



**CITY OF DOVER, DELAWARE
HISTORIC DISTRICT COMMISSION MEETING
Thursday, November 20, 2025 at 3:30 PM**

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

AGENDA

IN-PERSON and VIRTUAL MEETING NOTICE

The Historic District Commission Meeting for Thursday, November 20, 2025 will be held as an In-Person Meeting at the City Council Chambers. The public is welcome to attend in person. The Meeting will also be provided as a Virtual Meeting using Webex, an audio/video conferencing system as an electronic means of communication. See the participation information below to join by phone or computer.

**PUBLIC PARTICIPATION INFORMATION
City of Dover Historic District Commission Meeting of November 20, 2025**

Join By Phone: Dial 1-650-479-3208
Access Code: 253 405 85211
Password from Phones: 36837432

Join Online: <https://bit.ly/HDCMeeting10202025>
Webinar Number: 2534 058 5211
Password: DoverHDC

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

WELCOME

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Adoption of Minutes of August 21, 2025

COMMUNICATIONS & REPORTS

Summary of Activity

2. Summary of Applications 2024 and 2025
3. Summary of Architectural Review Certificates for 2025

Department of Planning & Inspections Updates

SPECIAL RECOGNITION

4. Resolution honoring the service of Mary Mason to the Historic District Commission

NEW APPLICATIONS

Review of Permits Referred to Commission

5. HI-25-04 Referral of Fence Permit #25-1463 at 55 Kings Hwy SW - Review of Architectural Review Certification as Referred by the City Planner to the Historic District Commission for a Fence Permit #25-1463. The project proposes a 6-foot vinyl fence on the side and rear property lines. Property is zoned C-2A (Limited Central Commercial Zone) and subject to the H (Historic District Zone). The owner of record is RVC Three, LP c/o Colonial Investment. Address: 55 Kings Highway SW. Tax Parcel: ED05-077.05-04-62.00-000. Council District 4.

Revised Application

6. HI-25-01 Revised The Old Post at 55 Lookerman Plaza - Public Hearing and Review for Recommendation on Revised Architectural Review Certification for redevelopment of the Old Dover Post Office property consisting of 1.267 acres for a mixed-use project known as The Old Post as revised. This application previously came before the Historic District Commission at their February 20, 2025 Meeting. The project involves the demolition of the rear warehouse portion of the existing building and adaptive re-use of the front 4,560 SF portion of the building for commercial retail and business space. In this Revision are proposed increases in apartment unit count from 36 to 42 units and architectural changes consisting of a second floor addition to the front wings of the building and a four-story 43,092 SF building addition proposed for forty-two (42) residential apartment units and with parking and other site improvements. The property is zoned C-2 (Central Commercial Zone), subject to the SWPOZ (Source Water Protection Overlay Zone), and subject to the H (Historic District Zone). The property is located on the north side of Lookerman Plaza and adjacent to Innovation Way. The owner of record is The Old Post, LLC. Property Address: 55 Lookerman Plaza. Tax Parcel: ED-05-077.05-04-53.00-000. Council District 4.

NEW BUSINESS

7. Election of Chair and Vice-Chair
8. Meeting & Deadline Schedule for 2026 DRAFT

OLD BUSINESS

Certified Local Government (CLG) Program

9. Information on FFY2024 CLG Grant Application - Update on Submission
Information on FFY2025 CLG Grant Application - Submission Deadline

Implementation of 2019 Comprehensive Plan

PUBLIC COMMENTS OPPORTUNITY

ADJOURN

Posted: November 13, 2025

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