

**CITY OF DOVER, DELAWARE
HISTORIC DISTRICT COMMISSION MEETING
Thursday, September 19, 2024 at 3:30 PM**

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

AGENDA

IN-PERSON and VIRTUAL MEETING NOTICE

The Historic District Commission Meeting for September 19, 2024, will be held in City Hall Council Chambers. The public is welcome to attend in person. The Meeting will also be provided as a Virtual Meeting using Webex, an audio/video conferencing system as an electronic means of communication. See the participation information below to join by phone or computer.

PUBLIC PARTICIPATION INFORMATION

City of Dover Historic District Commission Meeting of September 19, 2024

Join by Phone: 1-650-479-3208

Access code: 253 339 19792

Password from Phones: 36837432

Join Online: <https://bit.ly/HDCMeeting9192024>

Webinar Number: 2533 391 9792

Webinar password: DoverHDC

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

Written comments are accepted via mail to City of Dover - Historic District Commission, P.O. Box 475 Dover DE 19903 and via email at CompPlan@dover.de.us

WELCOME

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- [1.](#) Adoption of Minutes of June 20, 2024

COMMUNICATIONS & REPORTS

Summary of Activity

- [2.](#) Summary of Applications 2023 and 2024
- [3.](#) Summary of Architectural Review Certificates for 2024

Department of Planning & Inspections Updates**SPECIAL RECOGNITION**

- [4.](#) Resolution honoring the service of Jonathan N. H. Street to the Historic District Commission

NEW APPLICATIONS

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

NEW BUSINESS**Review of Permits Referred to Commission****OLD BUSINESS****Certified Local Government (CLG) Program****Implementation of 2019 Comprehensive Plan****ADJOURN**

Posted: September 12, 2024

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

CITY OF DOVER
HISTORIC DISTRICT COMMISSION
JUNE 20, 2024

The Meeting of the City of Dover Historic District Commission was held on Thursday, June 20, 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 Mr. Street. Mrs. Mason was absent.

Planning Office Staff members present were Mrs. Melson-Williams, Ms. Katherine Oehmke, and Assistant City Manager Sharon Duca (assisting with management of the Department of Planning and Inspections).

APPROVAL OF AGENDA

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

ADOPTION OF MINUTES OF THE REGULAR HISTORIC DISTRICT COMMISSION MEETING OF MAY 16, 2024

Mrs. Richardson moved for approval of the Meeting Minutes of May 16, 2024, seconded by Ms. Horsey, and approved 3-0. Mr. Street abstained from the motion.

COMMUNICATIONS & REPORTS

Summary of Applications for 2023 and 2024

Mrs. Melson-Williams mentioned that the Commission reviewed a total of 5 applications in 2023. All of them are either complete or underway. With the Permit Referral that was reviewed for 153 S. Bradford Street, they were initialing looking to demolish the second floor of that building. However, after meeting with you, they re-evaluated their options and brought forth a Permit to complete renovations and repairs of the masonry instead; thus, keeping the full building intact. The renovation work is underway. For 2024, as of today the Commission is reviewing their fifth application. Two of the applications (HI-24-02 and HI-24-03) were the Request for Demolition of the buildings at 148 S. Bradford Street and 150 S. Bradford Street. The initial request was denied for Architectural Review Certification for Demolition of those properties. The applicant filed an Appeal which is permitted under the provisions of the *Zoning Ordinance*. The Appeal on both applications was heard by the Planning Commission on June 17, 2024. The Planning Commission ultimately had a motion that reversed the decision of the Historic District Commission and has thus granted the Architectural Review Certification to allow for Demolition of both buildings. The other application that you heard last month, HI-24-04 Legislative Hall Parking Garage project, continues to move through a regulatory process. They had to file an Application to the Board of Adjustment for several variances related to floodplain requirements for that property. The application was heard this morning. They successfully received the two variance requests. That project will need to file a Site Development Plan for Planning Commission review as its next step.

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 had been a total of 13 applications and there was a total of 4 Permits in the Historic District through the end of May. Only one of them, mentioned as the Fence Permit at 146 S. State Street, involved the Historic District Commission.

The other Permit Applications were eligible for review by Planning Staff either in review of exterior projects, a couple of sign requests, and a number of Roof Permits. A lot of times the Roof Permits are not in visible locations; so, that's a relatively straightforward authorization. There are Building Permits that involve only the interior of buildings; they're just not subject to Architectural Review Certification.

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

Department of Planning & Inspections Updates

Mrs. Melson-Williams noted that the City of Dover has July 4th as a holiday; additionally, Friday, July 5th has been declared a special holiday for the City. The City offices will not be open. There will also be a delay for trash and recycling for City residents. Any filing deadlines that were set for July 5th are moved to July 8th.

NEW APPLICATIONS

HI-24-05 Building at 120 S. Governors Avenue: Demolition – Public Hearing and Review for Action on Architectural Review Certification for the demolition of existing commercial building (former Acme grocery store and other more recent tenants). The parcel contains 1.70 +/- acres with a 19,136 SF building. The property is zoned C-2 (Central Commercial Zone) and subject to H (Historic District Zone). The property is located on the west side of South Governors Avenue and halfway between Reed Street and West Loockerman Street. The owner of record is Downtown Dover Development Corporation c/o Downtown Dover Partnership. Property Address: 120 S. Governors Avenue, Dover. Tax Parcel: ED-05-077.09-01-44.00-000. Council District 4.

Mrs. Melson-Williams gave a brief overview of the project. The present location is a multi-tenant commercial building. Its last tenants were a retail store and a Child Daycare Center facility. The proposal today is for demolition of the building. This location contains a twentieth century commercial building, as noted divided into several tenant spaces. The building is located within the boundaries of the National Register of Historic Places as part of a Historic District, specifically the Victorian Dover Historic District. The image on the screen includes the inventory statement for this building. At the time of the nomination, it was identified as an “intrusion.” In today's world with historic districts that would be considered as a non-contributing building to that National Register Historic District. The Victorian Dover Historic District basically focused on a different era of building here in Dover. There are a number of historic maps that we can take a look at. This property has been a lot of things over time. The Sanborn Map Series is probably the best map series showing history. At one point there was a school building, there was a church on this property, but ultimately by the mid-20th century those buildings as well as some other residential buildings were long gone. In the late 1960's (1966-1970), the site is redeveloped with this existing masonry commercial building that we are looking at today. Today this is the current view of the building. You can see it kind of sits back on the property. It has a low wide sloping roof; this is the front view that would be from South Governors Avenue.

The project proposal is to demolish this building. It was at one point an Acme grocery store and has other tenants since then. The applicant in their narrative outlined challenges about its upkeep. They do also manage the parking that surrounds this building. The location is within some of the potential redevelopment opportunities that the *Transforming Downtown Dover: Capital City 2030 Plan* was envisioning. What's shown on the screen is a concept that was in that *Transforming Downtown Dover Plan*. However, we are not looking at any future redevelopment today. We are just considering a demolition of the existing building. The Historic District Commission is charged with looking at the *Design Standards and Guidelines for the City of Dover Historic District Zone*. That document as part of Chapter 4 lists a series of specific criteria that would be evaluated when it comes to demolition. As part of the Staff Report on this Application, those series of five criteria are found page 4. They deal with determining the financial implications looking at the significance of the individual building, if redevelopment is being proposed to look at new structure versus what exists, then criteria 4 is looking at what the adequate recordation of the property should be, and if the properties are to be left vacant and how it's being treated for that location. As part of the Staff Review, we do have a series of comments and recommendations that are included in the Report on pages 4 and 5. We did look at those same criteria and made note of it being deemed non-contributing as part of the National Register of Historic Places and that there are no specific redevelopment plans that we are focused on today. Staff is recommending approval of the Architectural Review Certificate to demolish the building finding that it is a more modern intrusion into the historic area. While the overall massing of the building is maintained from its initial construction, the detailing has certainly been changed out over the years. You don't see the full glass storefront or entry details. Staff is recommending that any available documentation about the building, exterior photographs, and the like be gathered to amend to the survey record that exists for the property. We have a series of conditions that we suggest related to demolition just to clarify those activities on the site should that be the ultimate outcome.

Mr. Jonathan Street stated that he has resigned his position on the (Downtown Dover Partnership) Board. He was a former member of the Board and of the Executive Committee. I no longer sit on that Board and to my knowledge Becker Morgan (his employer) is not contracted for any work on this property. I do not see this as a conflict with me taking a place in discussions and motions. He asked the members and Mrs. Melson-Williams if they agreed. Mrs. Melson-Williams replied that the Bylaws for the Historic District Commission do note a provision for conflict-of-interest determinations; and those include property ownership within a distance of the property or some type by financial interest in the project. I don't think you have either one of those situations, but certainly if you do not feel you have a conflict, I think we can go along with that. You certainly were part of the Downtown Dover Partnership at one point in time. But as noted, you currently are not.

Representative: Diane Laird, Executive Director, Downtown Dover Partnership (DDP)

Ms. Diane Laird stated that she really feels it's important to note that the Becker Morgan Group may have an interest in this project, but she was not positive about that. There has been no hire, but they have been discussed as a potential candidate. Mr. Street mentioned that was true, but that would be true with any project Downtown or in the State. Ms. Laird mentioned okay, very good. Thank you.

Ms. Diane Laird stated that she was joined here today by her colleague Mr. Ken Anderson who is the Downtown Dover Partnership Property Development Director and on Webex phone we have Meagan Whetstone who's an architect with Mosaic Development Partners who is our project development team. We appreciate the opportunity to present another critical step in the *Capital City 2030 Master Plan's* set of priority projects today. As Mrs. Melson-Williams mentioned we are here in support of the Application, the request for an Architectural Review Certificate for Demolition of 120 S. Governors Avenue (the former Acme Grocery Store). More recently this building was occupied by daycare center and an auto parts store. Both recently vacated. Currently, only minimal utilities are active as required by the City for any temporarily vacant building. The parcel contains 1.7 acres with just about 19,000 square feet in the building. The property had been zoned C-2 and is located in the Historic District Zone overlay. You're likely familiar with this property that fronts on the west side of South Governors Avenue and lies halfway between Reed Street and West Loockerman Street. The back of the building faces New Street. For well over ten years, the Downtown Dover Partnership has owned and leased this property to two tenants. As previously mentioned, the building is now vacant. We've secured the property by a chain link fence at present to prevent further trespassing and break-ins. The structure of the property was built around 1970 according to the National Register of Historic Places Historic District inventory in which the structure was described as mentioned by Mrs. Melson-Williams as an "intrusion" and deemed it noncontributing. Pending your approval today, the property will need to undergo a process for remediation of contamination that's been discovered. You will hear a little bit more about that from my colleague. This will be followed by a process of solicitation for demolition of the structure, which will commence as early as within 90 days of your approval if granted. We anticipate the new construction would begin in less than a year. The process will be concurrent with our application for Architectural Review Certification for the design and replacement structure. It's conceptually envisioned as a multi-level, mixed use, mixed income structure that would include approximately 150 residential apartments as well as proposed ground floor retail opportunities including a grocery store, a coffee shop, a fitness and wellness center, and a daycare facility. Even though the building is located within the boundaries of the local National Register of Historic Places Historic District and specifically the Victorian Dover Historic District, we agreed with the disposition outlined in the National Register inventory description in which 120 South Governors is deemed a noncontributing building to the District. As the owner of the building and component of Dover's historic landscape, the DDP plan for the site supports the *Capital City 2030: Transforming Downtown Dover Master Plan* and will help set the stage for a strong sustainable future for the Downtown business district and neighboring community of Dover. The site and the proposed replacement structure is subject to the Historic District Commission's approvals will ensure a Victorian Dover Historic District maintains an overwhelming majority of its assets, character, and intrinsic value throughout the transformation that's associated with the *Capital City 2030 Master Plan*.

Presentation

Mr. Ken Anderson, Property Development Director for the DDP introduced himself as the next speaker. The *Design Standards and Guidelines for the City of Dover Historic Districts Zone* in Chapter 4 entitled New Construction, Additions, Demolition and Relocation “starting at page 10 in entitled “Demolition” provides the DDP with guidelines regarding the criteria to be thoughtfully considered prior to the demolition of any structure for any purpose in the City of Dover Historic District. For a lot of those Guidelines, we offer the following to justify our request to proceed with the demolition of 120 South Governors Avenue. The 120 South Governors Avenue property is not being demolished because of catastrophic damage or neglect. Unfortunately, the property and its immediate surrounding environment have increasingly become a go-to location for systemic loitering, vacancy, drug dealing, after hours trespassing, and other nuisance and illegal activities. The City of Dover Police and the DDP Staff make regular visitation to the site to maintain cleanliness, security to the building, and order to the site. Nevertheless, this site continues to threaten public safety. The DDP's proposed demolition of this property is synergistic with critical components of the Capital City 2030: Transforming Downtown Dover Master Plan and supports the objectives of the City of Dover's 2019 Comprehensive Plan, including the overall positive sentiments expressed from the community during the development and the vetting of the 2030 Master Plan. The assessment of that Plan by the State of Delaware resulted in a recent award of \$25 million toward both the Mobility Center across the street from 120 South Governors Avenue and the predevelopment costs associated with the site preparation of 120 South Governors Avenue site. The 120 South Governors Avenue site although within the Downtown Dover Historic District, is not a note worthy source of revenue to the City of Dover and has been assessed by the City of Dover Planning Department and the National Register of Historic Places as an intrusion. This deemed it a non-contributing building in the Historic District. The projected adaptive reuse of 120 South Governors Avenue is a highly anticipated priority mixed use project as recommended in the *Capital City 2030: Transforming Downtown Dover Master Plan*. We look forward to presenting our design concept for that structure and working towards an Architectural Review Certificate for design at the appropriate time. If deemed necessary, the DDP will facilitate the recordation of archival photographs of the property prior to demolition. If approved for demolition, the DDP will engage a demolition contractor through a formal solicitation process, which gives preferences to support local contractors. An environmental assessment ACM (or Asbestos Containing Materials) Phase 1 Survey has already been completed at the site. Approximately 220 square feet of Category 1: Non-friable ACM has been identified at the site. This material requires removal and remediation by a Delaware Certified Asbestos Abatement Contractor prior to any demolition activities that could impact these materials. From a menagerie of environmental, development and safety reasons, we will expeditiously abate the discovered contamination and with your approval today begin the process of soliciting for the demolition of the structure. After this, we will work with our developer who is on the Webex today and return to this Commission to request an Architectural Review Certificate for the design of the replacement structure. Just a brief word about demolition. We anticipate a traditional demolition process using the work course of standard demolitions; an excavator working from the top to the bottom of the structure and then from the front to the rear. An active example of this demo process can now be seen at the western gateway leading into Downtown Dover at 680-684 Forest Avenue as demolition is almost

complete at what used to be the Dover Interfaith Mission for Housing and its associated garage warehouse structure. Let me now turn the presentation back over to Diane Laird.

Ms. Diane Laird stated that in summary, the City of Dover *Comprehensive Plan* recommends balancing preservation, development activity, and planning initiatives to strengthen Loockerman Street and adjacent areas. As you are aware, the Loockerman Street corridor is over 50 % vacant and the area is in dire need of revitalization. The *Capital City 2030 Plan* calls for increased density by adding more residents. It calls for varied modes of transportation including cars, bikes, micro-transits, and buses. It also calls for a coordinated architectural approach that honors the history while introducing new designs that will compliment the historic landscape. This Plan strategizes to a very bright future for Downtown beginning at this site and the heart of Dover. We appreciate your thoughtful consideration of this request and approval for an Architectural Review Certificate for Demolition of 120 South Governors Avenue in line with recommendations of the City of Dover Planning Staff. Mr. Anderson, Ms. Whetstone, and I are available for questions if you have any.

Chairman Czerwinski said thank you very much. Do we have any questions from the Board?

Ms. Richardson mentioned that she did not have any questions.

Mr. Street said thank you for recognizing that the Historic District has *Guidelines* and at least addressing them. I don't disagree with you that there is no real significance to this building. It's a pole barn in the middle of the City. But thank you for recognizing that we have standards and addressing those issues.

Mr. Street mentioned he had a question for Staff. He asked if Staff could elaborate on number 3 recommendation and the documentation of a building. How extensive do you want the existing building documented? Mrs. Melson-Williams from the Planning Staff replied that this is on page five of the Report, Item #3 where Staff recommends an exterior photographs series and any other available building information that may be in the owner's records. It suggests that it should be added to the Cultural Resource Survey and there's a file number for that. The Cultural Resource Survey Records maintained by the State Historic Preservation Office, and there are particular forms and process to gather that information. Certainly, a photograph series would include images of all four sides of the building. Key details are also something that is typically photographed. I don't know that in this case, full measured drawings would necessarily be appropriate. There may be some floor plan information that may be already available by the owner based on what they may have in their records that could certainly be offered as additional information before the building could potentially be demolished. It's an opportunity to gather information. It may lend to future research for buildings of this era in which we probably don't have a lot of survey information about the 20th century buildings because typically they're not thought of as historic. But certainly, with the estimated date of around 1970 that puts it at least 50 years old by my calculations. Certainly, an opportunity is there. I think their package of information included a number of those exterior photographs, but we would look to have them appropriately prepared. Staff can coordinate and work with the Applicants about those proper methods. I will tell you that I am not totally up on that because the last time I did survey documentation, we were still doing everything with black and white photographs and negatives and printing. I think they have processes that deal with the digital world that exists today. We can

provide guidance and connection to the State Historic Preservation Office and the survey methods.

Ms. Horsey mentioned that she did have a comment based upon what Mrs. Melson-Williams stated. I totally agree with the documentation of this building just like the other two that are on Bradford Street that are slated for demolition. It's crucial that just because it's a pole type building that it is still a documented record of what Downtown Dover had about 1970. So yes, it is important to do that. But that's my only comment.

Chairman Czerwinski commented while this structure is considered non-contributing, you know, I would disagree that "it's not historic." Whatever we do here today, we need to acknowledge that this building represents an important time in Dover's history where it's transitioning from where Downtown Dover used to be the center hub of activity, and it slowly heads out to Route 13 and DuPont Highway. This represented the last Downtown grocery store that was in existence before everything moved out to Edgehill on Route 13. Remember history doesn't end at a certain date. History is perpetual; it's always in action. As we move forward, what's going to be important here is all these structures that were built in fifties and sixties that we had discovered as being non-historic are now becoming historic. It becomes part of that brief era of American exceptionalism where many people, not all, would be able to afford a house and a car with a carport on a single income. Again, it's tied into the growth of Dover Air Force Base. It's important to acknowledge that when we're moving this City forward that we acknowledge the structures that we're dealing with. This might be non-contributing, but I would probably disagree with that because it did represent important time in this City's history.

Mrs. Richardson mentioned that it's called Mid-century Modern. Chairman Czerwinski thanked Mrs. Richardson for the architectural term.

Chairman Czerwinski asked if there were any other questions?

The public hearing is open.

Mrs. Melson-Williams mentioned that she believed she had several individuals online (participating virtually on Webex). She first went to Zach Prebula.

Mr. Zach Prebula mentioned that he was with Kent Economic Partnership. We are the Economic Development Organization for Kent County, and we focus on business attraction, business retention, and expansion. Currently, it is challenging to help businesses locate or relocate to Downtown Dover. There are just buildings that don't facilitate those needs and buildings like this one that have kind of a negative environment around them. So, we are in support of the Demolition of this building because it will allow us to continue to attract businesses and help local businesses expand and grow into Downtown Dover. We are in support of this and ask if the Commission could please approve. Thank you.

Mrs. Melson-Williams mentioned another virtual participant appears to be Gigi Windley.

Ms. Gigi Windley of 725 Bicentennial Blvd., Dover, Delaware mentioned that she was involved with Main Street Dover for many years and helped to start up that organization. In doing so, I was also on the Downtown Development Corporation, the predecessor too or what is there today. I wanted to just give a little history of that property. It was vacated by Acme, and it was vacated and not allowed to be leased so that they could not have competition to the new Acme on the highway. It created a vacuum for Downtown Dover. I just think that history is very important because the Downtown Development Corporation did acquire it and held it and tried to adaptively reuse it. So, within your history related to this particular building, I think that's an important point to make. The City files in and of themselves should have some history related to this. I am in support of demolishing this particular building.

Mrs. Melson-Williams mentioned Mr. Chair, that is the two folks that were available online. I will note that Meagan Whetstone from Mosaic Development Partners was also online should we have needed any questions related to that group as part of the Applicant's presentation on the project. She is present if you have any questions for them as well.

Chairman Czerwinski asked if anybody have any questions for Mosaic at all? There were no questions.

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

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

Mr. Street moved for approval of the Architectural Review Certification Application HI-24-05 for the demolition of the existing commercial building (former Acme grocery store and other more recent tenants) with the Staff recommendations with one exception on the Recommendations number 4B (all utilities must be properly capped and or abandoned). I'd like to add the statement "as required by the City of Dover," not necessarily per the regulations. There's going to be a gap between the Demolition of the building and the construction of the new building. If the City only requires them to be capped at the property line, I would like the Applicant to have the ability to do that. Otherwise, they would have to be abandoned at the main and that could be costly, and they have to do that anyway. It was seconded by Mrs. Richardson.

The vote was unanimously carried 4-0.

NEW BUSINESS

Review of Permits Referred to Commission

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

OLD BUSINESS

Certified Local Government (CLG) Program

Mrs. Melson-Williams mentioned I believe there's still an opportunity that is open to us about that CLG Grant. We did indicate our interest in pursuing that. I have not had any opportunity to follow up on that in order to get a Grant Agreement in place. I believe we are within the time frame of opportunity for that. We will see if our workload lightens up to move forward.

Implementation of 2019 Comprehensive Plan

Mrs. Melson-Williams stated that she did not have any particular items related to that to bring to you today.

Chairman Czerwinski mentioned that he would like to thank and acknowledge Mr. Jonathan Street for the service he has done with the Historic District Commission. I just want to wish him good luck in the future. We thank him for everything he's done for us, and he will be missed.

Mr. Street said thank you. It has been quite an experience. I think we all bring something to the table. I enjoyed it, so thank you.

Ms. Horsey stated that even though in your absence Jonathan, there's probably an opportunity to rejoin us once you return. It will not be forever that you are away. Mr. Street replied that we will see.

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

Meeting adjourned at 4:24 PM

Sincerely,

Maretta Savage-Purnell
Secretary

FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
HI-23-01	Lands of Shank Shack, LLC: Parking Lot Improvements	34 The Green	Site Plan for Parking Lot Reconfiguration Improvements	Review for Architectural Review Certification of Site Plan; Public Hearing and Review by HDC 1/19/2023. Recommended approval of ArchRevCert for project.	Site Plan granted conditional approval by Historic District Commission. Administrative Site Plan review completed: Final Plan approval issued May 2023. of Administrative Building Permit #23-1668 issued 11/6/2023 to commence construction. Improvements are associated with future Kent County Family Court Project. Project underway.
HI-23-02	Referral of Fence Permit #23-781 at 147 S. New Street	147 S. New Street	Fence Permit	Permit #23-781 referred to HDC by City Planner for consultation on Architectural Review Certification; 5/18/2023 HDC recommended approval of ArchRevCert to allow height of 6-feet constructed of wood materials that may be stained (no vinyl fence).	Permit Application received 5/12/2023 and Referred to the HDC for consultation. Permit to be approved for issuance per HDC action of 5/18/2023. Permit issued 6/6/2023. Fence installed.
HI-23-03	Referral of Permit #23-987 at 43 The Green	43 The Green, John Bell House	Sign Permit for Informational Kiosk	Permit #23-987 referred to HDC by City Planner for consultation on Architectural Review Certification; 7/20/2023 HDC recommended approval of ArchRevCert to allow kiosk style sign subject to use of certain materials.	Permit Application received and Referred to the HDC for consultation. Project is installation of information kiosk of 9 SF as post and panel style sign to display information on the First State Heritage Park activities. Permit approved for issuance per HDC action of 7/20/2023 requiring the use of black metal material or painted wood for kiosk. Sign installed.
HI-23-04	Referral of Sign Permit #23-1462 at 32 W. Loockerman St	32 W. Loockerman Street	Sign Permit for 2 Business Tenants	Permit #23-1462 referred to HDC by City Planner for consultation on Architectural Review Certification; 10/19/2023 HDC recommended approval of ArchRevCert for window signs and signs on metal band.	Permit Application received and Referred to the HDC for Consultation. Project is installation of signage for two tenants. HDC recommended Revised Signage. Permit approved for part of window sign portion of project; sign installed.

FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
HI-23-05	Referral of Demolition Permit #23-1521 at 153 S. Bradford St	153 S. Bradford Street	Demolition Permit for Demolition of Second Floor	Permit #23-1521 referred to HDC by City Planner for consultation on Architectural Review Certification; deferred from October 19, 2023 HDC Meeting at request of Applicant. Consideration began at November 16, 2023 HDC Meeting; action pending submission of additional information.	Building condemned by Code Enforcement, Case #23-3847. Permit Application received for Partial Demolition and Referred to the HDC for Consultation. Project seeks to demolish the second floor of the masonry building and construct flat roof system. Supplemental Engineering Report received 2/5/2024 and forwarded to Code Enforcement Staff. Permit #23-1521 was withdrawn as new Permit #24-427 for renovation/repair of masonry filed in April 2024 and approved for issuance. Renovation work complete.

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

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

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 8-31-2024

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.

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.



Resolution

Whereas, Jonathan N.H. Street became a member of the City of Dover Historic District Commission in February 2018 and has served with diligence and distinction in this capacity as an advocate for implementation of the Historic District Standards and Guidelines to maintain the historic character of the city's Historic District; and,

Whereas, Jonathan N. H. Street has played a key role in ensuring fundamental fairness and careful forethought in the planning and development of the Capital City through his service on the Historic District Commission; and,

Whereas, Jonathan N. H. Street has shared his professional expertise in the fields of engineering and land development design in reviewing applications presented to the Historic District Commission; and,

Whereas, Jonathan N. H. Street has influenced the pattern and appearance of development in the Historic District in Dover through his contributions to the development of the Historic Preservation chapter of the 2019 Comprehensive Plans; and,

Whereas, Jonathan N. H. Street completed his service on the City of Dover Historic District Commission on June 20, 2024.

Now Therefore Be It Resolved That, the City of Dover Historic District Commission does hereby express its sincere appreciation to **Jonathan N. H. Street** for his faithful and exemplary service to the Citizens of the City of Dover as a member of the City of Dover Historic District Commission.

Eric Czerwinski
Chair, Historic District Commission

Dawn E. Melson-Williams
Principal Planner

September 19, 2024

STATE OF DELAWARE

OMB / DIVISION OF FACILITIES MANAGEMENT

OMB / DFM CONTRACT # MJ0201000002

DELAWARE SUPREME COURT BUILDING

ADDITION AND RENOVATION

55 THE GREEN DOVER , DE 19901

RG

RG

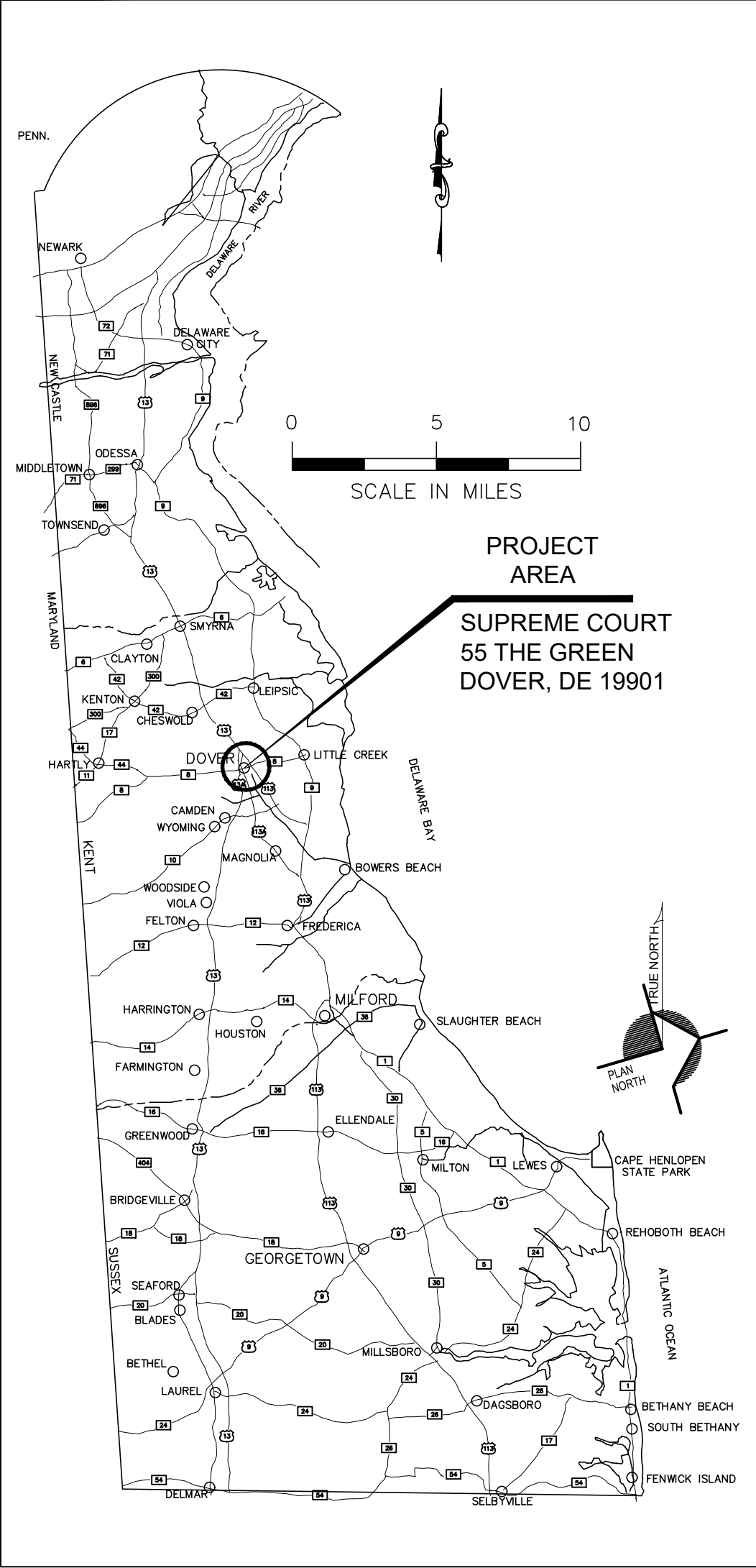
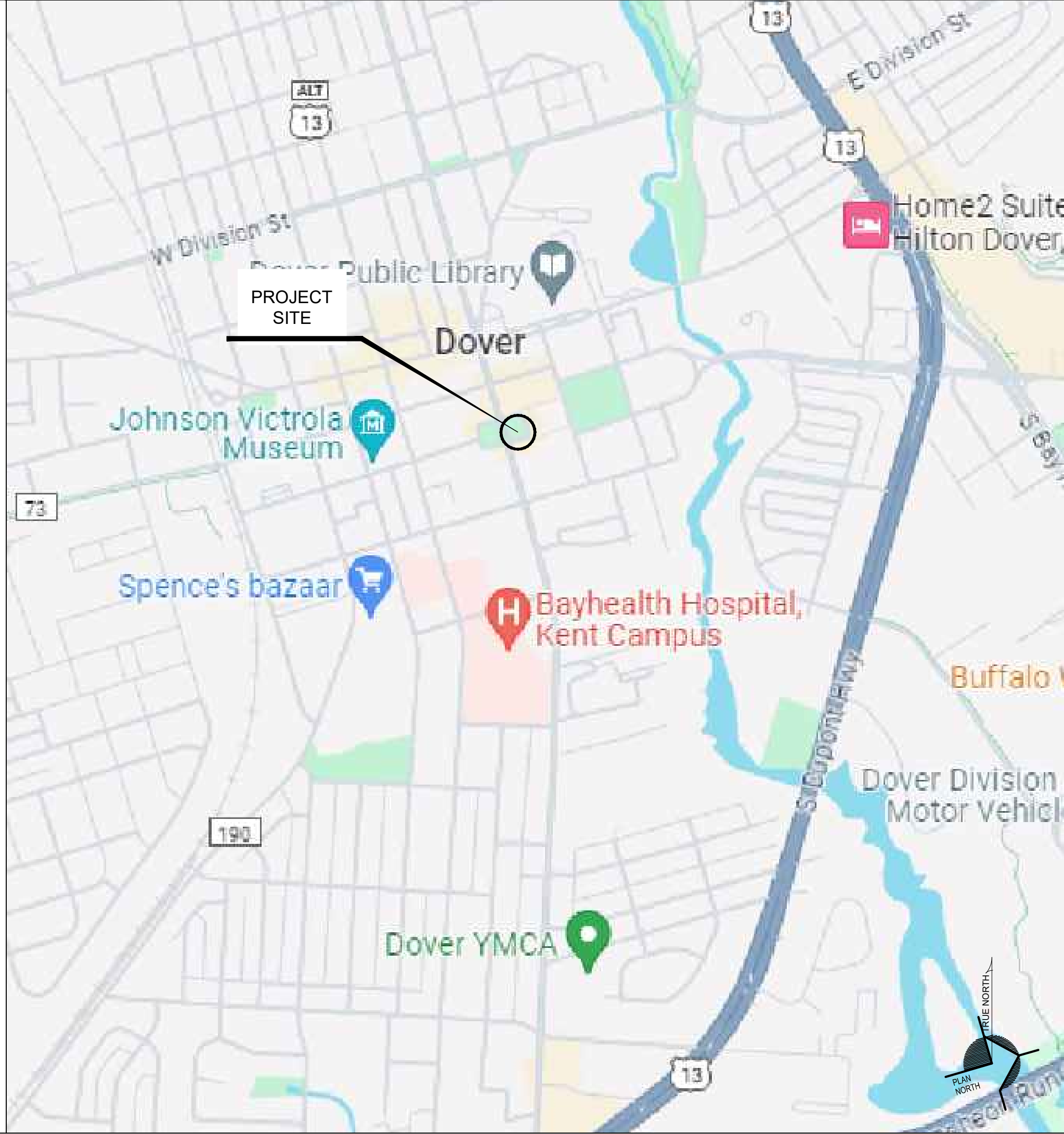
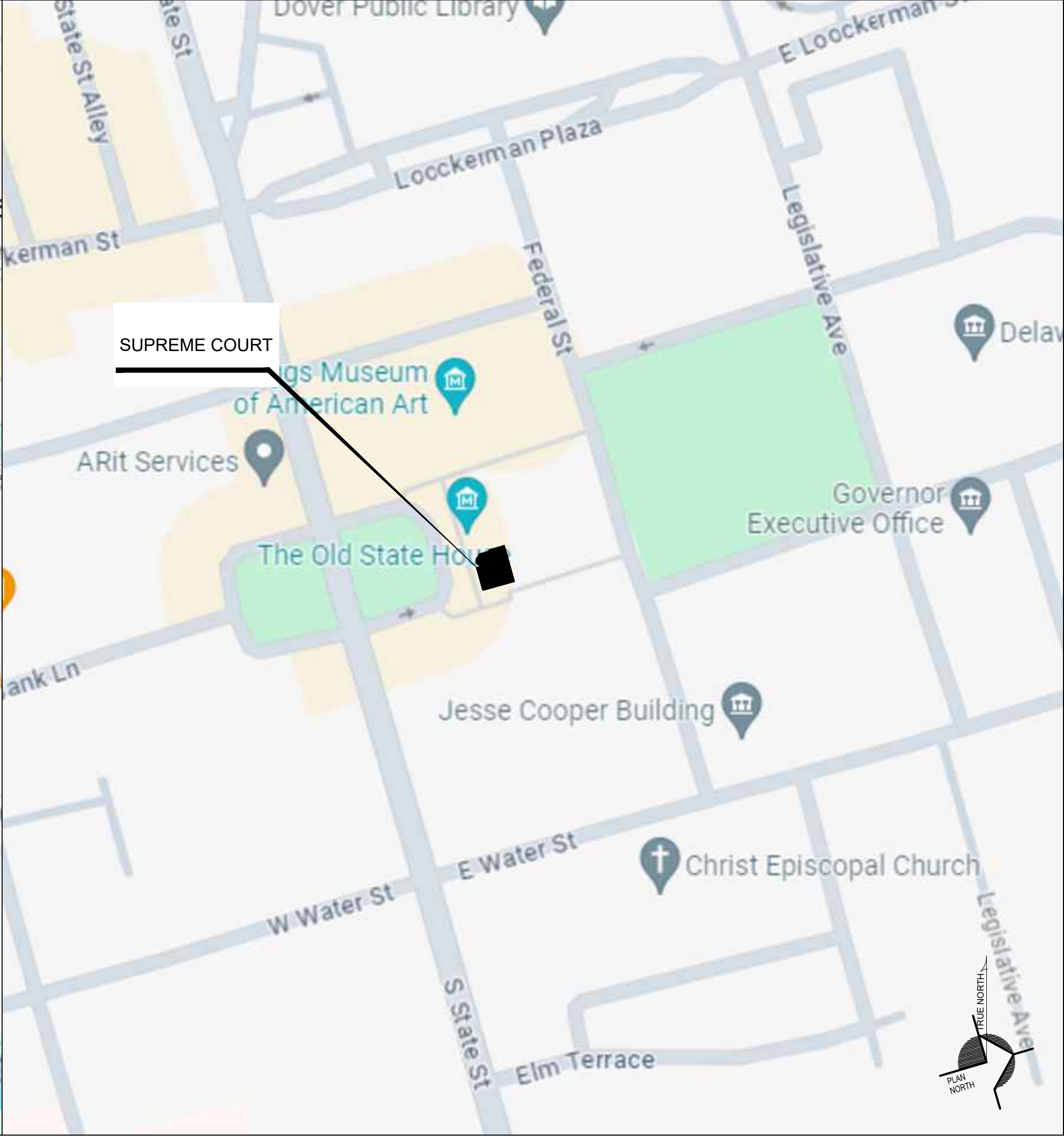
ARCHITECTS

R G Architects, LLC

200 W. Main St., Middletown, DE 19709

www.rgarchitects.net

302.376.8100

LOCATION MAP	AREA MAP	SITE MAP	DRAWING LIST
 LOCATION MAP SCALE IN MILES PROJECT AREA SUPREME COURT 55 THE GREEN DOVER, DE 19901	 AREA MAP PROJECT SITE Dover Johnson Victrola Museum Spence's bazaar Bayhealth Hospital, Kent Campus Dover YMCA Dover Division Motor Vehicle	 SITE MAP SUPREME COURT Loockerman Plaza Legislative Ave Jesse Cooper Building Christ Episcopal Church E Water St W Water St State St Elm Terrace	DRAWING LIST GENERAL T10-01 TITLE SHEET T10-02 LEGENDS & ABBREVIATIONS T10-03 EXTERIOR RENDERINGS C1.01 SITE CONSTRUCTION PLAN COVER A1-2 FIRST FLOOR RENOVATION PLAN A2-1 EXTERIOR ELEVATIONS

ISSUED FOR:

15%-30% REVIEW 05/31/2024
HISTORIC REVIEW 08/06/2024

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

PROJECT INFO:

DELAWARE
SUPREME COURT
ADDITION &
RENOVATION

55 THE GREEN
DOVER, DE 19901

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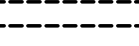
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DRAWN BY: LAK
CHECKED BY: RAG
SCALE: AS NOTED
DATE: 02 AUGUST 2024

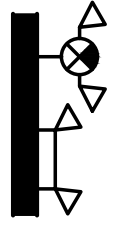
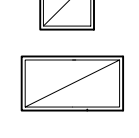
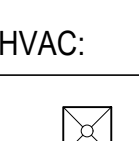
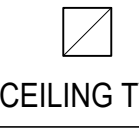
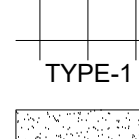
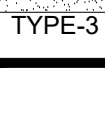
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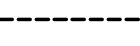
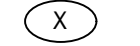
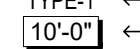
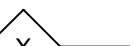
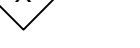
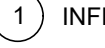
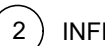
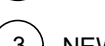
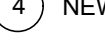
TITLE SHEET

ABBREVIATIONS			
ACT	ACOUSTICAL CEILING TILE	LLH	LONG LEG HORIZONTAL
AFF	ABOVE FINISHED FLOOR	LLV	LONG LEG VERTICAL
ALT	ALTERNATE	LPT	LOW POINT
ALUM	ALUMINUM	LT	LIGHT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	MAS	MASONRY
ARCH	ARCHITECTURAL, ARCHITECT	MAX	MAXIMUM
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MDF	MEDIUM-DENSITY FIBREBOARD
BD	BOARD	MECH	MECHANICAL
BL	BASE LINE	MFD	MANUFACTURED
BLDG	BUILDING	MFR	MANUFACTURER
BM	BEAM	MIN	MINIMUM
BOT	BOTTOM	MJ	MOVEMENT JOINT
BRG	BEARING	MO	MASONRY OPENING
BUR	BUILT UP ROOF	MR	MOISTURE RESISTANT
CJ	CONTROL JOINT	MT	METAL THRESHOLD
CL	CENTER LINE	MTD	MOUNTED
CLG	CEILING	MTL	METAL
CLG HT	CEILING HEIGHT	NA	NOT APPLICABLE
CLO	CLOSET	NCOMBL	NON-COMBUSTIBLE
CLR	CLEAR	NIC	NOT IN CONTRACT
CMU	CONCRETE MASONRY UNIT	NO	NUMBER
CO	CLEANOUT	NTS	NOT TO SCALE
CON	CONNECT	OC	ON CENTER
CONC	CONCRETE	OD	OUTSIDE DIAMETER, OUTSIDE DIMENSION
CONSTR	CONSTRUCTION	OFD	OVERFLOW DRAIN
CONT	CONTINUE	OHDR	OVERHEAD DOOR
CONTR	CONTRACT, CONTRACTOR	OPH	OPPOSITE HAND
COORD	COORDINATE	OPNG	OPENING
CPT	CARPET	OPP	OPPOSITE
CT	CERAMIC TILE	PLAM	PLASTIC LAMINATE
CTR	CENTER	PLAS	PLASTIC
D	DEEP, DEPTH	PLYWD	PLYWOOD
DBL	DOUBLE	POL	POLISHED
DEC	DETENTION EQUIPMENT CONTRACTOR	PR	PAIR
DEMO	DEMOLITION, DEMOLISH	PREFIN	PREFINISHED
DET	DETAIL	PROJ	PROJECT, PROJECTED
DF	DRINKING FOUNTAIN	PSF	POUNDS PER SQUARE FOOT
DIA	DIAMETER	PSI	POUNDS PER SQUARE INCH
DIAG	DIAGONAL	PT	PAINT, PAINTED, PRESSURE TREATED
DIM	DIMENSION	PTN	PARTITION
DR	DOOR	PVC	POLY-VINYL CHLORIDE THERMOPLASTIC
DWG	DRAWING	QT	QUARRY TILE
EA	EACH	R	RADIUS
EIFS	EXTERIOR INSULATION FINISH SYSTEM	RCP	REFLECTED CEILING PLAN
EJ	EXPANSION JOINT	RD	ROOF DRAIN
EL	ELEVATION	REF	REFERENCE, REFRIGERATOR
ELEC	ELECTRIC, ELECTRICAL	REINF	REINFORCING
ELEV	ELEVATOR	RENOV	RENOVATION
EPDM	ETHYLENE PROPYLENE DIENE MONOMER	REQD	REQUIRED
EQ	EQUAL	REV	REVERSE, REVISED, REVISION
EQUIP	EQUIPMENT	RHR	RIGHT HAND REVERSE
EW	EACH WAY	RL	ROOF LADDER
EWG	ELECTRIC WATER COOLER	RM	ROOM
EXIST	EXISTING	RO	ROUGH OPENING
EX	EXISTING	RTU	ROOF TOP UNIT
EXP	EXPANSION, EXPOSED	RWC	RAIN WATER CONDUCTOR
EXT	EXTERIOR	RWL	RAIN WATER LEADER
FD	FLOOR DRAIN	SCHED	SCHEDULE
FDTN	FOUNDATION	SECT	SECTION
FE	FIRE EXTINGUISHER	SF	SQUARE FOOT / FEET
FEC	FIRE EXTINGUISHER CABINET	SGL	SINGLE
FF EL	FINISHED FLOOR ELEVATION	SHT	SHEET
FHC	FIRE HOSE CABINET	SIM	SIMILAR
FIN	FINISH	SPEC	SPECIFICATION
FIN FLR	FINISH FLOOR	SST	STAINLESS STEEL
FLR	FLOOR, FILLER	STD	STANDARD
FR	FIRE RATING, FIRE RESISTANT, FRAME	STL	STEEL
FRP	FIBER REINFORCED PLASTIC / POLYESTER	STRUC	STRUCTURAL
FT	FOOT, FEET	SUSP	SUSPENDED
FTG	FOOTER, FOOTING	SYMM	SYMMETRICAL
GA	GAUGE	SYS	SYSTEM
GALV	GALVANIZED	TEMP	TEMPORARY
GC	GENERAL CONTRACTOR	TER	TERRAZZO
GYP BD	GYP SUM BOARD	THK	THICK, THICKNESS
HC	HANDICAP	THRES	THRESHOLD
HCP	HANDICAPPED	TOJ	TOP OF JOIST
HDPE	HIGH DENSITY POLYETHYLENE	TOM	TOP OF MASONRY
HDW	HARDWARE	TOS	TOP OF STEEL
HM	HOLLOW METAL	TOW	TOP OF WALL
HORIZ	HORIZONTAL	TPO	THERMOPLASTIC POLYOLEFIN
HT	HEIGHT	TYP	TYPICAL
HVAC	HEATING VENTILATING, AND AIR CONDITIONING	UL	UNDERWRITERS LABORATORIES
IBC	INTERNATIONAL BUILDING CODE	UNO	UNLESS NOTED OTHERWISE
ID	INSIDE DIAMETER	UTIL	UTILITY
INSUL	INSULATION	VCT	VINYL COMPOSITION TILE
INT	INTERIOR	VERT	VERTICAL
JAN	JANITOR	VEST	VESTIBULE
L	ANGLE	VIF	VERIFY IN FIELD
LAM	LAMINATE	VTR	VENT THROUGH ROOF
LAV	LAVATORY	W	WIDE, WIDTH
LF	LINEAR FOOT	W/	WITH
LH	LEFT HAND	WD	WOOD
LHR	LEFT HAND REVERSE	WDW	WINDOW
		WP	WORKING POINT
		WSCT	WAINSCOT
		WT	WEIGHT

GENERAL NOTES	
1.	ALL WORK SHALL CONFORM WITH THE APPLICABLE CODES AND ORDINANCES OF THE LOCAL JURISDICTION, THE COUNTY, THE STATE, AND THE CURRENT ADOPTED VERSION OF THE INTERNATIONAL BUILDING CODE FAMILY. THE CONTRACTOR SHALL POST NOTICES AND COMPLY WITH GOVERNING LAWS OF THE JURISDICTION.
2.	THE WORK SHALL BE PROPERLY SUPERVISED BY THE CONTRACTOR'S SUPERINTENDENT. SUFFICIENT PERSONNEL SHALL BE SKILLED IN THE TASK ASSIGNED.
3.	THE CONTRACTOR SHALL, AT ALL TIMES MAINTAIN ADEQUATE PROTECTION TO SAFEGUARD ALL PERSONS ENGAGED IN THE PERFORMANCE OF THE WORK.
4.	ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS.
5.	NOTED DIMENSIONS TAKE PRECEDENT OVER SCALE.
6.	THE PROJECT ARCHITECT SHALL BE NOTIFIED SHOULD ANY DISCREPANCY OR QUESTIONS ARISE PERTAINING TO THESE DRAWINGS. NO CHANGE SHALL BE MADE WITHOUT REVIEW BY THE ARCHITECT.
7.	NOTES ON DRAWINGS SHALL APPLY TO ALL SIMILAR CONDITIONS WHETHER THEY ARE REPEATED OR NOT.
8.	THE CONTRACTOR SHALL VERIFY ALL GRADES, LINES, LEVELS AND DIMENSIONS INDICATED ON THE DRAWINGS AND SHALL REPORT ALL INCONSISTENCIES TO THE ARCHITECT PRIOR TO THE EXECUTION OF THE WORK. RECHECK ALL DIMENSIONS PRIOR TO ORDERING MANUFACTURED AND/OR FABRICATED ITEMS.
9.	THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE PROTECTION AND SAFEKEEPING OF PRODUCTS PURCHASED FOR THIS PROJECT AND STORED IN THE OWNER'S DESIGNATED AREA. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER ON PREFERRED LOCATIONS FOR STORED MATERIALS.
10.	THE CONTRACTOR SHALL MAINTAIN AREAS UNDER THE CONTRACTOR'S CONTROL TO BE FREE OF WASTE MATERIALS, DEBRIS AND RUBBISH. CONTAINERS FOR DEPOSIT OF DEBRIS AND RUBBISH SHALL BE PROVIDED BY THE CONTRACTOR. COORDINATE LOCATION WITH THE OWNER PRIOR TO PLACEMENT. EXTRANEOUS MATERIALS SHALL BE PERIODICALLY REMOVED, AND AT THE CONCLUSION OF THE PROJECT.
11.	ALL AREAS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THEIR STATE PRIOR TO THE START OF CONSTRUCTION
12.	INDIVIDUAL CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL FIRESAFING/FIRESTOPPING MATERIALS AT ALL THROUGH-WALL AND THROUGH-CEILING PENETRATIONS AS REQUIRED FOR THE CONSTRUCTION WORK OF THEIR INDIVIDUAL CONTRACT.

DEMOLITION LEGEND & NOTES	
LEGEND:	
	EXISTING WALL TO REMAIN
	EXISTING TO BE REMOVED
	NEW WALL
	DEMOLITION KEYNOTE
GENERAL NOTES:	
1.	CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WITH CONSTRUCTION.
2.	CONTRACTOR SHALL COORD. ALL DEMOLITION AND RENOVATION W/ MEP, DWGS. PRIOR TO START OF CONSTRUCTION.
3.	CONTRACTOR SHALL CONTACT ARCHITECT FOR ANY IN FIELD DISCREPANCIES THAT CAUSE CONFLICT FOR THE WORK INTENT.
DEMOLITION KEYNOTES:	
	DEMO EXIST. WINDOW, TRIM & ASSOC FRAMING IN ITS ENTIRETY. REMOVE PORTION OF EXISTING WINDOW SILL DOWN TO THE TOP OF FINISH SUB FLOOR. PREP ENTIRE OPENING TO RECEIVE A NEW DOOR & FRAME. PORTION ABOVE DOOR TO BE WALL INFILLED AS REQ'D.
	DEMO EXIST. WINDOW, TRIM & ASSOC FRAMING IN ITS ENTIRETY. PREP EXIST. OPENING FOR NEW WALL INFILL.
	REMOVE EXIST. WALL IN ITS ENTIRETY. PATCH & REPAIR EXIST. WALLS AND FLOOR AS REQ'D. AND PREP AREA FOR NEW WORK.
	REMOVE EXIST. DOOR AND FRAME IN ITS ENTIRETY. RETURN TO OWNER FOR STORAGE
	DEMO EXIST. FIREPLACE AND ALL ASSOCIATED MATERIALS. PREP AREA FOR NEW WALL INFILL.
	REMOVE EXIST. PLUMBING FIXTURE, CAP EXIST. SERVICE PIPING BELOW GRADE AND/OR BEHIND FINISH WALL SURFACE.
	REMOVE EXIST. STAIRS AND PREP AREA FOR NEW WORK.
	DEMO EXIST. FLOOR/ WALL MOUNTED CASEWORK IN ENTIRETY AND PREP AREA FOR NEW WORK. REMOVE ANY ASSOC. BLOCKING & FRAMING. PATCH & REPAIR EXISTING WALL AS REQ'D.
	DEMO EXIST. FOUNDATION VENT IN ITS ENTIRETY. PREP AREA FOR NEW WALL INFILL
	REMOVE ALL EXIST. WALL MOUNTED ACCESSORIES. CAMERAS, SIGNS, ETC.
	REMOVE PORTION OF FENCE AS REQ'D FOR CONSTRUCTION. RETURN TO OWNER FOR REINSTALLATION
	DEMO PORTION OF BRICK SIDEWALK

RCP LEGEND AND NOTES	
LEGEND:	
	CEILING TYPE
	CEILING HEIGHT A.F.F.
LIGHTING:	
NOTE: LIGHTING FIXTURES ARE SHOWN ON ARCHITECTURAL DRAWINGS FOR REFERENCE ONLY. REFER TO ELECTRICAL DRAWINGS FOR ACTUAL FIXTURE TYPE DESIGNATIONS AND STANDARD OF DESIGN CATALOG NUMBERS.	
	WALL/ CEILING MOUNTED EXIT SIGN WITH EMERGENCY LIGHT HEADS. W/ ELEC. DWGS. FOR LOCATION
	WALL MOUNTED EMERGENCY LIGHTS COORD. W/ ELEC. DWGS. FOR LOCATION
	NEW 2X2' LED TROFFER- (SEE ELEC. DWGS FOR DETAIL)
	NEW 2X4' LED TROFFER- (SEE ELEC. DWGS FOR DETAIL)
	NEW SURFACE MOUNTED LED FIXTURE - (SEE ELEC. DWGS FOR DETAIL)
HVAC:	
	NEW SUPPLY DIFFUSER- (SEE MECH. DWGS FOR DETAILS)
	NEW RETURN DIFFUSER- (SEE MECH. DWGS FOR DETAILS)
CEILING TYPES:	
	NEW 2X2' SUSPENDED ACOUSTIC CEILING SYSTEM ARMSTRONG, #1732 "FINE FISSURED" (WHITE)
	GYPSUM BOARD CEILING

RENOVATION LEGEND & NOTES	
LEGEND:	
	EXISTING WALL TO REMAIN
	EXISTING TO BE REMOVED
	NEW WALL
	NEW MASONRY WALL
	RENOVATION KEYNOTE
	NEW DOOR
	SECTION TAG
	CEILING TYPE
	CEILING HEIGHT A.F.F.
	NEW WALL TAG (SHEET AD 1.1 FOR WALL TYPES)
	"SECURE DOOR" - CARD READER
GENERAL NOTES:	
1.	CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WITH CONSTRUCTION.
2.	CONTRACTOR SHALL COORD. ALL DEMOLITION AND RENOVATION W/ MEP, DWGS. PRIOR TO START OF CONSTRUCTION.
3.	CONTRACTOR SHALL CONTACT ARCHITECT FOR ANY IN FIELD DISCREPANCIES THAT CAUSE CONFLICT FOR THE WORK INTENT.
RENOVATION KEYNOTES:	
	INFILL EXISTING MASONRY OPENING
	INFILL EXISTING FIREPLACE
	NEW MOLDED BRICK WATER TABLE
	NEW JUDGE GOWN CLOSETS
	NEW WALL AND FLOOR MOUNTED BOOKSHELF

RENOVATION ELEVATION KEYNOTES	
	NEW FLEMISH BOND BRICK TO MATCH EXISTING COLOR
	NEW MOLDED BRICK WATER TABLE
	NEW WINDOW. COLOR AND MATERIALS TO MATCH EXISTING.
	NEW FOUNDATION VENT. SEE 3/A4.1
	REINSTALL FENCE AGAINST STRUCTURE
	NEW SCUPPER BOX AND DOWNSPOUT

Item 5.

R

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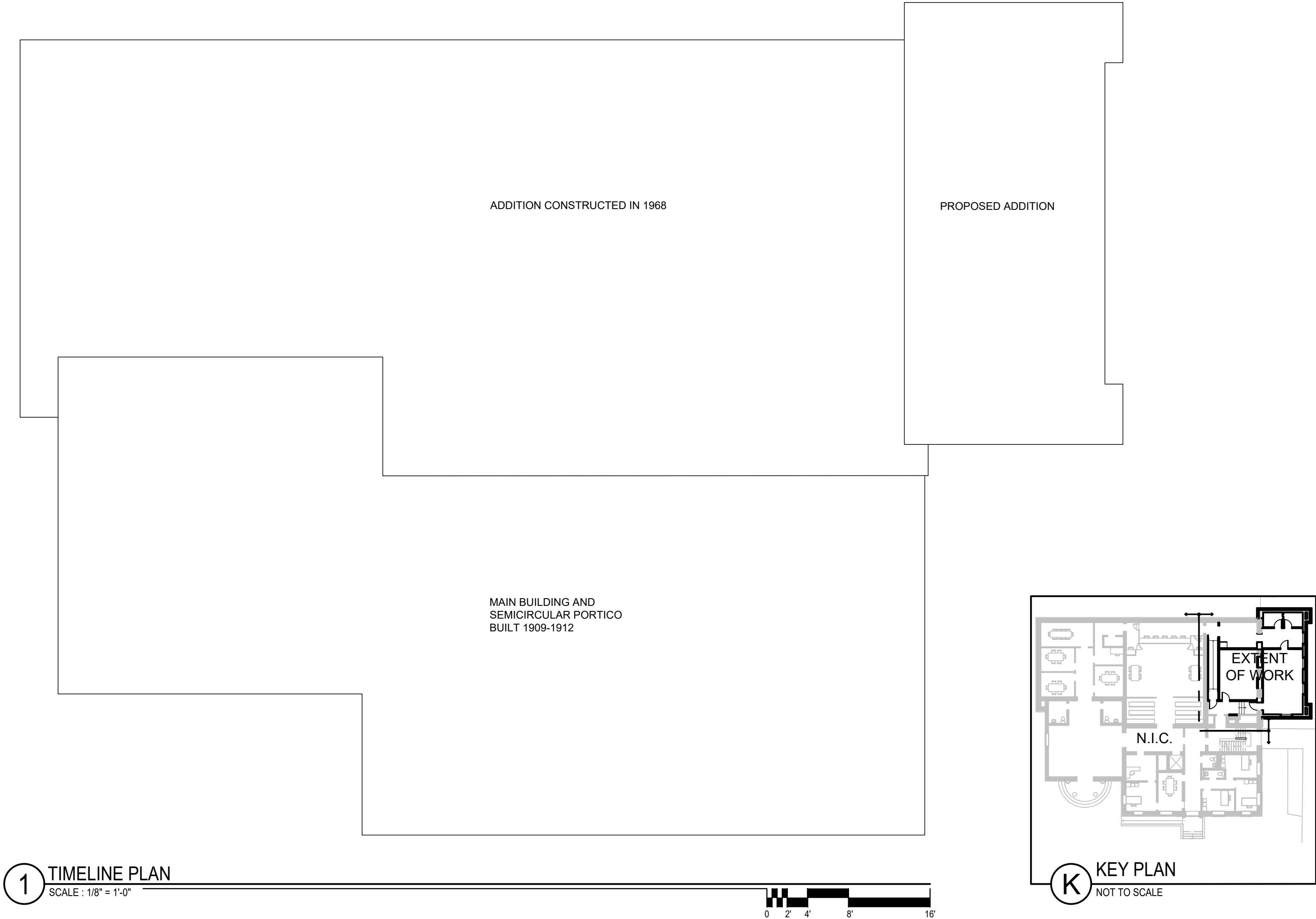
ARCHITECTS

R G Architects, LLC

200 W. Main St., Middletown, DE 19709

www.rgarchitects.net

302.376.8100



ISSUED FOR:

15%-30% REVIEW 05/31/2024
HISTORIC REVIEW 08/06/2024

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

PROJECT INFO:

DELAWARE
SUPREME COURT
ADDITION &
RENOVATION

55 THE GREEN
DOVER, DE 19901

SHEET INFO:

PROJECT NO: 23043
DRAWN BY: LAK
CHECKED BY: RAG
SCALE: AS NOTED
DATE: 02 AUGUST 2024

TITLE & NO.:

Copyright - R G Architects - 2024

LEGENDS AND
ABBREVIATIONS

T10-02



FRONT VIEW FROM THE GREEN - CURRENT



3/4 VIEW FROM THE GREEN - CURRENT



SIDE VIEW - CURRENT



FRONT VIEW FROM THE GREEN - PROPOSED



3/4 VIEW FROM THE GREEN - PROPOSED



SIDE VIEW - PROPOSED

ISSUED FOR:		
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TITLE & NO.:

EXTERIOR
RENDERINGS

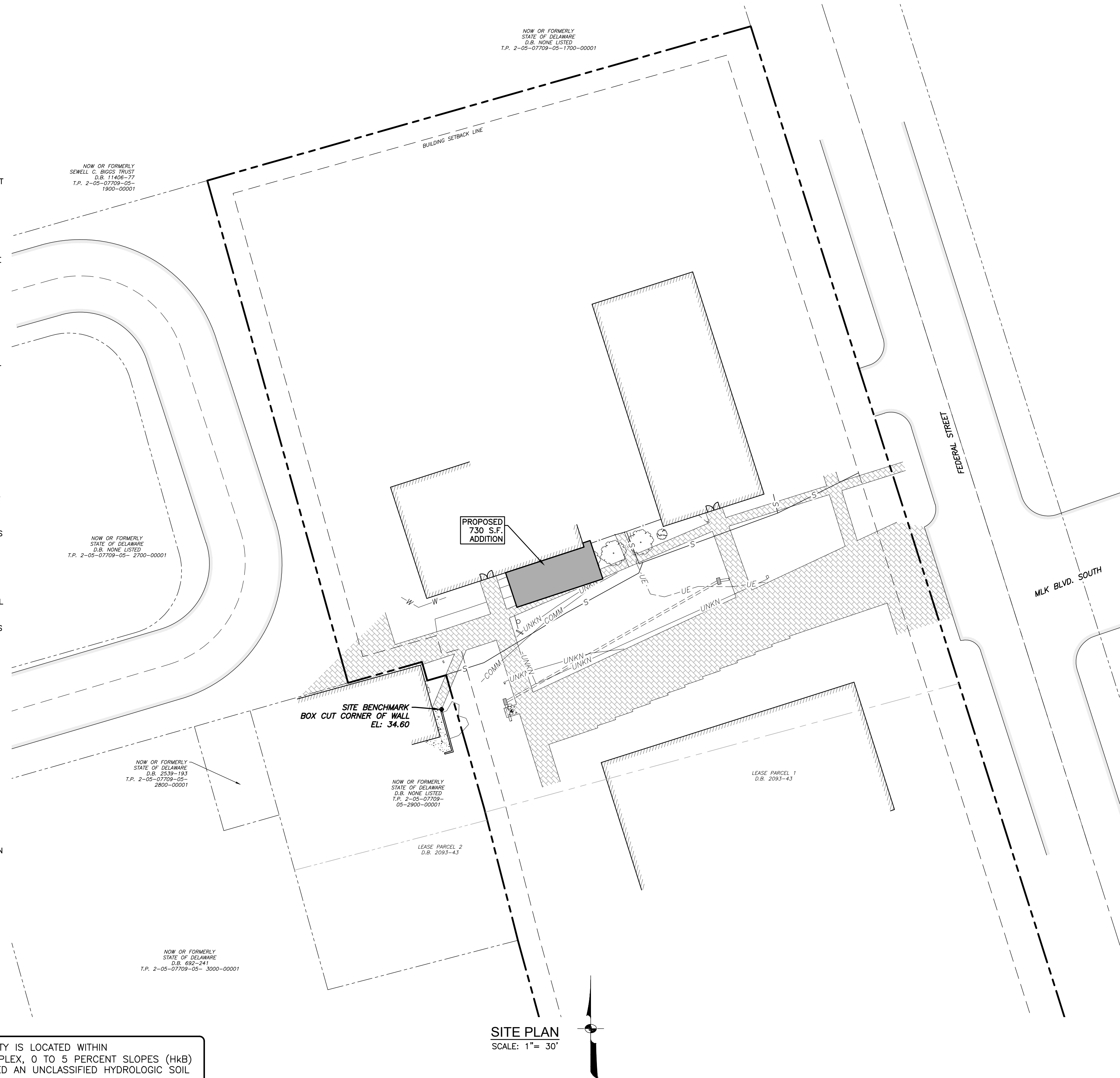
GENERAL NOTES:

- a. THE KENT CONSERVATION AGENCY SHALL BE NOTIFIED IN WRITING 5 DAYS PRIOR TO COMMENCING WITH CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.
- b. REVIEW AND/OR APPROVAL OF THE SEDIMENT AND STORMWATER MANAGEMENT PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS. NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLAN.
- c. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY KENT CONSERVATION AGENCY.
- d. FOLLOWING SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED FOR ALL PERIMETER SEDIMENT CONTROLS, SOIL STOCKPILES, AND ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE WITHIN 14 CALENDAR DAYS UNLESS MORE RESTRICTIVE FEDERAL REQUIREMENTS APPLY.
- e. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL COMPLY WITH THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
- f. AT ANY TIME A DEWATERING OPERATION IS USED, IT SHALL BE PREVIOUSLY APPROVED BY THE AGENCY CONSTRUCTION SITE REVIEWER FOR A NON-EROSIVE POINT OF DISCHARGE, AND A DEWATERING PERMIT SHOULD BE APPROVED BY THE DNREC WELL PERMITTING BRANCH.
- g. APPROVAL OF A SEDIMENT AND STORMWATER MANAGEMENT PLAN DOES NOT GRANTOR IMPLY A RIGHT TO DISCHARGE STORMWATER RUNOFF. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ACQUIRING ANY AND ALL AGREEMENTS, EASEMENTS, ETC., NECESSARY TO COMPLY WITH STATE DRAINAGE AND OTHER APPLICABLE LAWS.
- h. THE CONTRACTOR SHALL AT ALL TIMES PROTECT AGAINST SEDIMENT OR DEBRIS LADEN RUNOFF OR WIND FROM LEAVING THE SITE. PERIMETER CONTROLS SHALL BE CHECKED DAILY AND ADJUSTED OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENT FROM LEAVING THE SITE. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED HALF OF THE EFFECTIVE CAPACITY OF THE CONTROL. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST OR ALTER MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS, OR AS REQUESTED BY THE AGENCY CONSTRUCTION SITE REVIEWER.
- i. BEST AVAILABLE TECHNOLOGY (BAT) SHALL BE EMPLOYED TO MANAGE TURBID DISCHARGES IN ACCORDANCE WITH REQUIREMENTS OF 7, DEL. C. CH 60 REGULATIONS GOVERNING THE CONTROL OF WATER POLLUTION, SECTION 9.1.02, KNOWN AS SPECIAL CONDITIONS FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES, AND DNREC POLICIES, PROCEDURES, AND GUIDANCE.

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE DELDOT STANDARD SPECIFICATIONS AND DETAILS, OR THE KENT COUNTY SPECIFICATIONS AND DETAILS, EXCEPT AS NOTED ON THIS PLAN.
2. ALL EXCESS EXCAVATION AND ALL OLD PAVEMENT, BASE COURSE, BROKEN CONCRETE, ETC. SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE HAULED AWAY FROM THE SITE, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
3. IN ALL AREAS WHERE UNSUITABLE MATERIALS ARE ENCOUNTERED (AS DETERMINED BY THE ENGINEER), THE CONTRACTOR SHALL REMOVE ALL SAID MATERIAL AND PROVIDE AND PLACE SUITABLE MATERIAL TO PROVIDE ADEQUATE FOUNDATION.
4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE DONE TO THEM DUE TO HIS NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT HIS EXPENSE.
5. PRIOR TO SUBMITTING BIDS, ALL CONTRACTORS SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO DETERMINE THE SCOPE OF SERVICES PROVIDED BY THE UTILITY. ALL WORK AND MATERIALS NOT PROVIDED BY THE UTILITY SHALL BE PROVIDED AND COMPLETED BY THE CONTRACTOR AT NO ADDITIONAL COSTS.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL INSTALLED PIPING UNTIL THE COMPLETION OF CONSTRUCTION OF THE PROJECT. PIPES WITH SHALLOW COVER SHALL BE PROTECTED FROM DAMAGE BY CONSTRUCTION MACHINERY WITH ADEQUATE TEMPORARY COVER.
7. PLAN LOCATIONS AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER. ARE TO FACE OF CURB, CENTERLINE OF UTILITY, CENTERLINE OF MANHOLE OR CATCH BASIN, OR FACE OF BUILDING UNLESS OTHERWISE NOTED. TOP OF MANHOLE ELEVATIONS ARE AT TOP OF MANHOLE FRAME AND COVER. DO NOT DETERMINE DIMENSIONS BY SCALING DRAWINGS.
8. ALL FIRE LANES, FIRE HYDRANTS, SPRINKLER AND STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT STATE OF DELAWARE FIRE PREVENTION REGULATIONS.
9. ALL HANDICAP PARKING SPACES, PAINT STRIPING AND APPLICABLE CIVIL STRUCTURES SHALL BE IN CONFORMANCE WITH THE STATE OF DELAWARE, ARCHITECTURAL ACCESSIBILITY BOARD STANDARDS.
10. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS. ANY DISCREPANCIES WITHIN THE DRAWINGS, EXISTING FIELD CONDITIONS, SPECIFICATIONS, CODES OR REGULATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF WORK. FIELD REVISIONS REQUIRE PRIOR ENGINEERING REVIEW AND WRITTEN CONFIRMATION FROM THE OWNER.
11. ALL MATERIAL STORAGE SHALL BE WITHIN THE PROPERTY BOUNDARIES AND NOT ON ADJOINING PROPERTIES.
12. THE CONTRACTOR SHALL PROTECT ALL ADJOINING AND NEARBY BUILDINGS, EQUIPMENT, ALL UTILITIES, STRUCTURES, FENCES, TREES AND SHRUBBERY, ETC. FROM DAMAGE DUE TO EXCAVATION, DEMOLITION, AND CONSTRUCTION DURING THE ENTIRE CONSTRUCTION PERIOD. ANY DAMAGE CAUSED DIRECTLY OR INDIRECTLY SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
13. ALL DISTURBED AREAS OUTSIDE OF PAVEMENT SHALL BE TOPSOILED WITH 6" TOPSOIL, SEEDED, AND MULCHED, OR STABILIZED WITH EROSION CONTROL MATTING.
14. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
15. THE CONTRACTOR SHALL ERECT SUFFICIENT BARRICADES AND TAKE NECESSARY PRECAUTIONS TO PROTECT WORK AREAS. THE CONTRACTOR SHALL NOT DISRUPT DAILY OPERATIONS OF THE FACILITY, TRAFFIC FLOW IN THE SITE, OR EMERGENCY ACCESS TO THE SITE EXCEPT WITH THE CONCURRENCE OF THE OWNER. A DETAILED TRAFFIC MAINTENANCE PLAN SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL 14 DAYS PRIOR TO BEGINNING CONSTRUCTION. MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE COORDINATED WITH THE DELAWARE DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR IS RESPONSIBLE FOR ALL DELDOT PERMITS.
16. ALL PAVING SHALL BE TIED INTO EXISTING PAVEMENTS, AS SHOWN ON THE DETAILS. NO FEATHERING OF PAVING WILL BE ALLOWED.
17. ANY SHEETING, SHORING, OR SIMILAR TRENCH BRACING THAT MAY BE NECESSARY FOR THE CONSTRUCTION OF THIS CONTRACT, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND INCIDENTAL TO THE ITEM BEING CONSTRUCTED.
18. ALL TREES, TIMBER, STUMPS, BRUSH, RUBBISH OR OTHER MATERIAL NOT TO REMAIN SHALL BE REMOVED FROM THE SITE. NO DEBRIS OR TREE STUMPS SHALL BE BURIED ON SITE. OPEN BURNING SHALL NOT BE PERMITTED.
19. SANITARY SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE KENT COUNTY DEPARTMENT OF SPECIAL SERVICES.
20. THE CONTRACTOR IS RESPONSIBLE TO REPAIR AND STABILIZE EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION, INCLUDING AREAS DISTURBED BY UTILITY COMPANIES.

SITE CONSTRUCTION PLANS
SUPREME COURT OF DELAWARE
55 THE GREEN
DOVER DELAWARE
KENT COUNTY DELAWARE



THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN HAMBROOK-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES (H&B) SOIL TYPE. H&B IS CONSIDERED AN UNCLASSIFIED HYDROLOGIC SOIL GROUP (HSG), AND ARE TYPICALLY MODELED AS HSG D.

SITE PLAN
SCALE: 1" = 30'

CERTIFICATION OF PLAN ACCURACY

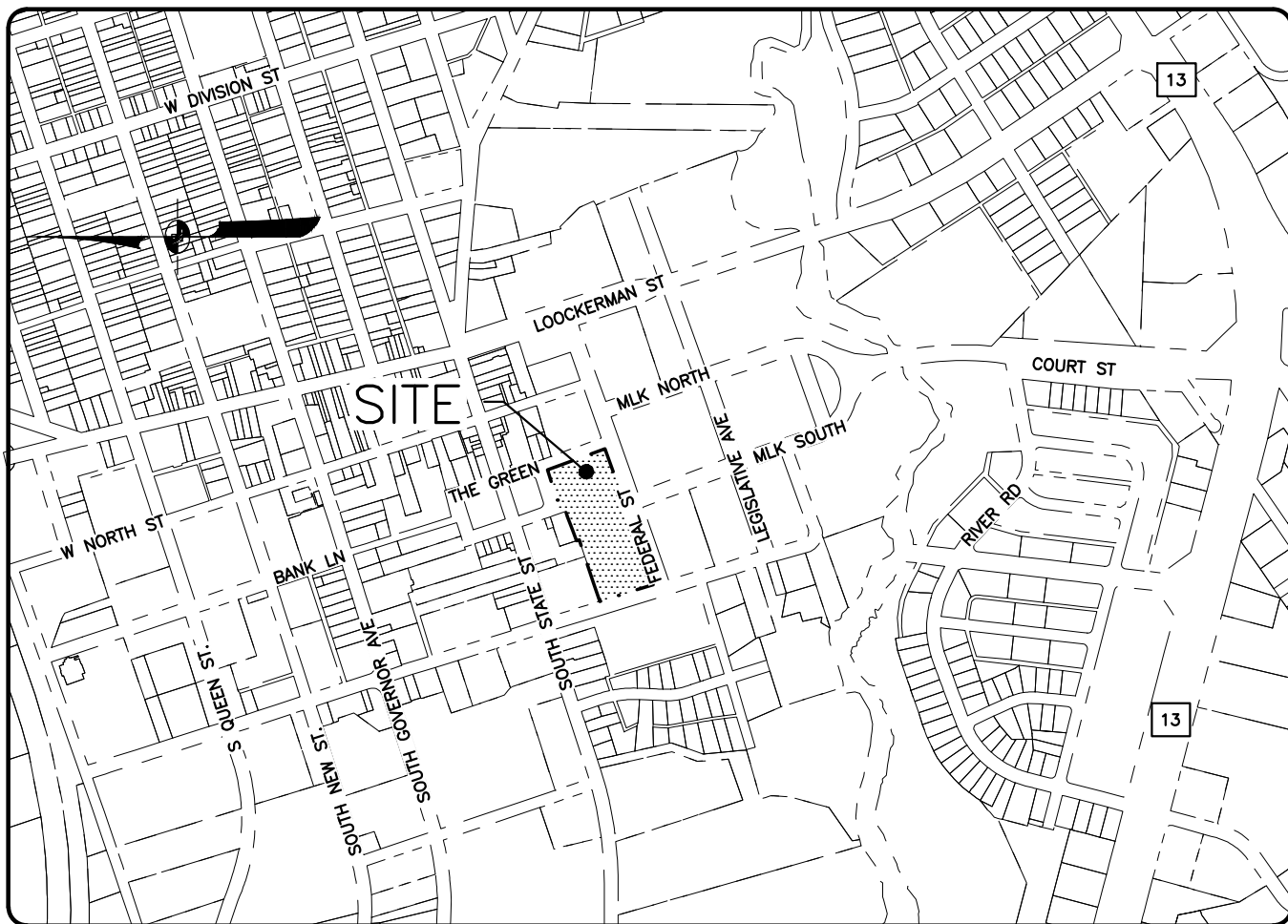
I, NICHOLAS J. DONLON, HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

DATE PROFESSIONAL ENGINEER

CERTIFICATION OF OWNERSHIP

I, _____, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED STANDARD PLAN AND THAT RESPONSIBLE PERSONNEL (I.E., BLUE CARD HOLDER) INVOLVED IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATION OF TRAINING PRIOR TO INITIATION OF THE PROJECT, AT A NEW CASTLE COUNTY DEPARTMENT OF LAND USE SPONSORED OR APPROVED TRAINING COURSE FOR THE CONTROL OF EROSION AND SEDIMENT DURING CONSTRUCTION. IN ADDITION, I GRANT THE DNREC SEDIMENT AND STORMWATER PROGRAM AND/OR THE RELEVANT DELEGATED AGENCY THE RIGHT TO CONDUCT ON-SITE REVIEWS.

DATE OWNER



ZONING MAP NO. OR ADC MAP NO. LOCATION PLAN SCALE: 1" = 800'

NOTES:

1. OWNER: STATE OF DELAWARE DOVER, DELAWARE 19901
2. TAX PARCEL NO.: 2 05 07709 05 3200 000
3. SOURCE OF TITLE: DEED BOOK: 2093, PAGE 43
4. ZONING: IO
5. AREA: 3.74± ACRES
6. DATE OF FIELD SURVEY: FEBRUARY 22, 2024.
7. DATUM: HORIZONTAL - NAD 83 VERTICAL - NAVD 88
8. BENCHMARK: ELEVATIONS FOR THIS SITE WERE ESTABLISHED FROM STATIC G.P.S. OBSERVATIONS, REFERENCED TO NGS CORS STATIONS. NGS DISK Y-39, ELEV. 00.00
9. SITE BENCHMARK: BOX CUT CORNER OF WALL ELEV. 34.60
10. WATER: CITY OF DOVER
11. SEWER: CITY OF DOVER

LEGEND

- EXISTING
- FMON DELDOT MONUMENT FOUND
- LP LIGHT POLE, STANDARD
- LP SIGN
- BP BOLLARD
- UP UTILITY POLE
- SPOT ELEVATIONS
- BUILDING
- CONCRETE
- BRICK
- CATCH BASIN
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- STORM PIPE
- EDGE OF PAVING
- CURB - TYPE 1-6
- CURB - FLUSH
- SANITARY SEWER
- WATER LINE
- UNKNOWN UTILITY
- SITE BENCHMARK

SHEET NO.	SHEET TITLE
C1.01	COVER SHEET
C1.02	EXISTING CONDITIONS PLAN
C1.03	SITE CONSTRUCTION PLAN
C1.04	CONSTRUCTION DETAILS



THE TOTAL LAND DISTURBANCE PROPOSED BY THIS PLAN IS 0.03± ACRES.

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302.376.8100

VANDEMARK & LYNCH, INC.
ENGINEERS - SURVEYORS
4305 MILLER ROAD (302) 764-7635
WILMINGTON, DE 19802 WWW.VDLENG.COM

ISSUED FOR:
15%-30% REVIEW 05/31/2024
HISTORIC REVIEW 08/06/2024

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

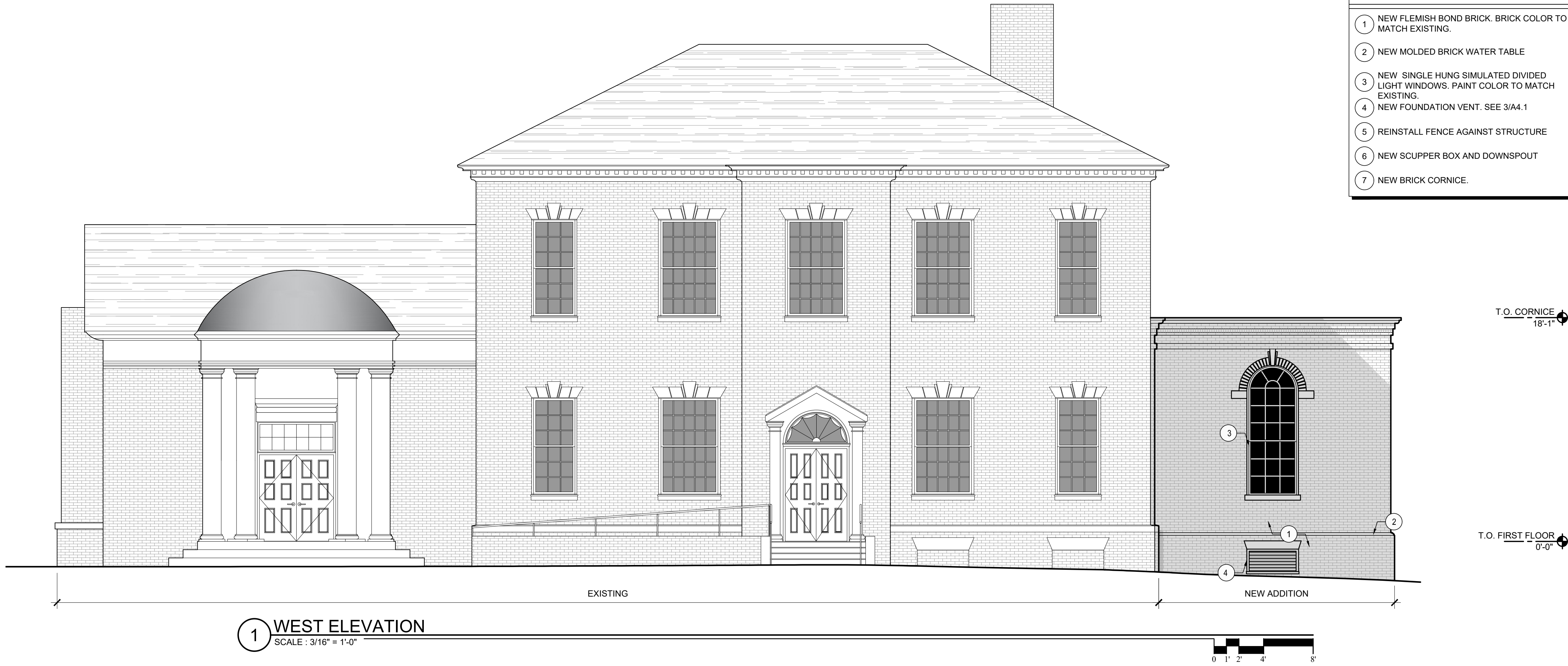
PROJECT INFO:
DELAWARE
SUPREME COURT
ADDITION &
RENOVATION

55 THE GREEN
DOVER, DE 19901

SHEET INFO:
PROJECT NO: 26094.00
DRAWN BY: CH
CHECKED BY: ND
SCALE: 1" = 30'
DATE: 31 MAY 2024
FILE 26094.00-COVER-01
SHEET 1 OF 4

TITLE & NO.:
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C1.01



- RENOVATION ELEVATION KEYNOTES
- 1 NEW FLEMISH BOND BRICK. BRICK COLOR TO MATCH EXISTING.
 - 2 NEW MOLDED BRICK WATER TABLE
 - 3 NEW SINGLE HUNG SIMULATED DIVIDED LIGHT WINDOWS. PAINT COLOR TO MATCH EXISTING.
 - 4 NEW FOUNDATION VENT. SEE 3/A4.1
 - 5 REINSTALL FENCE AGAINST STRUCTURE
 - 6 NEW SCUPPER BOX AND DOWNSPOUT
 - 7 NEW BRICK CORNICE.

ISSUED FOR:

15%-30% REVIEW	05/31/2024
HISTORIC REVIEW	08/06/2024

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

PROJECT INFO:

DELAWARE
SUPREME COURT
ADDITION &
RENOVATION

55 THE GREEN
DOVER, DE 19901

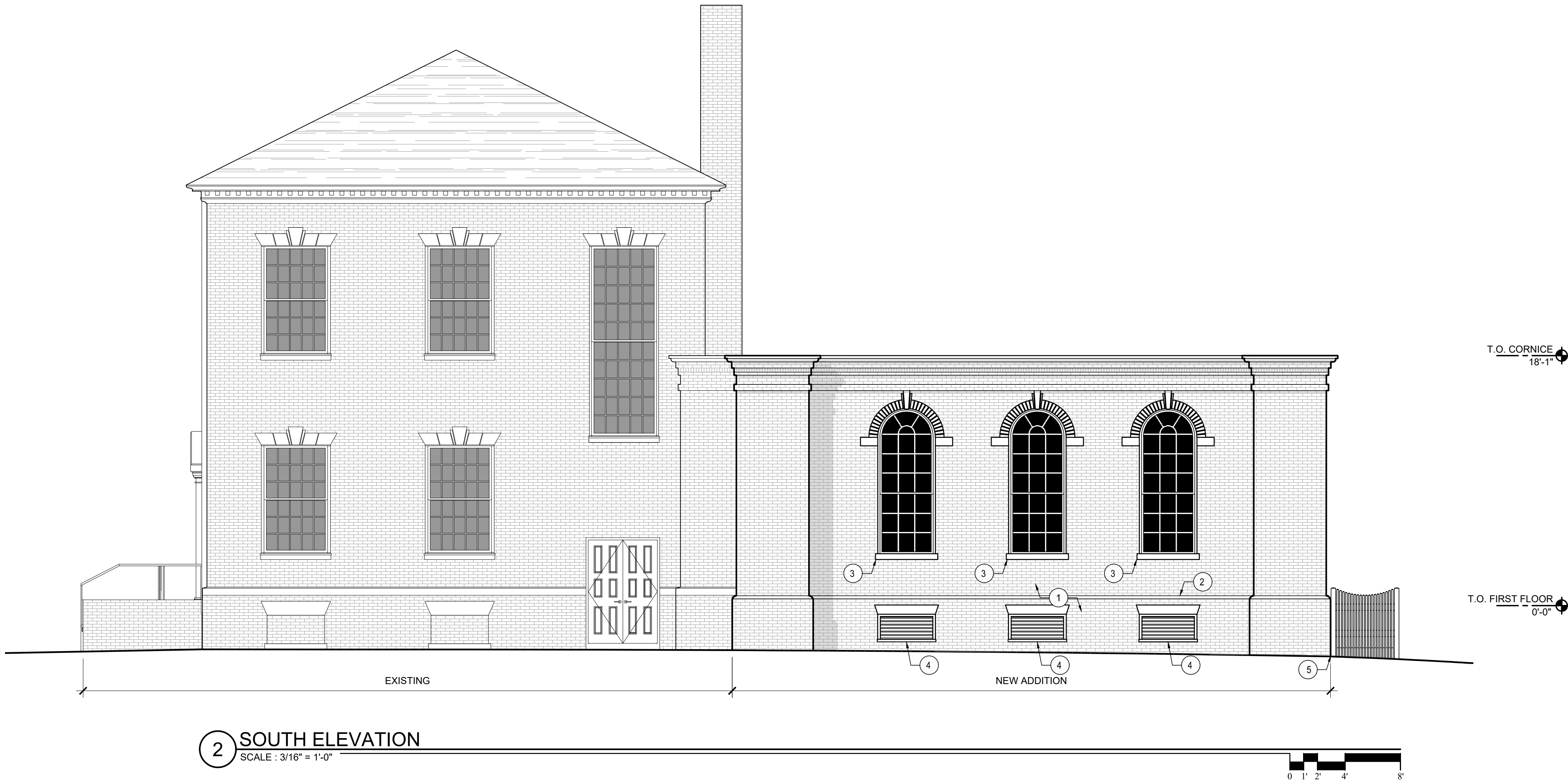
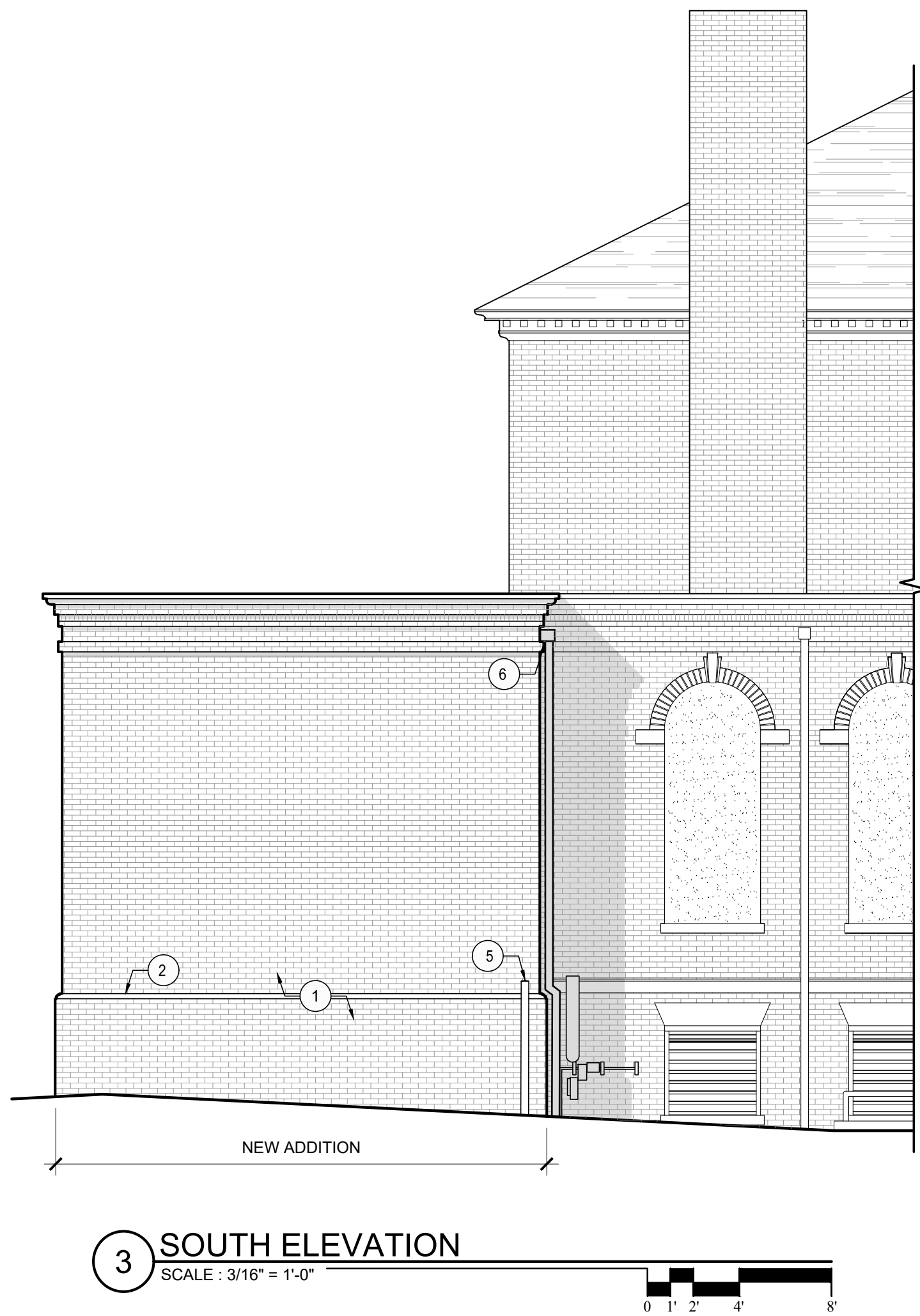
SHEET INFO:

PROJECT NO:	23043
DRAWN BY:	LAK
CHECKED BY:	RAG
SCALE:	AS NOTED
DATE:	02 AUGUST 2024

TITLE & NO.:

EXTERIOR
ELEVATIONS

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ARCHITECTURAL REVIEW STAFF REPORT

Before Dover Historic District Commission

September 19, 2024

<u>Application:</u>	Delaware Supreme Court Building Addition-Renovation HI-24-06
<u>Owner:</u>	State of Delaware
<u>Location:</u>	Southeast corner of the Green, east of South State Street.
<u>Addresses:</u>	55 The Green
<u>Size:</u>	3.92 +/- acres
<u>Present Uses:</u>	Delaware Supreme Court
<u>Present Zoning:</u>	IO (Institutional and Office Zone) SWPOZ (Source Water Protection Overlay Zone) H (Historic District Zone)

I. PROPERTY INFORMATION

The Historic District Commission will act on an Architectural Review Certificate for an addition to the Delaware Supreme Court Building. This application consists of a project for the construction of a 700 square foot addition to the Delaware Supreme Court building. The parcel of 3.92+/- acres also contains the Kent County Courthouse building addressed as 414 Federal Street, the Margaret M O'Neill Building at 410 Federal Street, and the Old State House at 25 The Green. The proposed addition will contain a new chambers room and 2 additional ADA compliant bathrooms. The property is zoned IO (Institutional and Office Zone) and subject to the H (Historic District Zone) and the SWPOZ (Source Water Protection Overlay Zone). The property is located on the east side of the Green to the east side of South State Street. The owner of record is the State of Delaware. Property Address: 55 The Green. Tax Parcel: ED-05-077.09-05-32.00-000.

Surrounding Land Uses

The subject area lies on the historic Green. The surrounding zoning is a mix of IO (Institutional and Office Zone), RG-O (General Residence and Office Zone), and ROS (Recreational and Open Space Zone). The area contains State offices and offices for organizations centered here in Dover. The Sykes building immediately to the right on The Green is zoned RG-O and contains the Public Defender's office. Also, in the RG-O zone on The Green is the historic John Bell House. To the left of the Delaware Supreme Court Building is the Old State House. Further to the left facing The Green are the offices of the Biggs Museum. Across from the subject property is the open space used for concerts and other public events.

Previous Applications

Staff searched for previous applications and did not find development applications. On file were a series of Fire Protection Permits and Building Permits relating to internal renovations and

replacement of an access ramp. According to the description in the National Register of Historic Places nomination there were renovations to the building over the years. The description is listed below.

II. PROJECT PROPOSAL

Scope of Project

The Building Addition will add a chamber and 2 bathrooms to the south side of the building. The area of the building that will be extended for the addition contains four windows that will be replicated on the new exterior wall (south elevation). The roof of this one story addition will be flat, like the addition from 1968. The exterior is shown as brick laid with the same Flemish bond as the original building. The brick cornice is carried into the new addition, as well as the stone keystone and lintels of the tall, rounded windows.

The interior renovation and layout of the space are not subject to this review process.

The brick sidewalk is noted to be removed where the Building Addition will be located. The sidewalk intersections will be squared off and terminate at existing building access/egress points. There are other segments of the sidewalk network to link from The Green to Federal Street along the Kent County Courthouse. The fenced off area between the building at 55 The Green and 410 Federal Street will remain, and the fence replaced after the work is completed.

III. HISTORIC PROPERTY INFORMATION

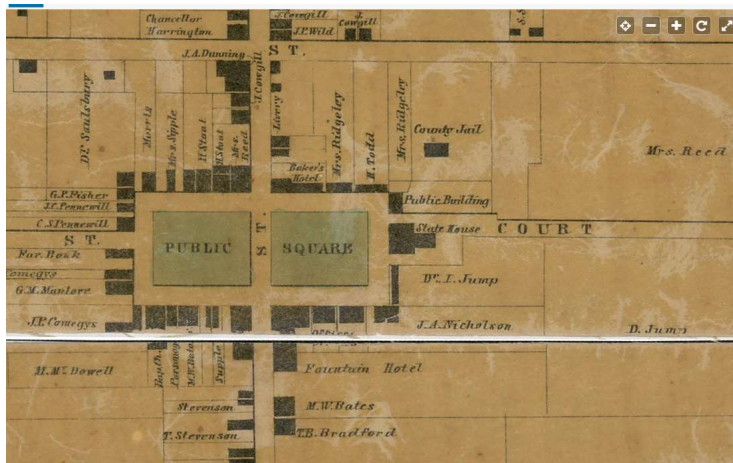
National Register of Historic Places – Dover Green Historic District

The subject area is located within the boundaries of a National Register Historic District, specifically the Dover Green Historic District. The National Register of Historic Places nomination for the Dover Green Historic District (K-394) was completed 1973-76 and amended in 1979 and 1984. This federal designation focuses on the area immediately around The Green and extends for several blocks to its south. The nomination recognizes “the significance of the evolution of Dover during the eighteenth and early nineteenth centuries.” In the subject area, a series of contributing and non-contributing resources were listed in the inventory for the National Register nomination. The resources were predominately dwellings of the 19th century through mid-twentieth century. A more detailed architectural description is given in the nomination. For the Supreme Court Building at 55 The Green (K-394.70) see as follows.

.70 55 The Green - Supreme Court Building - 1912; built as a wing of the Old State House, the building was remodeled in 1968 and again in 1976. Originally built in a free form neo-classical style, the structure featured a two-story porch with columns and full entablature over the lobby section. This recessed wing had three semicircular arched doors with fanlights. Panels with swags decorated the lobby wing and main block facade walls between the first and second floors. A balustrade encircled the roof above a molded cornice. The 1968 remodeling removed the porch and the balustrade. The lobby wing was reduced to one story with a gable roof. A hip roof was built on the main block. The swag panels were removed, and semicircular arched central windows in the main block were refinished with flat arches. The result was a more severe Georgian style appearance. The 1976 remodeling was part of the Old State House restoration. The lobby wing was reduced by nine feet to separate the Old State House from the Supreme Court Building. The entrance was remodeled to accommodate this change while the main block retained its 1968 appearance. As it stands today, the Supreme Court Building has a brick, 2-story, 5-bay main block and a brick, 1-story, 1-bay lobby wing. Brick in the main block is laid in Flemish bond with glazed headers; a stone course delineates the water table. Windows are 15/15 and 9/9 sash and are finished with stone lintels and keystones. The central double-leaf door in the main block is framed by unfluted column pilasters and a pediment with partial return over a fanlight. The lobby wing is of brick laid in common bond. It retains the gable roof of the 1968 remodeling. It now has a domed porch supported on unfluted columns. The central double-leaf door is finished with a two-course transom and a cornice with pulvinated molding. (c)

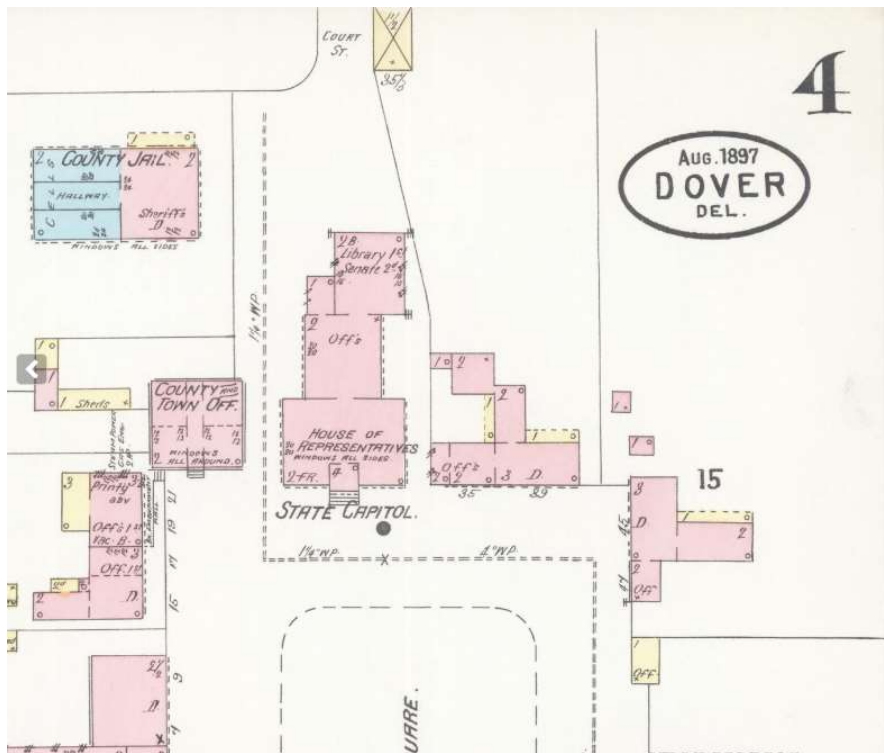
Review of Historic Maps

A series of historic maps were reviewed by Planning Staff for preliminary information on this east side of South State Street between North Street and East Water Street. The 1859 A.D. Byles Map of Kent County (Dover insert) shows The State House and different buildings around it, many still exist today.

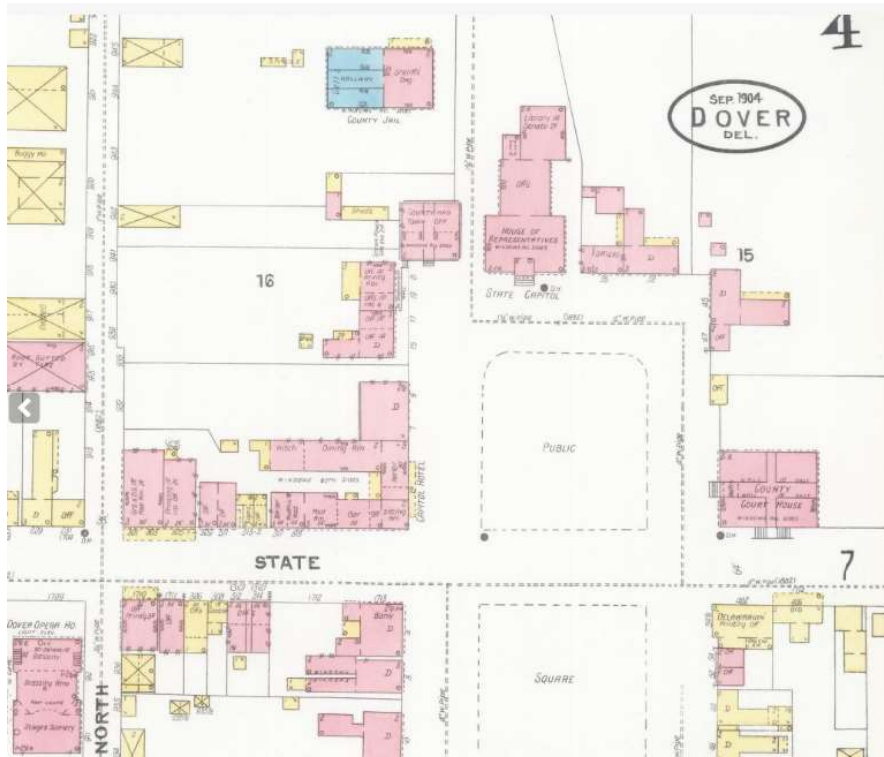


- Philadelphia : Published by A.D. Byles, 1859.

The series of Sanborn Fire Insurance Maps would also be a reference source for information on the buildings which occupied the subject area over time. For Dover, the Sanborn Maps date from 1897-1944. The 1919 Sanborn Map shows the beginnings of what is there today, with a squared off front on the left entrance porch. According to the description in the 1979 for the National Register of Historic Places nomination for the Dover Green Historic District, the Building's domed entrance was added prior to the 1979 nomination application.



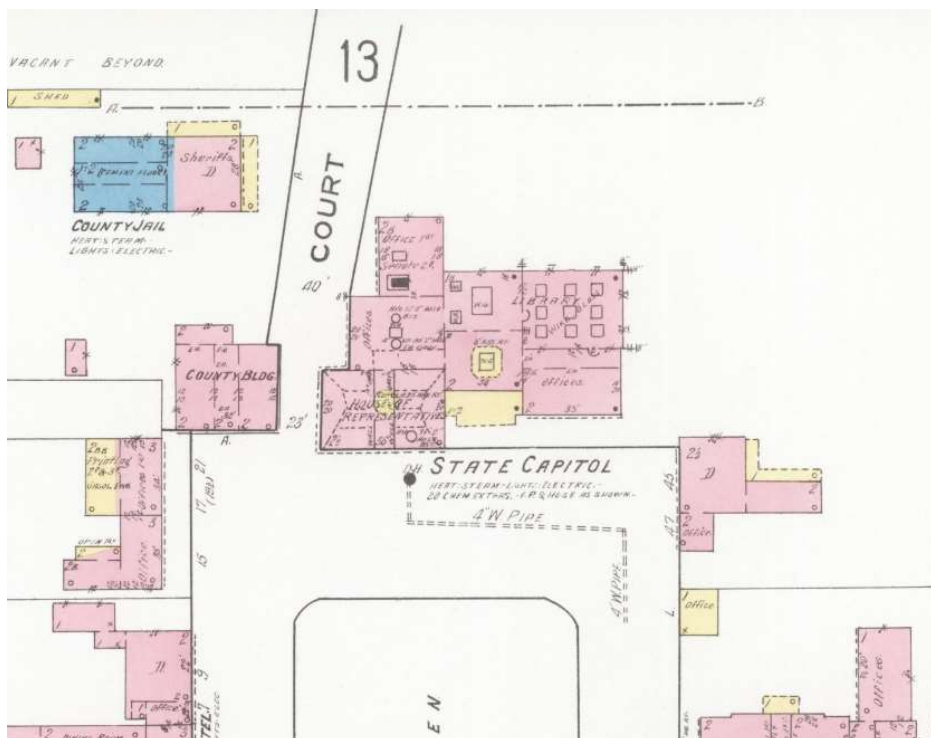
Sanborn Map 1897 1



Sanborn Map 1904 1



Sanborn Map 1910 1



Sanborn Map 1919 1

IV. ZONING REVIEW

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

The subject project area is zoned IO (Institutional and Office Zone) and portions are located within the SWPOZ (Source Water Protection Overlay Zone – Tier 3: Excellent Recharge Area). The IO zone allows the use for a Supreme Court as a type of public and institutional building and makes the development subject to provisions of regulations the IO zone.

Review of DESIGN STANDARDS AND GUIDELINES

The subject project site is located in the Dover Historic District Zone within The Green Historic Context. The Green Historic Context is described on pages 2-3 through 2-5. Location within the Dover Historic District Zone requires proposals for demolition, new construction, additions, and certain renovation or rehabilitation activities to existing buildings to receive an Architectural Review Certificate.

As stated in the *Design Standards and Guidelines for the City of Dover Historic District Zone*, an Architectural Review Certificate will be granted “if it is found that the architectural style, general design, height, bulk and setbacks, arrangement location and materials affecting the exterior appearance are generally in harmony with neighboring structures and complementary to the traditional architectural standards of the historic district.” In accordance with Article 10 § 3.2, the Historic District Commission will take action 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 4: New Construction, Additions, Demolition and Relocation. Information on the review considerations is given below.

New Construction, Additions, Demolition and Relocation

The *Design Standards and Guidelines* for New Construction, Additions, Demolition and Relocation (Chapter 4: pages 4-1 through 4-10) provide the design criteria and development guidelines. The guidelines specify the following individual considerations additions to existing buildings to be considered in the review by the Historic District Commission of the project for Architectural Review Certification:

- Siting (*location of building on lot and in relation to street*)
- Scale
- Elevation of the First Floor
- Floor-to-Floor heights
- 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*)

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 Delaware Supreme Court Building Addition conforms to most of the bulk requirements of the IO Zoning District, except for parking which is legal non-conforming. Parking for offices and Capital Complex is addressed through a campus parking plan. The *City of Dover Zoning Ordinance* authorizes the Historic District Commission to waive certain bulk standards when taking action on for Architectural Review Certificate if necessary.

V. 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 Delaware Supreme Court Building Addition based on the criteria set forth in the *Design Guidelines and Standards*, this project conforms to the regulations outlined. The overall design is consistent with the building as it was originally designed in 1912 and how it has evolved into what it looks like today including the massing, style, windows, heights, proportions, and materials.
 - a. The Building Addition is setback from the main massing of the Building and placed in a secondary position.
 - b. The exterior finishes of brick for walls and detailing and the window form and trim work detailing are compatible with the existing building. The use of brick continues the primary exterior material for buildings in this area of The Green and nearby Capital Complex.
- 2) The following conditions/considerations are recommended by Staff to improve project's compliance with the recommended guidelines of the *Design Standards and Guidelines*:
 - a. Clarify material for keystone of arched window openings and the window sills in new addition.
 - b. Clarify type of window and grid work (mullions and mutins) i.e. format of simulated divided light windows.
- 3) The project will be subject to Administrative Site Plan application review process for a Site Development Plan (*Zoning Ordinance*, Article 10 Section 2). This review is underway.
 - a. Additional technical items for compliance with the *Zoning Ordinance* and other regulations may be identified during the Administrative Plan Review Process.
- 4) In the event of major changes and revisions are proposed to the Site Plan design, you are required to contact the Planning Office to discuss prior to implementation. These changes may require resubmittal of the plan/drawings for review by agencies making recommendations or acting regarding the application.

- 5) The applicant should be aware that Final Plan approval does not represent a Building Permit and other associated construction activity permits.

Historic District Commission Action Required

The Historic District Commission shall consider the proposal and take action regarding the Architectural Review Certification for the Delaware Supreme Court Building Addition with Site Improvements. The recommendation should reflect consideration of the *Design Standards and Guidelines*.

Attachments:

- Application Submission Letter
- Site Plan Set (6 pages: T-10-01, T10-02, T-10-03, C1-01, A1-2, A2-1)