CITY OF DOVER HISTORIC DISTRICT COMMISSION
AGENDA
THURSDAY, July 21, 2011- 3:00 P.M.
City Hall – Conference Room

ROLL CALL
APPROVAL OF AGENDA

APPROVAL OF MINUTES OF MEETING on May 19, 2011
APPROVAL OF MINUTES OF MEETING on June 16, 2011

COMMUNICATIONS & REPORTS

1. Summary of Applications 2009-2011
2. Summary of Architectural Review Certifications for 2011

OLD BUSINESS

1. HI-09-01 Dover Public Library – Update and Review of the selected exterior finish materials for the Dover Public Library. Previously, the Architectural Review Certification for the project was issued upon recommendation of the Historic District Commission on June 17, 2009 and action by the Planning Commission March 15, 2010. Construction of a two story library building of 46,000 S.F with the associated parking, walkways, landscaping, and stormwater management facilities is underway. The project area consists of 4.67 acres ± of land zoned I-O (Institutional and Office Zone) and subject to the H (Historic District Zone). The property site is located on the north side of Loockerman Plaza between South State Street and Legislative Avenue. The owner of record is the City of Dover. The property address is 35 Loockerman Plaza. Tax Parcel: ED-05-077.05-04-55.00-000.

2. HI-05-03 State Street Commons – Update and Review of Request for use of alternative material for building entrance railings at porches and porticos. Previously, the Architectural Review Certification for the project was issued upon recommendation of the Historic District Commission on March 16, 2006 and action by the Planning Commission on June 20, 2006 for the project known as State Street Commons. Construction commenced on two connected 2 ½ story office buildings of 12,000 S.F. each for a total of 24,000 S.F with a two level parking garage. The existing brick office building at 502 South State Street consisting of 3,222 S.F. will remain. The property consists 35,061 square feet ± of land zoned RG-O (General Residence and Office Zone) and subject to the H (Historic District Zone). The property is located at the southwest corner of South State Street and Water Street. The owner of record is YOZIMA, LLC; request received from Onix-Z, LLC. Tax Parcel: ED-05-077.09-03-70.00-000.

NEW BUSINESS

1. Application for Architectural Review Certification:
   a. HI-11-04 Acme Site Redevelopment Master Plan: Architectural Review Certification - Public Hearing and Review for Recommendation to the City of Dover Planning Commission on the Architectural Review Certificate for Site Development Plan for

the redevelopment of the property at 120 South Governors Avenue (commonly referred to as the Acme Site). This application consists of project that 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.

2. Certified Local Government (CLG) program

ONGOING PROJECTS

1. Update on Draft Zoning Text Amendment (MI-11-06) Updates to *Zoning Ordinance*, Article 10 §3. Historic District Commission and Architectural Review

2. 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.