CITY OF DOVER HISTORIC DISTRICT COMMISSION
AGENDA
THURSDAY, August 18, 2011- 3:00 P.M.
City Hall – Conference Room

ROLL CALL
APPROVAL OF AGENDA

APPROVAL OF MINUTES OF MEETING on July 21, 2011

COMMUNICATIONS & REPORTS

OLD BUSINESS

1. HI-10-08 Bayard Plaza on West Loockerman Street - Update on the selected/required exterior finish materials for the Bayard Plaza project. Previously, the Architectural Review Certification for the project was issued upon recommendation of the Historic District Commission on October 21, 2010 and November 4, 2010 and upon action by the Planning Commission November 15, 2010. The project consists of the construction of a five story 54,998 S.F. mixed use building to include 5,012S.F. of retail space on the first floor, 48 residential apartments, and the associated Site improvements. The project involves demolition of the two existing buildings on the project site including the building known as the Bayard Hotel which the Commission declared on January 21, 2010 as being Demolished by Neglect. The project area consists of one parcel of land totaling 27,675.62 S.F.± of land zoned C-2 (Central Commercial Zone) and subject to the H (Historic District Zone). The property is located on the southwest corner of West Loockerman Street and South Governors Avenue. The owner of record is the Capital Plaza, LLC. The property addresses are 200-216 West Loockerman Street and 208 South Governors Avenue. Tax Parcel: ED-05-077.09-01-86.00-000. Council District 4.

NEW BUSINESS

1. Request for Waiver as part of Architectural Review Certification:
   a. HI-11-04 Acme Site Redevelopment Master Plan: Architectural Review Certification - Review of Waiver Request for Recommendation to the City of Dover Planning Commission as associated with the Architectural Review Certificate for Site Development Master Plan for the redevelopment of the property at 120 South Governors Avenue (commonly referred to as the Acme Site). The waiver request is for a reduction of the required side yard setback. This project is to include a retail/apartment building and a second apartment building along with the demolition of the existing mid-to-late twentieth century commercial building. The project also includes the associated parking, streetscape improvements, landscaping, and stormwater management facilities. The project area consists of one parcel of land totaling 1.7653 acres ± of land zoned C-2 (Central Commercial Zone) and subject to the H (Historic District Zone). The property site spans the block between South Governors Avenue and South New Street located north of but not adjacent to West

Loockerman Street. The owner of record is the Downtown Dover Partnership. The property address is 120 South Governors Avenue. Tax Parcel: ED-05-077.09-01-44.00-000. *Previously, the Historic District Commission took action on a recommendation on the Architectural Review Certificate for this project at the July 21, 2011 meeting. Upon review of the Site Development Master Plan, it was determined that a waiver request would need to be considered for the side yard setback.*

2. Certified Local Government (CLG) program

3. Adoption of Ordinance #2011-14 with PC Amendment #1: Zoning Text Amendment (MI-11-06) Updates to *Zoning Ordinance*, Article 10
   a. Article 10 §3. Historic District Commission and Architectural Review

ONGOING PROJECTS

1. Discussion of the Project to Evaluate and Update the "*Design Standards and Guidelines for the City of Dover Historic District Zone*"

ADJOURN

THE AGENDA ITEMS MAY NOT BE CONSIDERED IN SEQUENCE. THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSION.