



The First Town In The First State

**HISTORIC PRESERVATION ARCHITECTURAL
REVIEW COMMISSION**
Thursday, June 4, 2026, 6:00 PM
The Bonnie Osler Meeting Room
Regular Meeting
AGENDA

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I. ADJOURNMENT:	

<https://us02web.zoom.us/j/86316642841?pwd=AKrQ7XtOiCVccaYkdASMsCP0gamiGs.1>

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The Bonnie Osler Meeting Room is located at 101 Adams Avenue, Lewes DE

Agenda Posted: 05/28/2026 Posted By: ASA

City of Lewes
HISTORIC PRESERVATION ARCHITECTURAL REVIEW COMMISSION
Thursday, April 2, 2026
MINUTES

The HISTORIC PRESERVATION ARCHITECTURAL REVIEW COMMISSION met on **Thursday, April 2, 2026 in Council Chambers at Lewes City Hall**, in accordance with proper notification, with the following members present: Vice Chairperson Michael DiPaolo, Secretary Deb Hansen, LPC Liaison Debra Evalds, as well as Commissioners Michael Looney, Michael Minnemann, and Pete Sanger. Also in attendance were: City Councilperson Tim Ritzert, and Building Official Jon Ward..

A. CALL TO ORDER & ROLL CALL & ANNOUNCEMENTS:

Vice-Chair Michael DiPaolo called the April 2, 2026 regular meeting of the Historic Preservation Architectural Review Commission (HPARC) to order at 6:00 PM in the Bonnie Osler Meeting Room.

B. APPROVAL OF MINUTES:

1. B.1. HPARC 2-5-2026

No corrections or clarifications were offered. A motion to approve the minutes as submitted was made by Commissioner Deb Hansen and seconded by Commissioner Michael Minnemann. The motion carried unanimously.

C. APPLICATIONS:

Vice Chair DiPaolo noted the number of agenda items and requested that presentations and discussion be limited to 30 minutes per item, and that commissioners focus on the salient points rather than reviewing application packets point by point.

1. Discussion and possible action regarding H-3-26 on behalf of Groome Church requesting demolition of addition, and restoration and additions to existing church sanctuary building. Pre-application meeting held March 5, 2026. Property located at 601 Savannah Road, Tax Parcel 335-8.11-114.00. Zoning LC HIS.

Representatives appearing on behalf of Groome Church included Christopher Miller, Principal with John Milner Architects; Brian Morgan, a principal with Site Studios Incorporated; and Retta Rose Sims, a lay leader and long-time church member. Vice Chair DiPaolo noted at the outset that this is a new application (Application H-3-26), not a continuation of a prior submission. Vice Chair DiPaolo further clarified that, upon reviewing the application, portions of the project involving the historic chapel sanctuary constitute a partial demolition under the City code, which requires a public hearing. As no public hearing had been scheduled, the Commission would confine its discussion this evening to the proposed new addition only.

Commissioner Debra Evalds recused herself from any discussion touching on subdivision matters, as she serves as the LPC liaison.

Mr. Milner provided an overview of the project's dual goals: first, a thorough restoration of the historic early-twentieth-century church exterior — including removal of non-historic siding, restoration of original shingle detailing, and paint analysis — and second, the construction of a new addition to bring the facility into compliance with modern accessibility standards and to enable the church to serve a growing community. Mr. Milner noted that the program for the new addition is substantially similar to the prior submission, but that the overall massing has been reduced significantly. The new community room has been relocated from an upper level to grade level, positioned well

to the rear of the property and set back substantially from the street. The two primary historic facades, on Savannah Road and Dewey Street, are to be fully restored and would remain visually prominent from the public way.

Commissioner Michael Looney engaged in discussion regarding massing and the Secretary of the Interior's Standards for the Treatment of Historic Properties. Commissioner Minnemann quoted directly from the Standards regarding the requirement that new additions be subservient to and differentiated from the original structure, and that the essential form and integrity of the historic property remain unimpaired if the addition were removed in the future.

Commissioner Minnemann expressed concern that the addition, at approximately 3.2 times the volume of the historic building, is very large, and noted that significant portions of the original wall structure would be affected by both the existing rear addition and the proposed new work — including the widening and extension of the cross gables. Commissioner Minneman acknowledged that these concerns were difficult to separate from discussion of the addition itself, as the two aspects are closely intertwined.

Mr. Milner responded that the cross gables (chancel) have been pushed back into the interior courtyard and are not visible from the primary street frontages, that the eave line of the cross gables has been maintained at its historic height, and that the community building at the rear is sited behind the existing house at 609 Savannah with a one-story eave and approximately twenty feet of separation. Mr. Milner drew a parallel to the firm's work on the First Bank of the United States in Independence Historical Park, where an addition was ultimately determined necessary after all interior alternatives were exhausted, consistent with the Secretary of the Interior's Standards.

Commissioner Hasen expressed general support for the revised design. Commissioner Hansen noted that the roofline change — moving away from a previously proposed Gambrel or Gothic profile to one that echoes the rhythm of the surrounding neighborhood — was a significant improvement. Several commissioners praised the restoration effort, the quality of proposed materials (including mahogany windows), and the way the revised design allows the historic steeple to remain visually prominent. Commissioner Debra Evalds remarked that the revised design is reminiscent of traditional Lewes historic development patterns, with a modest street presence and additional program located to the rear. The differentiation of the addition through a distinct color scheme and detailing was also noted approvingly.

Commissioner Minnemann suggested that the interior stair configuration adjacent to the chancel be reconsidered, proposing that the stairs be relocated along the rear wall of the original church so that more of the historic structure's interior would be revealed and appreciated from the new circulation space. The architect indicated this was feasible and would be explored.

Vice Chair DiPaolo inquired about exterior lighting for the addition. Mr. Milner indicated that a lighting designer had not yet been engaged, but that the intent would be to use down-lighting and historic fixtures to meet the City's lighting ordinance, avoid light trespass onto adjacent residential properties, and emphasize the historic facades on Savannah Road and Dewey Street. Commissioners noted the adjacency to a residential neighborhood and encouraged sensitivity to dark sky principles.

One written public comment was received, submitted by Ruth Yannes of Lewes,

expressing concern about proposed interior changes to the church, including new pews, piano, and organ, and suggesting the building should ultimately be preserved as a historic museum.

Following discussion, the Commission determined that, because the modification of the cross gables constitutes a partial demolition of the original 1907 structure — a contributing structure under City Code §197-56(E) — a public hearing is required pursuant to §197-58(I) before action can be taken on those components. Multiple commissioners expressed a preference for acting on the entire application holistically rather than piecemeal, citing the interdependence of the addition and sanctuary components and the pending Planning Commission (LPC) review of a related subdivision matter.

A motion was made by Commissioner Minnemann that the Commission find that the proposed modification of the cross gables involves a disassembly of the original 1907 structure, constituting a partial demolition of a contributing structure under §197-56(E), and that accordingly, pursuant to §197-58(I), a related public hearing be required and scheduled for May 7, 2026, prior to action on the cross gable-related components of this application, with the entire application continued to that date. The motion was seconded by Commissioner Evalds. The motion carried 5-1.

2. Discussion and possible action regarding H-4-26 on behalf of Lisa and Eric Davis requesting demolition of existing non-contributing single-story garage, construction of new one and a half (1 1/2) story garage/accessory dwelling unit, installation of in-ground concrete soaking pool, hardscaping and fencing. Property located at 322 Savannah Road, Parcel ID # 335-8.07-154.00. Zoning R-4 Historic.

The applicant, Eric Davis (owner, 322 Savannah Road), appeared with his designer, Dan Johnson of Studio TD3 (810 Beaver Valley Road, Wilmington, DE 19803). Staff confirmed that the application is fully code-compliant, that lot coverage is within limits, and that all parking requirements (including those related to the ADU) are satisfied. The application had been submitted for a Chair and Staff Review but came before the full Commission because that review had not been completed.

The applicant proposed demolition of a non-contributing garage structure from the 1980s and construction of a new 1.5-story garage with an accessory dwelling unit above, along with a small in-ground soaking pool, hardscaping, and fencing. The new structure is designed to match the recently completed renovation of the primary residence at 322 Savannah Road — using the same materials, window profiles, eave overhangs, and bracket details — so that the garage reads as a complementary structure to the house.

Commissioners were uniformly supportive. It was noted that the replacement of an aesthetically poor 1980s structure with one that matches the recently approved and well-regarded primary residence renovation is appropriate and an improvement to the neighborhood. One commissioner observed that the application does not consume the maximum allowable buildable area, leaving quality outdoor space on the lot.

No public comment was received.

A motion to approve Application H-4-26 as submitted was made by Commissioner Pete Sanger and seconded by Commissioner Minnemann. The motion carried unanimously.

Commissioners stated their reasons as follows: the existing garage is a non-contributing structure whose replacement with a design matching the primary residence is a clear improvement; the design is well-executed; and the commission was pleased to see an ADU application come forward given the commission's investment in developing the City's ADU framework.

3. Discussion and possible action regarding H-5-26 on behalf of William Flanagan requesting approval for new construction of personal residence. Property located at 411 W. Third Street, Parcel ID # 335-8.07-274.04. Zoning R-4 Historic. The application did not receive a Chair & Staff Review.

Commissioner Minnemann recused himself, noting that the applicant is a close personal friend.

Applicant William Flanagan (316 Market Street) appeared with Timothy Tice of Green Room Consultants/CRX Construction, the project designer and builder. Mr. Flanagan stated that he has lived in the Lewes Historic District for 23 years and is a full-time resident since 2019. He articulated three guiding goals for the project: that the new home be proportional to its surroundings and fit the feel and rhythm of the neighborhood; that it improves the neighborhood and be built to last; and that it be respectful of its location adjacent to the Lewes Historical Society campus. His design inspiration was the historic Old Bethel Methodist Church at the corner of Mulberry and Third Streets.

Mr. Tice walked the Commission through the submitted materials. The proposed house is a single-story, approximately 3,200 square foot residence conceived as a series of connected gabled outbuildings — a simple, cottage-scale composition designed to read as though it evolved organically over time. The front elevation, which is the primary street-facing facade, presents as a straightforward cross-gabled colonial form. Parking is split to either side so as not to dominate the street frontage. The principal entry is located around the corner rather than directly facing the street. Mechanicals and trash enclosures are screened behind a privacy fence. A picket-style wood fence matching a precedent across the street is proposed at the perimeter.

Proposed materials include natural cedar shakes for the siding, a parging-coated foundation, and either asphalt shingle or standing seam metal roofing. Brick chimneys are proposed, with color to be determined. The applicant's window preference is a dark (preferably black) 2-over-2 format, with a dark green alternative also shown.

The Commission was highly complementary of the submission, with multiple members noting that it exemplified the scale, massing, and contextual sensitivity the Commission has consistently sought from applicants. Commissioners praised the single-story massing as appropriate for the lot depth, the way the staggered gabled forms echo the historic character of the adjacent Lewes Historical Society campus and Shipcarpenter Street neighborhood, and the applicant's evident attention to the Commission's stated values.

On the question of window color, Commissioner Evalds stated that the Commission does not approve black windows, citing concerns about setting a precedent, while Commissioner Sanger countered that historically, black window trim had been used to conceal muntins and that the distinction between black and very dark colors (such as deep bottle green) is minor. The matter was left for Chair and Staff review.

The Commission agreed that the front roofing section should be standing seam metal

rather than asphalt shingle, with the condition that this be confirmed at Chair and Staff review. It was further agreed that brick color and window color would also be determined at Chair and Staff review. One commissioner suggested — and the applicant agreed — that the metal roof should extend over the full ridge of the front cross-gable section through the valleys, not stopping at the ridge.

No public comment was received.

A motion to approve Application H-5-26 for new construction at 411 West Third Street as presented, subject to three conditions — (1) roof material to be confirmed with Chair and Staff; (2) brick color to be confirmed with Chair and Staff; and (3) window color to be confirmed with Chair and Staff — was made by Commissioner Evalds and seconded by Commissioner Sanger.

The motion carried unanimously. (Commissioner Minnemann recused himself)

Commissioners stated their reasons as follows: the application reflects a thoughtful and intentional design that is sensitive to its context, does not mimic historic structures but is clearly compatible new construction, responds to the Commission's previously stated values regarding scale and massing, and will be a positive addition to the historic district and the streetscape adjacent to the Lewes Historical Society.

4. Discussion and possible action regarding H-6-26 on behalf of Ellen T. Walker Trustee requesting demolition of existing rear garage (40' x18'), currently designated as a conforming structure. Property is located at 334 Mulberry Street, Parcel ID #335-8.07-235.00 Zoning R-4 Historic. The application did not receive a Chair & Staff Review.

Douglas Warner, Professional Engineer and owner of Element Design Group, and Brennon Bickel, lead architect with Element Design Group, appeared on behalf of property owner Ellen T. Walker Trustee. Christie Webb and Earl Webb of Wearing Spirit (a potential buyer of the property) were also present.

The Commission noted at the outset that while the existing rear garage at 334 Mulberry Street is currently designated as a contributing structure in the historic survey, the applicants were presenting evidence that this designation is erroneous, and that the Commission has final authority to determine contributing status.

The applicants presented three lines of evidence in support of a finding that the existing garage is non-contributing. First, the 1931 Sanborn fire insurance map for the property shows a square-footprint structure, whereas the existing garage is a rectangular structure (18 feet wide by 40 feet deep) located in a slightly different position on the lot. An overlay of the two demonstrates the current structure does not align with the mapped historic building. Second, a physical investigation of the existing structure revealed that it was constructed in its entirety at one time — foundation, roof rafters, and ceiling joists are all consistent with a single construction campaign — and is not a square structure that was subsequently added onto. Third, a review of updated Sanborn maps on file at the Lewes Historical Society shows the square structure persisting through at least 1956, with the rectangular structure never appearing in any Sanborn map documentation, strongly suggesting the original structure was demolished sometime after 1956 and replaced with the current rectangular garage.

Commissioners and staff corroborated these findings. Commissioner Sanger, having

construction expertise, noted that the framing lumber in the existing garage is plain-sawn dimensional lumber consistent with post-World War II construction, not the hand-sawn or rough-sawn lumber one would expect from a pre-war structure. The building's exterior cladding — a light gauge clad wood siding — was also described as inconsistent with the historic period. The metal roof was noted as likely original to the current structure, though it has been repainted.

Building Official Jon Ward confirmed that because no public hearing had been requested and the structure is proposed to be found non-contributing, no public hearing is required for demolition of a non-contributing structure.

Commissioner Evalds noted that it does not take changes to contributing status lightly and emphasized the importance of the quality and depth of documentation provided. No public comment was received.

A motion was made by Commissioner Hansen that the Commission find, based on multiple lines of evidence including Sanborn map analysis, physical construction investigation, and material assessment, that the existing rear garage at 334 Mulberry Street is a non-contributing structure and that the historic survey's designation of it as contributing is in error. The motion was seconded by Commissioner Sanger. The motion carried unanimously.

A subsequent motion was made by Commissioner Evalds to approve the demolition of the non-contributing rear garage at 334 Mulberry Street as requested under Application H-6-26. The motion was seconded by Commissioner Minnemann. The motion carried unanimously.

Commissioners noted in their reasons that adequate evidence was presented to support the change in designation, that the Commission does not make such determinations lightly, and that demolition of a non-contributing structure does not warrant further restriction on the property owner's use of the land.

D. UNFINISHED BUSINESS:

- 1. Discussion and possible action regarding proposed ordinances based on the draft guidelines. Considerations including but not limited to:**
 - **Requirements for pre-application meetings**
 - **Use of alternative materials**

Vice Chair DiPaolo reported that he and Commissioner Hansen had met in February and determined that the draft guidelines should be presented to Mayor and City Council in their entirety, rather than as piecemeal sections. The Commission agreed that the guidelines had been thoroughly vetted over many months and that all sections are equally pertinent and should be considered as a complete package.

A motion was made by Commissioner Hansen that the HPARC members recommend the revised historic preservation guidelines be placed before Mayor and City Council for approval in their entirety, with a presentation to be made by a designated member or members of the Commission.

Commissioner Evalds offered a friendly amendment that a designated member or members of HPARC make a presentation to Mayor and City Council at the time of submission to explain the work and its context. The friendly amendment was accepted by the Commissioner Hansen and the motion was seconded by Commissioner Sanger.

The motion carried unanimously.

2. Update and discussion on grant applications.

No discussion was recorded on this item.

E. CHAIR/STAFF REPORT:

- 1. Installation of crushed stone driveway, a paver walkway to the side gate, and a wooden lattice gate to the back yard on right side of the house. (Additional request for a project previously approved by HPARC in November of 2024) 119 Madison Avenue**

Approved as submitted by Chair and Staff.

- 2. Supplement to the HPARC approval from February 6, 2025. Roof color of the porch be a colonial red, per submitted drawing. 503 Kings Highway**

Approved as submitted by Chair and Staff.

- 3. Locate the HVAC equipment for a split-system on the left side of the screen porch in the rear of the main house. 115 E. Third Street**

Approved as submitted by Chair and Staff.

F. PUBLIC COMMENT

No public comment was offered from those present in the room or attending remotely.

G. ADJOURNMENT:

A motion to adjourn was made by Commissioner Minnemann and seconded by Commissioner Sanger. The motion carried unanimously, and the meeting was adjourned at 7:53 PM.

Minutes submitted by: Jeffery Coover, Administrative Support Specialist

Minutes generated by HeyGov.ai

Transcripts available upon request.

City of Lewes
HISTORIC PRESERVATION ARCHITECTURAL REVIEW COMMISSION
Thursday, May 7, 2026
MINUTES

The Historic Preservation Architectural Review Commission met on **Thursday, May 7, 2026 in the Bonnie Osler Meeting Room**, in accordance with proper notification, with the following members present: Vice Chairperson Michael DiPaolo, Secretary Deb Hansen, LPC Liaison Debra Evalds (attending remotely), as well as Commissioners Michael Looney, Michael Minnemann, and Pete Sanger. Also in attendance were: City Councilperson Joe Elder, City Solicitor Alex Burns, and Building Official Jon Ward.

A. CALL TO ORDER & ROLL CALL

The Historic Preservation Architectural Review Commission convened for its Public Hearing and Regular Meeting on Thursday, May 7, 2026, at 6:00 PM in the Bonnie Osler Meeting Room, Lewes, Delaware. Vice Chair Michael DiPaolo noted that Commission Chair Kevin Mallinson had resigned the previous month, and that he was serving as chair for this meeting.

B. OPEN PUBLIC HEARING

Acting Chair DiPaolo opened the public hearing regarding H-3-26 on behalf of Groome Church.

C. PUBLIC HEARING ITEMS:

1. **Public hearing regarding H-3-26 on behalf of Groome Church requesting demolition of addition, and restoration and additions to existing church sanctuary building, discussion, public comment and possible action. Pre-application meeting held March 5, 2026. Property located at 601 Savannah Road, Tax Parcel 335-8.11-114.00. Zoning LC HIS.**

Acting Chair DiPaolo opened the floor to public comment, reminding attendees that commissioners would not ask questions or comment during this portion of the hearing.

Kevin Mallinson (324 West Third Street) — Speaking from his knowledge of the historic district, Mr. Mallinson noted that since the last National Register update, more than 60 contributing structures had been lost from the district, the majority due not to demolition but to alterations removing specific architectural elements or adding large additions. He stated that it was likely the Groome Church project, while representing welcome improvements, would result in the church losing its contributing structure status due to the removal of the two side walls.

Josh Gibson (1791 Lanier Place NW, Washington, DC) — Mr. Gibson identified himself as the legal guardian for Roni Posner, owner of 108 Dewey Avenue, the property adjacent to the church. He raised a procedural question regarding whether residents within a certain radius of an affected structure are required to receive notice by postal mail. Legal staff clarified there is a public hearing requirement for contributing structures but no postal notification requirement under local code. Mr. Gibson stated that his ward had learned of the proposed plans only the day prior through online research and described them as "frankly horrified," characterizing the new plans as substantially worse than prior submissions. He expressed concern about a large two-story wall facing their property for the entire length of their lot, questioned the need for the renovation given the church's recent acquisition of the adjacent home, and argued the project's scope kept growing while the historic structure became a smaller and smaller portion of it.

Ruth A. Yannes (34232 Woodbridge Drive, Apt. 214) — A written letter was read into the record. Ms. Yannes submitted sketches proposing an alternative approach preserving the 1804 historic church's appearance, suggesting an extended basement rather than a second floor addition. She expressed concern that the project prioritized purchasing new over restoring and preserving, and expressed sadness about what she described as the role of financial motivations in the decision-making.

A. Robert Jaeger (President, Partners for Sacred Places, 1700 Sansom Street, Philadelphia, PA) — A written communication dated May 5, 2026, was read into the record. Mr. Jaeger expressed that Groome Church had demonstrated a deep commitment to preserving its historic building while also serving community needs, and that the firm of John Milner Architects had designed an addition sensitive to the historic structure. He stated the church had "done credit to both" heritage and outreach.

D. CLOSE PUBLIC HEARING AND OPEN REGULAR MEETING

A motion to close the public hearing was made and seconded. The motion carried unanimously. The regular meeting was then opened.

E. ANNOUNCEMENTS

1. **HPARC is accepting [Committee Application Forms](#). *The current Commission makeup will require the existing vacancy to be filled by a resident in the Historic District.***

Acting Chair DiPaolo noted that committee application forms are available online for the vacant seat on HPARC. The vacancy must be filled by a resident of the Historic District. It was anticipated that a replacement commissioner might be appointed by the June or July meeting at the discretion of Mayor and City Council.

Acting Chair DiPaolo also offered a land acknowledgment recognizing the Siconese and Leni- Lenape peoples as the original inhabitants of the area now known as Lewes, Delaware. He recognized Public Service Recognition Week and thanked city staff, including City Manager Ellen Lorraine McCabe, Building Official Jon Ward, and other city and BPW employees for their service. He reminded those present that the city election would be held on Saturday, May 9, 2026, at City Hall. An update on the online application process for HPARC was discussed briefly.

Building Official Jon Ward noted that a consultant planning firm, Wallace Montgomery, had been contracted to assist in the interim following the vacancy in the city planner position. Acting Chair DiPaolo requested that a representative from Wallace Montgomery be introduced to the commission, potentially via Zoom, at a future meeting.

Regarding the National Register nomination for the historic district, City Solicitor Alex Burns indicated the city manager, and staff were aiming for a fall update, though no strict timeline was confirmed.

F. APPLICATIONS:

1. **Discussion and possible action regarding H-3-26 on behalf of Groome Church requesting demolition of addition, and restoration and additions to existing church sanctuary building. Pre-application meeting held March 5, 2026. Property located at 601 Savannah Road, Tax Parcel 335-8.11-114.00. Zoning LC HIS.**

Acting Chair DiPaolo noted this was a continuation of the first hearing from the prior month, not a second hearing. Representatives appearing on behalf of Groome Church

included Christopher Miller, Principal at John Milner Architects; Brian Morgan, Principal at Site Studios providing civil and landscape architecture support; and Retta Rose Sims, Lay Leader at Groome Church.

Applicant Presentation

Mr. Miller provided an overview of the project's preservation objectives and responded to points raised in public comment. He emphasized that the primary goal of the project was to restore the exterior of the original church to its early twentieth century appearance, particularly the facades facing Dewey Avenue and Savannah Road. He noted that the building is currently clad entirely in aluminum siding covering deteriorated original materials, and that the project would remove a handicap ramp that had obscured the primary facade. Documentation of all historic materials and features was being conducted by a conservator, and paint color analysis had been completed. Mr. Miller also highlighted that a new interior glass-enclosed lobby would allow visitors to see the original historic facade materials where the 1960s addition currently abuts the church.

Regarding the Dewey Avenue neighbor's concerns, Mr. Miller stated that the most recent design represented a dramatic reduction in mass and building height compared to prior submissions, with the proposed eave height of 17 feet along that property line being lower than the neighbor's own eave height of approximately 19–20 feet.

Mr. Miller explained that the enlargement of the cross gables was necessitated not by a desire to expand seating, but by the requirements of modern liturgical use — including accessibility, choir seating, organ placement, pulpit and lectern accommodation, and a sound system recommended by an audio-visual technician. He noted that the sound board space was based on specific technical requirements, including the need for the operator to be present in the room to experience the acoustic environment.

Commission Discussion

Commissioner Minnemann led a detailed line of questioning. He acknowledged improvements in the revised design, including the repositioning of the bathroom and dressing area to expose a historic interior corner. However, he expressed significant concern about the overall scope of demolition, stating that reconstruction of the cross gables — even if designed to match the historic character — would constitute new construction, potentially costing the church its contributing structure status. He questioned whether alternatives had been fully explored, particularly regarding the sound system cross gable, and suggested the possibility of a small interior balcony along the Dewey-side cross gable wall to house audio-visual equipment without requiring the gable's demolition. Mr. Miller acknowledged some flexibility in dimensions but expressed doubts about the feasibility of the balcony concept given the existing ceiling height and the very limited floor area of the cross gable.

Commissioner Minnemann also raised the significance of the large tree on the property, noting text attributed to its planter, Hazel Brittingham, describing it as "an act of faith in the future" and a landmark for those entering Lewes. Brian Morgan, the project's landscape architect, confirmed that there was no reasonable way to save the tree given the proximity of the proposed addition to its root system and drip line. It was agreed that the tree's wood would be salvaged and repurposed. Acting Chair DiPaolo noted that the Secretaries of Interior Standards reference identifying, retaining, and preserving landscape features, and staff clarified that while the commission's primary focus is architecture and streetscape, consideration of historic landscape elements is permissible.

Commissioner Pete Sanger offered a more pragmatic perspective, noting that the cross gables were not architecturally identical even in the historic building, and that changing them represented a reasonable trade-off for restoring the primary historic facades. He also acknowledged the near-impossibility of preserving the tree given the construction footprint.

Commissioner Michael Looney raised the example of historically significant churches that have evolved through successive additions, and questioned whether modest reductions in the chancel size might still be possible. Mr. Miller confirmed there was some limited dimensional flexibility, perhaps one to two feet in width, though the chancel design was substantially driven by functional requirements.

Commissioner Debra Evalds, attending remotely, expressed concern about the overall extent of demolition and inquired about how the project would be categorized relative to tree planting requirements. City staff confirmed the project would be classified as an alteration/reconstruction/addition rather than new construction, and thus would not trigger the city's tree planting ordinance. Mr. Miller noted the project plan includes planting two trees in the courtyard area.

Acting Chair DiPaolo questioned the apparent inconsistency between Mr. Jaeger's supportive letter and the Partners for Sacred Places fund criteria, which generally does not fund expansions related to sound and music enhancement. Mr. Miller explained that Mr. Jaeger's letter was a personal statement based on years of involvement with the church and was not a formal grant determination. The acting chair stated her primary concern remained the potential loss of the church's contributing structure status due to the scope of demolition to the cross gables.

Commissioner Minnemann raised additional comments about the overall massing of the rear addition, noting that while the interior footprint had not increased substantially, the overall volume appeared to have grown — with additions including an enlarged entry vestibule, an expanded lower lobby, a new elevator lobby, a sacristy, and a half bath. He suggested that some of these elements, particularly the half bath adjacent to the chancel and the combined ramp-and-stair access, might be reconsidered to reduce the overall mass and better articulate the historic chancel as a distinct element. He also noted that the Palladian fan windows on the Dewey addition and the round-arched windows on the rear community room did not appear stylistically consistent with the Gothic character of the historic building.

The Reverend Richard Evans, pastoral staff of Groome Church, addressed the commission, expressing frustration with the length and expense of the iterative design process and the commission's ongoing questions about interior elements. He emphasized that the church had endeavored at every stage to comply with commission guidance, at significant financial cost, and that every redesign carried opportunity costs for the church's ministry. He appealed to the commission to provide specific direction if further revisions were desired. Commissioner Minnemann clarified that his comments about interior elements were offered in the spirit of reducing exterior massing, which is within the commission's purview, and that he was attempting to be constructive. Mr. Miller acknowledged the commissioners' input and indicated the firm would be willing to consider the suggestions as design development continued.

Additional Public Comment

Kevin Mallinson (324 West Third Street) returned to the podium and offered remarks praising the commission's process, noting that commissioners prepare individually and bring independent perspectives, and that this deliberative approach is exactly how the process is intended to work on complex applications.

Josh Gibson (1791 Lanier Place NW, Washington, DC) again addressed the commission, characterizing the historic preservation piece of the application as, in effect, a vehicle for a much larger expansion he found disproportionate to the church's needs and the lot. He urged commissioners to recognize that approving the demolition component was the "first domino" in a process leading to what he considered an unacceptable level of expansion.

Bobbi Posner Gibson (1791 Lanier Place NW, Washington, DC), sister of the adjacent property owner, addressed the commission via Zoom. She expressed sadness about the scale of the proposed expansion and its impact on the neighboring property, including the loss of sunlight on the right side of her sister's property. She questioned why the church needed to expand to such a degree given its relatively small congregation.

Vote

Commissioner Sanger moved to approve Application H-3-26 as submitted, subject to the condition that approval is contingent upon subsequent approval by the Lewes Planning Commission regarding any necessary site plan or lot consolidation review, and further subject to the condition that lighting details and other outstanding components be approved by the chair and staff. Commissioner Hansen seconded the motion. The motion carried 4–2, with Commissioners Sanger, Hansen, Looney, and Evalds voting in favor, and Commissioners Minnemann and DiPaolo voting in opposition.

Commissioners voting in favor cited the church's demonstrated responsiveness to commission feedback across multiple iterations, the substantial improvement of the current design over earlier submissions, the need for a vital use to sustain the historic building, and the practical reality that the church cannot remain static. Commissioners voting against cited concern that the extent of demolition to the historic cross gables — particularly the Dewey-side sound booth gable — could cause the church to lose its contributing structure status, and that not all alternatives to preserve those elements had been fully exhausted.

2. Discussion and possible action regarding H-7-26, a request for review of a proposed conversion of a 1st floor deck to a screened-in porch and construction of a rear, 2nd floor, covered and screened-in porch, with new steps and landing.

The property is located at 112 West Third Street. Appearing on behalf of the application were Dan Burris of PHB General Contractors, Doug Salter, one of the owners of BDJ Properties LLC, and Brian McMullen, also of PHB General Contractors.

Mr. Burris described the project as the addition of a second-floor screened porch with an A-frame roof above an existing rear deck, along with a stair to access the second floor. The first floor of the building is used as an office for Newcastle Insurance, and the second floor is a residential apartment. The interior stair connecting the two floors would be removed, with the exterior stair serving as the sole access to the second-floor unit. Building Official Ward confirmed this arrangement is code-compliant and permissible in the applicable zoning district, and that the project meets parking requirements.

Commissioner Evalds raised a question about whether the plans as drawn appeared to show two residential units rather than a commercial office below and an apartment above, and whether an accessory dwelling unit designation was implicated. Building Official Ward confirmed it is not an ADU and that the first floor cannot be converted to a residential unit under the current zoning.

Commissioner Sanger requested detailed information on column, post, and railing specifications, noting that some screen porch railing systems can be visually objectionable. The applicant indicated they were considering a screenless railing system consistent with nearby open porch character and agreed to provide samples and details.

Commissioner Minnemann noted that the property is a contributing structure and therefore subject to closer review, and raised questions about changes to the rear facade — including the addition of doors and altered window configurations visible from the alley — as well as whether the proposed upper porch and stairs extended further into the rear setback than the existing non-conforming structure. Building Official Ward clarified that if the stairs are located directly above the existing non-conforming footprint, they would not increase the non-conformity, and that relocating the stairs to the opposite side of the deck would resolve any potential setback issue. Staff indicated they would review the setback question before the next meeting.

Commissioner Sanger also requested a cross-section detail showing how the new roof ties into the rear of the existing building.

Given the need to provide materials samples, railing and post details, a cross-section drawing, and staff confirmation on setback compliance, the commission agreed to continue the application to the June HPARC meeting.

Application H-7-26 continued to the June 2026 HPARC meeting.

G. UNFINISHED BUSINESS:

1. Update on draft guidelines.

City Solicitor Alex Burns reported that the draft guidelines had not yet made the Mayor and City Council agenda for the May 11 meeting due to a busy council schedule. City Solicitor Burns indicated he would consult with the city manager regarding placement on either the May 19 meeting agenda or the anticipated June 8 meeting agenda. The commission noted the importance of the guidelines moving forward in a timely manner, and Commissioner Evalds emphasized that the guidelines were developed in direct response to recurring confusion among applicants regarding requirements within the historic district, and that the document is critical to preserving the historic district's value to the city.

Commissioner Hansen also noted that a public display celebrating National Historic Preservation Month had been prepared in collaboration with Kevin Mallinson for display at the Lewes Public Library from Monday, May 11 through May 26. A public handout summarizing HPARC's mission and role was distributed to commissioners.

H. CHAIR/STAFF REPORT:

1. C&S 11-26 - Application requesting to hang a 14"x24" metal sign on a decorative bracket over the porch in the front of the building now used for commercial purposes.

No discussion was recorded. Decision notice C&S 11-26 for 112 West Third Street was included in the agenda packet.

2. **C&S 13-26 - Application requesting installation 147 lineal feet of 36" western red cedar picket fence with one 4' wide gate and one 8' wide double gate.**

No discussion was recorded. Decision notice C&S 13-26 for 139 Franklin Avenue was included in the agenda packet.

3. **C&S 14-26 - Application requesting removal of the existing asphalt driveway and install a Cambridge Sherwood Ledgestone paver driveway with paver border of roundtable Onyx natural.**

No discussion was recorded. Decision notice C&S 14-26 for 104 Orr Street was included in the agenda packet.

I. **PUBLIC COMMENT**

Kevin Mallinson, (324 West Third Street) addressed the commission, offering remarks about his two years of service on HPARC — one year as secretary and one as chair. He commended the commissioners for their professionalism and individual preparedness. He then expressed disappointment and disillusionment with the support provided by the Mayor, City Council, and certain city staff, citing what he described as repeated attempts to undermine HPARC's functioning or influence its decision-making, discussions of HPARC-related matters in executive sessions without inviting the chair, the cancellation of an HPARC executive session he had scheduled, and a lack of professional communication and collaboration. He specifically named the ex officio member to the City Council, Joe Elder, as a source of disruption, citing inappropriate comments, backroom negotiations with applicants, and unwillingness to effectively fulfill the ex officio role. Mr. Mallinson expressed hope that future interactions between HPARC and city leadership would be more open, transparent, and collaborative, and wished the commission well.

J. **ADJOURNMENT:**

A motion to adjourn was made by Commissioner Sanger and seconded by Commissioner Minnemann. The motion carried unanimously the meeting was adjourned at 8:25 PM.

Minutes submitted by: Jeffery Coover, Administrative Support Specialist

Minutes generated by HeyGov.ai

Transcripts available upon request

The City of Lewes



Historic Preservation Architectural Review Commission Application

Date: 05/20/2026

Name of Property Owner: MATTHEW AND SUSAN GENEREUX

Address of Property Owner: 917 E BALTIMORE PIKE, KENNETT SQUARE, PA 19348

Phone Number of Property Owner: 484-459-6218

Email Address of Property Owner (optional): MATT@LONGWOODFUNERALHOME.COM

Name of Applicant (if not owner): BRENNON J. BICKEL, AIA; ELEMENT DESIGN GROUP

Address of Applicant (if not owner): 115 W MARKET STREET, LEWES, DE 19958

Phone Number of Applicant (if not owner): 302-645-0777

Email Address of Applicant (optional): BRENNON@ELEMENTDG.COM

Applicant's Interest in Property: ARCHITECT

Address/Location of Property: 304 PILOTTOWN ROAD

Sussex County Tax Map & Parcel Number: #3 35 8.07 282.00

Description of proposed work being reviewed:

NEW ENTRY PORCH ADDITION (SHIPCARPENTER)

AND NEW BATH ADDITION (PILOTTOWN)

Number of packets required: 2

Items Required: See attached application & material checklists

Prior to the completion of an application, it is recommended that the property owner/applicant set up a pre-application meeting with the Building Department to discuss the review process, submission requirements and review criteria as noted in Chapter 197, Article VI, Section 197-56 through 59 of the City Ordinance. The completed application and supporting documentation must be received at least two weeks (10 working days) prior to a regular scheduled meeting in order to be placed on the meeting agenda. Applicants or their designee must attend the meeting in order for their application to be heard. Regularly scheduled meetings are held on the first Thursday of each month at 6:00 pm in the Council Chambers of City Hall or Rollins Center.

Signature of Property Owner/Applicant:

CITY OF LEWES HISTORIC PRESERVATION ARCHITECTURAL REVIEW COMMISSION (HPARC)
APPLICATION CHECKLIST

Project Street Address 304 PILOTTOWN ROAD

HPARC approval is part of the application process for issuance of a building permit in the Lewes Historic District. The Building Official(s) will confirm the requirements for each application. A full set of working (construction) drawings is not required for HPARC's review/approval.

The following items are required and must be submitted as part of a complete application for review by HPARC, prior to the issuance of a Building Permit:

CHECK BOX

1. An accurate site plan, drawn to scale; indicating the existing house location, outbuildings, fences, hardscape, the number of off-street parking spaces, and proposed building and other changes with dimensions. The site plan may be prepared by a professional surveyor, architect, or individual with relevant experience and must provide enough information to explain the project.
2. Architectural design drawings (floor plans and exterior elevations) of proposed changes, including new and existing construction, alterations, building and site modifications must be drawn to scale and dimensioned. These preliminary design drawings may be prepared by a professional architect, or individual with relevant experience.
3. A description, drawing details and literature of the type, texture, and colors of the materials to be used. Examples may include, siding, windows, trim, porch flooring, railings, roofing materials, exterior lighting, hardscaping etc. Please see the HPARC Materials Checklist for additional reference.
4. Current photographs of the property, clearly identifying front, sides and rear street views, if applicable.
5. Current photographs of the adjacent and neighborhood properties, including both sides of the streetscape on which the property is located.
6. For new construction and significant alterations, a three-dimensional drawing (perspective) or a building model is recommended to show the proposed structure and its mass compared to the existing building and to surrounding structures as it would appear in the streetscape.

The Building Officials shall review the HPARC application for completeness and confirm a date for the applicant's presentation before HPARC. The applicant or their representative **MUST** attend the HPARC meeting. HPARC monthly meetings are informal and collaborative. HPARC decisions are based on the application and information presented, and applied to the Historic Preservation Ordinance of the City Code of Lewes, (197-56), and the Secretary of the Interior's Standards for the Treatment of Historic Properties, along with discussions by the HPARC Commissioners, applicants and members of the public. HPARC meetings are open, with opportunity for public input prior to HPARC's final decision.

Please note: All materials submitted as part of an application are considered the same as testamentary and are part of the official record.

*Application Complete: _____ Date: _____

*This application checklist must be signed and dated by the Building Official(s).

HPARC MATERIALS CHECKLIST

HOUSE

Siding	<input type="checkbox"/> wood shingle <input checked="" type="checkbox"/> wood clapboard <input type="checkbox"/> cement fiberboard <input type="checkbox"/> other _____
Roof materials	<input checked="" type="checkbox"/> wood shingle <input type="checkbox"/> slate <input type="checkbox"/> asphalt <input type="checkbox"/> metal <input type="checkbox"/> fiberglass <input type="checkbox"/> other _____
Windows	<input type="checkbox"/> wood <input checked="" type="checkbox"/> vinyl-clad wood <input type="checkbox"/> aluminum-clad wood
Window panes	<input type="checkbox"/> 1 over 1 <input type="checkbox"/> 2 over 2 <input type="checkbox"/> 4 over 4 <input type="checkbox"/> 6 over 6 <input type="checkbox"/> mix 6 OVER 1
Doors	<input checked="" type="checkbox"/> wood <input type="checkbox"/> metal <input type="checkbox"/> fiberglass <input type="checkbox"/> other _____
Door style	<input type="checkbox"/> solid <input type="checkbox"/> raised panel <input type="checkbox"/> window insert <input checked="" type="checkbox"/> other FRENCH
Trim	<input checked="" type="checkbox"/> wood <input type="checkbox"/> composite <input type="checkbox"/> other _____
Shutters	<input type="checkbox"/> wood <input type="checkbox"/> other N/A
Foundation	<input type="checkbox"/> brick <input type="checkbox"/> parging (stucco) <input type="checkbox"/> brick <input checked="" type="checkbox"/> other STONE FACED
Chimney	<input type="checkbox"/> brick <input type="checkbox"/> parging (stucco) <input type="checkbox"/> other N/A

PORCH

Decking	<input type="checkbox"/> wood <input checked="" type="checkbox"/> composite <input type="checkbox"/> other _____
Posts	<input type="checkbox"/> wood <input type="checkbox"/> composite <input checked="" type="checkbox"/> other CEDAR SHAKE WRAP
Railings	<input type="checkbox"/> wood <input type="checkbox"/> composite <input type="checkbox"/> other CABLE
Steps	<input type="checkbox"/> wood <input type="checkbox"/> cement <input type="checkbox"/> brick <input type="checkbox"/> other _____

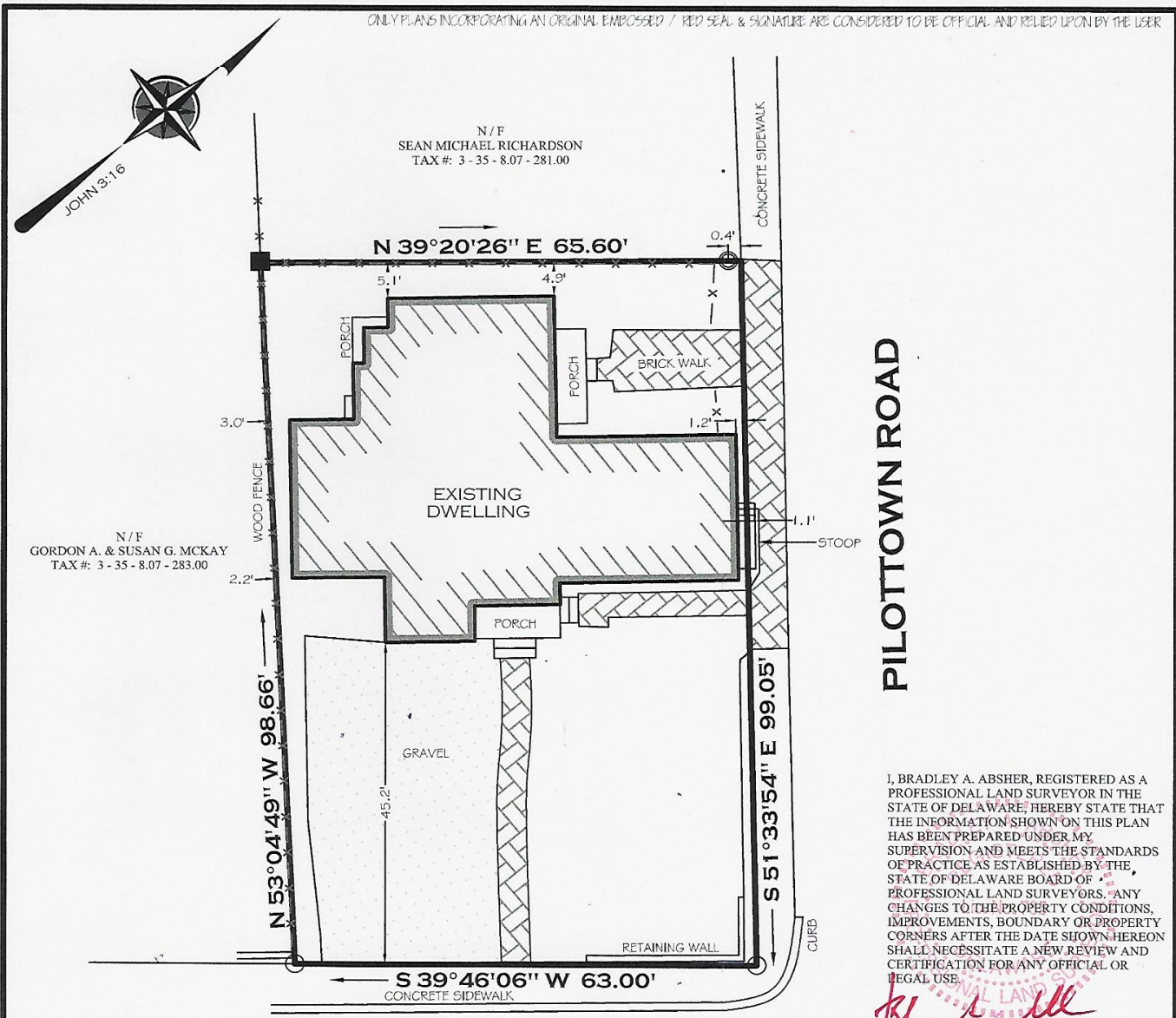
GARAGE / SHED

Siding	<input checked="" type="checkbox"/> wood shingle <input type="checkbox"/> wood clapboard <input type="checkbox"/> cement fiberboard <input type="checkbox"/> other _____
Roof materials	<input checked="" type="checkbox"/> wood shingle <input type="checkbox"/> slate <input type="checkbox"/> asphalt <input type="checkbox"/> metal <input type="checkbox"/> other _____
Windows	<input type="checkbox"/> wood <input type="checkbox"/> vinyl-clad wood <input type="checkbox"/> aluminum-clad wood
Window panes	<input type="checkbox"/> 1 over 1 <input type="checkbox"/> 2 over 2 <input type="checkbox"/> 4 over 4 <input type="checkbox"/> 6 over 6 <input type="checkbox"/> mix N/A
Trim	<input checked="" type="checkbox"/> wood <input type="checkbox"/> composite <input type="checkbox"/> other _____

FENCE / WALL

Fence Materials	<input type="checkbox"/> wood <input type="checkbox"/> wrought iron <input type="checkbox"/> other _____ Note:(vinyl/chain link are not allowed)
-----------------	--

ONLY PLANS INCORPORATING AN ORIGINAL EMBOSSED / RED SEAL & SIGNATURE ARE CONSIDERED TO BE OFFICIAL AND RELIED UPON BY THE USER



PILOTTOWN ROAD

I, BRADLEY A. ABSHER, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

Bradley A. Absher
 BRADLEY A. ABSHER, DE PLS # 735
 DATE 7.18.25

NOTES

1. CLASSIFICATION OF SURVEY: URBAN
2. NO TITLE REPORT WAS PROVIDED FOR OUR USE, THEREFORE THIS BOUNDARY SURVEY IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS, AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.

LEGEND	
	IRON PIPE FOUND
	UNMARKED POINT
	METAL POST

TAX MAP	3-35 - 8.07 - 282.00
STATE	DELAWARE
COUNTY	SUSSEX
HUNDRED	LEWES & REHOBOTH
CITY	LEWES
AREA	6,352 ± SQ. FT.
DEED REF.	5193 / 131
PLAT REF.	DB 5193 / 131
DRAWN BY	JMH
DATE	07 / 18 / 25
SCALE	1" = 20'
SURVEY #	DE - 06271

BOUNDARY SURVEY PLAN

FOR
MATTHEW J. GENEREUX
 &
SUSAN M. GENEREUX TRUST

304 PILOTTOWN ROAD, LEWES, DE 19958

TRUE NORTH



LAND SURVEYING

35322 BAYARD ROAD
 FRANKFORD, DE 19945
 302-539-2488

CASEMENT & AWNING WINDOWS

FEATURES

FRAME

A A rigid vinyl frame cover is secured to the exterior of the wood frame to protect it from moisture and maintain an attractive appearance while minimizing maintenance.

B The seamless rigid vinyl frame cover extends 1 3/8" (35) around the installation flange to help seal the unit to the structure.

C Wood frame members are treated for long-lasting performance.

D Traditional or contemporary low-dark bronze and black** interiors are available for windows with contemporary stops.

SASH

E A vinyl weld protects each sash corner for superior weather-tightness. This maintains an attractive appearance and minimizes maintenance.

F Windows provide excellent structural stability and energy efficiency.

G The sash is factory installed on the perimeter of the sash.

GLASS

H Glass spacers are available in black, stainless steel and white.

I A superior weathertightness and durability.

J High-quality include:

- Low-E4® glass
- Low-E4 H Lock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun H L
- Low-E4 Sun glass
- Low-E4 Sun® H L

are available. Contact your Andersen supplier.

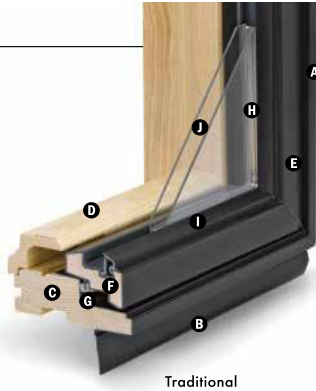
A shield the glass from damage during delivery and construction, and

Triple-pane glass now available



Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

S A pp p colors and finishes. ish samples.



Traditional



Contemporary

Patterned Glass

Patterned glass options are available. See page 11

HARDWARE

Smooth Control Hardware System



The smooth control hardware system employs a worm gear drive for easy hinges that move the sash away from the frame to provide easier glass cleaning. CXW15, CXW155, CXW16 and CXW25 sizes are not available with wash mode. Hardware style and handle and cover are sold separately.

Single-Action Casement Lock



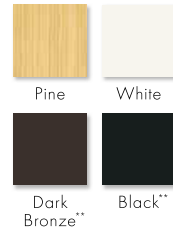
The lock easily releases all concealed reach-out action eliminates binding when closing. The lock handle finish matches the specified hardware finish.

EXTERIORS & INTERIORS

EXTERIOR COLORS



INTERIOR OPTIONS



HARDWARE Sold S p



CONTEMPORARY FOLDING

Black | Bright Brass
Oil R B | Satin Nickel
Stone | White



TRADITIONAL FOLDING

Antiq Brass | Black
Bright Brass | D B
D N | Oil R B
Satin Nickel | Stone | White

Folding handles avoid interference with window treatments.



CLASSIC SERIES™

Stone | White



ESTATE™

Antiq Brass | Bright Brass
D B | D N
Oil R B | Satin Nickel

Bold name denotes finish shown.

HARDWARE FINISHES



Black color has a matte finish.

CASEMENT & AWNING WINDOWS

Table of Sizes for Casement and Casement/Awning Transom Windows
 Scale 1/8" (3) = 1'-0" (305) – 1:96

Window Dimension	1'-5"	1'-8 1/2"	2'-0 1/8"	2'-4 3/8"	2'-7 1/2"	2'-11 15/16"	2'-9 3/4"	3'-4 3/4"	4'-0"	4'-8 1/2"
	(432)	(521)	(613)	(721)	(800)	(913)	(857)	(1035)	(1219)	(1435)
Minimum Rough Opening	1'-5 1/2"	1'-9"	2'-0 5/8"	2'-4 7/8"	2'-8"	3'-0 1/2"	2'-10 1/4"	3'-5 1/4"	4'-0 1/2"	4'-9"
	(445)	(533)	(625)	(733)	(813)	(927)	(870)	(1048)	(1232)	(1448)
Unobstructed Glass (casement, single sash only)	12 5/8"	16 1/8"	19 3/4"	24"	27 1/8"	31 9/16"	12 5/8"	16 1/8"	19 3/4"	24"
	(321)	(410)	(502)	(610)	(689)	(802)	(321)	(410)	(502)	(610)
Unobstructed Glass (single transom)	12 3/16"	15 11/16"	19 5/16"	23 9/16"	26 11/16"	31 1/8"	28 15/16"	35 15/16"	43 3/16"	51 11/16"
	(310)	(398)	(491)	(599)	(678)	(791)	(735)	(913)	(1097)	(1313)

CUSTOM WIDTHS – 17" to 84 5/8"

1'-0" (305)	1'-0 1/2" (318)	7 3/16" (183)	12" (305)	CTR1510	CTR1810	CTR2010	CTR2410	CTR2810	CTR3010	CTR2910	CTR3410	CTR4010	CTR4810
1'-0" (305)	1'-0 1/2" (318)	7 3/16" (183)	12" (305)	CTR1510	CTR1810	CTR2010	CTR2410	CTR2810	CTR3010	CTR2910	CTR3410	CTR4010	CTR4810
										Unobstructed Glass (twin transom, single sash only)	15 11/16" (398)	19 15/16" (506)	23 9/16" (598)
											CTR21810	CTR22010	CTR22410

CUSTOM WIDTHS – 17" to 35 15/16"

CUSTOM HEIGHTS – 24 1/8" to 71 7/8"

Window Dimension	2'-0 1/8"	2'-4 3/8"	2'-11 15/16"	3'-4 13/16"	4'-0"	4'-4 13/16"	4'-11 7/8"	5'-4 13/16"	5'-11 7/8"	
	(613)	(721)	(913)	(1037)	(1219)	(1341)	(1521)	(1646)	(1826)	
	2'-0 5/8"	2'-4 7/8"	3'-0 1/2"	3'-5 3/8"	4'-0 1/2"	4'-5 3/8"	5'-0 3/8"	5'-5 3/8"	6'-0 3/8"	
	(625)	(733)	(927)	(1051)	(1232)	(1356)	(1534)	(1660)	(1838)	
	19 9/16"	23 9/16"	31 1/8"	36"	43 3/16"	48"	55 1/16"	60"	67 1/16"	
	(491)	(598)	(791)	(914)	(1097)	(1219)	(1399)	(1524)	(1703)	
	CR12	CN12	C12	CW12*						
	CR125	CN125	C125	CW125*	CX125					
	CR13	CN13	C13	CW13*	CX13	CXW13				
	CR135	CN135	C135	CW135*	CX135 ^o	CXW135 ^o				
	CR14	CN14	C14	CW14 ^o	CX14 ^o	CXW14 ^o				
	CR145	CN145	C145	CW145*	CX145 ^o	CXW145 ^o				
	CR15	CN15	C15	CW15*	CX15 ^o	CXW15 ^o **				
	CR155	CN155	C155	CW155*	CX155 ^o	CXW155 ^o **				
	CR16	CN16	C16	CW16 ^o	CX16 ^o	CXW16 ^o **				
							CR22	C22	CW22*	
							CR225	C225	CW225*	
							CR23	CN23	C23	CW23*
							CR235	CN235	C235	CW235 ^o *
							CR24	CN24	C24	CW24 ^o *
							CR245	CN245	C245	CW245 ^o *
							CR25	CN25	C25	CW25 ^o *
							CR255	CN255	C255	CW255 ^o *
							CR26	CN26	C26	CW26 ^o *

* Window Dimension always refers to outside frame-to-frame dimension.
 * Minimum Rough Opening dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See pages 222-223 for more details.
 * Dimensions in parentheses are in millimeters.
^oMeets or exceeds clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610) with appropriate hinge specified. See tables on pages 31-32.
^oMeets clear opening width of 20" (508) using hinge with wash mode and control bracket (bracket can be pivoted for cleaning position) and meets clear opening width of 22" (559) using hinge for widest clear opening.
 ** Available with straight-arm operators (hinged for widest clear opening) only.

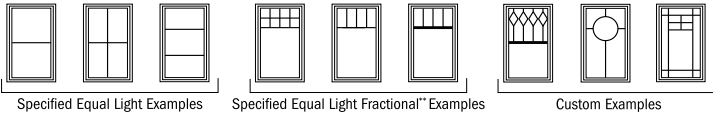
CASEMENT & AWNING WINDOWS

Grille Patterns

	Diamond*	Prairie A	Specified Equal Light with Simulated Meeting Rail	Colonial	Modified Colonial	Modified Colonial with Simulated Meeting Rail	Tall Fractional	Tall Fractional with Simulated Meeting Rail	Short Fractional	Short Fractional with Simulated Meeting Rail	Victorian
Casement											
Awning											
Picture											
Transom											

*Available only in Simulated Divided Light (SDL) configuration and only in 3/4" (19) and 1/2" (22) widths.

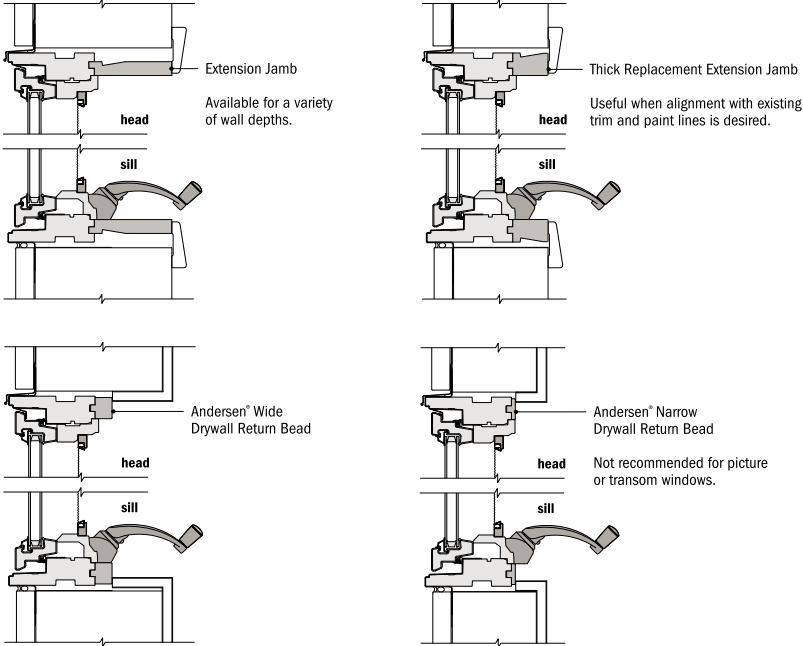
Grilles are available with a traditional or contemporary grille bar profile. **Number of lights and overall pattern varies with window size.** Patterns may not be available in all configurations or sizes. Specified equal light and custom patterns are also available. For more grille options, see page 18 or visit andersenwindows.com/grilles.



**Bottom horizontal bar located at center and custom dimensions.

Interior Trim Options

Extension jamb and drywall return bead applications shown. See page 23 for more information. Traditional trim stops shown; contemporary trim stops are also available and are shown in the details on pages 37-39.



*Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
*Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
*Dimensions in parentheses are in millimeters.



400 SERIES



TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

- Tables of Sizes 82-85
- Specifications 83-84, 86-87
- Custom Sizes 88
- Grille Patterns 89
- Window Details 89-90
- Joining Details 90
- Narroline® Conversion Kit 91
- Combination Designs 183
- Product Performance 199

CUSTOM SIZING
in 1/8" (3) increments 

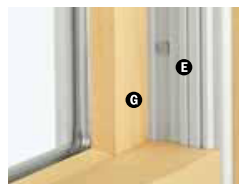
Dimensions in parentheses are in millimeters.

TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

FEATURES

FRAME

- A** Exterior outer frame members are covered with a Perma-Shield® rigid vinyl cladding that minimizes maintenance and provides an attractive appearance.
- B** Sill members are constructed with a wood core and Fibrex® material exterior for exceptional, long-lasting performance and sealed with weather-resistant covers.
- C** Natural wood stops are available in pine, and pine, dark bronze and black.**
- D** A factory-applied rigid vinyl installation flange on the head, sill and sides of the outer frame helps secure the unit to the structure.
- E** A factory-applied rigid vinyl installation flange on the head, sill and sides of the outer frame members. Jamb liners are available in gray or white, and must be installed on the interior side of the frame.



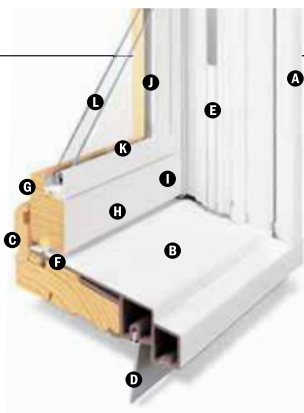
Unique and-tillable unit rust-protected nylon balancer shoes. Glass-reinforced nylon balancer shoes automatically lock the balancer into position when sash are tilted into position without tools, for drywall pass-through.

F Windows feature long-lasting, energy-efficient vinyl weatherstripping on the top and bottom rails, an encased foam material is used. The head jamb liner and sill have a rigid vinyl rib that the weatherstrip material fits into. The weatherstrip material is made of a compressible vinyl bulb material with foam inserts.

Black jamb liners now available

*Visit andersenwindows.com/warranty for details.
 **Products with dark bronze or black interiors have matching exteriors.
 †These finishes are "living finishes" that will change with time and use, see limited warranty for details.

Finishes, Inc. Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified. Colors and finishes shown are representative of actual window finishes.



SASH

- Slide wash assists make it easy to tilt the sash into wash mode position.
- G** Wood sash members are treated with a long-lasting, low-maintenance finish. Interiors are also available.
- H** A Flexacron® finish is electrostatically applied to sash surfaces for maximum protection and a lustrous finish.
- I** Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.

GLASS Triple-pane glass now available

- J** Glass spacers are available in black, stainless steel and white.
- K** Superior weather-tightness and durability.
- L** High-performance glass options include:
 - Low-E4® glass
 - Low-E4 H Lock® glass
 - Low-E4 SmartSun™ glass
 - Low-E4 SmartSun H L
 - Low-E4 Sun glass
 - Low-E4 Sun® H L

Options are available. Contact your Andersen supplier.

Patterned Glass

Patterned glass options are available. See product literature for details.

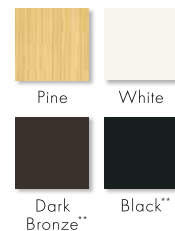


EXTERIORS & INTERIORS

EXTERIOR COLORS



INTERIOR OPTIONS



HARDWARE

TRADITIONAL



Lock & Key

Black | Stone | White

White finish is standard for white interiors.

OPTIONAL HARDWARE Sold S.P.

ESTATE™



Lock & Key

Antique Brass | Bright Brass
 Oil Rubbed Bronze | Satin Nickel

Light by 1/8" (14). Consult your local building code official for egress code requirements in your area.

TRADITIONAL



Bar Lift

Available in all hardware finishes. Shown in black.

TRADITIONAL



Hand Lift



Available in all hardware finishes. Shown in white.

CONTEMPORARY

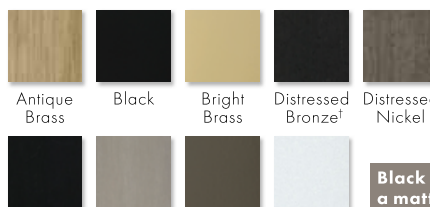


Bar Lift

Available in all hardware finishes. Shown in oil rubbed bronze.

Bold name denotes finish shown.

HARDWARE FINISHES



Black color has a matte finish.

Oil Rubbed Bronze† | Satin Nickel | Stone | White

TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

Table of Sizes for Tilt-Wash Double-Hung Windows
 Scale 1/8" (3) = 1'-0" (305) – 1:96

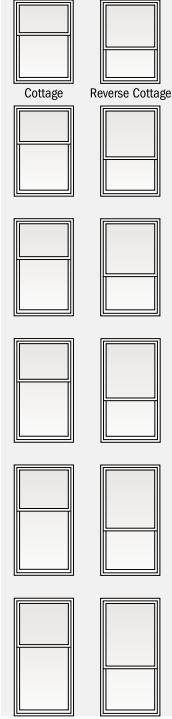
Window Dimension	1'-9 5/8"	2'-1 5/8"	2'-5 5/8"	2'-7 5/8"	2'-9 5/8"	2'-11 5/8"	3'-1 5/8"	3'-5 5/8"	3'-9 5/8"
	(549)	(651)	(752)	(803)	(854)	(905)	(956)	(1057)	(1159)
Minimum Rough Opening	1'-10 1/8"	2'-2 1/8"	2'-6 1/8"	2'-8 1/8"	2'-10 1/8"	3'-0 1/8"	3'-2 1/8"	3'-6 1/8"	3'-10 1/8"
	(562)	(664)	(765)	(816)	(867)	(917)	(968)	(1070)	(1172)
Unobstructed Glass (lower sash only)	15"	19"	23"	25"	27"	29"	31"	35"	39"
	(381)	(483)	(584)	(635)	(686)	(737)	(787)	(889)	(991)

CUSTOM HEIGHTS – 36 7/8" to 92 7/8"	CUSTOM WIDTHS – 21 5/8" to 45 5/8"								
	1'-9 5/8"	2'-1 5/8"	2'-5 5/8"	2'-7 5/8"	2'-9 5/8"	2'-11 5/8"	3'-1 5/8"	3'-5 5/8"	3'-9 5/8"
3'-0 7/8" (937)	TW18210	TW20210	TW24210	TW26210	TW28210	TW210210	TW30210	TW34210	TW38210
3'-4 7/8" (1038)	TW1832	TW2032	TW2432	TW2632	TW2832	TW21032	TW3032	TW3432	TW3832
3'-8 7/8" (1140)	TW1836	TW2036	TW2436	TW2636	TW2836	TW21036	TW3036	TW3436	TW3836
4'-0 7/8" (1241)	TW18310	TW20310	TW24310	TW26310	TW28310	TW210310	TW30310	TW34310	TW38310
4'-4 7/8" (1343)	TW1842	TW2042	TW2442	TW2642	TW2842	TW21042	TW3042	TW3442	TW3842
4'-8 7/8" (1445)	TW1846	TW2046	TW2446	TW2646	TW2846	TW21046	TW3046 ^o	TW3446 ^o	TW3846 ^o
5'-0 7/8" (1546)	TW18410	TW20410	TW24410	TW26410	TW28410	TW210410 ^o	TW30410 ^o	TW34410 ^o	TW38410 ^o
5'-4 7/8" (1648)	TW1852	TW2052	TW2452	TW2652	TW2852 ^o	TW21052 ^o	TW3052 ^o	TW3452 ^o	TW3852 ^o
5'-8 7/8" (1749)	TW1856	TW2056	TW2456	TW2656 ^o	TW2856 ^o	TW21056 ^o	TW3056 ^o	TW3456 ^o	TW3856 ^o
6'-0 7/8" (1851)	TW18510	TW20510	TW24510 ^o	TW26510 ^o	TW28510 ^o	TW210510 ^o	TW30510 ^o	TW34510 ^o	TW38510 ^o
6'-4 7/8" (1953)	TW1862	TW2062	TW2462 ^o	TW2662 ^o	TW2862 ^o	TW21062 ^o	TW3062 ^o	TW3462 ^o	TW3862 ^o



Custom-size windows are available in 1/8" (3) increments. See page 88 for custom sizing. Grille patterns shown on page 89. Details shown on pages 89-90.

Cottage or reverse cottage sash is available for the standard window heights shown below in standard widths.



Size tables for windows with cottage or reverse cottage sash are available at andersenwindows.com/sizing. See page 88 for custom sizing.

* Window Dimension always refers to outside frame-to-frame dimension.
 * Minimum Rough Opening dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See pages 222-223 for more details.
 * Dimensions in parentheses are in millimeters.
^o Meets or exceeds clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610). See tables on pages 86-87.

continued on next page



400 SERIES

Table of Sizes for Tilt-Wash Double-Hung Windows (continued)
Scale 1/8" (3) = 1'-0" (305) – 1:96

Window Dimension	1'-9 5/8"	2'-1 5/8"	2'-5 5/8"	2'-7 5/8"	2'-9 5/8"	2'-11 5/8"	3'-1 5/8"	3'-5 5/8"	3'-9 5/8"
Minimum Rough Opening	1'-10 1/8" (562)	2'-2 1/8" (664)	2'-6 1/8" (765)	2'-8 1/8" (816)	2'-10 1/8" (867)	3'-0 1/8" (917)	3'-2 1/8" (968)	3'-6 1/8" (1070)	3'-10 1/8" (1172)
U structured Glass (lower sash only)	15" (381)	19" (483)	23" (584)	25" (635)	27" (686)	29" (737)	31" (787)	35" (889)	39" (991)

CUSTOM WIDTHS — 21 5/8" to 45 5/8"										
7'-4 7/8" (2257)	TW1872	TW2072 ^o	TW2472 ^o	TW2672 ^o	TW2872 ^o	TW21072 ^o	TW3072 ^o	TW3472 ^o	TW3872 ^o	
7'-8 7/8" (2359)	TW1876	TW2076 ^o	TW2476 ^o	TW2676 ^o	TW2876 ^o	TW21076 ^o	TW3076 ^o	TW3476 ^o	TW3876 ^o	

CUSTOM HEIGHTS — 36 7/8" to 92 7/8"										
7'-4 7/8" (2257)										
7'-8 7/8" (2359)										



Custom-size windows are available in 1/8" (3) increments. See page 88 for custom sizing.

Windows 7'-4 7/8" (2257) and 7'-8 7/8" (2359) in height have interior and exterior brackets. Interior brackets, located on both sides of the meeting rail, must be flipped up for proper product performance. Andersen[®] reinforced joining material must be used when joining windows

* Window Dimension always refers to outside frame-to-frame dimension.
 • Minimum Rough Opening dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See pages 222-223 for more details.
 • Dimensions in parentheses are in millimeters.
 ◊Meets or exceeds clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610). See tables on pages 86-87.

height in vertical (r)
 c ations. Grille patterns shown on page 89. Details shown on pages 89-90.

Area Specifications for Tilt-Wash Transom Windows

Window Number	Glass Area Sq. Ft./ (m ²)	Overall Window Area Sq. Ft./ (m ²)
1810	0.56 (0.05)	1.80 (0.17)
1815	1.32 (0.12)	2.90 (0.27)
1817	1.52 (0.14)	3.20 (0.30)
18111	1.94 (0.18)	3.80 (0.35)
1821	2.15 (0.20)	4.10 (0.38)
1823	2.35 (0.22)	4.40 (0.41)
1827	2.77 (0.26)	5.00 (0.47)
1831	3.39 (0.32)	5.90 (0.55)
2010	0.70 (0.07)	2.14 (0.20)
2015	1.67 (0.16)	3.44 (0.32)
2017	1.93 (0.18)	3.79 (0.35)
20111	2.46 (0.23)	4.50 (0.42)
2021	2.72 (0.25)	4.86 (0.45)
2023	2.98 (0.28)	5.22 (0.49)
2027	3.51 (0.33)	5.93 (0.55)
2031	4.30 (0.40)	7.00 (0.65)
2410	0.85 (0.08)	2.47 (0.23)
2415	2.02 (0.19)	3.97 (0.37)
2417	2.34 (0.22)	4.38 (0.41)
24111	2.98 (0.28)	5.21 (0.48)
2421	3.29 (0.31)	5.62 (0.52)
2423	3.61 (0.34)	6.03 (0.56)
2427	4.25 (0.40)	6.85 (0.64)
2431	5.21 (0.48)	8.09 (0.75)
2610	0.93 (0.09)	2.64 (0.25)
2615	2.19 (0.20)	4.24 (0.39)
2617	2.54 (0.24)	4.68 (0.44)

Window Number	Glass Area Sq. Ft./ (m ²)	Overall Window Area Sq. Ft./ (m ²)
26111	3.23 (0.30)	5.56 (0.52)
2621	3.58 (0.33)	6.00 (0.56)
2623	3.93 (0.37)	6.44 (0.60)
2627	4.62 (0.43)	7.32 (0.68)
2631	5.66 (0.53)	8.63 (0.80)
2810	1.00 (0.09)	2.80 (0.26)
2815	2.37 (0.22)	4.51 (0.42)
2817	2.74 (0.26)	4.98 (0.46)
28111	3.49 (0.32)	5.91 (0.55)
2821	3.87 (0.36)	6.38 (0.59)
2823	4.24 (0.39)	6.84 (0.64)
2827	4.99 (0.46)	7.78 (0.72)
2831	6.12 (0.57)	9.18 (0.85)
21010	1.07 (0.10)	2.97 (0.28)
21015	2.55 (0.24)	4.78 (0.44)
21017	2.95 (0.27)	5.27 (0.49)
210111	3.75 (0.35)	6.26 (0.58)
21021	4.15 (0.39)	6.76 (0.63)
21023	4.56 (0.42)	7.25 (0.67)
21027	5.36 (0.50)	8.24 (0.77)
21031	6.57 (0.61)	9.73 (0.90)
3010	1.15 (0.11)	3.14 (0.29)
3015	2.72 (0.25)	5.05 (0.47)
3017	3.15 (0.29)	5.57 (0.52)
30111	4.01 (0.37)	6.61 (0.61)
3021	4.44 (0.41)	7.14 (0.66)
3023	4.87 (0.45)	7.66 (0.71)

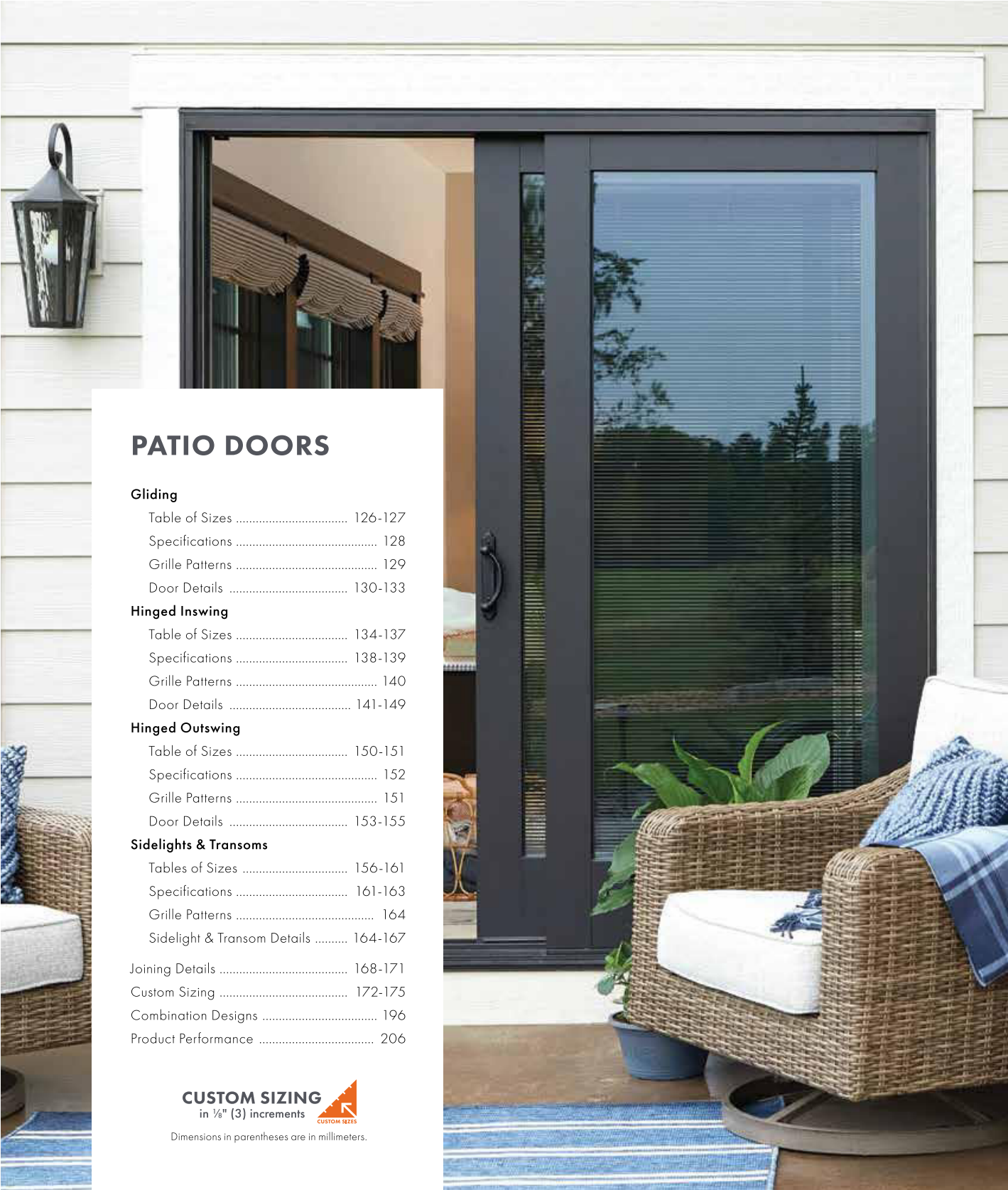
Window Number	Glass Area Sq. Ft./ (m ²)	Overall Window Area Sq. Ft./ (m ²)
3027	5.73 (0.53)	8.70 (0.81)
3031	7.02 (0.65)	10.27 (0.95)
3410	1.30 (0.12)	3.47 (0.32)
3415	3.07 (0.29)	5.58 (0.52)
3417	3.56 (0.33)	6.16 (0.57)
34111	4.53 (0.42)	7.32 (0.68)
3421	5.02 (0.47)	7.89 (0.73)
3423	5.50 (0.51)	8.47 (0.79)
3427	6.47 (0.60)	9.63 (0.90)
3431	7.93 (0.74)	11.36 (1.06)
3810	1.45 (0.14)	3.80 (0.35)
3815	3.42 (0.32)	6.12 (0.57)
3817	3.97 (0.37)	6.75 (0.63)
38111	5.05 (0.47)	8.02 (0.75)
3821	5.59 (0.52)	8.65 (0.80)
3823	6.13 (0.57)	9.29 (0.86)
3827	7.21 (0.67)	10.55 (0.98)
3831	8.84 (0.82)	12.46 (1.16)
31010	1.51 (0.14)	3.94 (0.37)
4210	1.66 (0.15)	4.28 (0.40)
41010	1.95 (0.18)	4.94 (0.46)
5610	2.25 (0.21)	5.61 (0.52)
TWT6210	2.55 (0.24)	6.28 (0.58)

* Dimensions in parentheses are in square meters.

400 Series Tilt-Wash Double-Hung Full-Frame Windows



A-SERIES



PATIO DOORS

Gliding

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- Specifications 128
- Grille Patterns 129
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Hinged Inswing

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Sidelights & Transoms

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- Product Performance 206



Dimensions in parentheses are in millimeters.

PATIO DOORS

FEATURES

HINGED OUTSWING PATIO DOORS

FRAME

A The frame is constructed with a wood core and a fiberglass exterior. This construction produces a rigid frame and a low-maintenance, durable exterior.

B Wood members are treated with a water-repellent preservative for long-lasting protection and performance.

To add interior extension jambs to match the wall depth.

SILL

C The fiberglass construction enhances energy performance, and its superior strength eliminates the need for a sill support. An innovative sill design provides superior water management. The slip- and wear-resistant poly bead finish is available in either a neutral gray or dark bronze color.

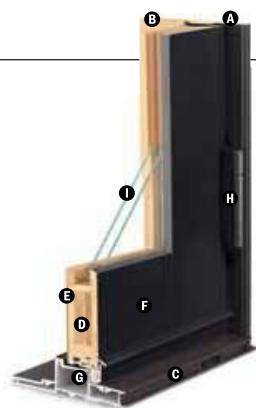
PANEL

D Panel stiles and rails are constructed of an engineered LVL (LVL) This LVL helps prevent warping for consistent, smooth operation.

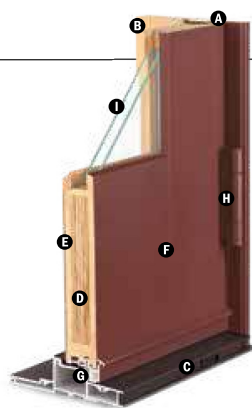
Now available with contemporary panels in addition to traditional panels. Contemporary panels feature 5 3/8" (143) stiles and top rail with a 6 1/4" (159) bottom rail and contemporary glass stops. Traditional panels feature 5 3/8" (143) stiles and top rail with a 10 1/2" (267) bottom rail and traditional glass stops.

E Interior panel surfaces are constructed from premium wood veneer Douglas fir, oak, mahogany** and cherry. All prefinished interiors use water-based paints and stains.

F The exterior of the wood panel is protected with a Flexacron® paint system; this stabilized polyester paint is electrostatically applied to penetrate all exterior surfaces for maximum protection and a lustrous, low-maintenance finish.



Contemporary Panel



Traditional Panel

G Factory-applied, one-piece weatherstrip made from a durable thermoplastic material is attached directly to the panel, not the frame, creating a continuous seal around the panel to provide maximum effectiveness against air and water infiltration. This system creates a strong, long-lasting seal that stands up to harsh weather.

Hinged outswing operating panels are available in either single left- or right-hand swing.

Adjustable Hinges

H The ball-bearing hinges are covered with a corrosion-resistant powder-coated finish. Adjustable hinges provide smooth, frictionless movement and feature easy horizontal and vertical adjustments, plus release tabs for easy panel removal. Hinges are color-matched to the exterior.

Removable Panels



The unique panel-release tab on the hinge is covered with a cap for a clean appearance. This release feature is ideal for transporting large units up stairs or to other hard-to-reach areas.

HARDWARE

Multi-Point Locking System



This multi-point locking system that combines hook bolts with a center deadbolt. This system provides superior weathertightness and enhanced security.

Optional Corrosion-Resistant Hardware

An optional corrosion-resistant locking mechanism and hinges are available and recommended for applications within two miles of the coast and other harsh environments.

PERFORMANCE

See Common Features on page 123 for details.

GLASS

See Common Features on page 123 for details.

Blinds-Between-the-Glass



Blinds-between-the-glass is available for select door sizes when ordered with Low-E4® tempered glass and any exterior or interior color. White or slate gray 1/2" (13) aluminum slat blinds come mounted between the glass panes. Available for 2768, 27611, 5068, 50611, 2968, 5468, 3168, 31611, 6068 and 60611 door sizes.

*Visit andersenwindows.com/warranty for details.

**Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.

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PATIO DOORS

EXTERIORS & INTERIORS

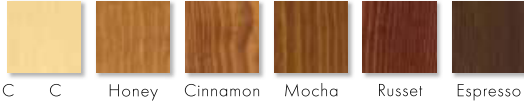
EXTERIOR COLORS



INTERIOR WOOD SPECIES



FACTORY-FINISHED INTERIORS



All wood interiors are unfinished unless a finish is specified. Factory finishes on occurring variations in grain, color and texture of wood make each window one of a kind.

INTERIOR PAINT COLORS

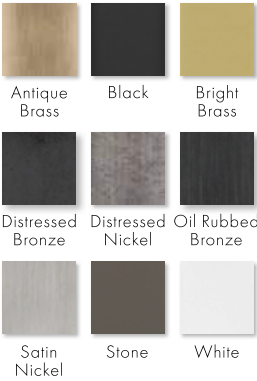


Also available in 11 exterior colors shown at left; contact your Andersen supplier. Painted colors on pine or maple.

HARDWARE Sold Separately

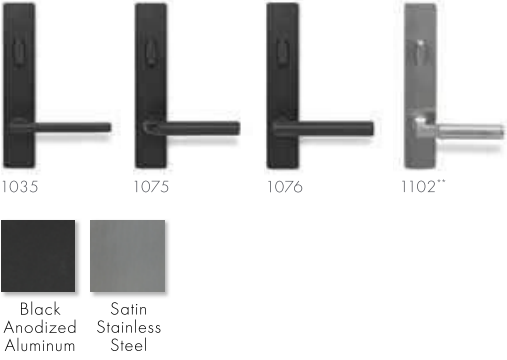


HARDWARE FINISHES



Bold name denotes finish shown.

FSB® HARDWARE FOR HINGED PATIO DOORS



*A in Africa, with color and characteristics similar to non-endangered species grown in Africa.
 ** aluminum.

FLUSH HARDWARE FOR GLIDING PATIO DOORS



Matching hinges available in most hardware finishes for inswing patio doors; excludes FSB hardware.
 Mix-and-match interior and exterior style and finish options are available; excludes FSB and flush hardware.
 Bright brass and satin nickel finishes feature a 10-year limited warranty.
 Albany and T z powder-coated
 Yuma, Encino, N A e solid forged brass.
 D z
 "living" finishes that will change with time and use.
 Printing limitations prevent exact replication of colors and finishes.
 See your Andersen supplier for actual color and finish samples.
 FSB z Brokel GmbH & Co.

HINGED OUTSWING PATIO DOORS

Table of Hinged Outswing Patio Door Sizes
Scale 1/8" (3) = 1'-0" (305) – 1:96

Door Dimension	2'-0 1/8"	2'-0 1/8"	2'-0 1/8"	3'-11 1/4"	2'-6 1/8"	2'-6 1/8"	2'-6 1/8"	4'-11 1/4"
(612)	(612)	(612)	(612)	(1200)	(764)	(764)	(764)	(1505)
Minimum Rough Opening	2'-1"	2'-1"	2'-1"	4'-0"	2'-7"	2'-7"	2'-7"	5'-0"
(634)	(634)	(634)	(634)	(1219)	(787)	(787)	(787)	(1524)
Unobstructed Glass (single panel only)	12 7/8"	12 7/8"	12 7/8"	12 7/8"	18 7/8"	18 7/8"	18 7/8"	18 7/8"
(327)	(327)	(327)	(327)	(327)	(479)	(479)	(479)	(479)

1 FWOD/FW OCD	2168S	2168AR	2168AL	4068APLR/4068PALR	2768S	2768AR	2768AL	5068APLR/5068PALR
2 FWOD/FW OCD	21611S	21611AR	21611AL	40611APLR/40611PALR	27611S	27611AR	27611AL	50611APLR/50611PALR
3 FWOD/FW OCD	2180S	2180AR	2180AL	4080APLR/4080PALR	2780S	2780AR	2780AL	5080APLR/5080PALR
4 FWOD/FW OCD	21100S	21100AR	21100AL	40100APLR/40100PALR	27100S	27100AR	27100AL	50100APLR/50100PALR

Door Dimension	2'-8 1/8"	2'-8 1/8"	2'-8 1/8"	5'-3 1/4"	3'-0 1/8"	3'-0 1/8"	3'-0 1/8"	5'-11 1/4"
(815)	(815)	(815)	(815)	(1607)	(917)	(917)	(917)	(1810)
Minimum Rough Opening	2'-9"	2'-9"	2'-9"	5'-4"	3'-1"	3'-1"	3'-1"	6'-0"
(838)	(838)	(838)	(838)	(1626)	(940)	(940)	(940)	(1829)
Unobstructed Glass (single panel only)	20 7/8"	20 7/8"	20 7/8"	20 7/8"	24 7/8"	24 7/8"	24 7/8"	24 7/8"
(530)	(530)	(530)	(530)	(530)	(632)	(632)	(632)	(632)

1 FWOD/FW OCD	2968S	2968AR	2968AL	5468APLR/5468PALR	3168S	3168AR	3168AL	6068APLR/6068PALR
2 FWOD/FW OCD	29611S	29611AR	29611AL	54611APLR/54611PALR	31611S	31611AR	31611AL	60611APLR/60611PALR
3 FWOD/FW OCD	2980S	2980AR	2980AL	5480APLR/5480PALR	3180S	3180AR	3180AL	6080APLR/6080PALR
4 FWOD/FW OCD	29100S	29100AR	29100AL	54100APLR/54100PALR	31100S	31100AR	31100AL	60100APLR/60100PALR

Door Dimension	3'-2 1/8"	3'-2 1/8"	3'-2 1/8"	6'-3 1/4"
(968)	(968)	(968)	(968)	(1911)
Minimum Rough Opening	3'-3"	3'-3"	3'-3"	6'-4"
(991)	(991)	(991)	(991)	(1930)
Unobstructed Glass (single panel only)	26 7/8"	26 7/8"	26 7/8"	26 7/8"
(683)	(683)	(683)	(683)	(683)

1 FWOD/FW OCD	3368S	3368AR	3368AL	6468APLR/6468PALR
2 FWOD/FW OCD	33611S	33611AR	33611AL	64611APLR/64611PALR
3 FWOD/FW OCD	3380S	3380AR	3380AL	6480APLR/6480PALR
4 FWOD/FW OCD	33100S	33100AR	33100AL	64100APLR/64100PALR

* "Door Dimension" always refers to outside frame-to-frame dimension.
 * "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See pages 226-227 for more details.
 * Dimensions in parentheses are in millimeters.

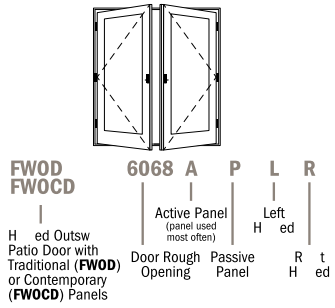
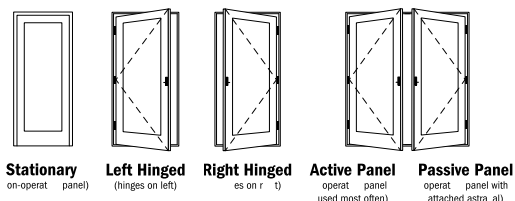


Custom-size patio doors are available in 1/8" (3) increments.
 See pages 173 and 175 for custom sizes, specifications and information on shipping patio doors greater than 8' (2438).

Choose traditional (**FWOD**) or contemporary (**FWOCD**) panel. Contemporary panels shown. Stationary (**S**) patio doors can be used as an individual patio door or a sidelight.
 Grille patterns shown on page 151. Details shown on pages 153-155.

Identification and Order Designation Description

Viewed from the exterior. Traditional panels shown.

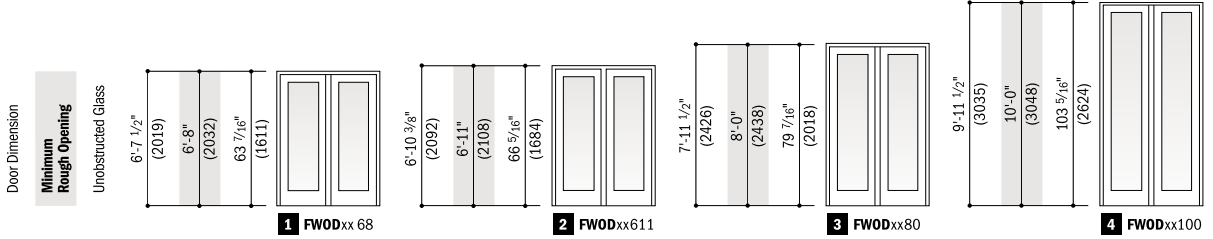




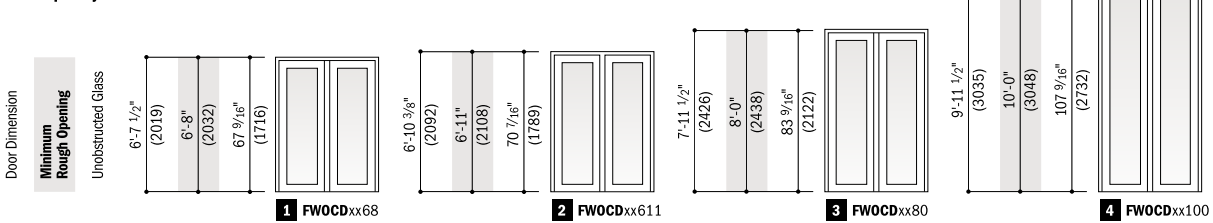
A-SERIES

Four Patio Door Heights

Traditional Panels

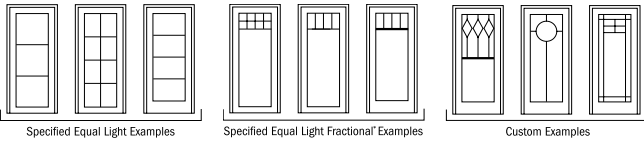


Contemporary Panels



Grille Patterns

	Queen Anne	Diamond	Prairie A	Colonial	Modified Colonial	Modified Colonial SCR Simulated Check Rail	Tall Fractional	Tall Fractional SCR Simulated Check Rail	Short Fractional	Short Fractional SCR Simulated Check Rail
Hinged Outswing Patio Doors Traditional Panels										
Hinged Outswing Patio Doors Contemporary Panels										



Number of lights and overall pattern varies with patio door size. Patterns may not be available in all configuration or sizes. Specified equal light, specified equal light fractional and custom patterns are also available. For more grille options, see page 19 or visit andersenwindows.com/grilles.

A-Series Hinged Outswing Patio Doors

*Bottom horizontal bar located at center or at custom dimensions.

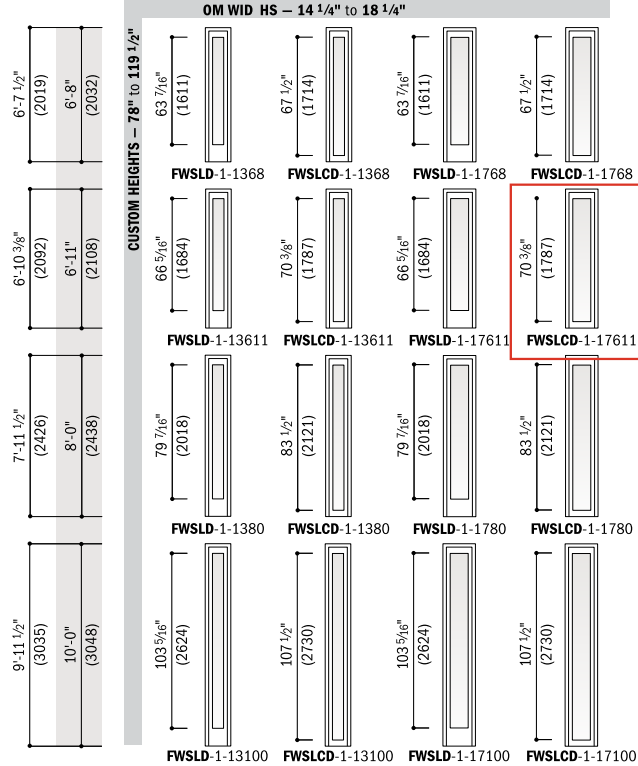


A-SERIES

Table of Patio Door Sidelight Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96

Sidelight Dimension	1'-2 1/4" (362)	1'-2 1/4" (362)	1'-6 1/4" (464)	1'-6 1/4" (464)
Minimum Rough Opening	1'-3" (381)	1'-3" (381)	1'-7" (483)	1'-7" (483)
Unobstructed Glass (height shown left of sidelight)	6 3/8" (163)	6 3/8" (163)	10 3/8" (264)	10 3/8" (264)



Custom-size patio door sidelights are available in 1/8" (3) increments. See page 175 for custom sizes and specifications.

Choose traditional (FWSLD) or contemporary (FWSLCD) panel. For patio door transoms, see pages 156-160.

Grille patterns shown on page 164. Details shown on pages 165 and 167.

Sidelight Dimension always refers to outside frame-to-frame dimension.
 **Minimum Rough Opening* dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See pages 226-227 for more details.
 • Dimensions in parentheses are in millimeters.

Patio Door Sidelight Area Specifications

Sidelight Number	Traditional Panel Glass Area Sq. Ft./ (m ²)	Contemporary Panel Glass Area Sq. Ft./ (m ²)	Overall Door Area Sq. Ft./ (m ²)
FWSLD/FWSLCD1368	2.82 (0.26)	3.00 (0.28)	7.87 (0.73)
FWSLD/FWSLCD13611	2.95 (0.27)	3.13 (0.29)	8.15 (0.76)
FWSLD/FWSLCD1380	3.53 (0.33)	3.71 (0.34)	9.45 (0.88)
FWSLD/FWSLCD13100	4.60 (0.43)	4.78 (0.44)	11.83 (1.10)
FWSLD/FWSLCD1768	4.58 (0.43)	4.88 (0.45)	10.08 (0.94)
FWSLD/FWSLCD17611	4.79 (0.44)	5.09 (0.47)	10.44 (0.97)
FWSLD/FWSLCD1780	5.74 (0.53)	.03 (0.56)	12.10 (1.12)
FWSLD/FWSLCD17100	7.47 (0.69)	7.77 (0.72)	15.14 (1.41)

• Dimensions in parentheses are in square meters.

A-Series Patio Door Sidelights & Transoms

GENEREUX RENOVATION

304 PILOTTOWN ROAD
LEWES, DELAWARE 19958



2 COVER SHEET RENDERING

PROJECT INFORMATION

SITE ADDRESS: 304 PILOTTOWN ROAD
LEWES, DELAWARE 19958

TAX PARCEL NO.: 3-35-0.01-282.00

JURISDICTION: CITY OF LEWES, DE

ZONING: R-4(H) RESIDENTIAL MEDIUM DENSITY
(HISTORIC) (CONTRIBUTING)

LOT SIZE: 6,353 SQ. FT.

FLOOD ZONE: 'X'

PROJECT CONTACTS:

ARCHITECT / STRUCTURAL ENGINEER:
COMPANY: ELEMENT DESIGN GROUP
CONTACT: BRENNON J. BICKEL, A.I.A.
ADDRESS: 115 WEST MARKET STREET
LEWES, DE, 19958
PH: (302) 645-0111
EMAIL: BRENNON@ELEMENTDG.COM

BUILDING CODE DATA

CODE OFFICIAL CONTACTS:	CITY OF LEWES			
APPLICABLE CODES:	IRC 2021 / IECC 2024			
CONSTRUCTION TYPE:	V-B (SINGLE FAMILY HOME)			
BUILDING HEIGHT:	MAXIMUM ALLOWABLE:	30'-6" OR EB.H.		
	PROPOSED CONSTRUCTION:	+/- 25'-0"		
BUILDING SETBACKS:	FRONT (SB)	FRONT (PR)	REAR	SIDE
	REQUIRED: 25'	8' OR (E.B.L.)	15'	8'
PROPOSED: SEE SITE PLAN ON A002				

SHEET LIST

NO.	NAME
A001	COVERSHEET
A002	SITE PLAN & ADJACENT HOUSE PHOTOS
A003	ADJACENT HOUSE PHOTOS & PROPOSED RENDERINGS
A101	EXISTING/DEMO FLOOR PLANS
A102	EXISTING ELEVATIONS
A201	PROPOSED FLOOR PLANS
A202	PROPOSED FLOOR PLANS
A301	COMPARISON ELEVATIONS
A302	COMPARISON ELEVATIONS
A303	PROPOSED ELEVATIONS & WINDOW SCHEDULE

REV.	DATE	DESCRIPTION	BY

GENEREUX RENOVATION
304 PILOTTOWN ROAD
LEWES, DELAWARE 19958
TAX PARCEL #3-35-0.01-282.00

ELEMENT
115 w. market street, 2nd floor
Lewes, de 19958
302.645.0111
www.elementdg.com

HPARC REVIEW
05.19.26

DSN	DRM	CHKD
DDM	DDM	BB

SCALE: As indicated

JOB No. e25152

ISSUE DATE:

A001

COVERSHEET



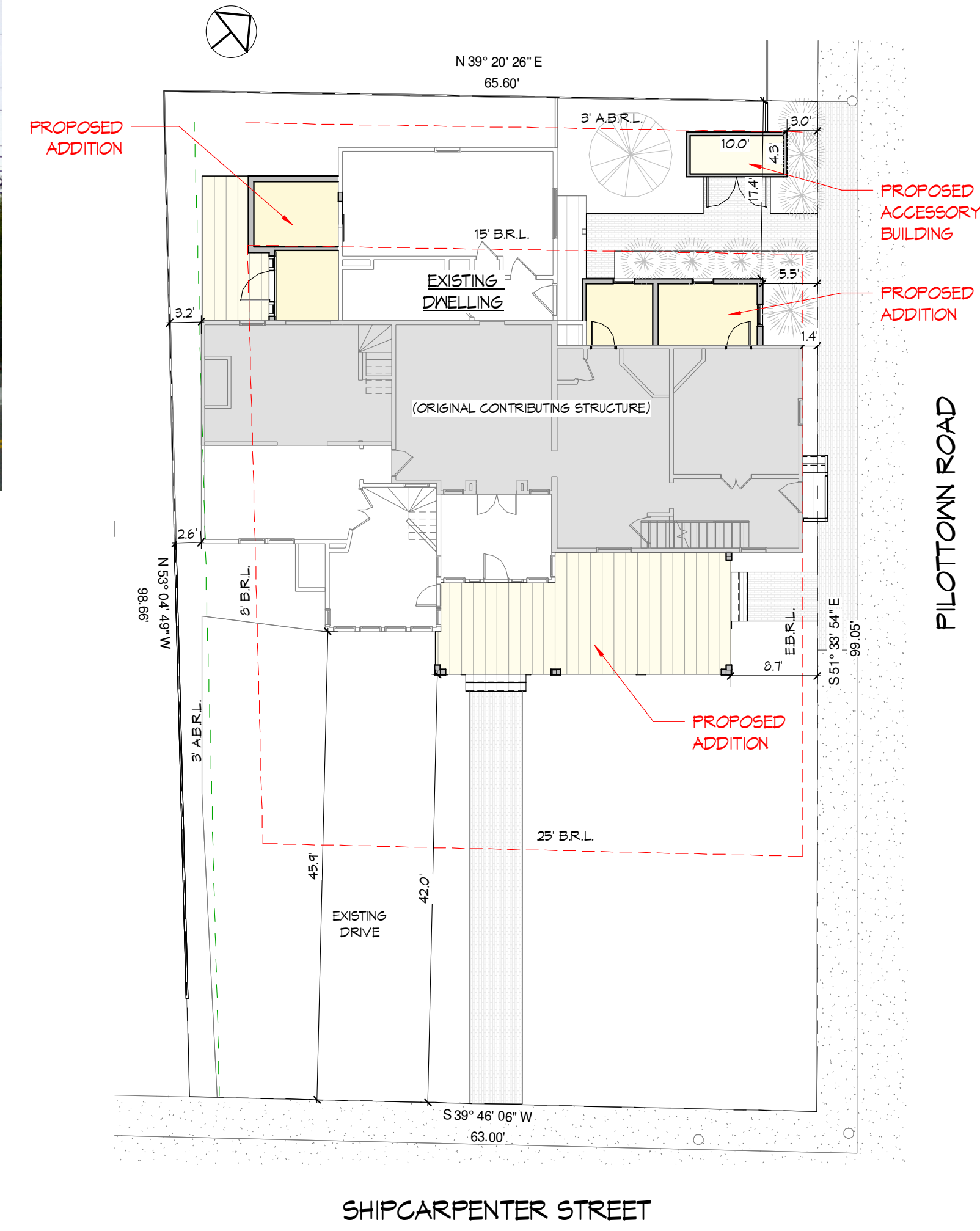
LOCATION MAP



ADJACENT PILOTTOWN ROAD PROPERTY



PILOTTOWN ROAD PROJECT PROPERTY



1 SITE PLAN (PROPOSED)
1" = 10'-0"



ADJACENT SHIPCARPENTER STREET PROPERTY



SHIPCARPENTER STREET PROJECT PROPERTY



OPPOSITE SHIPCARPENTER STREET PROPERTY



OPPOSITE SHIPCARPENTER STREET PROPERTY



ADJACENT PILOTTOWN ROAD PROPERTY

SITE PLAN & ADJACENT HOUSE PHOTOS

REV.	DATE	DESCRIPTION	BY

GENEREUX RENOVATION
304 PILOTTOWN ROAD
LEWES, DELAWARE 19958
 TAX PARCEL #B-35-5-07-282.00

ELEMENT
 115 w. market street, 2nd floor
 Lewes, DE 19958
 302.645.0777
 www.elementtd.com

HPARC REVIEW
05.19.26

DSN	DRM	CHKD
DDM	DDM	BB

SCALE: 1" = 10'-0"

JOB No. e25152

ISSUE DATE:

A002



4 SHIPCARPENTER STREET VIEW (EXISTING)

6 STREET CORNER VIEW (EXISTING)

8 PILOTTOWN ROAD VIEW (EXISTING)



3 SHIPCARPENTER STREET VIEW (PROPOSED)

5 STREET CORNER VIEW (PROPOSED)

7 PILOTTOWN ROAD VIEW (PROPOSED)

PARK AVENUE PROPERTY LINE VIEWS

PARK AVENUE & PILOTTOWN ROAD CORNER VIEWS

PILOTTOWN ROAD PROPERTY LINE VIEWS

ADJACENT HOUSE PHOTOS & PROPOSED RENDERINGS

REV.	DATE	DESCRIPTION	BY

GENEREUX RENOVATION
 304 PILOTTOWN ROAD
 LEWES, DELAWARE 19958
 TAX PARCEL #B-35-6-07-282.00

ELEMENT
 115 W. MARKET STREET, 2ND FLOOR
 LEWES, DE 19958
 302.645.0777
 www.elementid.com

HPARC REVIEW
 05.19.26

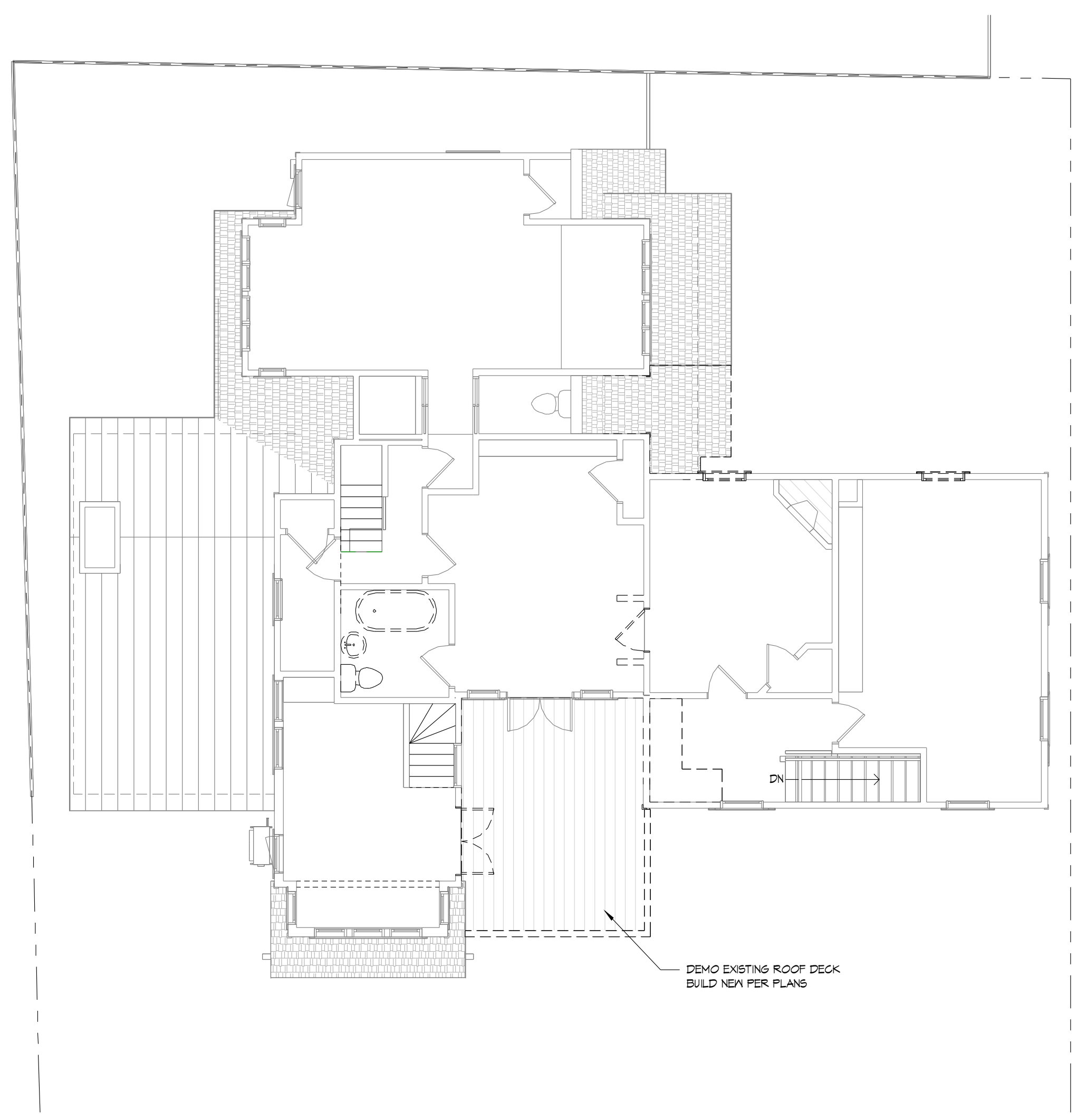
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DDM	DDM	BB

SCALE:

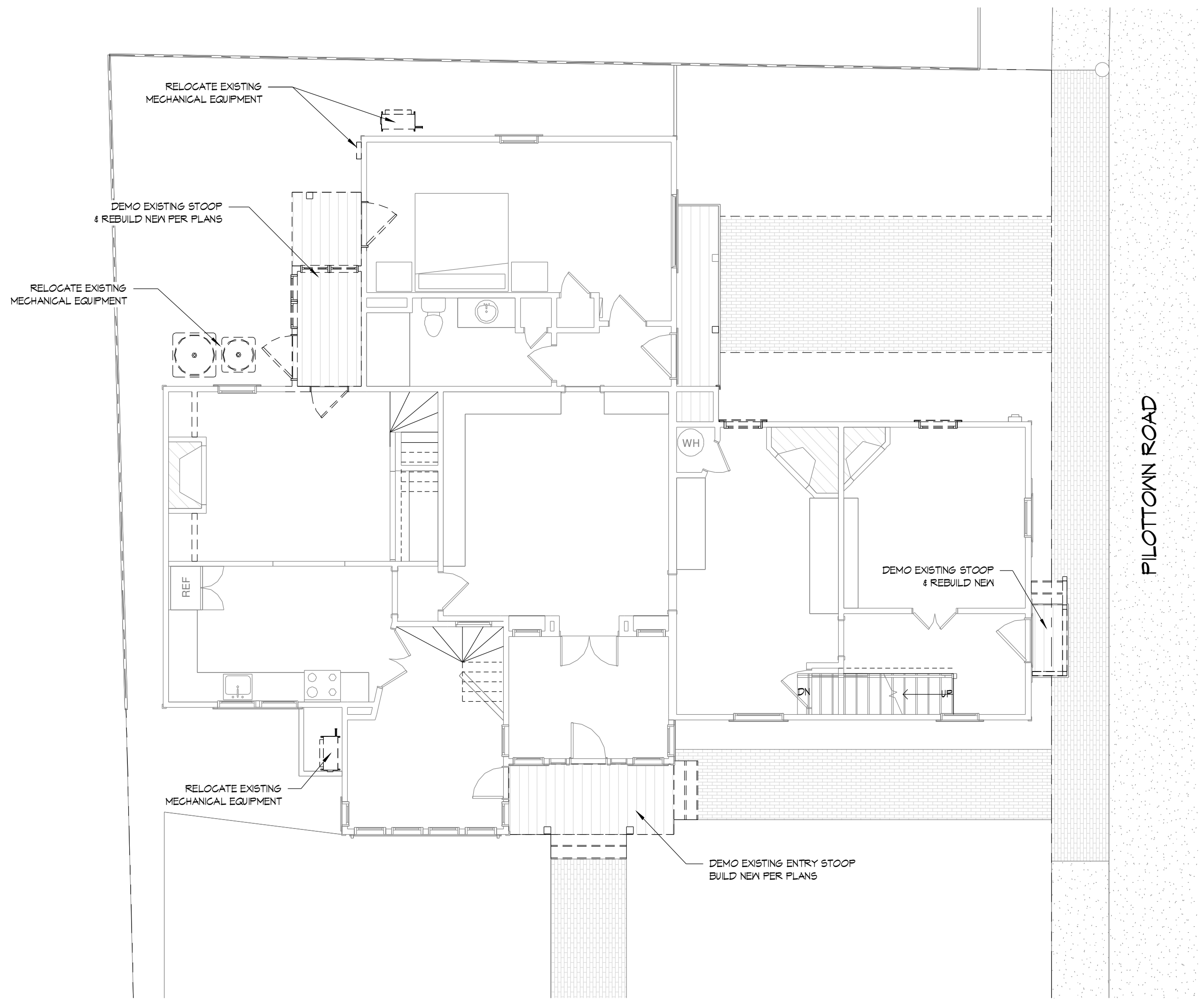
JOB No. e25152

ISSUE DATE:

A003



② SECOND FLOOR PLAN (EXISTING/DEMO)
3/16" = 1'-0"



① FIRST FLOOR PLAN (EXISTING/DEMO)
3/16" = 1'-0"

REV.	DATE	DESCRIPTION	BY

GENEREX RENOVATION
 304 PILOTTOWN ROAD
 LEWES, DELAWARE 19958
 TAX PARCEL #B-35-S-07-282.00

ELEMENT
 115 W. MARKET STREET, 2ND FLOOR
 LEWES, DE 19958
 302.645.0777
 www.elementid.com

HPARC REVIEW
 05.19.26

DSN	DRM	CHKD
DDM	DDM	BB

SCALE: 3/16" = 1'-0"

JOB No. e25152

ISSUE DATE:

A101

EXISTING/DEMO FLOOR PLANS



③ REAR ELEVATION (EXISTING/DEMO)
1/4" = 1'-0"



② LEFT SIDE ELEVATION (EXISTING/DEMO)
1/4" = 1'-0"

EXISTING ELEVATIONS

REV.	DATE	DESCRIPTION	BY

GENEREX RENOVATION
304 PILOTTOWN ROAD
LEWES, DELAWARE 19958
TAX PARCEL #B-35-3-07-282.00

ELEMENT
115 W. MARKET STREET, 2ND FLOOR
LEWES, DE 19958
302.645.0777
www.elementid.com

HPARC REVIEW
05.19.26

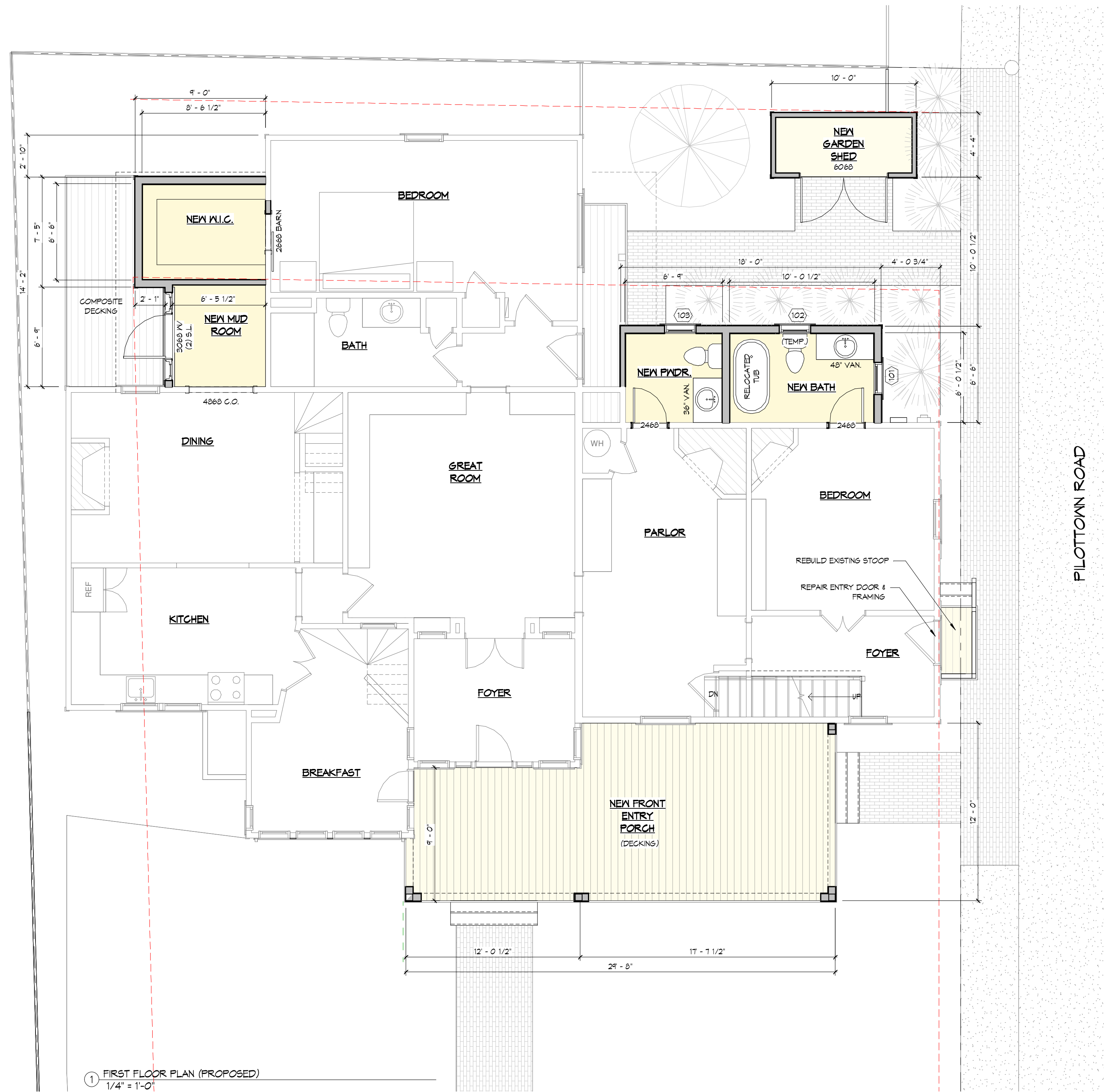
DSN	DRW	CHKD
DDW	DDW	BB

SCALE: 1/4" = 1'-0"

JOB No. 025152

ISSUE DATE:

A102



1 FIRST FLOOR PLAN (PROPOSED)
1/4" = 1'-0"

PARTITION LEGEND:

	EXISTING WALLS
	DEM'D WALLS
	NEW WALLS

PROPOSED FLOOR PLANS

DSN	DRM	CHKD
DDM	DDM	BB

SCALE: 1/4" = 1'-0"

JOB No. e25152

ISSUE DATE:

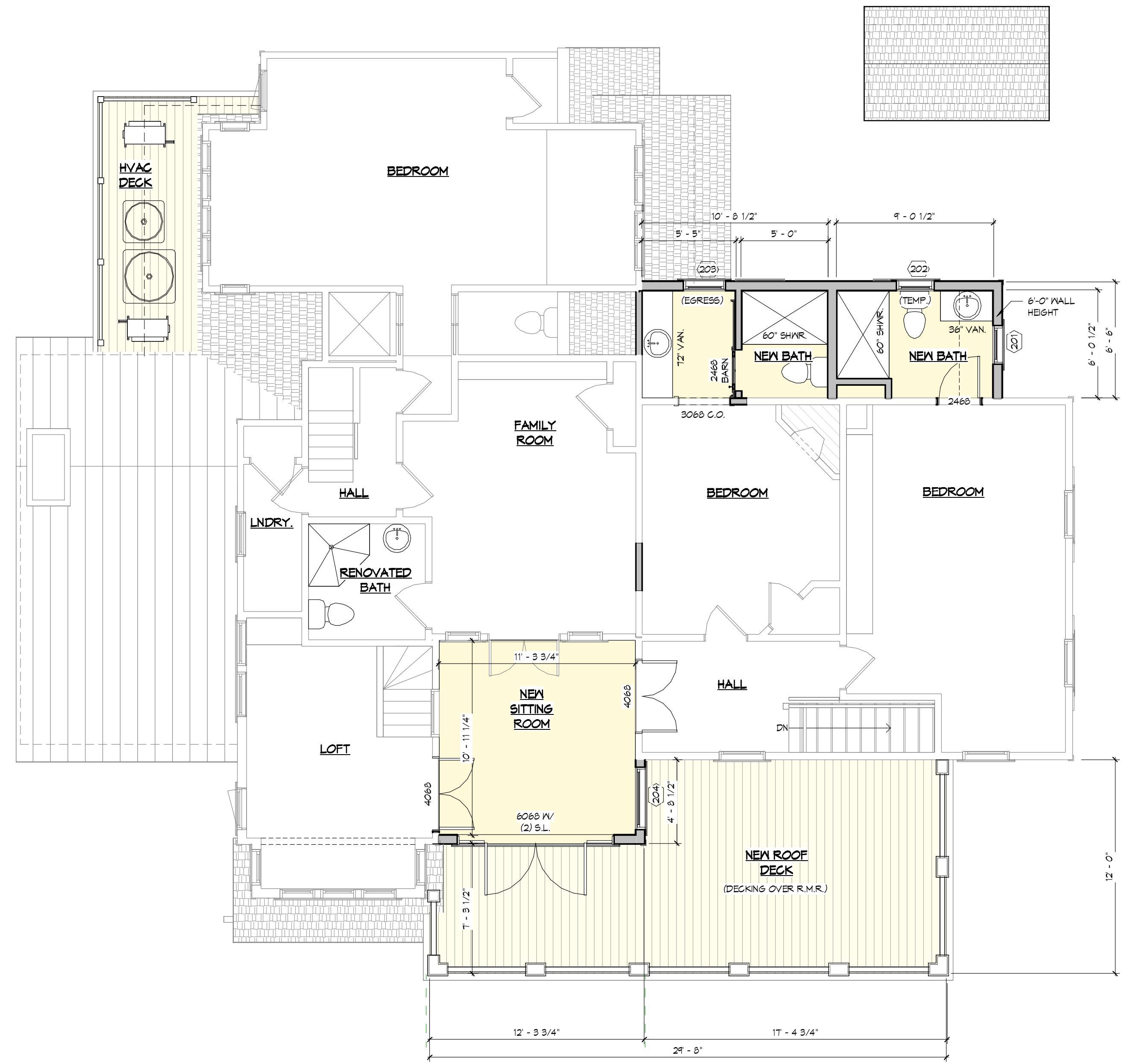
A201

HPARC REVIEW
05.19.26

ELEMENT
115 w. market street, 2nd floor
lewes, de 19958
302.645.0777
www.elementid.com

GENEREX RENOVATION
304 PILOTTOWN ROAD
LEWES, DELAWARE 19958
TAX PARCEL #B-35-S-07-262.00

REV.	DATE	DESCRIPTION	BY



1 SECOND FLOOR PLAN (PROPOSED)
1/4" = 1'-0"

REV.	DATE	DESCRIPTION	BY

GENEREX RENOVATION
 304 PILOTTOWN ROAD
 LEWES, DELAWARE 19958
 TAX PARCEL #B-35-3-07-262.00

ELEMENT
 115 W. MARKET STREET, 2ND FLOOR
 LEWES, DE 19958
 302.645.0777
 www.elementid.com

HPARC REVIEW
 05.19.26

DSN	DRW	CHKD
DDW	DDW	BB

SCALE: 1/4" = 1'-0"

JOB No. e25152

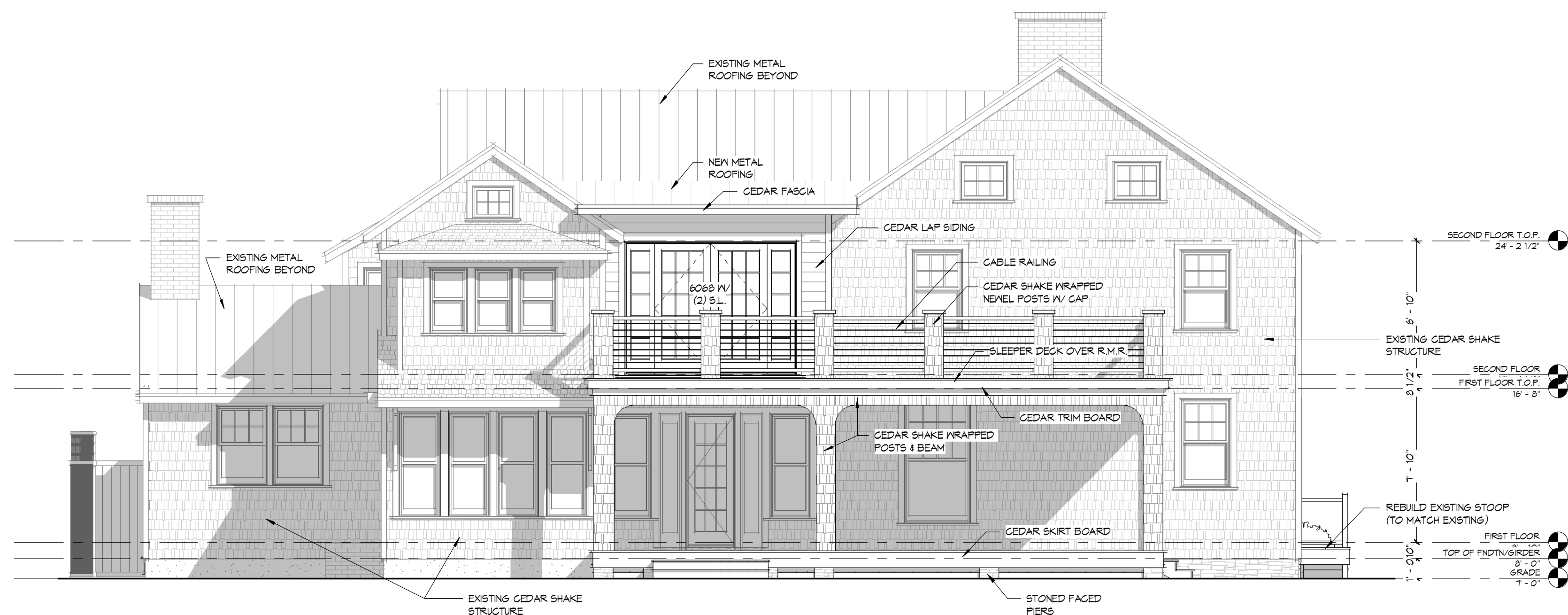
ISSUE DATE:

A202

PROPOSED FLOOR PLANS



② FRONT ELEVATION (EXISTING/DEMO)
1/4" = 1'-0"



① FRONT ELEVATION (PROPOSED)
1/4" = 1'-0"

COMPARRISON ELEVATIONS

REV.	DATE	DESCRIPTION	BY

GENEREX RENOVATION
304 PILOTTOWN ROAD
LEWES, DELAWARE 19958
TAX PARCEL #B-35-S-07-282.00

ELEMENT
115 W. MARKET STREET, 2ND FLOOR
LEWES, DE 19958
302.645.0777
www.elementid.com

HPARC REVIEW
05.19.26

DSN	DRW	CHKD
DDW	DDW	BB

SCALE: 1/4" = 1'-0"

JOB No. 025152

ISSUE DATE:

A301



② RIGHT SIDE ELEVATION (EXISTING/DEMO)
1/4" = 1'-0"



① RIGHT SIDE ELEVATION (PROPOSED)
1/4" = 1'-0"

COMPARRISON ELEVATIONS

REV.	DATE	DESCRIPTION	BY

GENEREUX RENOVATION
304 PILOTTOWN ROAD
LEWES, DELAWARE 19958
TAX PARCEL #B-35-S-07-282.00

ELEMENT
115 W. MARKET STREET, 2nd floor
LEWES, DE 19958
302.645.0777
www.elementid.com

HPARC REVIEW
05.19.26

DSN	DRW	CHKD
DDW	DDW	BB

SCALE: 1/4" = 1'-0"

JOB No. e25152

ISSUE DATE:

A302



① REAR ELEVATION (PROPOSED)
1/4" = 1'-0"

WINDOW SCHEDULE						
Mark	Operation	Width	Height	Head Height	Sill Height	Comments
101		2'-2"	3'-5"	7'-4"	3'-11"	
102		2'-2"	3'-5"	7'-4"	3'-11"	TEMP.
103		2'-2"	3'-5"	7'-4"	3'-11"	
201		2'-2"	3'-1"	5'-4"	2'-3"	
202		2'-2"	3'-5"	6'-10"	3'-5"	TEMP.
203	CSMNT	2'-5"	4'-1"	6'-10"	2'-8"	EGRESS IV CHECK RAIL
204	D/H	3'-6"	5'-4"	6'-10"	1'-6"	



② LEFT SIDE ELEVATION (PROPOSED)
1/4" = 1'-0"

PROPOSED ELEVATIONS & WINDOW SCHEDULE

REVISIONS	
REV.	DESCRIPTION

GENEREX RENOVATION
304 PILOTTOWN ROAD
LEWES, DELAWARE 19958
TAX PARCEL #B-35-S-07-262.00

ELEMENT
115 W. MARKET STREET, 2ND FLOOR
LEWES, DE 19958
302.645.0777
www.elementid.com

HPARC REVIEW
05.19.26

DSN	DRW	CHKD
DDW	DDW	BB

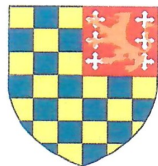
SCALE: 1/4" = 1'-0"

JOB No. e25152

ISSUE DATE:

A303

The City of Lewes



Historic Preservation Architectural Review Commission Application

Date: 03/25/26

Name of Property Owner: BDJ Properties LLC (Contact: Doug Salter)

Address of Property Owner: 621 Delaware Street, New Castle, DE 19720

Phone Number of Property Owner: 302-420-6072

Email Address of Property Owner (optional): --

Name of Applicant (if not owner): PHB, Inc. (Contact: Daniel Burris)

Address of Applicant (if not owner): 110 West Green Street, Middletown, DE 19709

Phone Number of Applicant (if not owner): 302-378-9693

Email Address of Applicant (optional): --

Applicant's Interest in Property: General Contractor

Address/Location of Property: 112 W 3rd Street, Lewes, DE 19958

Sussex County Tax Map & Parcel Number: 335-08.08-53.00

Description of proposed work being reviewed:

Turning rear 1st floor deck into a screened in porch. Constructing a rear 2nd floor covered, screened in porch, with new steps & landing.

Number of packets required: 2

Items Required: See attached application & material checklists

Prior to the completion of an application, it is recommended that the property owner/applicant set up a pre-application meeting with the Building Department to discuss the review process, submission requirements and review criteria as noted in Chapter 197, Article VI, Section 197-56 through 59 of the City Ordinance. The completed application and supporting documentation must be received at least two weeks (10 working days) prior to a regular scheduled meeting in order to be placed on the meeting agenda. Applicants or their designee must attend the meeting in order for their application to be heard. Regularly scheduled meetings are held on the first Thursday of each month at 6:00 pm in the Council Chambers of City Hall or Rollins Center.

Signature of Property Owner/Applicant:

PHB, Inc. [Signature]

**CITY OF LEWES HISTORIC PRESERVATION ARCHITECTURAL REVIEW COMMISSION (HPARC)
APPLICATION CHECKLIST**

Project Street Address 112 W 3rd Street, Lewes, DE 19958

HPARC approval is part of the application process for issuance of a building permit in the Lewes Historic District. The Building Official(s) will confirm the requirements for each application. A full set of working (construction) drawings **is not required** for HPARC's review/approval.

The following items are **required and must be submitted** as part of a complete application for review by HPARC, prior to the issuance of a Building Permit:

CHECK BOX

- 1. An accurate **site plan**, drawn to scale; indicating the existing house location, outbuildings, fences, hardscape, the number of off-street parking spaces, and proposed building and other changes with dimensions. The site plan may be prepared by a professional surveyor, architect, or individual with relevant experience and must provide enough information to explain the project.
- 2. **Architectural design drawings** (floor plans and exterior elevations) of proposed changes, including new and existing construction, alterations, building and site modifications must be drawn to scale and dimensioned. These preliminary design drawings may be prepared by a professional architect, or individual with relevant experience.
- 3. A **description, drawing details and literature** of the type, texture, and colors of the materials to be used. Examples may include, siding, windows, trim, porch flooring, railings, roofing materials, exterior lighting, hardscaping etc. Please see the **HPARC Materials Checklist** for additional reference.
- 4. **Current photographs** of the property, clearly identifying front, sides and rear street views, if applicable.
- 5. **Current photographs** of the adjacent and neighborhood properties, including both sides of the streetscape on which the property is located.
- 6. For **new construction and significant alterations**, a **three-dimensional drawing (perspective) or a building model** is recommended to show the proposed structure and its mass compared to the existing building and to surrounding structures as it would appear in the streetscape.

The Building Officials shall review the HPARC application for completeness and confirm a date for the applicant's presentation before HPARC. The applicant or their representative **MUST** attend the HPARC meeting. HPARC monthly meetings are informal and collaborative. HPARC decisions are based on the application and information presented, and applied to the Historic Preservation Ordinance of the City Code of Lewes, (197-56), and the Secretary of the Interior's Standards for the Treatment of Historic Properties, along with discussions by the HPARC Commissioners, applicants and members of the public. HPARC meetings are open, with opportunity for public input prior to HPARC's final decision.

Please note: All materials submitted as part of an application are considered the same as testamentary and are part of the official record.

*Application Complete: _____ Date: _____

*This application checklist must be signed and dated by the Building Official(s).

HPARC MATERIALS CHECKLIST

HOUSE

Siding	<input type="checkbox"/> wood shingle <input type="checkbox"/> wood clapboard <input type="checkbox"/> cement fiberboard <input type="checkbox"/> other _____
Roof materials	<input type="checkbox"/> wood shingle <input type="checkbox"/> slate <input type="checkbox"/> asphalt <input type="checkbox"/> metal <input checked="" type="checkbox"/> fiberglass <input type="checkbox"/> other _____
Windows	<input type="checkbox"/> wood <input type="checkbox"/> vinyl-clad wood <input type="checkbox"/> aluminum-clad wood
Window panes	<input type="checkbox"/> 1 over 1 <input type="checkbox"/> 2 over 2 <input type="checkbox"/> 4 over 4 <input type="checkbox"/> 6 over 6 <input type="checkbox"/> mix _____
Doors	<input type="checkbox"/> wood <input type="checkbox"/> metal <input type="checkbox"/> fiberglass <input type="checkbox"/> other _____
Door style	<input type="checkbox"/> solid <input type="checkbox"/> raised panel <input type="checkbox"/> window insert <input type="checkbox"/> other _____
Trim	<input type="checkbox"/> wood <input type="checkbox"/> composite <input type="checkbox"/> other _____
Shutters	<input type="checkbox"/> wood <input type="checkbox"/> other _____
Foundation	<input type="checkbox"/> brick <input type="checkbox"/> parging (stucco) <input type="checkbox"/> brick <input type="checkbox"/> other _____
Chimney	<input type="checkbox"/> brick <input type="checkbox"/> parging (stucco) <input type="checkbox"/> other _____

Bring on top of 2nd floor porch

PORCH

Decking	<input checked="" type="checkbox"/> wood <input checked="" type="checkbox"/> composite <input checked="" type="checkbox"/> other <u>Vinyl PVC</u>
Posts	<input checked="" type="checkbox"/> wood <input type="checkbox"/> composite <input checked="" type="checkbox"/> other <u>Vinyl PVC</u>
Railings	<input checked="" type="checkbox"/> wood <input type="checkbox"/> composite <input checked="" type="checkbox"/> other <u>Vinyl PVC</u>
Steps	<input checked="" type="checkbox"/> wood <input type="checkbox"/> cement <input type="checkbox"/> brick <input checked="" type="checkbox"/> other <u>Vinyl PVC</u>

GARAGE / SHED

Siding	<input type="checkbox"/> wood shingle <input type="checkbox"/> wood clapboard <input type="checkbox"/> cement fiberboard <input type="checkbox"/> other _____
Roof materials	<input type="checkbox"/> wood shingle <input type="checkbox"/> slate <input type="checkbox"/> asphalt <input type="checkbox"/> metal <input type="checkbox"/> other _____
Windows	<input type="checkbox"/> wood <input type="checkbox"/> vinyl-clad wood <input type="checkbox"/> aluminum-clad wood
Window panes	<input type="checkbox"/> 1 over 1 <input type="checkbox"/> 2 over 2 <input type="checkbox"/> 4 over 4 <input type="checkbox"/> 6 over 6 <input type="checkbox"/> mix _____
Trim	<input type="checkbox"/> wood <input type="checkbox"/> composite <input type="checkbox"/> other _____

FENCE / WALL

Fence Materials	<input type="checkbox"/> wood <input type="checkbox"/> wrought iron <input type="checkbox"/> other _____ Note: (vinyl/chain link are not allowed)
-----------------	---

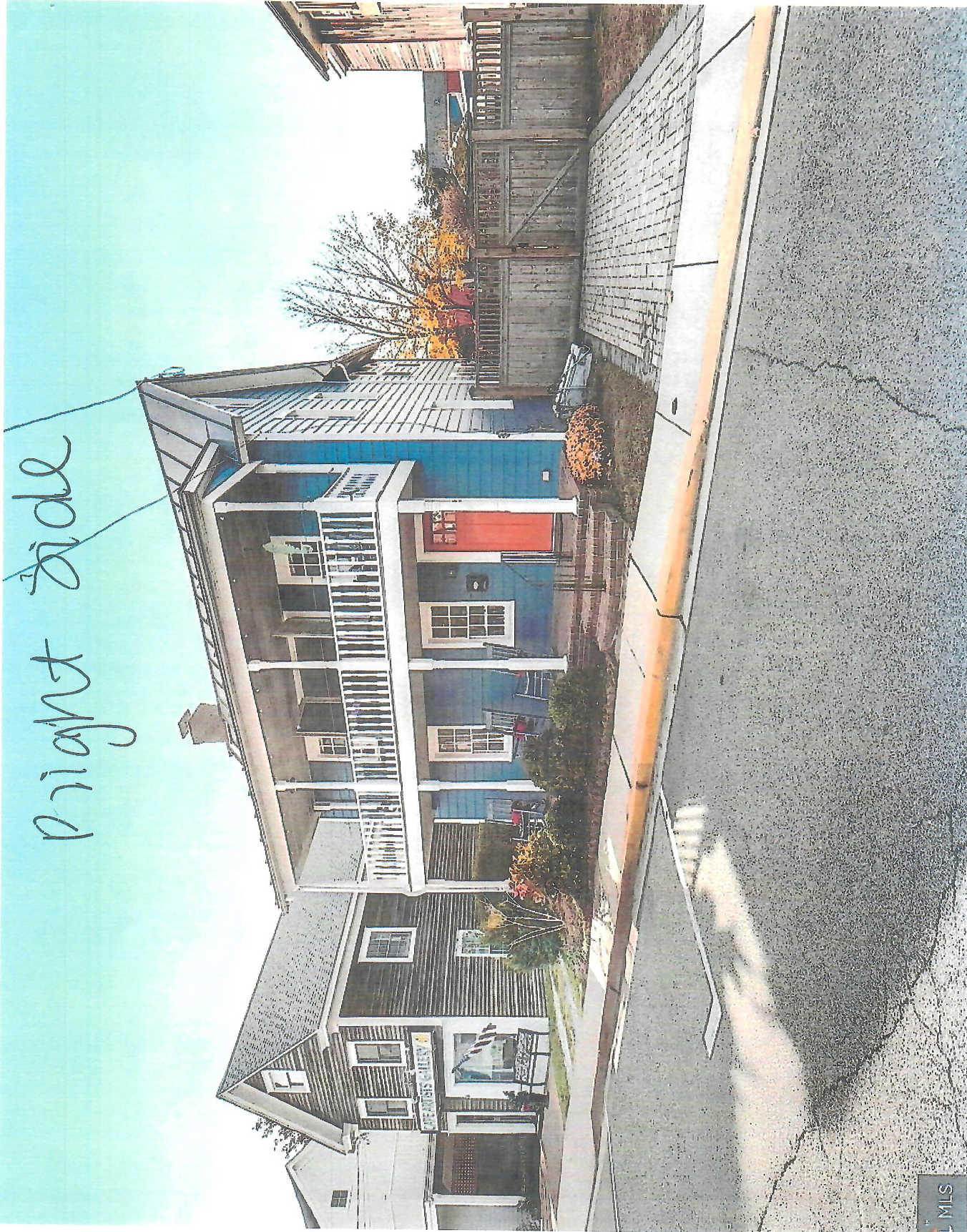


Front

brigh

Left side







Peach

MLS

110 3rd St



Google Street View
Jun 2024

Google Maps

Image capture: Jun 2024 © 2026 Google

114 3rd St

Google Maps

Google Street View
Jun 2024



Google Maps

Imagery capture: Jun 2024 © 2026 Google

Moonshine Market

 55 Market St

 5th Park

 Lewes

112 West 3rd Street, Lewes,
Delaware 19958
2nd Floor Deck Addition

ANSI Square Footage:

2nd Floor Deck	260 SQ. FT.
----------------	-------------

THIS SET OF DRAWINGS IS DESIGNED TO BE PRINTED ON 24"x36" (ARCH D) SIZE PAPER TO BE VIEWED AT THE INTENDED SCALES.



- NOTES:
1. ALL DIMENSIONS AND PLACEMENT OF STRUCTURAL MEMBERS ARE TO BE FIELD VERIFIED.
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTE OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO: ELECTRICAL COMPONENTS, PLUMBING LINES AND STRUCTURAL MEMBERS.
 3. DAMAGED MATERIALS, PRE AND POST CONSTRUCTION, ARE TO BE REPAIRED OR REPLACED, NOTIFY OWNER AND DESIGNER OF DAMAGED MATERIALS.
 4. HARDWARE: AS NOTED ON PLANS AND INSTALLED PER MANUFACTURE RECOMMENDATIONS.
 5. EXISTING CONCRETE PAD TO BE USED.

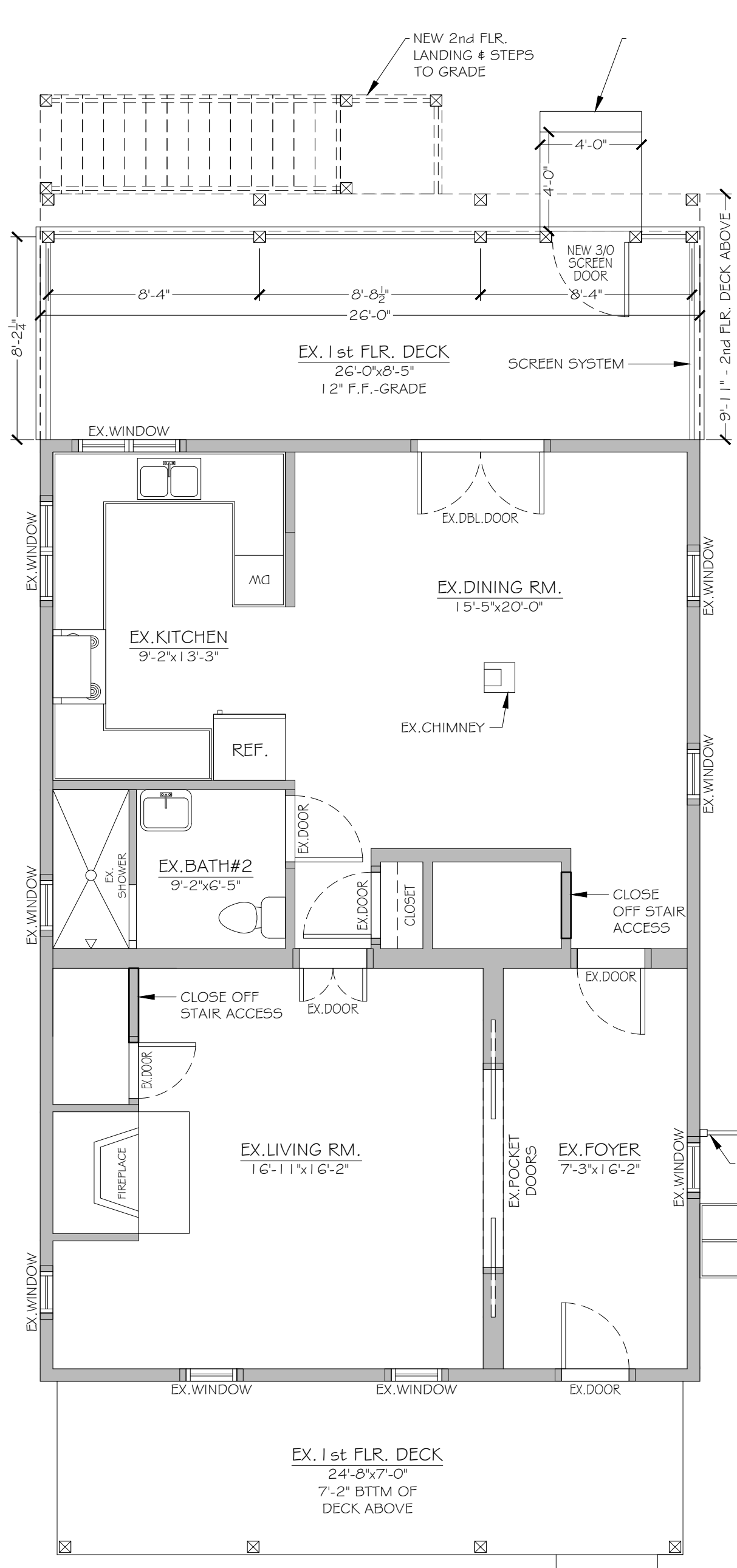
Dave's
Drafting & Design
License #: 2018601727
CELL: 302.353.0114
ddlutp2004@hotmail.com

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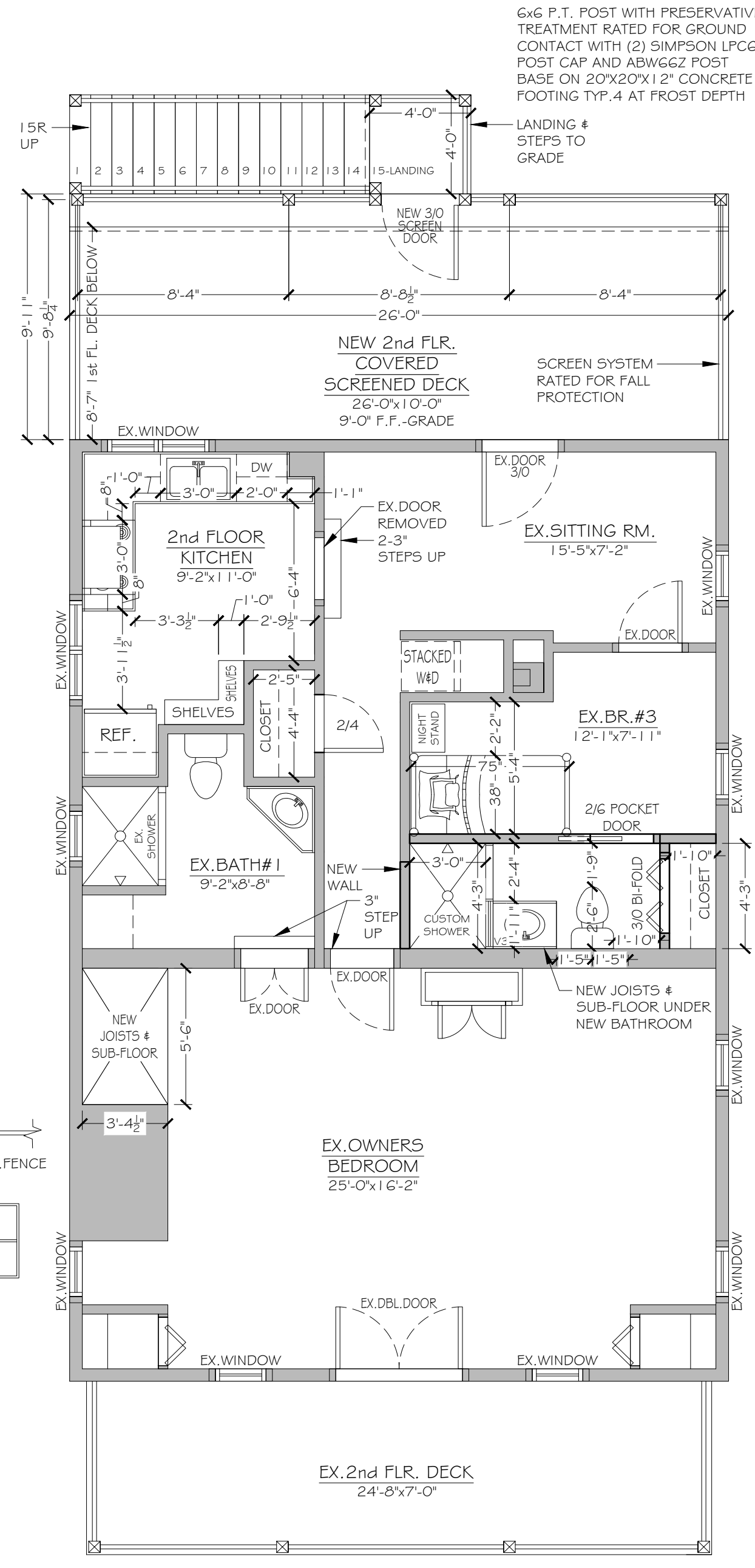
DATE	BY	DESCRIPTION
03-24-26		Drawn by Dave's Drafting and Design
		Checked by: PHE General Contractors
		Job Address: 112 West 3rd Street, Lewes, DE 19958
		Job#: 154.00

2nd Floor Deck Addition
A1
Cover Sheet & Existing Plans

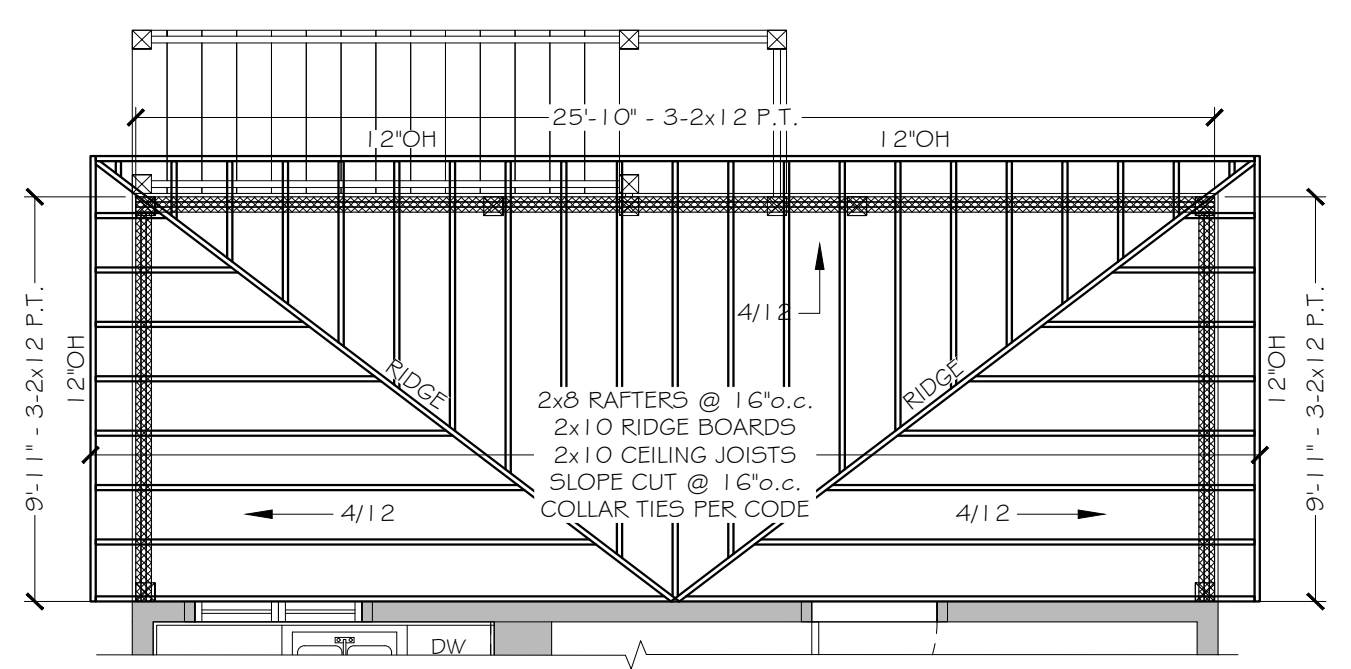
- SELECTIONS:
 -EXTERIOR DECKING = DURADECK VINYL DECKING OR SIMILAR PRODUCT
 -ALL EXTERIOR STAIRS/RAILINGS/COLUMNS/BEAMS/CEILINGS WILL BE OF A PVC OR ENGINEERED WRAPPED MATERIAL
 -SOFFITS WILL BE VINYL T3 VENTED
 -FASCIA WILL BE ALUMINUM WRAPPED WITH ALUMINUM GUTTERS
 -SCREEN TIGHT SCREEN SYSTEM WITH THE FALL PROTECTION SCREENING 36" UP.



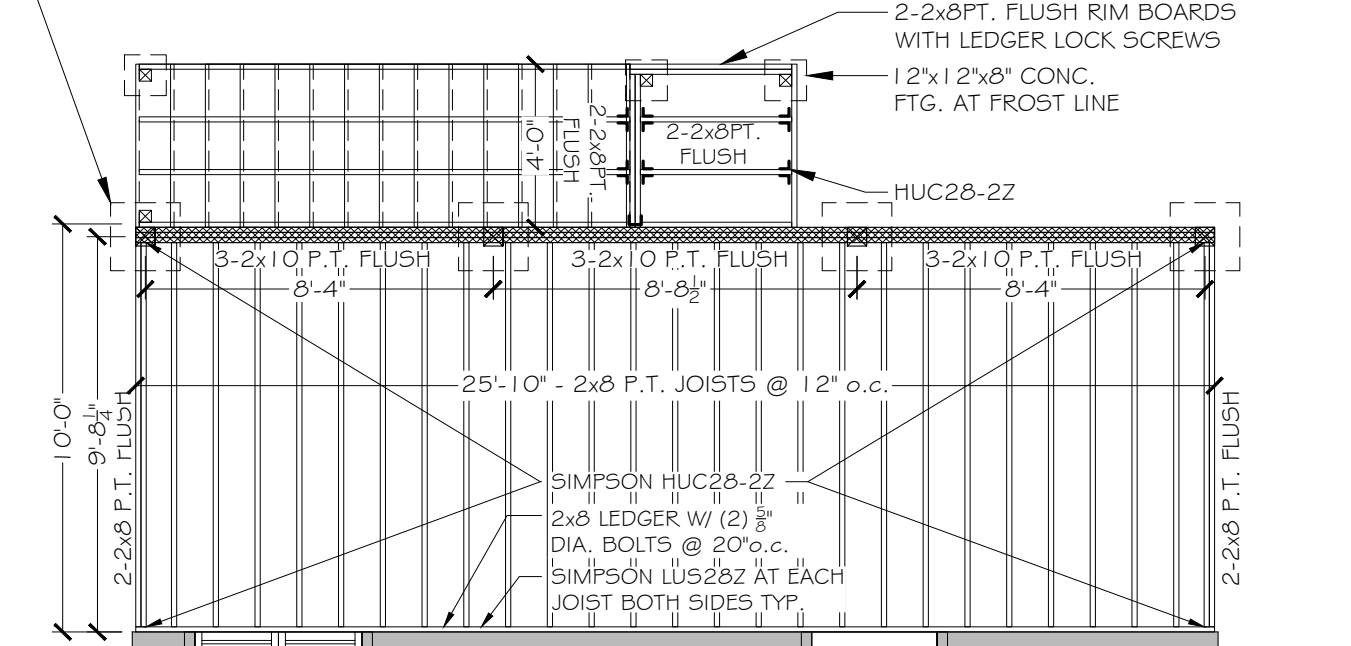
RENOVATION 1st FLOOR PLAN
 Scale: 1/4" = 1'-0"



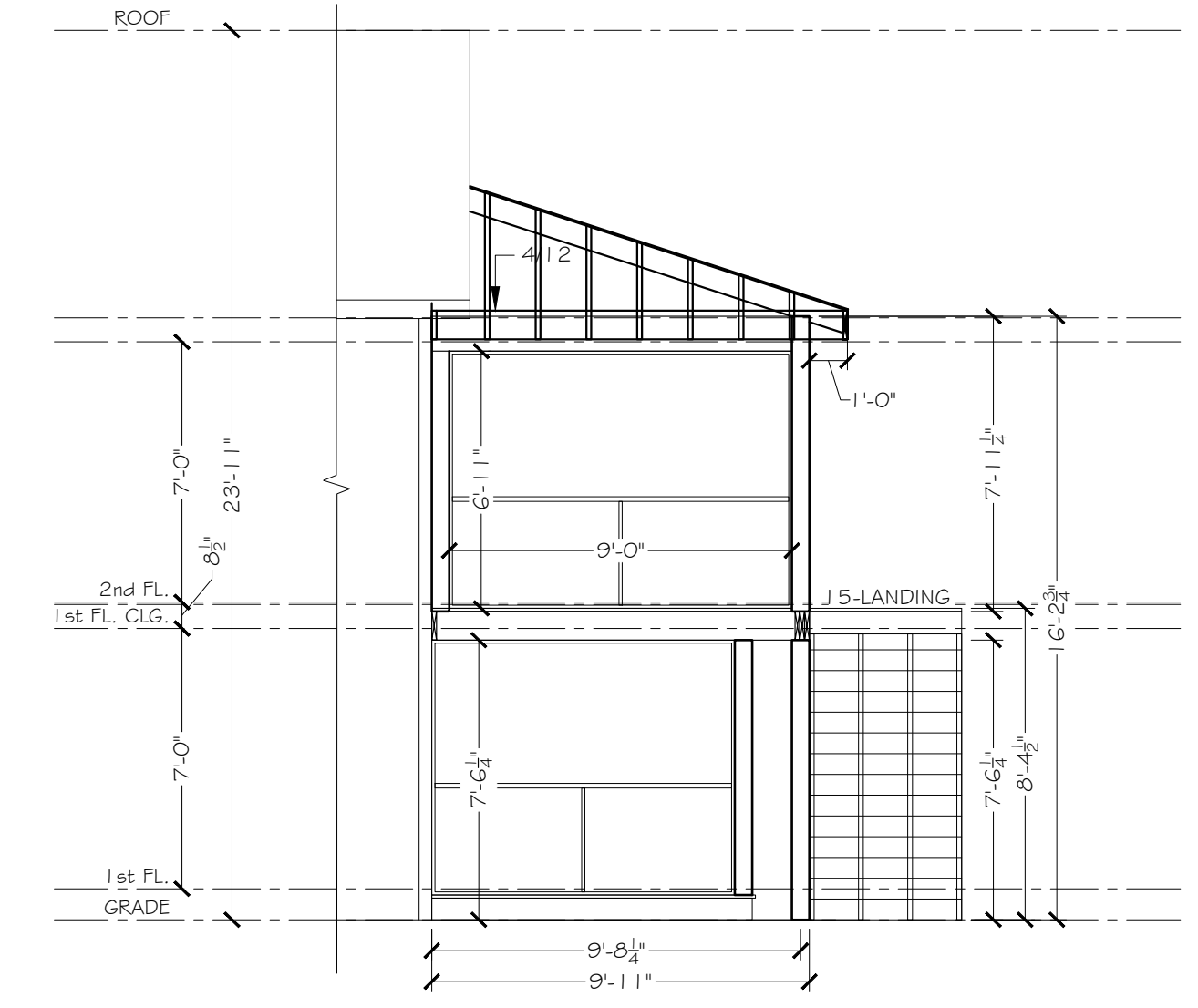
RENOVATION 2nd FLOOR PLAN
 Scale: 1/4" = 1'-0"



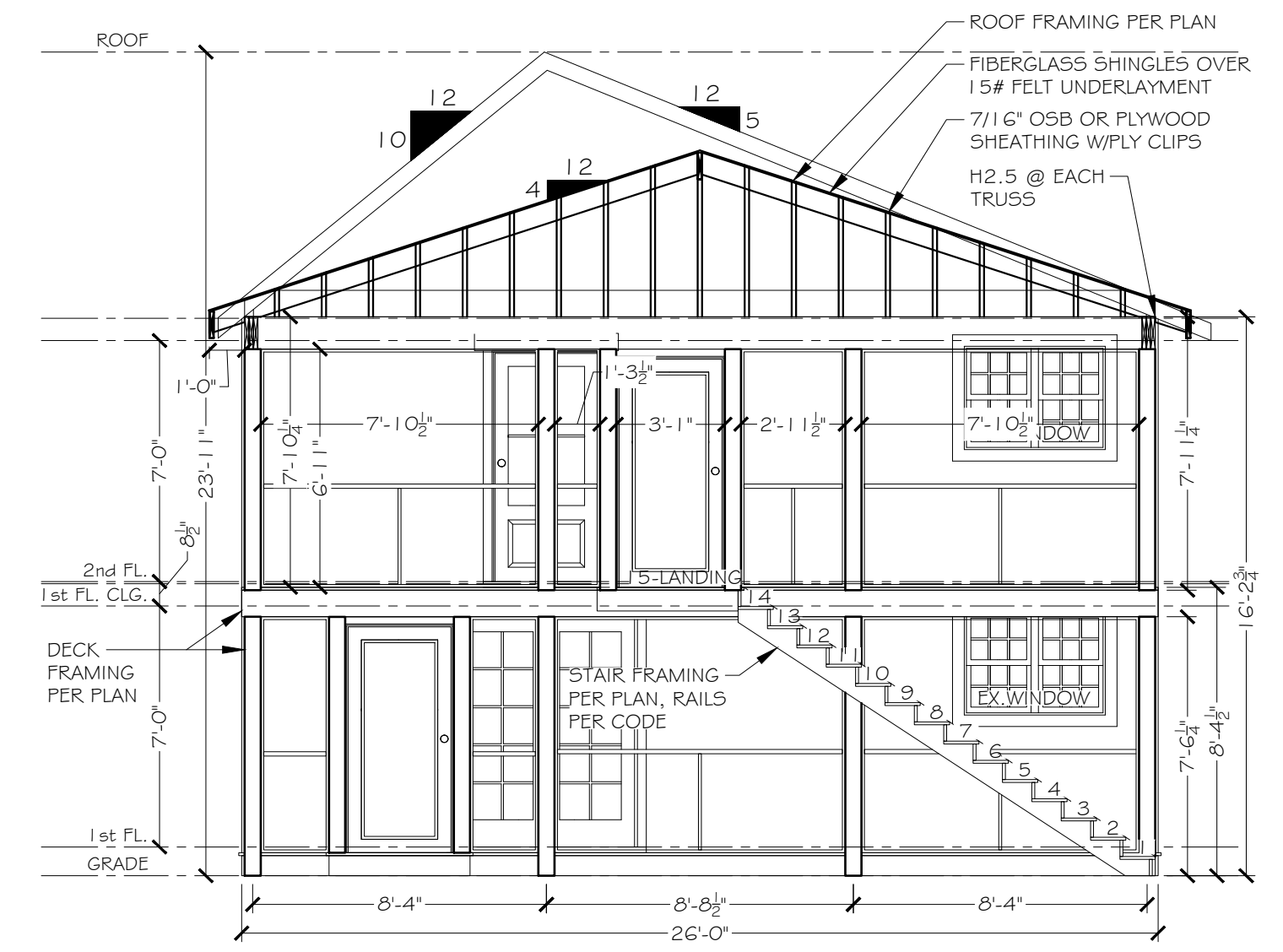
RENOVATION 2nd FLOOR DECK ROOF PLAN
 Scale: 1/4" = 1'-0"



RENOVATION 2nd FLOOR FRAMING PLAN
 Scale: 1/4" = 1'-0"



RENOVATION RIGHT ELEVATION
 Scale: 1/4" = 1'-0"
 RAILS NOT SHOWN FOR CLARITY



RENOVATION REAR ELEVATION
 Scale: 1/4" = 1'-0"
 RAILS NOT SHOWN FOR CLARITY

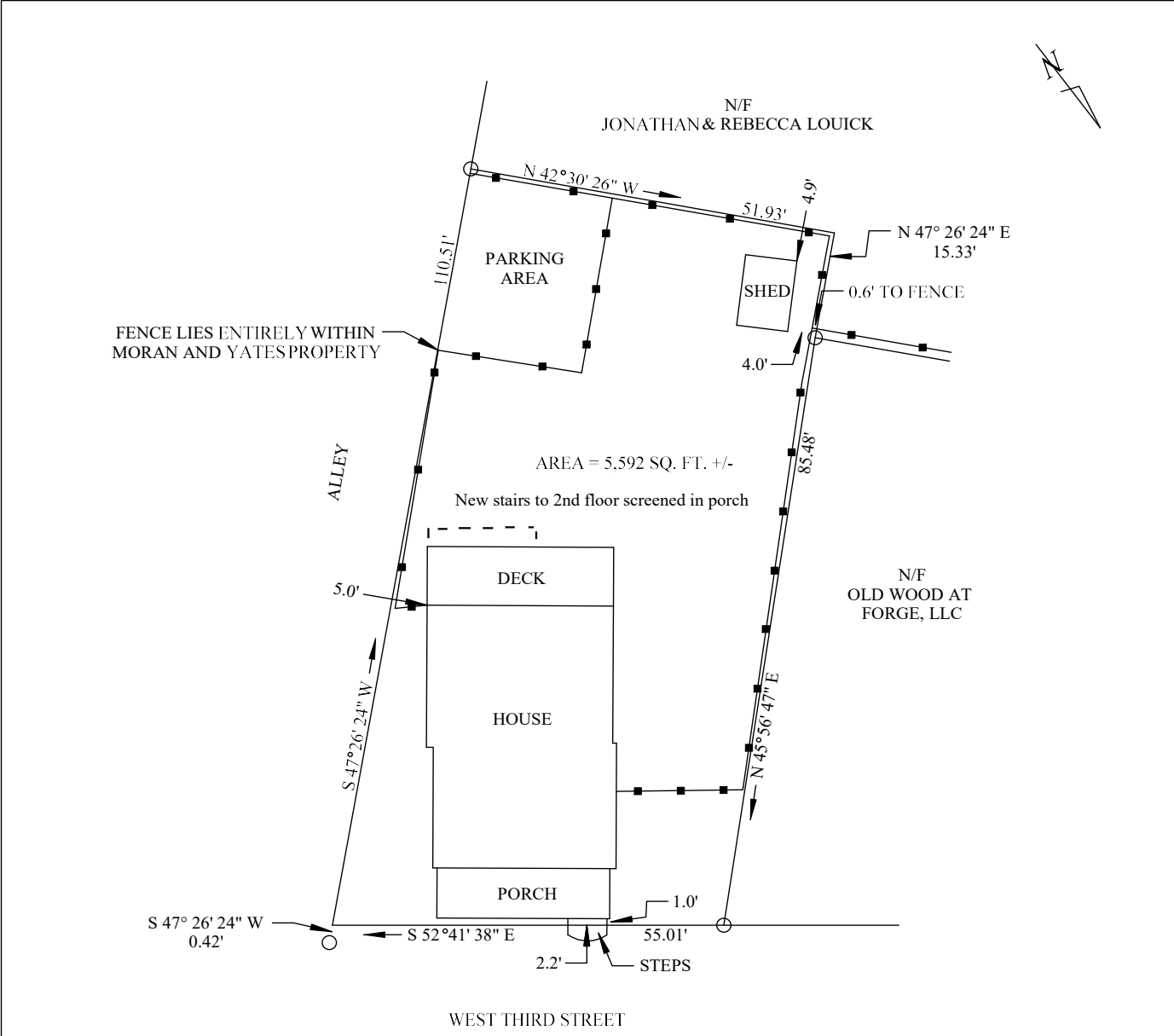
- NOTES:
 1. FASTEN BEAM PLIES TOGETHER W/(2) ROWS OF SIMPSON 25600SD5 SCREWS @ 16" o.c. FROM EACH FACE OF BEAM
 PROVIDE 36" MIN. STAIRWAY WIDTH - 7.75" MAX. RISER; 10" MIN. TREAD + 1" NOSING; GUARDRAILS/HANDRAILS PER 2021 CODE
 SEE GENERAL NOTES SHEET FOR FIREBLOCKING REQUIREMENTS
- SD/CO = COMBINATION SMOKE DETECTOR/CARBON MONOXIDE DETECTOR
 - SD = SMOKE DETECTOR
 - = BEARING WALL
 - = DROPPED OR FLUSH BEAM
 - = MIN. (2)-2" X 6" JACK STUDS UNLESS OTHERWISE NOTED

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 dduriga2004@hotmail.com

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03-24-26	DD	Drawn by Dave's Drafting and Design
	DD	Checked by: PHE General Contractors
		Job Address: 112 West 3rd Street, Lewis, DE 19958
		Job#: 154.00

2nd Floor Deck Addition
 A2
 1st & 2nd Floor Reno Plans



ADDRESS: 112 WEST THIRD STREET

TAX PARCEL #: 335-8.08-53.00

I CERTIFY THAT THIS SURVEY WAS PREPARED FOR IDENTIFICATION PURPOSES ONLY FOR THE BUYER NOTED BELOW. NO RESPONSIBILITY IS ASSUMED BY THE ENGINEER TO ANY FUTURE LAND OWNERS. I CERTIFY THAT THE IMPROVEMENTS INDICATED HEREON ARE LOCATED AS SHOWN.

RICHARD K. VETTER, P.E. #10329

BUYER: BDJ PROPERTIES, LLC

SURVEY BASED ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD AND THE CALL OF DEED BOOK 5937, PAGE 255.

LEGEND

- FOUND IRON PIPE
- WOOD FENCE

SURVEY PLAN	
LANDS OF FORREST MORAN AND PEGGY ANNE YATES	
CITY OF LEWES SUSSEX COUNTY, DELAWARE	
RICHARD K. VETTER, P.E. 307 BAYBERRY DRIVE LEWES, DE 19958	
SCALE: 1" = 20'	12/31/2025

**Chair & Staff Decision Notice****HISTORIC PRESERVATION ARCHITECTURAL REVIEW COMMISSION****Applicant Number:** C&S 12-26**Applicant:** RAAS Restaurant/Masala Holdings Group LLC**Property Address:** 210 Savannah Rd. Lewes, Delaware 19958

Contributing Structure **Non-Contributing Structure**

Date of Review: May 7, 2026

Item(s) for Decision: Replacement of Existing Roof with Timberline HDZ Shingles. Replacement of windows at cupola and dormer areas. And replacement of slate shingles cladding at cupola and turret areas with Hardie product.

HPARC Decision:

- Approved as submitted*
- Approved with conditions described below*
- Denied for reason(s) described below
- Withdrawn with comments

*HPARC approval is valid for one year from the date of this Notice.

NOTE: Roof Replacement – Approved for all areas with asphalt shingles.

Cupola/Dormer(Turret) Replacement-Remove and reuse existing slate cladding as much as possible .If additional slate cladding is needed, salvage slate from the 3rd floor dormer and supplement 3rd floor dormer with Inspire Classic or a fiber-based product. Explore using real slate replacement cladding. If supplemental cladding is used, mix in with original.

Windows – Repair current windows by relining jambs/replacing sill plates, etc.

National Parks Presentation Briefs Referenced 2,4,6,9,16, and 17. City of Lewes Code Referenced Chapter 197 Article VI.

The First Town in the First State

P.O. Box 227
Lewes, Delaware 19958

(302) 645-7777
Fax (302) 645-6406

Website: www.ci.lewes.de.us

Lewes Historic District Zoning Code

Chapter 197 – 58 Historic District or properties review process H

“Changes to an HPARC approved project prior or during construction shall require review and approval by HPARC. For such changes, the applicant shall submit one copy of the original application and description of the proposed changes as well as any supporting documentation to illustrate the effect or no effect of such proposed changes. Consideration of such changes shall be placed at the top of HPARC’s agenda at the next regularly scheduled meeting or may be considered for approval by a Chair/staff review.”

Michael DiPaolo

Signature of HPARC Vice Chair

The City of Lewes



Chair & Staff Decision Notice

HISTORIC PRESERVATION ARCHITECTURAL REVIEW COMMISSION

Applicant Number: C & S 16-26

Applicant: Timeless Finds LLC.

Property Address: 130 Franklin Ave Lewes, DE 19958

Contributing Structure **Non-Contributing Structure**

Date of Review: May 12, 2026

Item(s) for Decision: ."

HPARC Decision:

- Approved as submitted*
- Approved with conditions described below*
- Denied for reason(s) described below
- Withdrawn with comments

*HPARC approval is valid for one year from the date of this Notice.

NOTE:

Lewes Historic District Zoning Code

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Michael DiPaolo
Vice Chair HPARC

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Chair & Staff Decision Notice

HISTORIC PRESERVATION ARCHITECTURAL REVIEW COMMISSION

Applicant Number: C&S 17-26

Applicant: Cliff Gorton, 320 Pilottown Rd. Lewes, De 19958

Property Address: 320 Pilottown Rd, Lewes, DE 19958; (SCTM 335-8.07-148.00) R-4(H), (Contributing)

Contributing Structure **Non-Contributing Structure**

Date of Review: April 27, 2026

Item(s) for Decision: This application was to remove the existing asphalt driveway and install a Cambridge Sherwood LedgeStone paver driveway with paver border of roundtable Onyx natural.

HPARC Decision:

- Approved as submitted*
- Approved with conditions described below*
- Denied for reason(s) described below
- Withdrawn with comments

*HPARC approval is valid for one year from the date of this Notice.

NOTE: Approval for the replacement of the current garage doors with steel door and no windows to approximate the style and color of garage doors appropriate for the period of the house, as portrayed in the pictures submitted.

Lewes Historic District Zoning Code

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Jon Ward, CFM
Building Official

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Action Notice

HISTORIC PRESERVATION ARCHITECTURAL REVIEW COMMISSION

Applicant: Patricia Sullivan, 429 W. Third Street, Lewes, DE 19958

Property Address: , Lewes, DE 19958; (SCTM 335-8.07-269.01) Zoning: R-4(H), (non-contributing)

Contributing Structure **Non-Contributing Structure**

Date of Decision: May 25, 2026.

Item(s) for Decision: The original application C&S 38, was approved to change roofing material from cedar shake to GAF Shakewood shingle, was approved, owner requested change from "shakewood to weathered wood" GAF asphalt shingled roof.

HPARC Decision:

- Approved as submitted*
- Approved with conditions described below*
- Denied for reason(s) described below
- Withdrawn with comments

*HPARC approval is valid for one year from the date of this Notice.

NOTE:

Lewes Historic District Zoning Code

Chapter 197 – 58 Historic District or properties review process H

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Jon Ward
Jon Ward
Building Official

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Chair & Staff Decision Notice

HISTORIC PRESERVATION ARCHITECTURAL REVIEW COMMISSION

Applicant Number: C&S 22-26

Applicant: Colin Norman 125 Franklin Ave. Lewes, De 19958

Property Address: 125 Franklin Ave, Lewes, DE 19958; (SCTM 335-8.07-148.00) R-4(H), (Non-Contributing)

Contributing Structure **Non-Contributing Structure**

Date of Review: April 27, 2026

Item(s) for Decision: This application was to install 3-foot-high picket fence and posts.

HPARC Decision:

- Approved as submitted*
- Approved with conditions described below*
- Denied for reason(s) described below
- Withdrawn with comments

*HPARC approval is valid for one year from the date of this Notice.

NOTE: This application is approved as submitted. There are several properties with similar fences on the street.

Lewes Historic District Zoning Code

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Jon Ward
Building Official

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