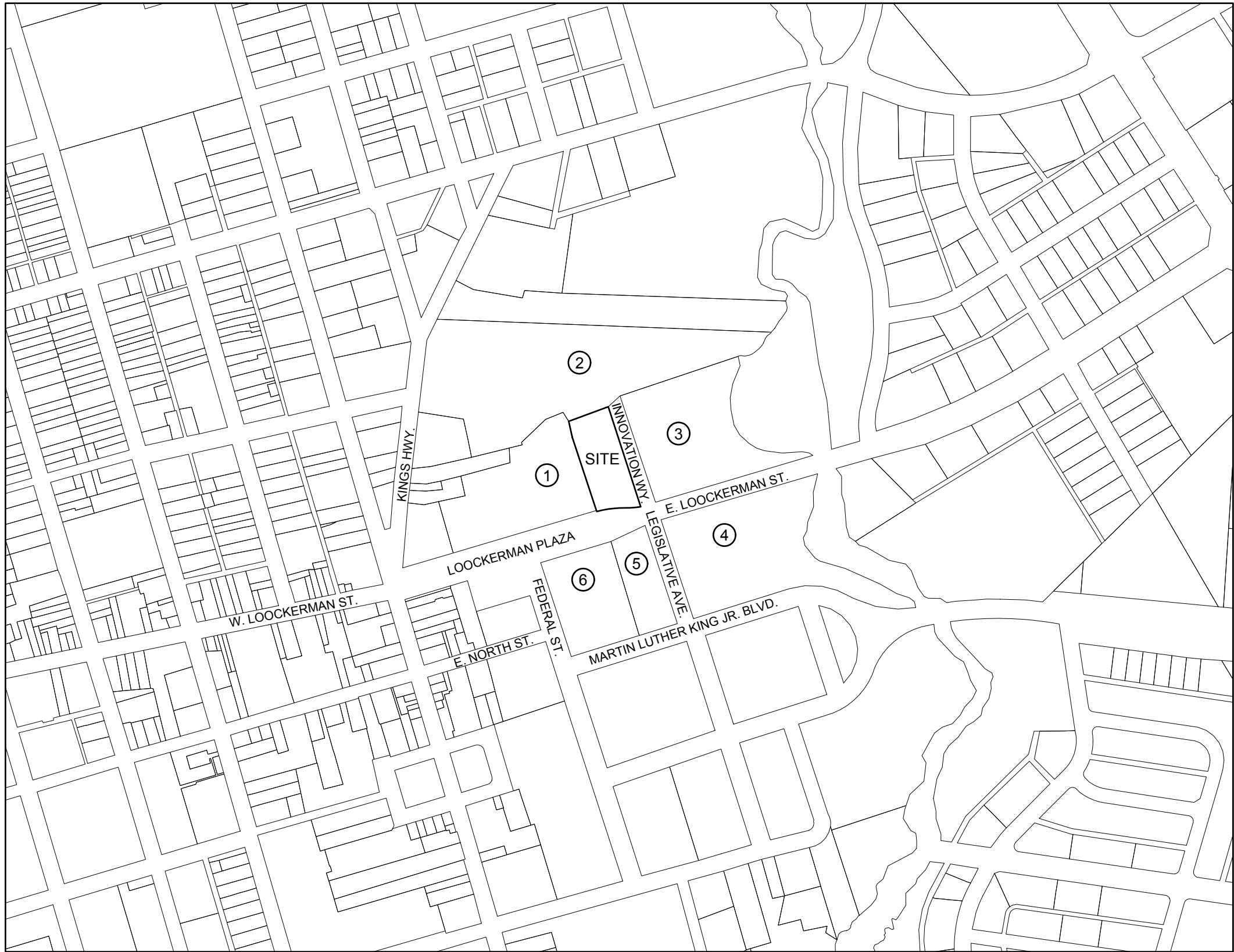
PRELIMINARY PLANS

ST. JONES RIVER WATERSHED

EAST DOVER HUNDRED

KENT COUNTY, DELAWARE

DBF PROJECT NO. 2916A039 JANUARY 2025



LOCATION MAP
SCALE: 1"=400'

INDEX OF SHEETS	
PL-01	PRELIMINARY TITLE
PL-02	EXISTING CONDITIONS
PL-03	PRELIMINARY SITE PLAN
PL-04	PRELIMINARY LANDSCAPE PLAN

ADJACENT PROPERTY OWNERS			
1	2-05-07705-04-5500-00001	CITY OF DOVER	35 LOOCKERMAN ST., DOVER, DELAWARE 19901
2	2-05-07705-04-5100-00001	STATE OF DELAWARE	89 KINGS HWY., DOVER DELAWARE 19901
3	2-05-07705-04-5200-00001	CENTRAL DOVER OFFICES, INC.	9 E LOOCKERMAN ST., DOVER, DELAWARE 19901
4	2-05-07709-05-1300-00001	STATE OF DELAWARE	121 MARTIN L KING JR BLVD., DOVER, DELAWARE 19901
5	2-05-07709-05-1200-00001	STATE OF DELAWARE	60 LOOCKERMAN ST., DOVER, DELAWARE 19901
6	2-05-07709-05-1100-00001	STATE OF DELAWARE	401 FEDERAL ST., DOVER, DELAWARE 19901

- TAX MAP ID
- ENGINEER
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DE 19963
JAMIE SECHLER
PHONE: (302) 424-1441
EMAIL: JLS@dbfinc.com

DATA COLUMN

2-05-07705-04-5300-00001

OWNER
CITY OF DOVER
PO BOX 475
DOVER, DE 19901
EQUITY OWNER
OLD POST, LLC
859 GOLF LINKS LANE SUITE 1
MAGNOLIA, DE 19962

DEVELOPER
LIGHTHOUSE CONSTRUCTION, LLC.
859 GOLF LINKS LANE SUITE 1
MAGNOLIA, DE 19962
G. MICHAEL GLICK
PHONE: (302) 877-1965
EMAIL: MGLICK@LHCNSTRUCTION.COM

- DATUM

HORIZONTAL
NAVD 83 (DE STATE PLANE)

VERTICAL
NAVD 88

- ZONING

EXISTING
C2

PROPOSED
C2

- LAND USE

EXISTING
OFFICE

PROPOSED
MIXED USE COMMERCIAL AND MULTIFAMILY

- FLOODPLAIN

THE PROPERTY IS IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10001C0167H, DATED MAY 5, 2003.

- GROUNDWATER RECHARGE

ALL OF THE PROPERTY IS LOCATED IN AN AREA OF GOOD GROUNDWATER RECHARGE.

- WELLHEAD PROTECTION AREA

THE PROPERTY IS NOT LOCATED IN A WELLHEAD PROTECTION AREA.

- WETLANDS

THE PROPERTY IS NOT IMPACTED BY STATE AND FEDERALLY REGULATED WETLANDS.

- UTILITIES

WATER
CITY OF DOVER

SEWER
CITY OF DOVER

- CODE COMPLIANCE**

REQUIRED

PROPOSED

FRONT SETBACK

10 FT

10 FT

SIDE SETBACK

10 FT

10 FT

REAR SETBACK

10 FT

10 FT

REAR SETBACK W/ ADJOINING

15 FT

15 FT

RESIDENTIAL

MAXIMUM BUILDING HEIGHT

150 FT

150 FT

PARKING

OFFICE: 1 SPACE PER 300 SF. OF FLOOR AREA

62 SPACES (INCLUDING 3 ADA ACCESSIBLE SPACES), AND 29 SHARED SPACES WITH CITY OF DOVER ON ADJACENT PARCEL

LOT COVERAGE

85.00%

76.63%

- AREAS**

PARCEL AREA

1.267 AC.

IMPERVIOUS COVER

0.971 AC. (76.63%)

- PROPOSED LAND USE AREAS**

BUILDINGS/PARKING

0.853 AC. (67.32%)

SIDEWALKS

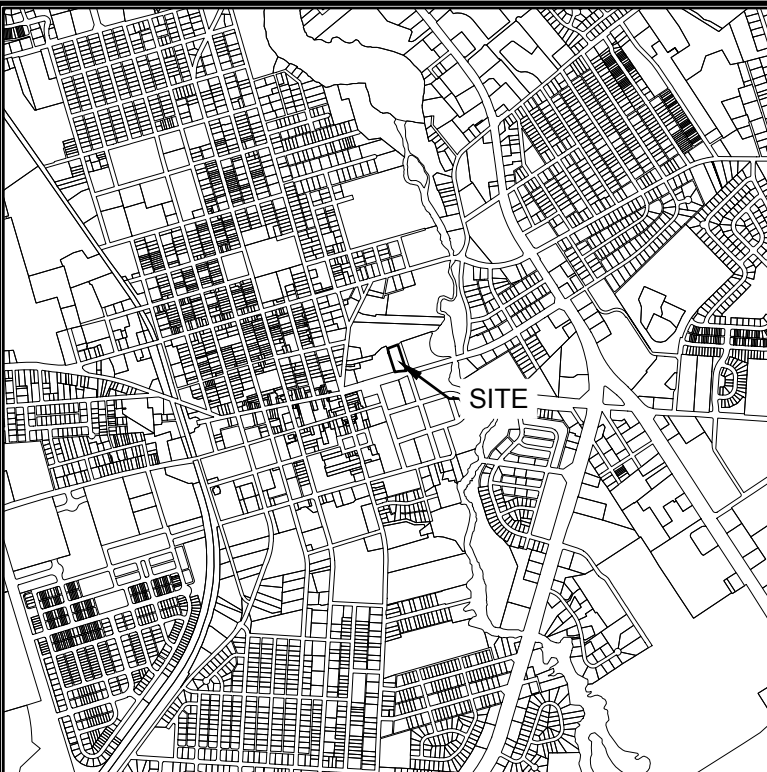
0.118 AC. (9.31%)

OPEN SPACE

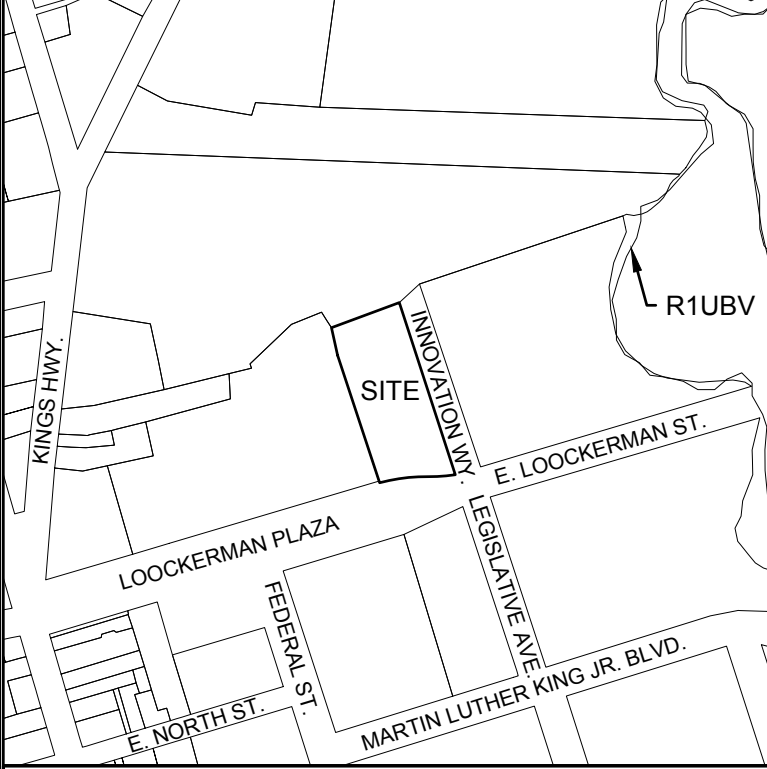
0.296 AC. (23.37%)

TOTAL

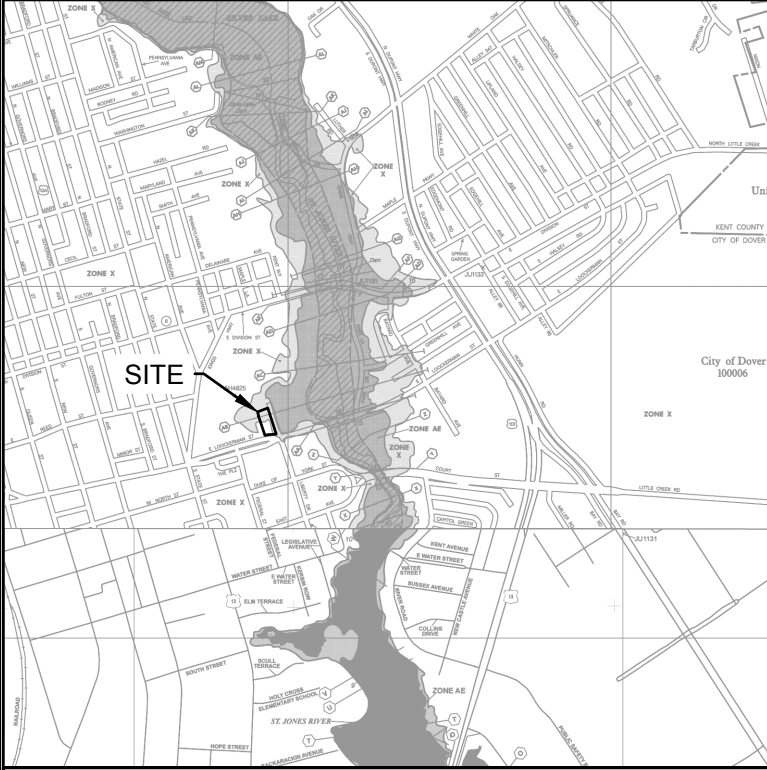
1.267 AC. (100%)



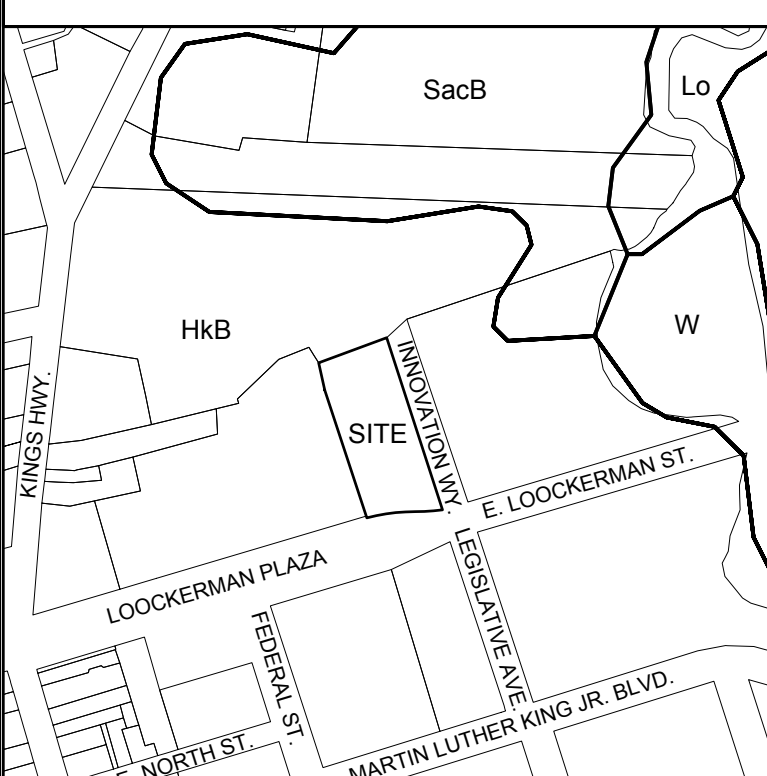
LOCATION MAP
1" = 1/2 MILE



NW1 WETLANDS
1" = 400'



FEMA FLOOD MAP
PANEL #10001C0167H SCALE: 1" = 1/2 MILE



SOILS MAP
1" = 400'

SOILS DATA

LABEL	SOIL NAME	TYPE
HkB	Handbrook Urban Land Complex, 0 to 5 Percent Slopes	B

DAVIS
BOWEN &
FRIEDEL, INC.
ARCHITECTS • ENGINEERS • SURVEYORS

MILFORD, DELAWARE
BALTIMORE, MARYLAND
410.762.1441
410.254.7991

OLD DOVER POST
COMMERCIAL PROPERTY
KENT COUNTY, DELAWARE

Date: JANUARY 2025

Scale: AS NOTED

Dwn By: CAW

Proj No.: 2916A039

PRELIMINARY
TITLE

Dwg No.:

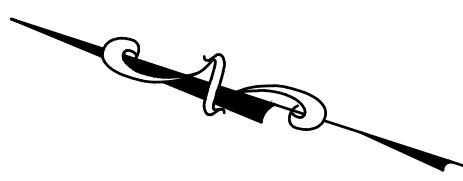
PL-01

**OLD DOVER POST
COMMERCIAL PROPERTY
KENT COUNTY, DELAWARE**

Date: JANUARY 2025
Scale: 1"=20'
Dwn By: CAW
Proj No.: 2916A039

**EXISTING
CONDITIONS**

Dwg No.:
PL-02



N/F
STATE OF DELAWARE
2-05-07709-05-1300
117/192

LEGISLATIVE AVE. (KCR72)

N/F
STATE OF DELAWARE
2-05-07709-05-1200

N/F
STATE OF DELAWARE
2-05-07709-05-1100



N/F
CENTRAL DOVER OFFICES, INC.
2-05-07705-04-5200
D.B. Y30/226

INNOVATION WY.

E. LOCKERMAN ST. (KCR023)

LOCKERMAN PLAZA

N/F
CITY OF DOVER
2-05-07705-04-5500
D.B. N37/158

EXISTING PART OF BUILDING TO BE DEMOLISHED

EXISTING PART OF
BUILDING TO REMAIN
4,560 S.F.

EXISTING LIGHTPOLE (TYP.)

EXISTING STORM DRAIN (TYP.)

EXISTING RAMP

EXISTING FENCE

EXISTING
TREE
(TYP.)

IRON ROD &
CAP SET
ELEV. = 15.08'

N/F
STATE OF DELAWARE
2-05-07705-04-5100
D.B. T34/259

SITE LEGEND:

- (A) STOP SIGN & STOP BAR
- (B) HANDICAP PARKING SPACE WITH SIGN
- (C) MODIFIED 1-6 CURB
- (D) DUMPSTER
- (E) PROPOSED SIDEWALK
- (F) PROPOSED ADA RAMP
- (G) PROPOSED FIRE LANE (4" SOLID YELLOW DEMARCATION AND/OR YELLOW PAINTED CURB)
- (H) R7-107A "NO PARKING - FIRE LANE" SIGN
- (I) FIRE DEPARTMENT CONNECTION
- (J) PROPOSED 4' TALL BLACK ALUMINUM FENCE
- (K) PROPOSED GATE
- (L) PROPOSED STEPS
- (M) PROPOSED DOG RUN
- (N) PROPOSED PATIO

HATCH LEGEND:

-  EXISTING CONCRETE SURFACE
- N/F
STATE OF DELAWARE
2-05-07709-05-1300
117/192

**DAVIS
BOWEN &
FRIEDEL, INC.**
ARCHITECTS • ENGINEERS • SURVEYORS

MILFORD, DELAWARE
BALTIMORE, MARYLAND
302.421.1411
410.243.7971

**OLD DOVER POST
COMMERCIAL PROPERTY
KENT COUNTY, DELAWARE**

Date: JANUARY 2025
Scale: 1"=20'
Dwn By: CAW
Proj No.: 2916A039

**PRELIMINARY
SITE PLAN**

Dwg.No.:

PL-03

N/F
STATE OF DELAWARE
2-05-07709-05-1100

N/F
STATE OF DELAWARE
2-05-07709-05-1200

LEGISLATIVE AVE. (KCR72)

E. LOCKERMAN ST. (KCR023)

LOCKERMAN PLAZA

CONNECT TO EXIST.
SEWER MANHOLE.PROPOSED CONNECTION TO
EXIST. WATER MAIN WITH WET
TAP TAPPING SLEEVEEXIST.
R.O.W.
VARIES

EXISTING AWNING

EXISTING BUILDING
4,560 S.F.PROPOSED FIRE LINE
PROPOSED WATER
SERVICE LINE

PROPOSED SEWER LATERAL

N/F
CENTRAL DOVER OFFICES, INC.
2-05-07705-04-5200
D.B. Y30/226

PROPOSED
3 STORY
BUILDING
ADDITION
31,500 S.F.

N/F
CITY OF DOVER
2-05-07705-04-5500
D.B. N37/158

PROPOSED SHARED PARKING WITH THE CITY OF DOVER

INNOVATION WY.

10' SIDE
SETBACK

55' EXIST. R.O.W.

IRON ROD &
CAP SET
ELEV. = 15.08'

N/F
STATE OF DELAWARE
2-05-07705-04-5100
D.B. T34/259