

CITY OF DOVER

HISTORIC DISTRICT COMMISSION AUGUST 21, 2025

The Meeting of the City of Dover Historic District Commission was held on Thursday, August 21, 2025, at 3:30 PM as an In-Person Meeting in the City Hall Council Chambers (anchor location) and virtually using the audio/videoconferencing system Webex. With Chairman Czerwinski presiding, the other members present were Mrs. Richardson, Ms. Baker, and Ms. Horsey. Mrs. Mason was absent.

The Planning Office Staff members present were Mrs. Melson-Williams, Mr. Salzano, and Mrs. Mullaney.

Chairman Czerwinski welcomed the newest member to the Historic District Commission Ms. Kathleen Baker. I really appreciate your participation and how we value your input; so, thank you very much.

APPROVAL OF AGENDA

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

ADOPTION OF MINUTES OF THE REGULAR HISTORIC DISTRICT COMMISSION MEETING OF JULY 17, 2025

Ms. Richardson moved for approval of the Meeting Minutes of July 17, 2025, with the necessary correction, seconded by Ms. Horsey, and approved 4-0. Mrs. Mason was absent.

COMMUNICATIONS & REPORTS

Summary of Applications 2024 and 2025

Mrs. Melson-Williams mentioned in your meeting packet was the Summary of Applications. We report on Applications from 2024 and 2025. Going back to 2024, you reviewed a total of nine (9) Applications. We're revisiting one of those today; and for calendar year 2025, there have been three (3) Applications appear before the Commission. Some of them have moved on through their subsequent processes with the Historic District Commission, with some projects actually being completed.

Mrs. Melson-Williams asked if there were any questions on the Applications Chart. There were none.

Summary of Architectural Review Certifications for 2025

Mrs. Melson-Williams stated that this chart is really a tracking of the permit activity within the Historic District zone of the City. Primarily for the Historic District, you are focused on the outside of the building. There were a couple of building interior Permits that were reviewed and confirmed by Staff that they weren't affecting the exterior. So, through the end of July, we have a total of 23 Permits that have been reviewed in the Historic District for building related things. This tally does not include Plumbing and Mechanical Permits in the district. Most of the projects have focused on roof projects through this calendar year, with

the total of six (6) roof projects. There have been some building exterior projects. The two (2) Demolitions were related to properties on Bradford Street. Of those 23 Permits, Staff has been able to review the majority of them with only three of them involving the Historic District Commission in some form of process.

Mrs. Melson-Williams asked if there were any questions on permit activity in the Historic District? There were none.

Department of Planning & Inspections Updates

Mrs. Melson-Williams mentioned that tomorrow is Chris Salzano's, who is our Planner II, last day with the City. He's moving on to a position in the private sector. So once again, the Planning Staff will be slightly diminished, but we hope to be posting that position and looking for new applicants shortly for that. So, bear with me. We'll get through it again. It's so sad to see him go. I think he brought a lot to our office. He definitely hit the ground running and helped us out on some of the GIS world as well.

NEW APPLICATION

HI-24-09 Revised Dover Mobility Center Garage at 133 S. Governors Avenue– Public Hearing and Review for Recommendation on Architectural Review Certification for construction of a four-story, 329-space multi-purpose parking garage structure to be known as the Dover Mobility Center Garage as revised. This application previously came before the Historic District Commission at their December 19, 2024 Meeting and was for a 400-space parking garage. There have been architectural changes as designed, including the removal of the S. Bradford Street garage entrance. The subject site involves six parcels in the block between S. Governors Avenue and S. Bradford Street north of Minor Street Alley. The properties are zoned C-2 (Central Commercial Zone) and subject to the H (Historic District Zone). The owners of record are the Downtown Dover Partnership, City of Dover, Capital City Transformation Alliance Inc, and Main Street – Dover Inc. Property Addresses: 133 S. Governors Avenue, 139 S. Governors Avenue, 145 S. Governors Avenue, 136 S. Bradford Street, 148 S. Bradford Street, and 150 S. Bradford Street, Dover. Tax Parcels: ED-05-077.09-02-10.00-000, ED-05-077.09-02-09.00-000, ED-05-077.09-02-08.00-000, ED-05-077.09-02-24.00-000, ED-05-077.09-02-25.00-00, and ED-05-077.09-02-27.00-000. Council District 4.

Mrs. Melson-Williams gave a brief Staff overview of the Application. She mentioned that it was originally Application HI-24-09 for the Dover Mobility Center. It appeared before you back in December of 2024, and you made a recommendation on its Architectural Review Certification at that time. And then in January of 2025, the Planning Commission reviewed the Site Development Plan for this project site. It is made up of a series of lots that are in the block between South Bradford Street and South Governors Avenue to the north of Loockerman Street. And it kind of spans the width of that block just to the north of the Minor Street Alley. The project is for a parking garage structure, and the reason for it being before you today is that in continuing to refine the design and move towards its construction, there have been some changes to the project itself, necessitating a revisit to both the Historic District Commission and then also to the Planning Commission. Both of which will be subject to a public hearing review process.

They are here today with a Revised Plan. It is focused on the four-story multipurpose garage. Specifically, there are some other activities that are found on the first floor of the building. There's been some revisions to that programming of the first floor, including a change in how you access the garage. The garage will now only be accessible from South Governors Avenue. The earlier version of the project also included an entrance from South Bradford Street. The Planning Staff put together the Architectural Review Staff Report. It reflects a lot of the historical information that we previously provided about the project site.

And then are some details about this updated narrative and graphics package that they submitted. So, the applicant provided a kind of an updated letter and a series of updates to their architectural graphics package that depicts the building and all of its elevations for reference. Those updates are marked revised, and their original submission is also included in your packet so you could do some comparison, for that. The project site pretty much is encompassed by the building itself. They will also be improving its sidewalks at the frontage on both Bradford Street and South Governors Avenue. And there is a small pocket park area that's on an adjacent tract that will likely also be involved in this project. From a zoning perspective, this series of properties is zoned C-2, which is the Central Commercial Zone. All uses are allowed in that zoning district, and then it is also within the City's Historic District. As such, new construction is required to receive an Architectural Review Certification that's following review of the project's compliance with the *Design Standards and Guidelines for the City of Dover Historic District Zone*. Specifically for new construction, there are a series of standards and guidelines for things like style and elevations, massing, and things like that regarding the building itself. Previously as noted, this did come before the Historic District Commission. You recommended the Conditional Approval of it to the Planning Commission based on the presentation that the applicant made back in December. The Planning Commission, as noted, reviewed this project in January and focused on the other site planning related things such as looking at their Parking Strategy. Ultimately as part of the Site Development Plan review approval with the Planning Commission, they granted the Architectural Review Certification for the project. In making some changes to this project, there are some changes to the elevations of the building as they refine their design. The Applicant is probably going to present those in greater detail, but with the changes Planning Staff felt that it was not something that they could just approve and that it needed to come back through the formal review process. As part of the Planning Staff review, we did again provide a series of comments and recommendations. We are recommending Conditional Approval of the design as revised. Noting that for the previously the alternative side yard setbacks, which is a provision related to how this building sits on the site versus its north property line, we continue to recommend approval of that. And then have noted, trying to keep the same format to the comments as previously, what they were and any efforts that the Applicant has made in focusing on those Recommendations for items of clarification or things that have been refined as this process moves forward. So today the Historic District Commission will again be making a Recommendation on the Architectural Review Certification for the project. That Recommendation will move forward to the Planning Commission. The Planning Commission has this tentatively scheduled for their September meeting. So, if things go well today, they will continue in that path. At this time, I will be happy to have the Applicant come forward and give us the details of their Revision. They're probably better suited to that, and Planning Staff can certainly address any questions that Commissioners may have as we continue deliberations.

Representatives: Mr. J.D. Bartlett, EDiS Company; Mr. Michael Caine, CoreStates Group; Architect.

Presentation

Good afternoon, my name is JD Bartlett with the EDiS company. I just wanted to take a moment to introduce a few members of the team that are here that may be here to answer any questions that you may have. First, Todd Stonesifer, he is the Board Chair for the Downtown Dover Partnership. Second Diane Laird, Executive Director of the Downtown Dover Partnership, Jed Hatfield with Colonial Parking, Monika Mickute with EDiS Company, Michael Henry with Becker Morgan Group, Civil Engineer and Michael Caine with CoreStates Group, Architect.

Mr. Bartlett mentioned that he would like to take a moment to thank the City for their time with the review and the comments that were provided. We've taken some time to review those over the last week and appreciate the diligence there. So, I wanted to kind of rewind back in time. So, this was approved as a project several months ago as was explained in December 2024. Early in 2025, the Downtown Dover Partnership was approached by a potential anchor tenant. That was interested in occupying the first four in the Mobility Center. As you may be aware, this ties very closely to the Master Plan's goal of increasing foot traffic and creating opportunities for retail surrounding the City. So, as a result there's a lot of work that went into review of the ground floor design and other aspects of the facility, which you will hear a little bit more about in just a moment. As design evolved, I just want to make a note that the team in the background has been continuing to address Staff comments, agency requirements, etc. So, I just wanted to make a note of that. I would like to turn the floor over to Michael Caine. He presented the Historic District Commission last application submission. He will explain how the project has evolved.

Mr. Caine stated that he would like to expand upon what JD mentioned and the opportunities to really address comments. We've also really taken this opportunity to listen to a lot of the public comments we've had over the course of the Master Plan timeline and really address those and make sure that this is the best fit for Downtown Dover. Not only as a City perspective but also the people who live here. So, I think, you know, this was a great time to really digest what's been said about this historically throughout our entire process and see if we can do our best. If you don't mind just moving forward to the couple sheets to the Site Plan, I think this is the best sheet to really describe one of the biggest comments we've had, which is about safety on Bradford Street. With this anchor tenant, we were able to really consolidate the entrances and exits to Governors Avenue, providing additional retail space for Bradford Street to increase pedestrian safety and the walkability and active traffic on Bradford Street itself. If you can go to the next couple of slides when it talks about elevation, the palette has remained the same. I have samples available for you if you would like to view that as part of this discussion. As a selection of bricks, we really went around to the neighboring structures, making sure what we provide is very similar and fits in nicely to the existing historic architecture but also not detract from it. So really, we're looking at size, scale, and variation of color and making sure it is the best fit. Also from a design perspective, we are looking at the spandrel conditions and how we can add historical details to make sure it again it blends in but also doesn't provide a false narrative to the structure itself. So, as you can see on the right, those are really architectural elements we've seen on this block of Governors Avenue and Bradford Street, and very similar to what we are providing as a launching point for this.

So, with this, another major comment as we've been walking through this whole process was that this was going to really stand out. Through the redesign (not the redesign), the optimization of this ground floor, we are able to provide a tighter parking structure which would overall reduce amount of stories and helps it blend in a little bit more to the surroundings and be a better neighbor to all the structures. I've also provided on the bottom left the expanded detail of the cornices with the brick to show that it's not just an applied facade, but it has some relief within the system itself and the details that we're providing to make sure we're getting the great neighbors to the surroundings.

We'll go to the renderings. The brick is very similar and even like between the two fronts. We've made sure it has some larger presence on both Bradford Street and Governors Avenue. Dover as we know is a brick City and we want to have the prominence of brick being emphasized and shown on our design. The pedestrian experience is very similar to as we previously provided, really having that here to provide foot traffic and we expanded the entrances to really increase safety but also ease of use within the parking structure itself, and not to bog down Governors Avenue, which is a very vital part of the Downtown District. We need to make sure that brick has better emphasis on the structure but also keep everything that we really enjoyed, and you also resonate well with the design. One thing I would like to emphasize is the number of added storefronts and the organization of another retail tenant on the ground floor on which used to be an entrance to the structure itself. So, that's just adding to the overall intent and goal of the Master Plan. I feel this is a great example of that. There is very minimal impact from a perspective side of here, and the same thing going south from Governors Avenue towards Loockerman Street. If you can land on the rendering, I feel like that would be a great launching point for comments if anyone has any questions for me. Thank you so much.

Chairman Czerwinski asked if anyone has any questions about the design?

Mrs. Richardson said I am looking at slide number ten on the Revised facing the door from South Bradford Street. It just looks like a big cement building. In the perspective one at the end (the picture on the left) is where it just looks like a big, huge cement block. Mr. Caine replied that part of it is the optimization we've had or not had. We've made sure that the stair towers are very comfortable but also you know similar on both sides, aligned and put design similar to Governors Avenue down to Bradford Street. You do notice that there are spandrel panels that add a little bit of concrete or structure onto that tower itself. That's just through an optimization of revising the stair tower itself.

Mrs. Richardson mentioned that on the 3rd and 4th floor of the garage, there is no brick. Mr. Caine replied no, that's aligned with what we've shown previously, but we wanted to really emphasize brick at a pedestrian standpoint. It does from the sight line show a little bit more of itself, but hopefully the coloring of it really drives down your eye and really emphasizes the brick itself.

Mrs. Richardson mentioned that she was thinking of the Family Court Garage as brick all the way. Mr. Cane said yeah. Mrs. Richardson mentioned it looks much nicer. Mr. Caine said no, it's a great point. So, what we want to do is visually read as a two-story structure with something

behind it rather than the four-story structure. So, if we brought brick all the way up, we would actually read a lot. We did a couple of variations of that, and we did feel that it scaled just really became muddled. We feel like this is the best design form for that. Mrs. Richardson mentioned that she was not pleased.

Chairman Czerwinski mentioned if you don't mind me interjecting. The staircase is really what's changing the look to me and it was that you went from a dark frame staircase to a white frame to the staircase. That causes the whole presentation of the structure to convert over to a white structure with a brick base to it. I don't understand because it looked really good on the original drawings to have the dark framing on the staircase. I don't know why they went to white. Mr. Caine mentioned we are actually not providing or proposing a white structure, it's to just be steel with an anodized steel. So, it becomes a little bit more reflective. We've noticed a few other garages that we've done when we had a black storefront that really became the emphasis. It was more of like a mascara where it wanted to be a mirror analogy, if that makes more sense to you.

Ms. Horsey mentioned that she also had a concern. She likes that you have incorporated all the glass cause that will help not make it look like a pile of bricks, so to speak. I do like the lighter colors that you say this is but is it going to be shining through, right? What do you have as a sample of that color? Because I think we're kind of stuck on the lightness of the color. Mr. Caine asked if she was referring to the concrete color? Ms. Horsey replied yes. Mr. Caine (showing color samples) mentioned that what you're seeing here is the upper levels, right, light and bright, and then on the first level of that we have a darker color. This really emphasizes the brick. This is right near the storefront system. These are all the selected samples themselves that would be shown on the building.

Ms. Horsey, I think it does. I think when you position the perspective from what you would see from Loockerman Street and as long as it doesn't look like it wants to be noticed too much. I think that's what we're all saying. Mr. Caine mentioned that it was a great point and we really are doing our best to minimize the visual impacts. Hopefully, as soon as I receive the perspective rendering it reads more blue when you see it in the sky than white. That's really why we're selecting the color we have because it has a little bit of flex and then that helps provide a little bit of the coloration that's in it. Chairman Czerwinski mentioned I think that this kind of picture really kind of reflects my concern about the facades look. You're putting a brick front onto it what's essentially a concrete structure. That was my issue with not using a dark framing around the corner because then that incorporates the weight and the dark a lot better than just putting brick right on the front cause there's no brick on the side. I can't see it from the corner. And then it looks just like it's pasted out. And I think that's what that picture probably is more than anywhere else really looks like. It looks like the brick is just literally put on to the face of the concrete instead of being, you know, architecturally or visually part of the structure. That's why I think we're having problems with the staircase because the staircase really stands out and it really combines the upper. Now if you're trying to keep the eye down, that's not right down to the ground level there.

Mr. Caine mentioned if the Recommendation is to revert back to the brick and the black stair tower that's definitely within your tower. I think that's a great comment and maybe that's beneficial.

Mrs. Richardson asked if it would be possible to clad the staircase in brick? Mr. Caine asked for the first two levels? Mrs. Richardson said no, for the whole thing. Mr. Caine replied no, I think it would read more like a water tower at that point because you have a four-story tower which really drives the eye up or want to keep it really low to the corner. I think it would provide the opposite of what I think they're trying to achieve personally. I think as an option, if we'd like to maybe, and if you're concerned with the corner to your point, possibly we can see if we can lessen the impact.

Mr. Bartlett stated that he believes that there's definitely an ability to incorporate the brick face that you see on the front of the building and more incorporate that into the corner. So, it feels like it's starting the corner as part of the same building and maybe not a different element, which is what I think you're concerned about, right? I think the answer is yes that there could be brick incorporated into the corner to tie it in a little better than what you're seeing right now.

Ms. Horsey mentioned if you look at the City Building on the left in this particular picture elevation, the upper level of course the roof and the dormers are a lighter color than the brick. Maybe the very top member of the stair tower remains light or something. I'm just trying to look at it, because I agree that if you bring all brick up all the way, it's going to look like a brick tower. You know, I think we are all saying the same thing. We just want this not to look so prominent or there is a way to blend it in.

Mr. Caine mentioned that it's a great comment. We've brought this sample over today to really see how close we are in collaboration to the trim work on there when it goes from the brick to the roof itself. We are pretty close actually. It's very, very close to in coloration today, so I'm glad you were able to address it; that's a good comment.

Ms. Baker asked how about the concrete will weather over time. Will it change its coloration? Mr. Caine replied, "I don't believe it will change its colors too much" with everything this reviews in a few instances across all the products and it retains its color pretty well. Weather conditions provided, you know, all considered it's actually pretty spot on consistent. We have one project that used this and it's about eight to ten years old and it's pretty close to what it was initially. Ms. Baker said thank you.

Ms. Baker mentioned that she could not help but marvel at the explicit phrase that this is a wayfaring beacon. And I was wondering if you could give someone who could elaborate on this as a wayfaring beacon. I think, as such, having the addition of the brick on it is going to make it more like a beacon and that's what we're seeking. Then further if you could expand some on the sense of what it is going to be like. I'm sure you're going to illuminate this. It will be seen and therefore, I don't know if I'm out of place here in this body, but I am asking about some plans for lighting. Mr. Caine replied thank you for picking up the language. I got caught in architectural speech when I helped write the narratives. I think just to address the wayfaring beacon; we're really thinking about that stair tower at night and guiding it. That's how it will be well made and making sure that everything revised is safe. So as part of that there is lighting in there. With the amount of policing we have, it would provide a wayfaring beacon at night. And then in terms of lighting across the building, we're really again emphasizing the portions which would have

architecturally some wall sconces in the manner that's too modern for the structure itself. I believe it's another review by Staff.

Mrs. Melson-Williams mentioned that for lighting the *Zoning Ordinance* does require it. One of the elevation renderings shows some of the lighting. There are requirements for lighting of pedestrian areas, so this would be an opportunity for wall-mounted lighting. There's also probably the placement of streetlights and those are more pedestrian focused as well. I'm not sure that they show up exactly in the rendering, but the City has kind of spacing standards for those. Along both Bradford Street and Governors Avenue, there would be streetlights that are either in place now and need to be adjusted or would continue to be in their current location and format.

Mr. Caine mentioned in addition to that, the structure itself would be lit interiorly, but not on the other floors exteriorly. We're trying to minimize the location.

Ms. Baker said thank you. This will be a delicate balance, and I want to say yes, hugely. Please keep the City informed and I want to thank my colleagues for coming up with the brick and concrete solution and evolution. I think that's a beautiful, beautiful idea. Have you had a chance to see the pole lights on South Bradford Street between Division Street and Reed Street at night? They look kind of Victorianish. Mr. Caine said yes, exactly. Ms. Baker said she lives there and they work. And one of the reasons they work is that the light goes down instead of up and out. When it is up and out it feels like a prison yard, and we certainly don't need that. Mr. Caine said that is a great comment.

Mr. Caine mentioned that he needs to provide a Victorianesk lantern and right there. Our intent is to not provide something that is too modern or alien to the district. Anything or everything we determined we will run by the City.

Chairman Czerwinski said that he noticed that Staff noted that there was a request to clarify the material choice pattern detailing for the first-floor elevation on the South elevation.

Chairman Czerwinski said right now it looks like it's just concrete all the way down. Is that changing or are we incorporating the brick on the south elevation now? I don't know if there's supposed to be access off Minor Street, or is this strict access that is only going to be from Bradford Street or Governors Avenue? Mr. Caine replied that for life safety perspective we do need to provide egress on Minor Street just due to the size of the retail space, but also the amount of employees that we foresee as possible and having this space during the work week. We provided a lot of the material choices on the ground floor as possible for not only the future of tenants we have in mind but also later down the road. So, the punch openings we do or will finish in a way that lends in with the sample panels above, but also in the future if we need to add additional egress points, we can. It really provides a proof future solution for the retail space itself.

Chairman Czerwinski asked there's no real architectural design elements on that elevation already. Mr. Caine replied to that point, no, but we're also looking at having this become another area to involve the public. So, similar to what we've done before with the mural on the party

wall. This could also be a way for in the future if Downtown Dover decides that Minor Street is pedestrian only then that could be public art. It's a great way of using it or increasing that space for future tenants that are facing Minor Street if that becomes closed up. So really providing flexibility, that's really our end goal as this grows with the Downtown.

Chairman Czerwinski mentioned that he thinks that the south elevation really shows his point. If you look at the Governors corner, that brick goes right around the corner, but at Bradford Street it stops.

Mr. Caine said that's a great point.

Chairman Czerwinski mentioned that it's just not a balanced design and then I figure as you can see the intention was there for Governors Avenue but not on Bradford Street. So, if we can look at possibly doing the same sort of treatment on that lower tower to wrap that brick around so we have more consistent look to the building.

Mr. Caine said that all three corners except for that one has the same conditioning. That's a great comment, thank you.

Mrs. Richardson asked, can you explain on the top slide, what those little black items are; are those windows? Mr. Caine replied yes, that's the opening between the panel itself and the other panel before above. So, those are completely open.

Mrs. Richardson said the ones on the ground level. Mr. Caine replied the ground level, those are windows. Mrs. Richardson said they are windows? Mr. Caine replied, yes.

Mrs. Richardson said, but they don't have brick on the ground level? Mr. Caine replied no, they do not. It is a block system, so if we need to add or we try to size down. If we needed more doors and if those windows need to become a door later down the road, we can easily swap it out. So, we wanted to provide something that's not too precious understanding as this evolves over time, it's the most flexible option for the retail spaces.

Mrs. Richardson asked what would be on the ground level? Mr. Caine asked from a retail perspective? Mrs. Richardson well in this slide from Minor Street. They have all these windows. What is going to be surrounding them? Is it just going to be concrete? Mr. Caine replied correct. It's a CMU block. It is finished in a way that doesn't read as a CMU.

Mr. Bartlett stated that he wanted to explain that the intention is that the finish will mimic the finish that they see on the concrete flights above. So, that's the idea. By providing a block based (system) there, it allows that retail to remain flexible so that we are not visually limiting how this building can be used. As the areas around it, all the development is part of the Master Plan. Does that answer your question? Mrs. Richardson said yes.

Ms. Horsey asked for clarification that the rendering of it looks grayer than the white block. Mr. Caine said yes. Ms. Horsey asked is that the actual white block thing? Mr. Caine replied he believes the rendering might be a little bit grayer. This is the design intent with the coloration. It

might just not be depicted the elevation itself. Ms. Horsey said it actually looks better on the rendering; that's my personal opinion.

Ms. Horsey mentioned she thinks it looks nice with the brick versus a huge contrast between the darker brick and the much lighter. I guess you could call it concrete. Chairman Czerwinski asked Ms. Baker if she was talking about on the south elevation? Ms. Baker replied, yeah. Chairman Czerwinski said that's kind of the screen basically by the buildings on Loockerman Street. Chairman Czerwinski said that's a narrow alleyway. Ms. Horsey said yeah, well that's true, but I'm just making the comment.

Mr. Caine mentioned that previously as we sort of went through this process and actually showed the darker tone concrete at an Open House. There were comments that it was too dark, so I think making it light and bright then it tends to reflect a little bit more and it picks up the sky with the coloration and the reflection, but that's a great comment.

Ms. Horsey said well, I trust you, but I just thought I'd better get it on the record. Mr. Caine said yeah, of course.

Ms. Baker mentioned that the alley has a lovely rendition of songbirds. I understand it's been there a number of years. Do you review that as a positive light?

Mr. Caine replied, yeah. We love the software to include them as really an example from the Master Plan originally as a great use of public art to invite into the building. If we get like a cardinal or something on Minor Street. I think it's a great use of public art.

Ms. Baker said thank you. It could bring nature into a two-dimensional fashion. Or if you have the sculpter on hand, great.

Chairman Czerwinski asked if there were any other comments or is there anybody from the team that wanted to be part of the presentation or anything to say before we move on?

The public hearing is open.

Chairman Czerwinski asked if there was anyone in the room who would like to speak. There was no one in the room.

Chairman Czerwinski asked if there was anyone virtually who would like to speak.

Mrs. Melson-Williams mentioned that there are a couple of related entities that are here, and I'll see if they wish to make comments during the public hearing. We have Meagan Whetstone from Mosaic Development Partners, if Meagan wishes to make any comment.

Ms. Whetstone mentioned she was good. Thank you, guys. I really appreciate the chance to talk through this with everyone.

Mrs. Melson-Williams mentioned additionally, also from Mosaic Development Partners, we have Leslie Smallwood. Leslie, do you have any comments? No comments.

Mrs. Melson-Williams mentioned we have Zach Prebula from the Kent Economic Partnership. Zach, do you wish to make a comment?

Mr. Zach Prebula, Director of Business Development with the Kent Economic Partnership. We are the Economic Development Organization for Kent County, and we are in support of this project. This project will help us in our business attraction and also our business retention and expansion by providing the ample parking that we need in Downtown to support our businesses and attract them through Downtown. And we ask that you please approve this project. Thank you.

Mrs. Melson-Williams asked Bob Bloczynski; Bob, do you wish to make any comment on this project as part of the public hearing? Bob said no comments. Thank you.

Bob, are you here with any particular group or are you just listening this afternoon. Can you identify yourself for the record? Bob Bloczynski mentioned that he was with CoreStates Group, the architect of record and my colleague Michael Caine has represented the project well, so I have no comments. Thank you.

Mrs. Melson-Williams mentioned I will give another chance to Leslie. Did you have any statement to make this afternoon? There was none.

Mrs. Melson-Williams stated that those are the folks that have joined us virtually this afternoon. I believe that would conclude your public hearing unless there's anyone else in the audience here in the room that wishes to speak.

Mrs. Melson-Williams stated that there were no written comments received from any members of the community.

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

Chairman Czerwinski stated that he did not see any red flags on this design. The biggest thing for him was the wrap around.

We have other buildings where they, you know, are wrapped with or plastered on to a bigger structure. The only thing I would see that I think needs to be changed is the Bradford Street staircase lower elevation at the first-floor elevation and the side façade redesign. At least incorporate elements of the brick and dark framing so it looks more consistent. When you're looking at it, you're looking at that to the front of the facade and you have white past it, but they have that wrap around. The big thing I see here.

Mrs. Richardson stated that she agreed with that especially the view from Lookerman Street of that side.

Mrs. Richardson mentioned that she just wanted to confirm that we're not using mirrored glass, right? It's clear. Mr. Cane replied that it is correct.

Ms. Horsey mentioned that she thinks in the design of last year it was all glass, and it made a different impression than the one of the redesign of it with the concrete elements in it. I think with that change that's why we're acting they way we are. Maybe making the lower level more incorporated into the brick is better. Overall I think you have done a pretty good job.

Ms. Baker mentioned that this project represents an extraordinary undertaking and is worth all of the time that everyone has put into it. Because it represents and its straddles, the Loockerman context and the residential context and that is not easy. And there's no way you can make a garage not a look like a garage. But I think this comes close to anything I have seen, and I thank you.

Chairman Czerwinski asked if there were any other comments?

Ms. Horsey moved for approval of the Recommendation of the Architectural Review Certificate for the Dover Mobility Center Garage HI-24-09 as Revised to include Staff comments and the Commission overall comments about incorporating some of the elements in the stair towers and wrapping of brick in that area that we had stated. The motion was seconded by Mrs. Richardson and unanimously carried 4-0.

NEW BUSINESS

Review of Permits Referred to Commission

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

OLD BUSINESS

Certified Local Government (CLG) Program

Mrs. Melson-Williams mentioned that she has not heard anything from the State of Historic Preservation Office about grant opportunities for the CLG's at this point.

Implementation of 2019 Comprehensive Plan

Mrs. Melson-Williams mentioned she had no specific items to bring to you today.

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

Mrs. Richardson moved to adjourn the meeting seeing no other items of business, seconded by Chairman Czerwinski and unanimously carried 4-0 of the members present. Mrs. Mason was absent.

Meeting adjourned at 4:27 PM

Sincerely,

Maretta Savage-Purnell/Kristen Mullaney
Secretary/Acting Secretary