



**HISTORIC PRESERVATION ARCHITECTURAL
REVIEW COMMISSION**
Thursday, May 7, 2026, 6:00 PM
The Bonnie Osler Meeting Room
Regular Meeting
AGENDA

	Page
A. CALL TO ORDER & ROLL CALL	
B. OPEN PUBLIC HEARING	
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.	3 - 37
Groome Section Through Entry Vestibule - 2026 05 07	
601 Savannah Rd. - Groome Church - HPARC 2026 04 02	
Ruth A. Yannes Public Comments	
Robert Jaeger, President Partners for Sacred Place Public Comments	
D. CLOSE PUBLIC HEARING AND OPEN REGULAR MEETING	
E. ANNOUNCEMENTS	
1. HPARC is accepting Committee Application Forms . <i>*The current Commission makeup will require the existing vacancy to be filled by a resident in the Historic District.*</i>	
F. <u>APPLICATIONS:</u>	
F.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.	39 - 66
Groome Section Through Entry Vestibule - 2026 05 07	
601 Savannah Rd. - Groome Church - HPARC 2026 04 02	
F.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.	67 - 78
H-7-26 112 W Third Street - Complete Application Packet	
G. <u>UNFINISHED BUSINESS:</u>	
G.1. Update on draft guidelines.	
H. <u>CHAIR/STAFF REPORT:</u>	
H.1. 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.	79
C&S 11-26 112 W Third St DECISION NOTICE	
H.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.	81
C&S 13-26 139 Franklin Ave. DECISION NOTICE	

- H.3. Application requesting removal of the existing asphalt driveway and install a Cambridge Sherwood Ledgestone paver driveway with paver border of roundtable Onyx natural.

83

[C&S 14-26 104 Orr St. DECISION NOTICE](#)

I. PUBLIC COMMENT

J. ADJOURNMENT:

<https://us02web.zoom.us/j/87850320182?pwd=r5th3uyJznEba8t88Vcv6QsWqf1F1l.1>

Join via audio:

+1 301 715 8592 US (Washington DC)

Webinar ID: 878 5032 0182

Passcode: 590162

Pursuant to 29 Del. C. § 10004(e)(3) this Agenda is subject to change; including addition or deletion of items or Executive Sessions. Agenda items may not be considered in sequence and therefore, should not be relied upon by any member of the public. To request special accommodations for persons with disabilities please contact the City Hall office at (302) 645-7777, at least 72 hours in advance of a meeting.

The City of Lewes strives to make our public meetings widely available through Zoom and YouTube broadcasts. While the City is committed to continuing this access, pursuant to 29 Del. Code, §10006A, technological failure does not affect the validity of these meetings, nor the validity of any action taken in these meetings.

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

Agenda Posted: 04/30/2026 Posted By: ASA



COURTYARD TERRACE

DEWEY STREET



Historic Preservation Architectural Review Commission Application

Date: _____

Name of Property Owner: _____

Address of Property Owner: _____

Phone Number of Property Owner: _____

Email Address of Property Owner (optional): _____

Name of Applicant (if not owner): _____

Address of Applicant (if not owner): _____

Phone Number of Applicant (if not owner): _____

Email Address of Applicant (optional): _____

Applicant's Interest in Property: _____

Address/Location of Property: _____


Sussex County Tax Map & Parcel Number: _____

Description of proposed work being reviewed:

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 _____

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 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 _____

PORCH

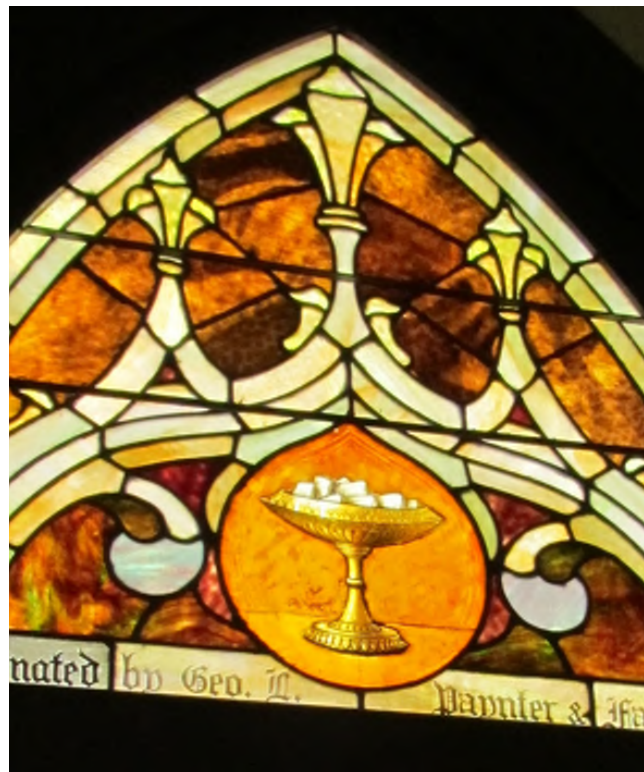
Decking	<input type="checkbox"/> wood <input type="checkbox"/> composite <input type="checkbox"/> other _____
Posts	<input type="checkbox"/> wood <input type="checkbox"/> composite <input type="checkbox"/> other _____
Railings	<input type="checkbox"/> wood <input type="checkbox"/> composite <input type="checkbox"/> other _____
Steps	<input type="checkbox"/> wood <input type="checkbox"/> cement <input type="checkbox"/> brick <input type="checkbox"/> other _____

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)
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JOHN MILNER ARCHITECTS
DESIGN & PRESERVATION

March 19, 2026

Mr. Kevin Mallinson
Chairperson, City of Lewes Historic Preservation Architectural Review Commission
114 E. Third Street
Lewes, Delaware 19958

Re: Proposed Restoration and Additions to Groome Church

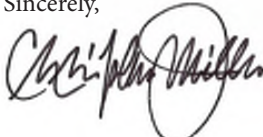
Dear Mr. Mallinson:

Thank you for assisting us in the process of preparing our application for the proposed project at Groome Church at 601 Savannah Road, Lewes, Delaware. Groome Church, constructed in 1907, is a contributing structure to the Lewes Historic District. Please find enclosed documents pertaining to the proposed redesign which we are submitting for review and approval at the next HPARC session.

This project proposes an exterior restoration to the original sanctuary structure, including new wood cedar shingle siding and roofing. The proposed shingle color and configuration was determined through historic photographs and paint analysis. The existing stained glass windows are to remain or to be salvaged and reused in areas where the existing structure is to be modified. A more historically appropriate wood door with a new pent roof for weather protection is proposed at the Savannah Road entrance. The exterior brick and concrete accessible ramp, installed in 2010, will be removed and relocated further down Dewey Avenue, away from the original historic façades.

The project also includes an addition to the south of the existing sanctuary. Recently, Groome Church acquired the adjacent property and residential structure at 609 Savannah Road. The intent is that the two lots will be united into a cohesive campus for the church and community. We have included historic and current photographs showing the exterior of the structure and adjacent buildings. Also included are 2D and 3D concept images to illustrate the visual impact of the additions and exterior restoration efforts.

We appreciate your consideration of our submission. Please feel free to contact us if you have any questions or require additional information.

Sincerely,


Christopher Miller, AIA, NCARB
Principal

104 Lakeview Drive, Chadds Ford, PA 19317, 610 388-0111, johnmilnerarchitects.com

SITE INFORMATION



Location of Church site and adjacent Church-owned parking lot.

Zoning District

- LC (H) Limited Commercial

Existing/Proposed Use

- Church

Development Standards

- Proposed design meets zoning dimensional standards for height. Two variances were granted by the Board of Adjustment for expanded footprint beyond the existing building line. No other variances are being pursued.

Parking Requirements

- 1 parking spot per 40 square feet of floor area for rooms having movable seats
- 35 parking spots required per Community Room square footage; 39 spots provided in adjacent, Church-owned parking lot (area within dotted box at Location Plan)

PROJECT APPROACH

Project Introduction

The church recently celebrated 120 years of service to the Lewes, DE community, which has seen tremendous growth in the region and growth is continuing. Groome Church desires to meet these demands, and the current church facilities are outdated and no longer responsive to the needs of the church and community. The church has proposed plans for the restoration and rehabilitation of their current Sanctuary Building and for sensitive additions so that the church can continue to be mission-minded and accommodating, and a vital resource to the community.

A Statement from Groome Church

“The Groome sanctuary is small, and we do not intend to enlarge the present nave. The seating capacity is restrictive, yet we desire to maintain the present level of accommodation. In preparation for a ‘once in a century’ make over, we have purchased all the liturgical adornments and furnishings necessary to perform worship and community outreach in the manner envisioned by our founder, John Wesley. As a congregation that supports and celebrates the arts, we have established a well-known legacy for enriching community life through numerous concerts, philanthropic events and intellectual offerings open to the entire community. In order to expand this vital part of our ministry and to maintain in the future our historic order for worship, we need to expand. Building the proposed architectural concept is not a luxury, it is a necessity; for without the additions we can neither strive for excellence nor accomplish our mission.”

Project Objectives

Sanctuary Building Restoration/Rehabilitation: Restore the exterior of the original church building to its early 20th century appearance, especially the facades facing Dewey and Savannah. The restoration scope includes roof and siding materials, windows, doors, architectural details, etc. The intent is to maintain the historic use and character with minimal changes to distinctive materials, features, spaces, and spatial relationships, to the greatest extent possible.

Sanctuary Building Additions: To maintain the existing seating capacity in the sanctuary and accommodate updated church functions, the cross gables on either side (NE and SW) need to be sensitively expanded. The SW Chancel (courtyard) cross gable is being expanded to accommodate space for accessibility, liturgical elements (organ, piano, pulpit, lectern, font, etc.), choir seating and performance area. The NE (Dewey) cross gable is being expanded to accommodate modern sound system requirements. These improvements are necessary to simply retain the existing seating capacity. The seating capacity of the Nave is NOT changing.

SE/Back Additions: The other church facilities also need to be upgraded and expanded. Improvements include making additions that are beautiful, welcoming, accessible and accommodating for the church and community. The most significant expansion is being planned for the SE (back) portion of the site with offices, restrooms, classrooms and community-oriented gathering spaces. New additions are being designed to be compatible with the surrounding historic buildings and streetscapes in terms of materials, features, size, scale and proportion, and massing.



c. 1907, Courtesy of Groome Church



c. 1910-1940



1945, Courtesy of Delaware Public Archives



View from the Corner of Savannah Rd & Dewey Ave



Existing West Elevation



Existing North Elevation



Existing East Elevation

Proposed Restoration & Additions to Groome Church, Lewes, Delaware

EXISTING CONDITION PHOTOGRAPHS | p. 4



View east down Savannah Rd



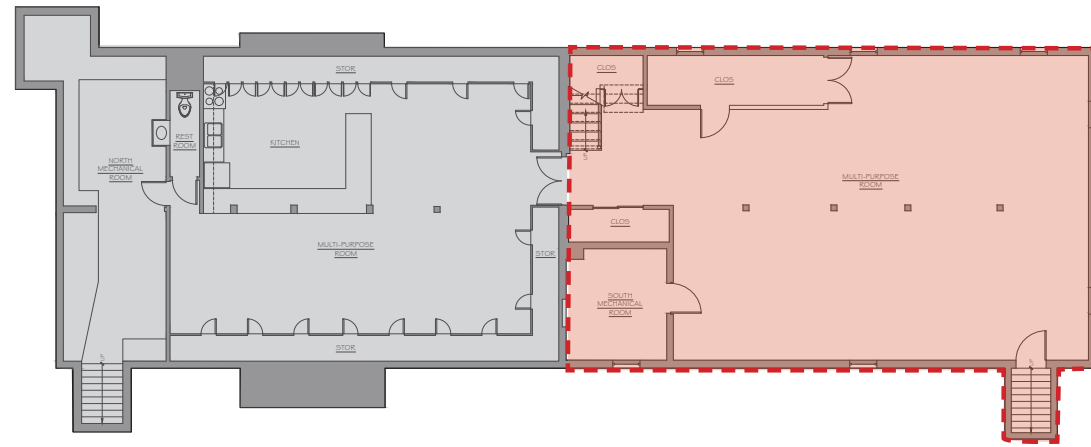
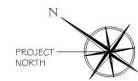
View across Savannah Rd & Dewey Ave to Bethel Methodist Cemetery, Rite Aid, Beebe Medical Center & Church-owned parking lot



609 Savannah Rd, Existing west elevation of the Church

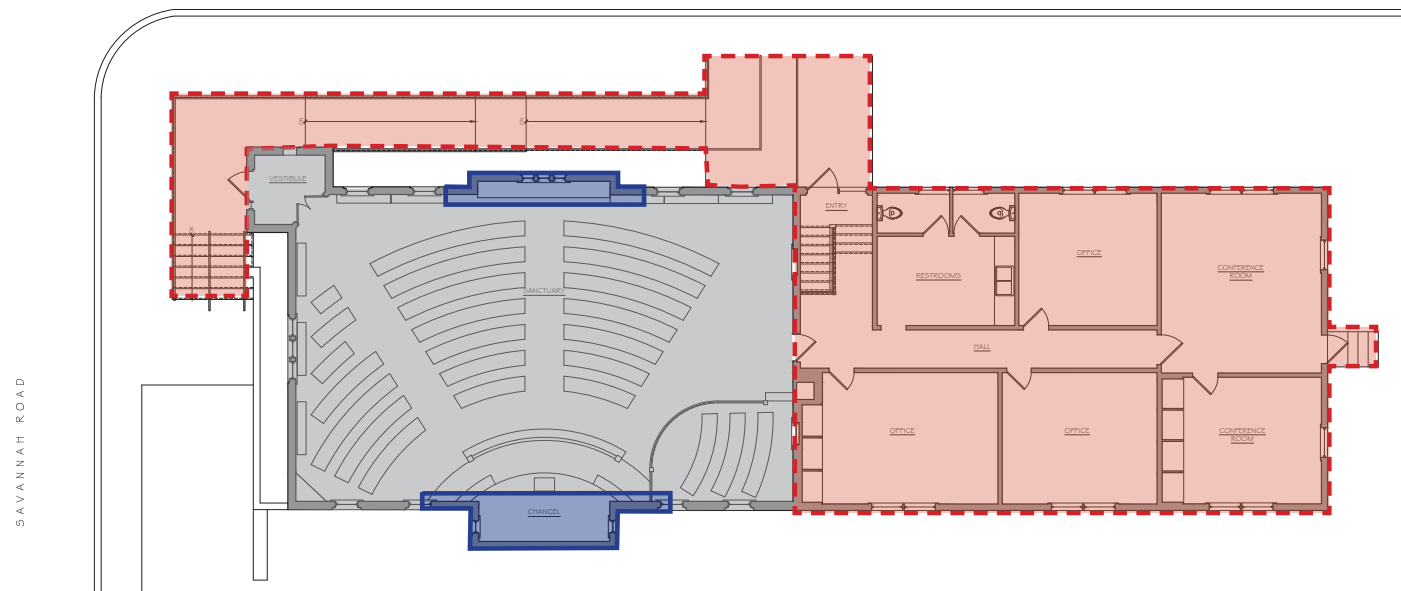


Neighboring Property at 108 Dewey Ave, Existing south elevation of the Church



Lower Level

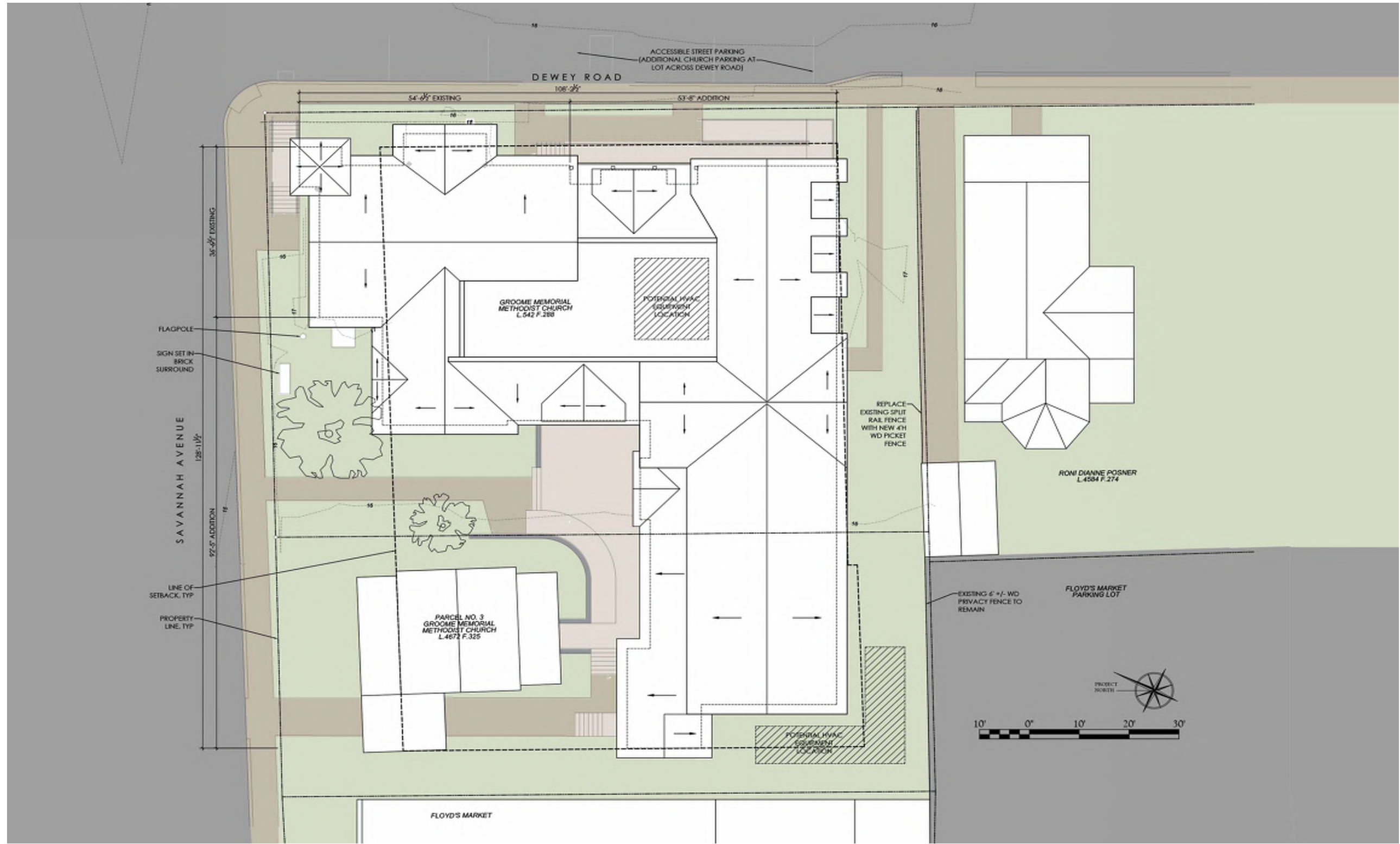
DEWEY AVENUE



First Floor

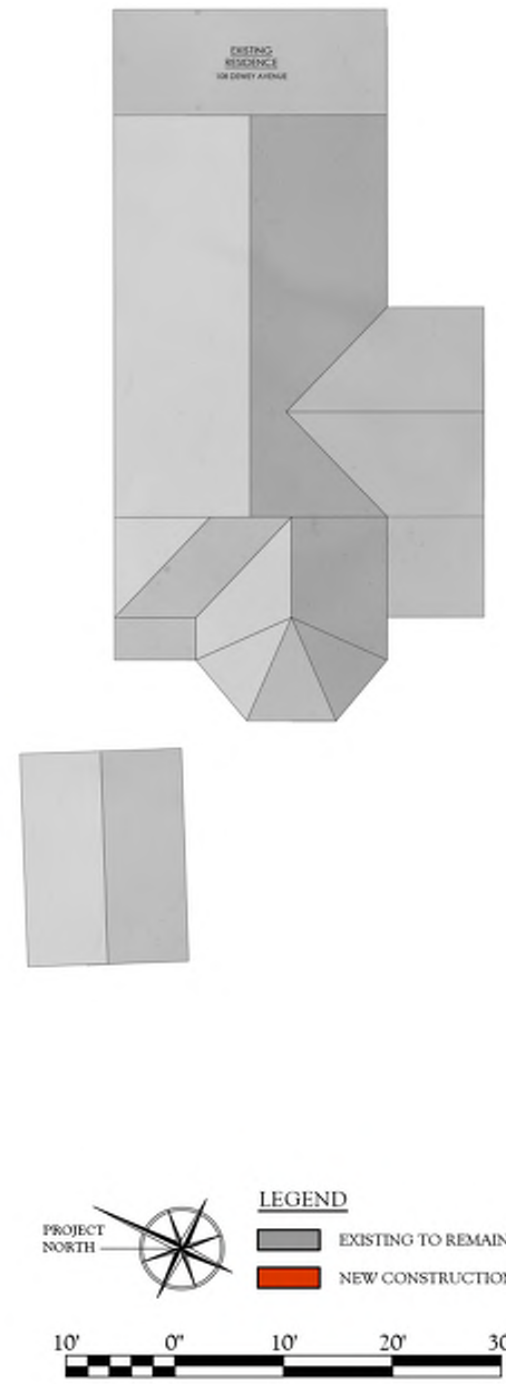
LEGEND

- 1960's & 2010 Construction To be Demolished
- 1907 Construction to Remain
- 1907 to be Reconfigured



















Proposed Restoration & Additions to Groome Church, Lewes, Delaware

EXISTING - VIEW FROM CORNER OF SAVANNAH RD & DEWEY AVE | p. 15



Proposed Restoration & Additions to Groome Church, Lewes, Delaware

PROPOSED DESIGN - 3D VIEW FROM CORNER OF SAVANNAH RD & DEWEY AVE | p. 16



Proposed Restoration & Additions to Groome Church, Lewes, Delaware

EXISTING - VIEW FROM SAVANNAH RD | p. 17



Proposed Restoration & Additions to Groome Church, Lewes, Delaware

PROPOSED DESIGN - 3D VIEW FROM SAVANNAH RD | p. 18



CEDAR SHINGLE SIDING & ROOFING



Natural cedar shingle roofing & siding



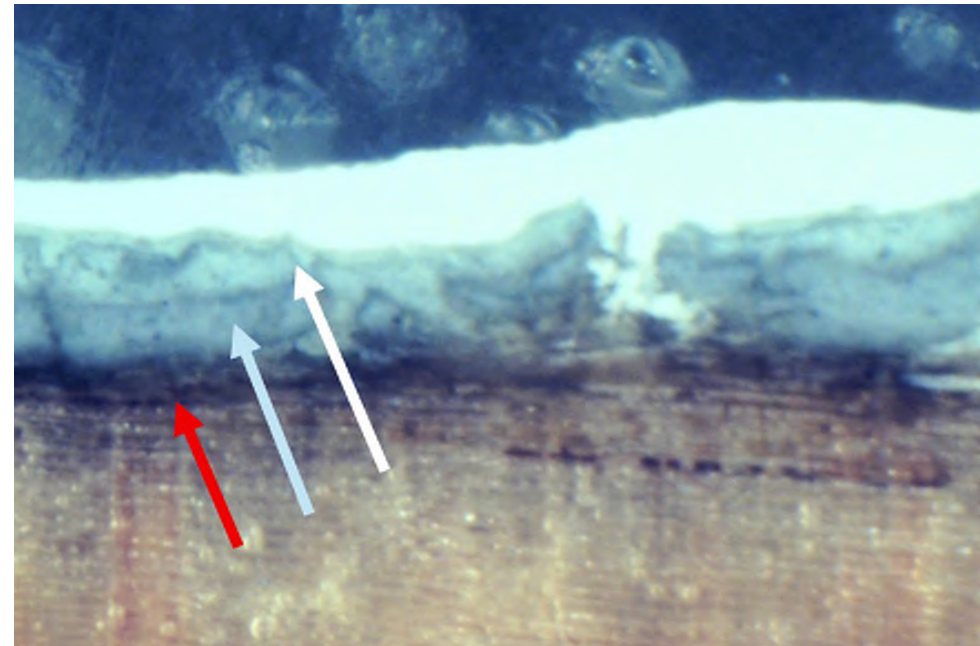
Painted, chamfered accent shingles



Church's original two-tone shingle siding, with dark trim, will be recreated.

ORIGINAL SHINGLE SIDING COLORS

Early or original cedar shingles are still present below the current exterior vinyl siding. A sample of these early shingles was taken from the south elevation, which is still visible in the attic of the 1960s addition. Through paint analysis, it was determined that the original wood was finished with a layer of oil, presumably as a protectant. This oil was covered with multiple layers of dirt, suggesting the natural oil finish was exposed for some time prior to being painted. The first three finish campaigns exhibit a light gray color and the most recent two layer are whites.



Paint analysis of sample retrieved from existing attic. First layer: Heavy layer of soiling prior to first paint finish (red arrow); Second Layer: First paint finishes, two campaigns of light gray (light blue arrow); Third Layer: Two later campaigns of white paint (white arrow).



Original pattern shingles above square cut shingles as found within the attic space of 1960's addition.

STAINED GLASS WINDOWS



Existing stained glass windows are to remain, or to be salvaged and re-installed in new locations. New exterior storm panel are to be installed.

PAINTED WOOD WINDOWS, DOORS & EXTERIOR TRIM



Painted wood trim will be replaced in kind.

EXPOSED BRICK FOUNDATION



Brick and mortar at new foundations to match in size, color and pattern of existing brick.

SALVAGED & NEW STAINED GLASS WINDOWS



New stained glass windows will be introduced at the Chancel and Community Room and salvaged units from the original sanctuary will be reused in new locations.

APPROACH TO FINISHES FOR ADDITIONS TO THE HISTORIC BUILDING:

The color shown for the shingles on the “additions” (white/off-white) will help to distinguish them from the original field shingles (natural/weathered). Some subtle detailing changes are also being incorporated on the additions, including simplified detailing at rafter tails and other trim profiles. These changes will help to achieve the goal of differentiating the new from the historic, and the additions will still be complimentary and compatible in terms of materials, features, scale, massing, etc.

TYPICAL WINDOWS AT ADDITION



Benjamin Moore “Essex Green” Trim Color

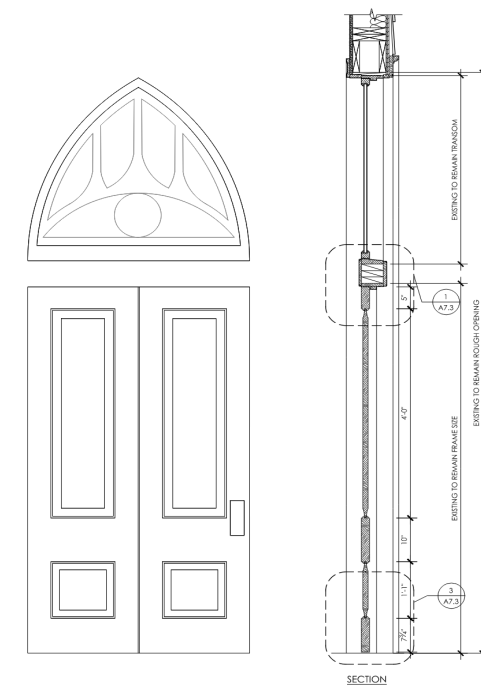
New fixed, aluminum storm windows will be installed at the exterior of salvaged stained glass. Mahogany wood windows, with simulated divided lites and exterior putty muntin profiles by Lepage Millwork. Both double hung and casement units are to be used.

COPPER DRAINAGE SYSTEM



Copper gutters and downspouts are to be used throughout.

DOORS



Custom wood doors are designed for both the Savannah Rd and Dewey Ave entrances.

PAINTED METALS



Typical exterior railings are steel, painted black.



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

May 2026

To: Historic Preservation
Planning and Building
Committees

I am hoping by sending these 2 sketches it will let you think about how the renovations should be done the right way to keep the look of a 1904 historic church instead of Grooms Church becoming a "Gothic Eyesore" in historic Sewes.

The new addition should have an extended basement with new retaining wall extension giving more rooms available both basement and main floor — thus NO NEED FOR 2ND FLOOR!

Please take the time to read this and look at the sketches. A ^{small} group and I leader are trying to change both the outside AND the whole inside sanctuary, buying everything new from the \$13,000,000 the land

left to the church on New
Road they decided to sell.
Its very sad how greed
comes into factors instead
of doing what is right

If anyone from any of
the committees would
like to discuss the sketches
I sent call me at
your convenience.

A lot of ministers and people
have devoted their lives
and money to Groome
Church and the changes
since in the last 11 years
is more about how much
we can buy but not restore
and preserve.

Thank-You Ruth A. Yarnes

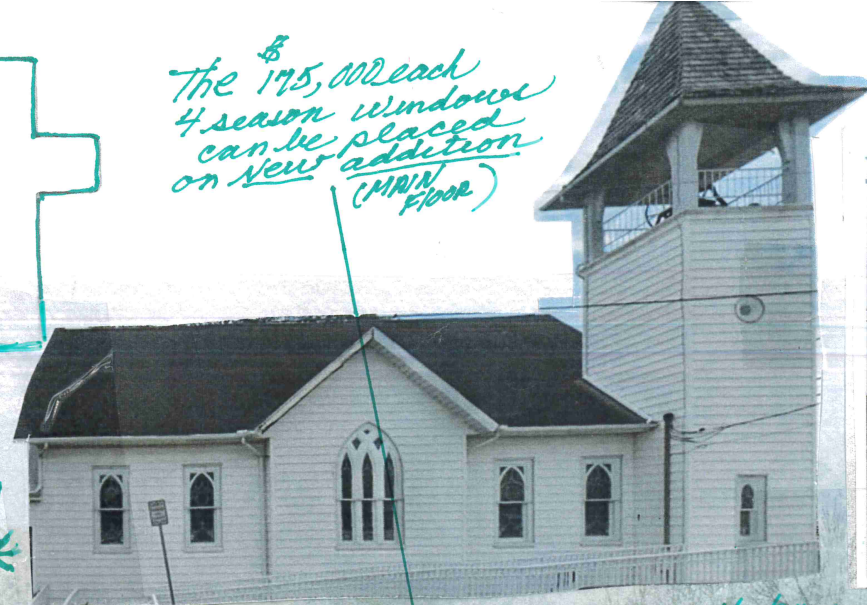
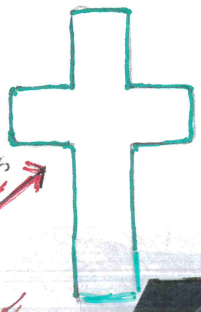
(302) 858-9339

34232 Woodsege Dr Apt 214
Lewes, De 19958

* NEW SIDE ENTRANCE AND NEW ADDITION GOING BACK TO WALKWAY + NEW EXTENDED BASEMENT
 Better cross

The \$175,000 each 4 season windows can be placed on new addition (MAIN FLOOR)

WRONG OF KIND CROSS!
 To Gothic!



SHRUBBERY CAN BE PUT AROUND

Would you want a 1904 Historic Church destroyed both outside and inside to become a

Proposed Restoration & Additions to Groome Church, Lewes, Delaware

PROPOSED DESIGN - NORTH ELEVATION | p. 12

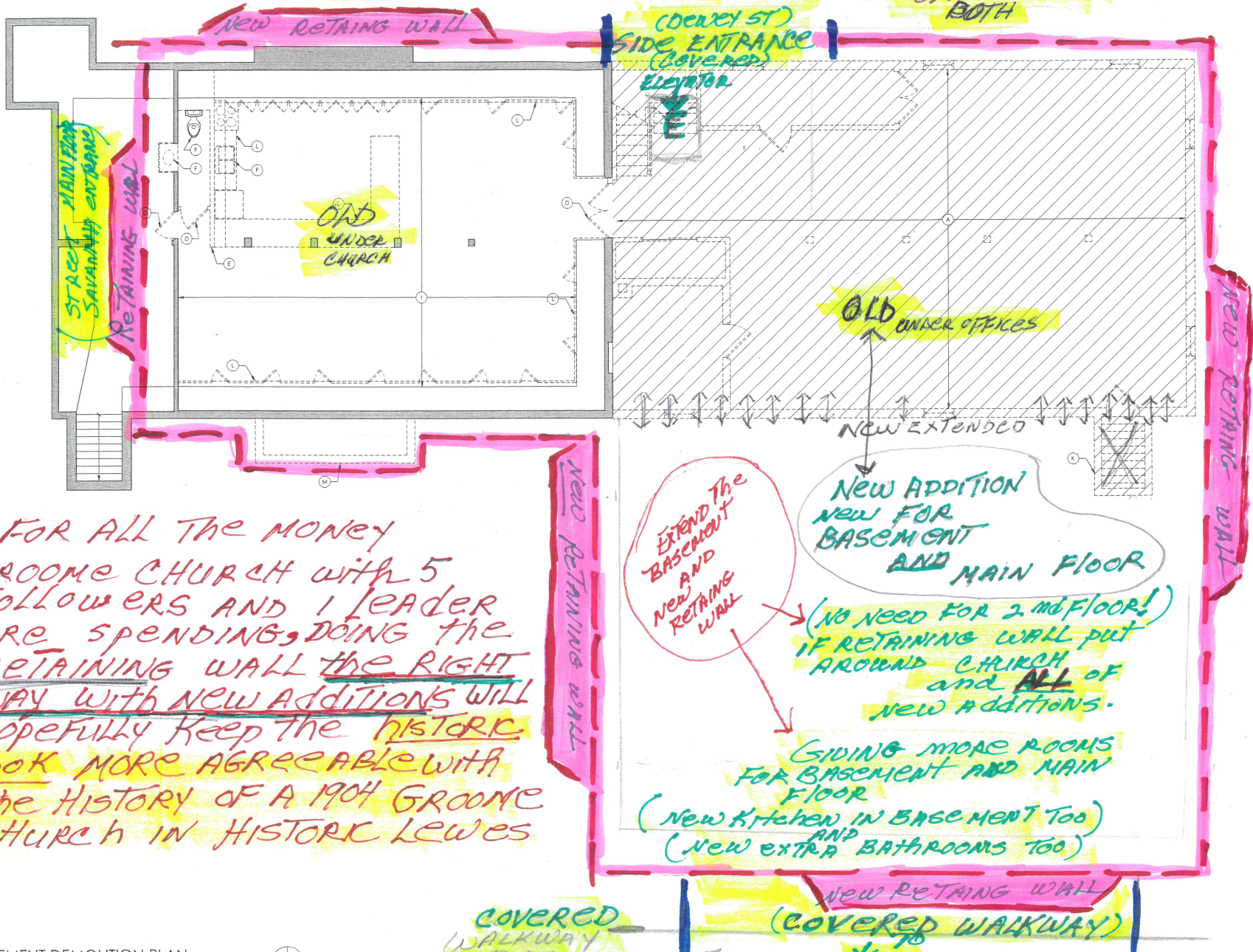
Eyesore in Historic Lewes??

Yes, repairing and restoration is essential but NOT complete destruction and historic original look!!!

Ruth A. Yarnes

2026

New pitched roof from DeweyST with extended
 new addition going back to house bought
 at 609 SAVANNAH BY GROOME CHURCH.
 ① CHURCH OUTSIDE AND NEW ADDITIONS SHOULD BE
 DONE ALTERNATELY IN WHITE AND OFF WHITE
 NOT EYESORE BROWN! ② SHINGLES SLATE
 ON ROOFS BOTH



FOR ALL THE MONEY
 GROOME CHURCH WITH 5
 FOLLOWERS AND 1 LEADER
 ARE SPENDING, DOING THE
RETAINING WALL THE RIGHT
WAY WITH NEW ADDITIONS WILL
 HOPEFULLY KEEP THE HISTORIC
LOOK MORE AGREEABLE WITH
 THE HISTORY OF A 1904 GROOME
 CHURCH IN HISTORIC LEWES

① BASEMENT DEMOLITION PLAN
 SCALE 1/4" = 1'-0" NORTH

Ruth A Yannes
 2026

COVERED WALKWAY EXTENSION TO BE ADDED TO → HOUSE GROOME CHURCH BOUGHT OUT 609 SAVANNAH

SITE INFORMATION



Location of Church site and adjacent Church-owned parking lot.

Zoning District

- LC (H) Limited Commercial

Existing/Proposed Use

- Church

Development Standards

- Proposed design meets zoning dimensional standards for height. Two variances were granted by the Board of Adjustment for expanded footprint beyond the existing building line. No other variances are being pursued.

Parking Requirements

- 1 parking spot per 40 square feet of floor area for rooms having movable seats
- 35 parking spots required per Community Room square footage; 39 spots provided in adjacent, Church-owned parking lot (area within dotted box at Location Plan)

WANTS TO PUT NEW STAINED GLASS WINDOWS IN - DO NOT NEED BUMP-OUT !!

PROJECT APPROACH

Project Introduction

The church recently celebrated 120 years of service to the Lewes, DE community, which has seen tremendous growth in the region and growth is continuing. Groome Church desires to meet these demands, and the current church facilities are outdated and no longer responsive to the needs of the church and community. The church has proposed plans for the restoration and rehabilitation of their current Sanctuary Building and for sensitive additions so that the church can continue to be mission-minded and accommodating, and a vital resource to the community.

A Statement from Groome Church

ALL THIS AGREED TO BY 5 PEOPLE AND 1 LEADER. NEVER CONGREGATIONAL MEETS!

“The Groome sanctuary is small, and we do not intend to enlarge the present nave. The seating capacity is restrictive, yet we desire to maintain the present level of accommodation. In preparation for a ‘once in a century’ make over, we have purchased all the liturgical adornments and furnishings necessary to perform worship and community outreach in the manner envisioned by our founder, John Wesley. As a congregation that supports and celebrates the arts, we have established a well-known legacy for enriching community life through numerous concerts, philanthropic events and intellectual offerings open to the entire community. In order to expand this vital part of our ministry and to maintain in the future our historic order for worship, we need to expand. Building the proposed architectural concept is not a luxury, it is a necessity; for without the additions we can neither strive for excellence nor accomplish our mission.”

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- ✓ Sanctuary Building Additions: *CHANGING WHOLE INSIDE OF SANCTUARY TO NEW NOT* To maintain the existing seating capacity in the sanctuary and accommodate updated church functions, the cross gables on either side (NE and SW) need to be sensitively expanded. The SW Chancel (courtyard) cross gable is being expanded to accommodate space for accessibility, liturgical elements (organ, piano, pulpit, lectern, font, etc.), choir seating and performance area. The NE (Dewey) cross gable is being expanded to accommodate modern sound system requirements. These improvements are necessary to simply retain the existing seating capacity. The seating capacity of the Nave is NOT changing. *HISTORIC!*

SE/Back Additions: The other church facilities also need to be upgraded and expanded. Improvements include making additions that are beautiful, welcoming, accessible and accommodating for the church and community. The most significant expansion is being planned for the SE (back) portion of the site with offices, restrooms, classrooms and community-oriented gathering spaces. New additions are being designed to be compatible with the surrounding historic buildings and streetscapes in terms of materials, features, size, scale and proportion, and massing.

From: Michael Darling <mdarlingbox@aol.com>
Sent: Tuesday, May 5, 2026 2:08 PM
To: Jon Ward <jward@ci.lewes.de.us>
Cc: cmiller@johnmilnerarch.com
Subject: Re Groome Church from Robert Jaeger, President Partners for Sacred Place

I've been pleased and honored to become acquainted with Groome Church and its deep commitment to preserving its historic building. The congregation is also committed to serving the needs of its community and has been working with John Milner Architects to design an addition that is sensitive to the historic building while also providing space that will house programs that are important to neighbors and people in need. It is not always easy for a church to create new opportunities to extend its outreach while respecting its heritage, and I think Groome has done credit to both.

Bob Jaeger

A. Robert Jaeger
President
Partners for Sacred Places
1700 Sansom Street, 10th floor
Philadelphia, PA 19103
215-567-3234, x12
www.sacredplaces.org

Partners for Sacred Places

Supporting congregations in preserving sacred places as vital community and cultural spaces across the country.



COURTYARD TERRACE

DEWEY STREET

The City of Lewes



Historic Preservation Architectural Review Commission Application

Date:

Name of Property Owner: _____

Address of Property Owner: _____

Phone Number of Property Owner: _____

Email Address of Property Owner (optional): _____

Name of Applicant (if not owner): _____

Address of Applicant (if not owner): _____

Phone Number of Applicant (if not owner): _____

Email Address of Applicant (optional): _____

Applicant's Interest in Property: _____

Address/Location of Property: _____


Sussex County Tax Map & Parcel Number: _____

Description of proposed work being reviewed:

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 _____

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 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 _____

PORCH

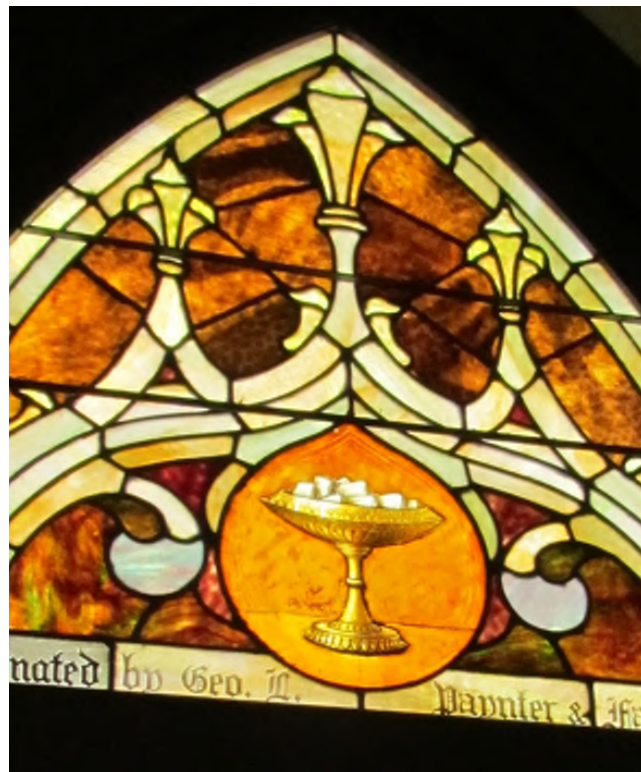
Decking	<input type="checkbox"/> wood <input type="checkbox"/> composite <input type="checkbox"/> other _____
Posts	<input type="checkbox"/> wood <input type="checkbox"/> composite <input type="checkbox"/> other _____
Railings	<input type="checkbox"/> wood <input type="checkbox"/> composite <input type="checkbox"/> other _____
Steps	<input type="checkbox"/> wood <input type="checkbox"/> cement <input type="checkbox"/> brick <input type="checkbox"/> other _____

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)
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JOHN MILNER ARCHITECTS
DESIGN & PRESERVATION

March 19, 2026

Mr. Kevin Mallinson
Chairperson, City of Lewes Historic Preservation Architectural Review Commission
114 E. Third Street
Lewes, Delaware 19958

Re: Proposed Restoration and Additions to Groome Church

Dear Mr. Mallinson:

Thank you for assisting us in the process of preparing our application for the proposed project at Groome Church at 601 Savannah Road, Lewes, Delaware. Groome Church, constructed in 1907, is a contributing structure to the Lewes Historic District. Please find enclosed documents pertaining to the proposed redesign which we are submitting for review and approval at the next HPARC session.

This project proposes an exterior restoration to the original sanctuary structure, including new wood cedar shingle siding and roofing. The proposed shingle color and configuration was determined through historic photographs and paint analysis. The existing stained glass windows are to remain or to be salvaged and reused in areas where the existing structure is to be modified. A more historically appropriate wood door with a new pent roof for weather protection is proposed at the Savannah Road entrance. The exterior brick and concrete accessible ramp, installed in 2010, will be removed and relocated further down Dewey Avenue, away from the original historic façades.

The project also includes an addition to the south of the existing sanctuary. Recently, Groome Church acquired the adjacent property and residential structure at 609 Savannah Road. The intent is that the two lots will be united into a cohesive campus for the church and community. We have included historic and current photographs showing the exterior of the structure and adjacent buildings. Also included are 2D and 3D concept images to illustrate the visual impact of the additions and exterior restoration efforts.

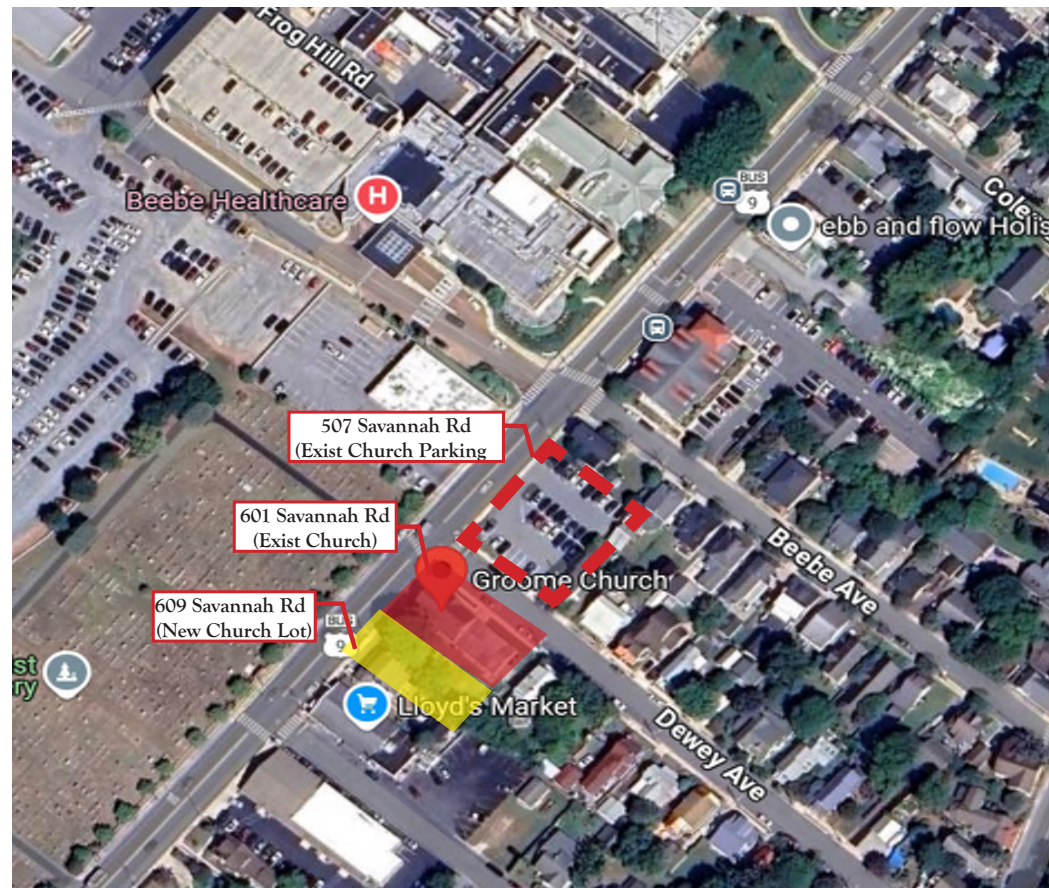
We appreciate your consideration of our submission. Please feel free to contact us if you have any questions or require additional information.

Sincerely,

Christopher Miller, AIA, NCARB
Principal

104 Lakeview Drive, Chadds Ford, PA 19317, 610 388-0111, johnmilnerarchitects.com

SITE INFORMATION



Location of Church site and adjacent Church-owned parking lot.

Zoning District

- LC (H) Limited Commercial

Existing/Proposed Use

- Church

Development Standards

- Proposed design meets zoning dimensional standards for height. Two variances were granted by the Board of Adjustment for expanded footprint beyond the existing building line. No other variances are being pursued.

Parking Requirements

- 1 parking spot per 40 square feet of floor area for rooms having movable seats
- 35 parking spots required per Community Room square footage; 39 spots provided in adjacent, Church-owned parking lot (area within dotted box at Location Plan)

PROJECT APPROACH

Project Introduction

The church recently celebrated 120 years of service to the Lewes, DE community, which has seen tremendous growth in the region and growth is continuing. Groome Church desires to meet these demands, and the current church facilities are outdated and no longer responsive to the needs of the church and community. The church has proposed plans for the restoration and rehabilitation of their current Sanctuary Building and for sensitive additions so that the church can continue to be mission-minded and accommodating, and a vital resource to the community.

A Statement from Groome Church

“The Groome sanctuary is small, and we do not intend to enlarge the present nave. The seating capacity is restrictive, yet we desire to maintain the present level of accommodation. In preparation for a ‘once in a century’ make over, we have purchased all the liturgical adornments and furnishings necessary to perform worship and community outreach in the manner envisioned by our founder, John Wesley. As a congregation that supports and celebrates the arts, we have established a well-known legacy for enriching community life through numerous concerts, philanthropic events and intellectual offerings open to the entire community. In order to expand this vital part of our ministry and to maintain in the future our historic order for worship, we need to expand. Building the proposed architectural concept is not a luxury, it is a necessity; for without the additions we can neither strive for excellence nor accomplish our mission.”

Project Objectives

Sanctuary Building Restoration/Rehabilitation: Restore the exterior of the original church building to its early 20th century appearance, especially the facades facing Dewey and Savannah. The restoration scope includes roof and siding materials, windows, doors, architectural details, etc. The intent is to maintain the historic use and character with minimal changes to distinctive materials, features, spaces, and spatial relationships, to the greatest extent possible.

Sanctuary Building Additions: To maintain the existing seating capacity in the sanctuary and accommodate updated church functions, the cross gables on either side (NE and SW) need to be sensitively expanded. The SW Chancel (courtyard) cross gable is being expanded to accommodate space for accessibility, liturgical elements (organ, piano, pulpit, lectern, font, etc.), choir seating and performance area. The NE (Dewey) cross gable is being expanded to accommodate modern sound system requirements. These improvements are necessary to simply retain the existing seating capacity. The seating capacity of the Nave is NOT changing.

SE/Back Additions: The other church facilities also need to be upgraded and expanded. Improvements include making additions that are beautiful, welcoming, accessible and accommodating for the church and community. The most significant expansion is being planned for the SE (back) portion of the site with offices, restrooms, classrooms and community-oriented gathering spaces. New additions are being designed to be compatible with the surrounding historic buildings and streetscapes in terms of materials, features, size, scale and proportion, and massing.



c. 1907, Courtesy of Groome Church



c. 1910-1940



1945, Courtesy of Delaware Public Archives



View from the Corner of Savannah Rd & Dewey Ave



Existing West Elevation



Existing North Elevation



Existing East Elevation

Proposed Restoration & Additions to Groome Church, Lewes, Delaware

EXISTING CONDITION PHOTOGRAPHS | p. 4



View east down Savannah Rd



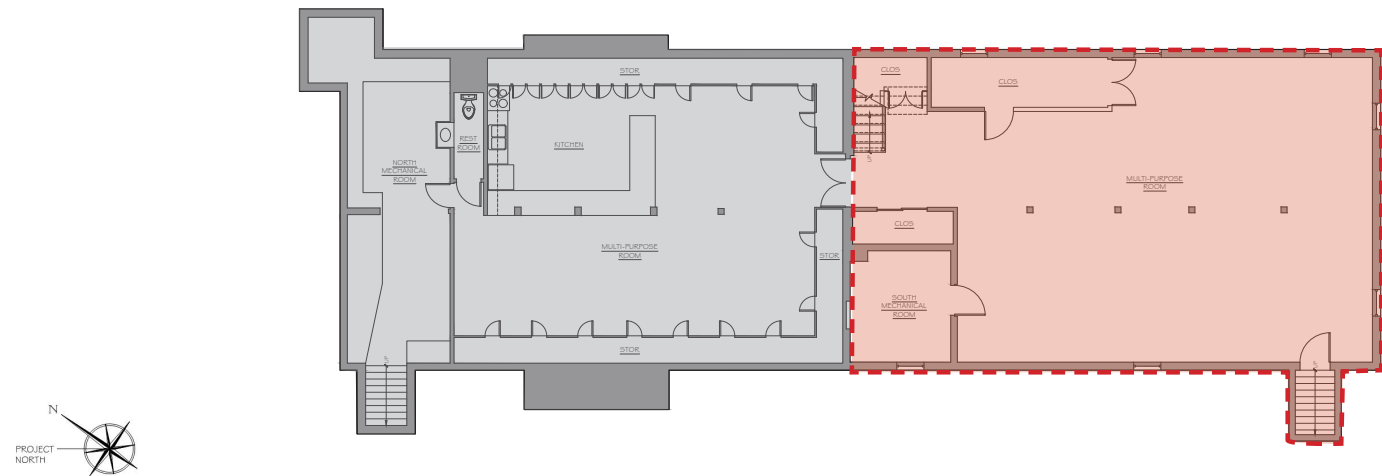
View across Savannah Rd & Dewey Ave to Bethel Methodist Cemetery, Rite Aid, Beebe Medical Center & Church-owned parking lot



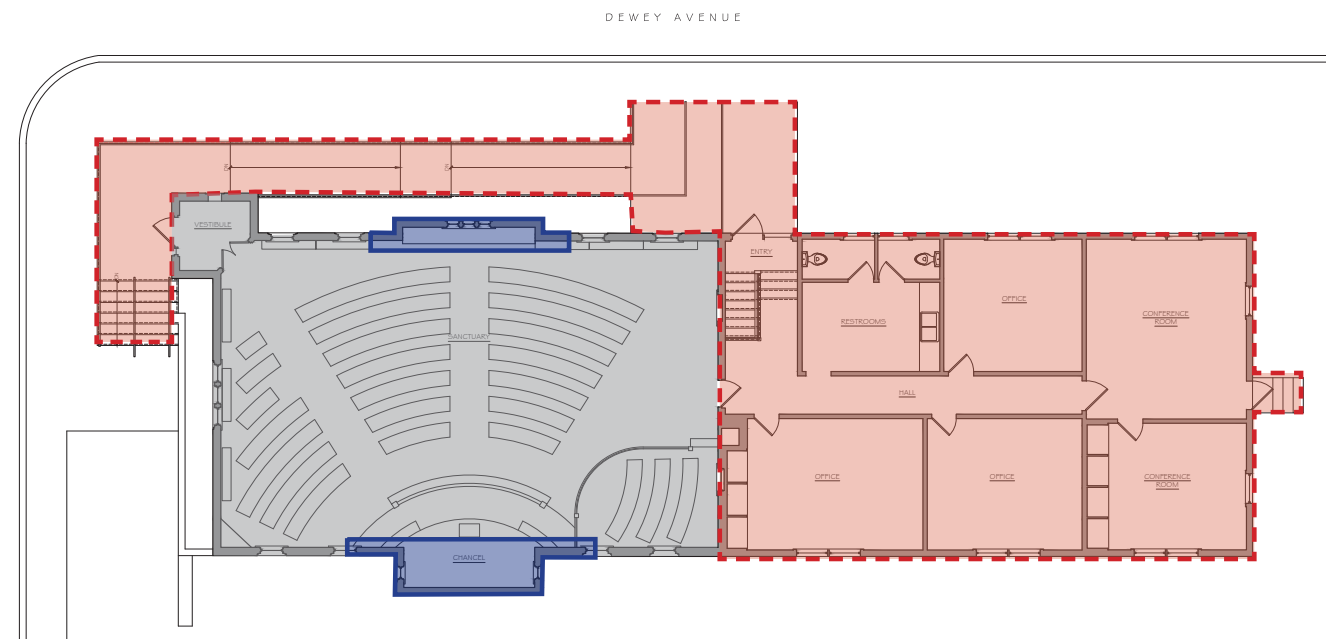
609 Savannah Rd, Existing west elevation of the Church



Neighboring Property at 108 Dewey Ave, Existing south elevation of the Church



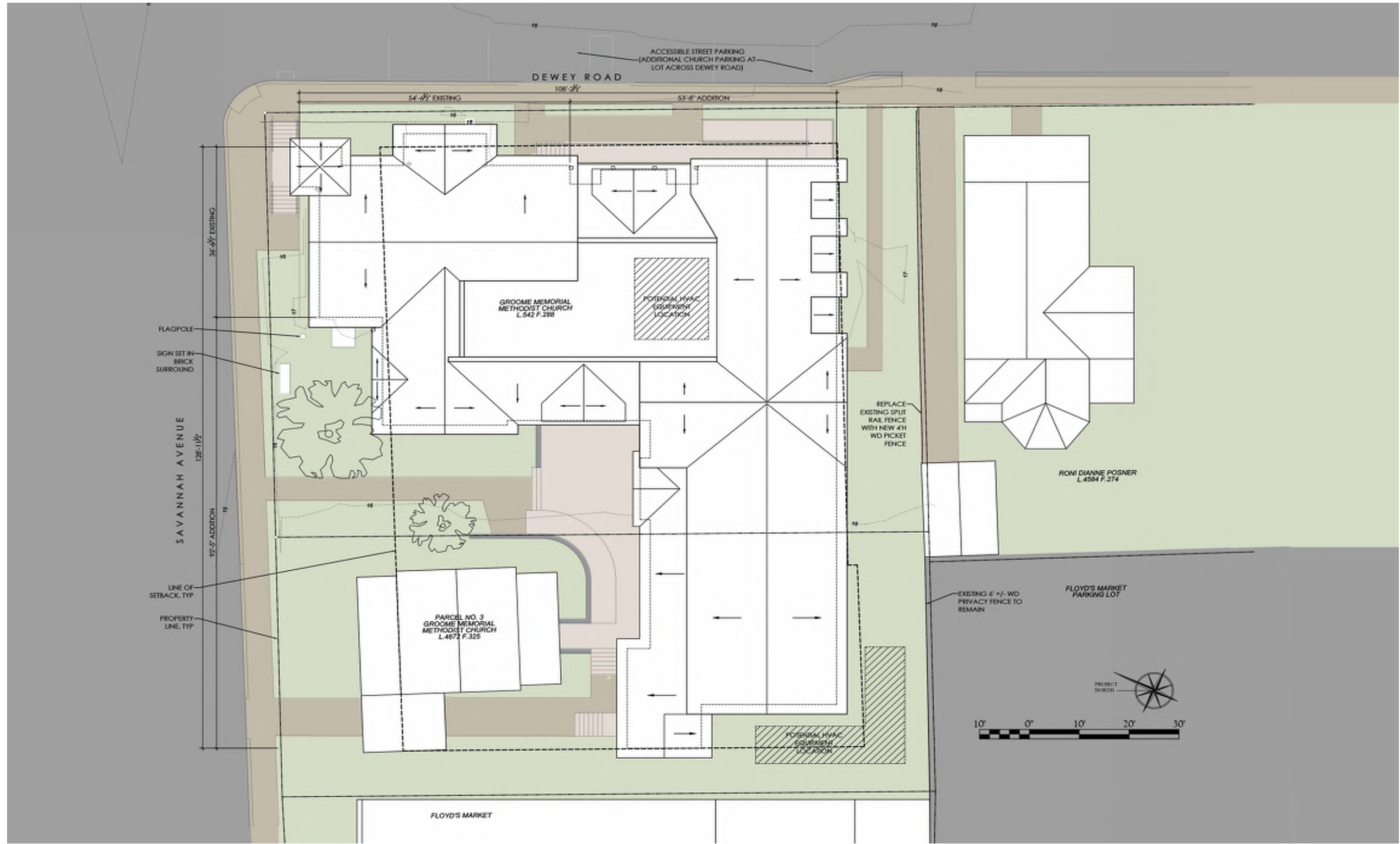
Lower Level



First Floor

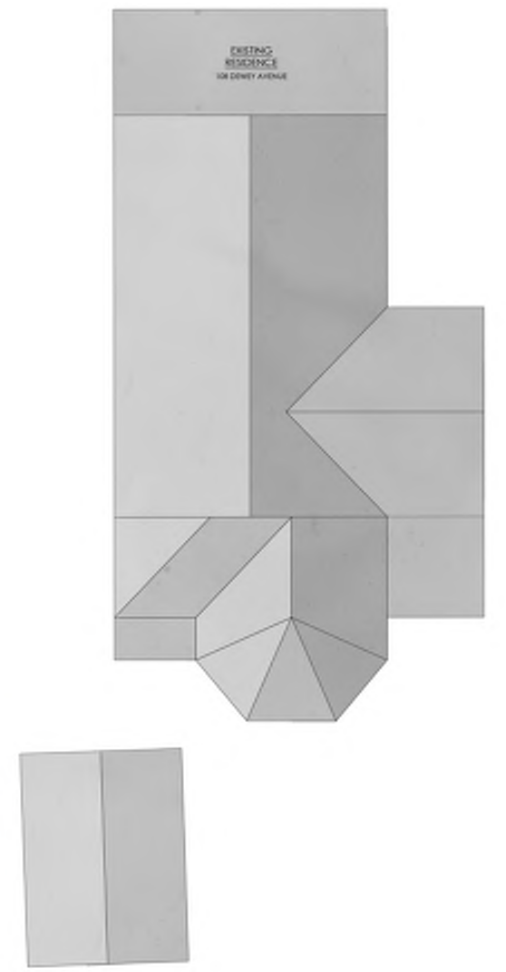
LEGEND

- 1960's & 2010 Construction To be Demolished
- 1907 Construction to Remain
- 1907 to be Reconfigured









PROJECT NORTH

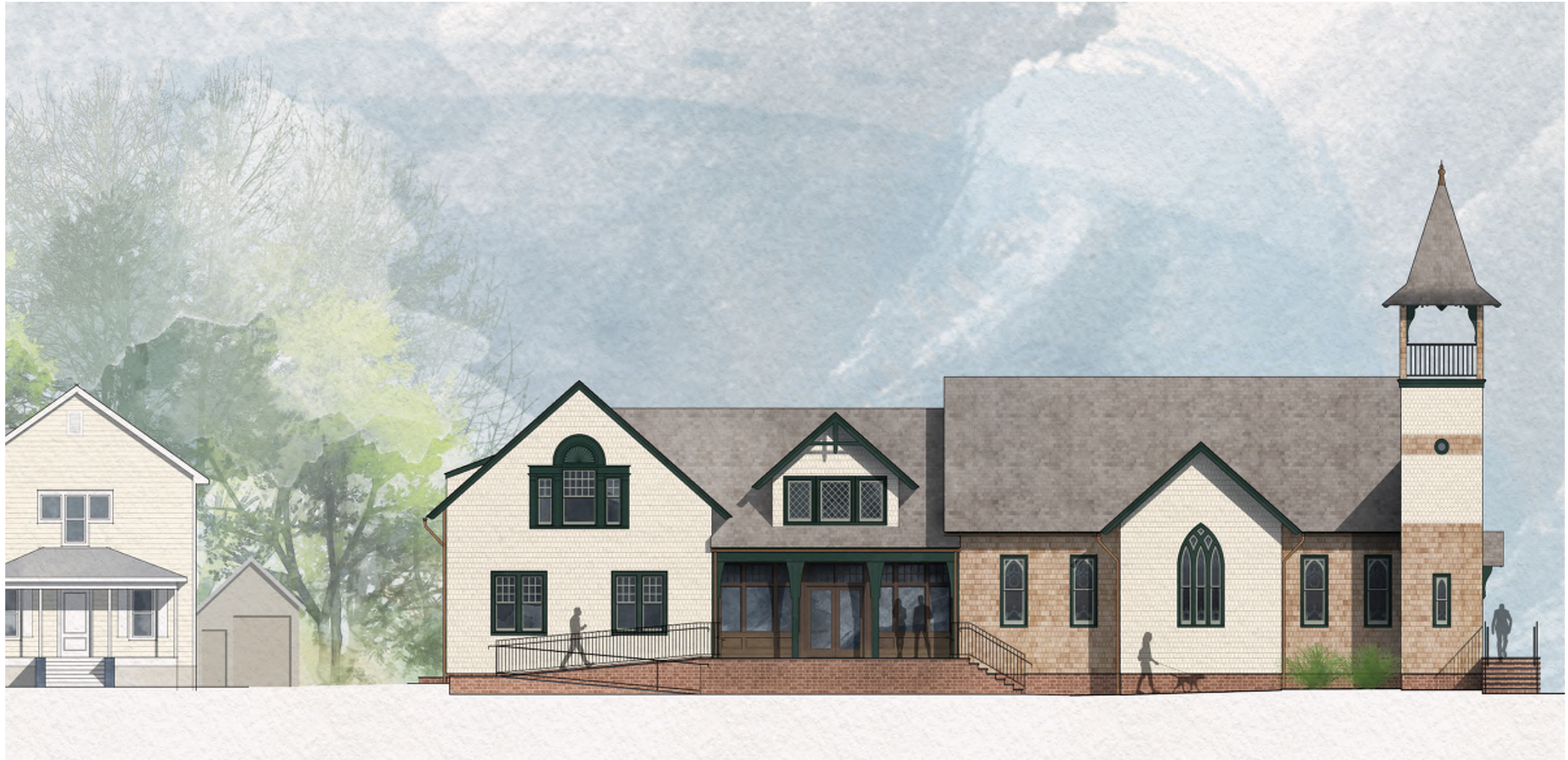
LEGEND

- EXISTING TO REMAIN
- NEW CONSTRUCTION











Proposed Restoration & Additions to Groome Church, Lewes, Delaware

EXISTING - VIEW FROM CORNER OF SAVANNAH RD & DEWEY AVE | p. 15



Proposed Restoration & Additions to Groome Church, Lewes, Delaware

PROPOSED DESIGN - 3D VIEW FROM CORNER OF SAVANNAH RD & DEWEY AVE | p. 16



Proposed Restoration & Additions to Groome Church, Lewes, Delaware

EXISTING - VIEW FROM SAVANNAH RD | p. 17



Proposed Restoration & Additions to Groome Church, Lewes, Delaware

PROPOSED DESIGN - 3D VIEW FROM SAVANNAH RD | p. 18



CEDAR SHINGLE SIDING & ROOFING



Natural cedar shingle roofing & siding



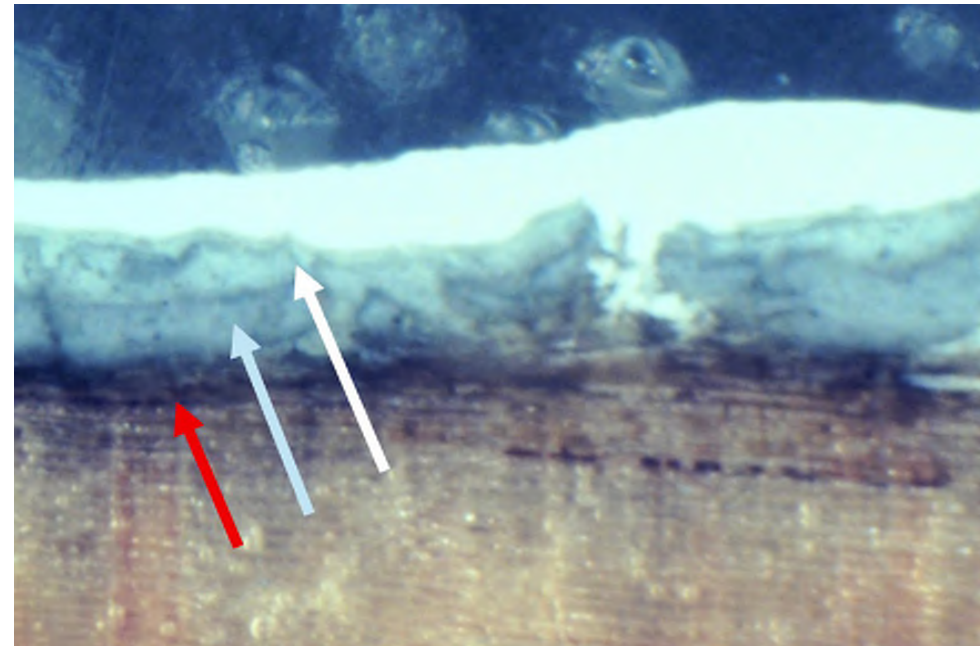
Painted, chamfered accent shingles



Church's original two-tone shingle siding, with dark trim, will be recreated.

ORIGINAL SHINGLE SIDING COLORS

Early or original cedar shingles are still present below the current exterior vinyl siding. A sample of these early shingles was taken from the south elevation, which is still visible in the attic of the 1960s addition. Through paint analysis, it was determined that the original wood was finished with a layer of oil, presumably as a protectant. This oil was covered with multiple layers of dirt, suggesting the natural oil finish was exposed for some time prior to being painted. The first three finish campaigns exhibit a light gray color and the most recent two layer are whites.



Paint analysis of sample retrieved from existing attic. First layer: Heavy layer of soiling prior to first paint finish (red arrow); Second Layer: First paint finishes, two campaigns of light gray (light blue arrow); Third Layer: Two later campaigns of white paint (white arrow).



Original pattern shingles above square cut shingles as found within the attic space of 1960's addition.

STAINED GLASS WINDOWS



Existing stained glass windows are to remain, or to be salvaged and re-installed in new locations. New exterior storm panel are to be installed.

PAINTED WOOD WINDOWS, DOORS & EXTERIOR TRIM



Painted wood trim will be replaced in kind.

EXPOSED BRICK FOUNDATION



Brick and mortar at new foundations to match in size, color and pattern of existing brick.

SALVAGED & NEW STAINED GLASS WINDOWS



New stained glass windows will be introduced at the Chancel and Community Room and salvaged units from the original sanctuary will be reused in new locations.

APPROACH TO FINISHES FOR ADDITIONS TO THE HISTORIC BUILDING:

The color shown for the shingles on the “additions” (white/off-white) will help to distinguish them from the original field shingles (natural/weathered). Some subtle detailing changes are also being incorporated on the additions, including simplified detailing at rafter tails and other trim profiles. These changes will help to achieve the goal of differentiating the new from the historic, and the additions will still be complimentary and compatible in terms of materials, features, scale, massing, etc.

TYPICAL WINDOWS AT ADDITION



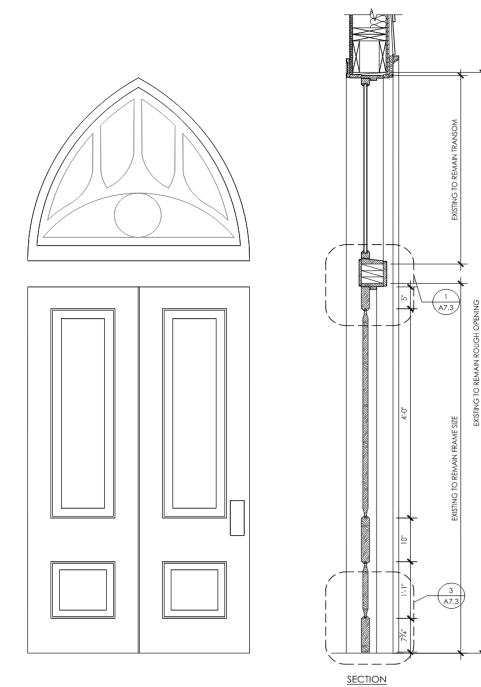
New fixed, aluminum storm windows will be installed at the exterior of salvaged stained glass. Mahogany wood windows, with simulated divided lites and exterior putty muntin profiles by Lepage Millwork. Both double hung and casement units are to be used.

COPPER DRAINAGE SYSTEM



Copper gutters and downspouts are to be used throughout.

DOORS



Custom wood doors are designed for both the Savannah Rd and Dewey Ave entrances.

PAINTED METALS



Typical exterior railings are steel, painted black.



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

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.
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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

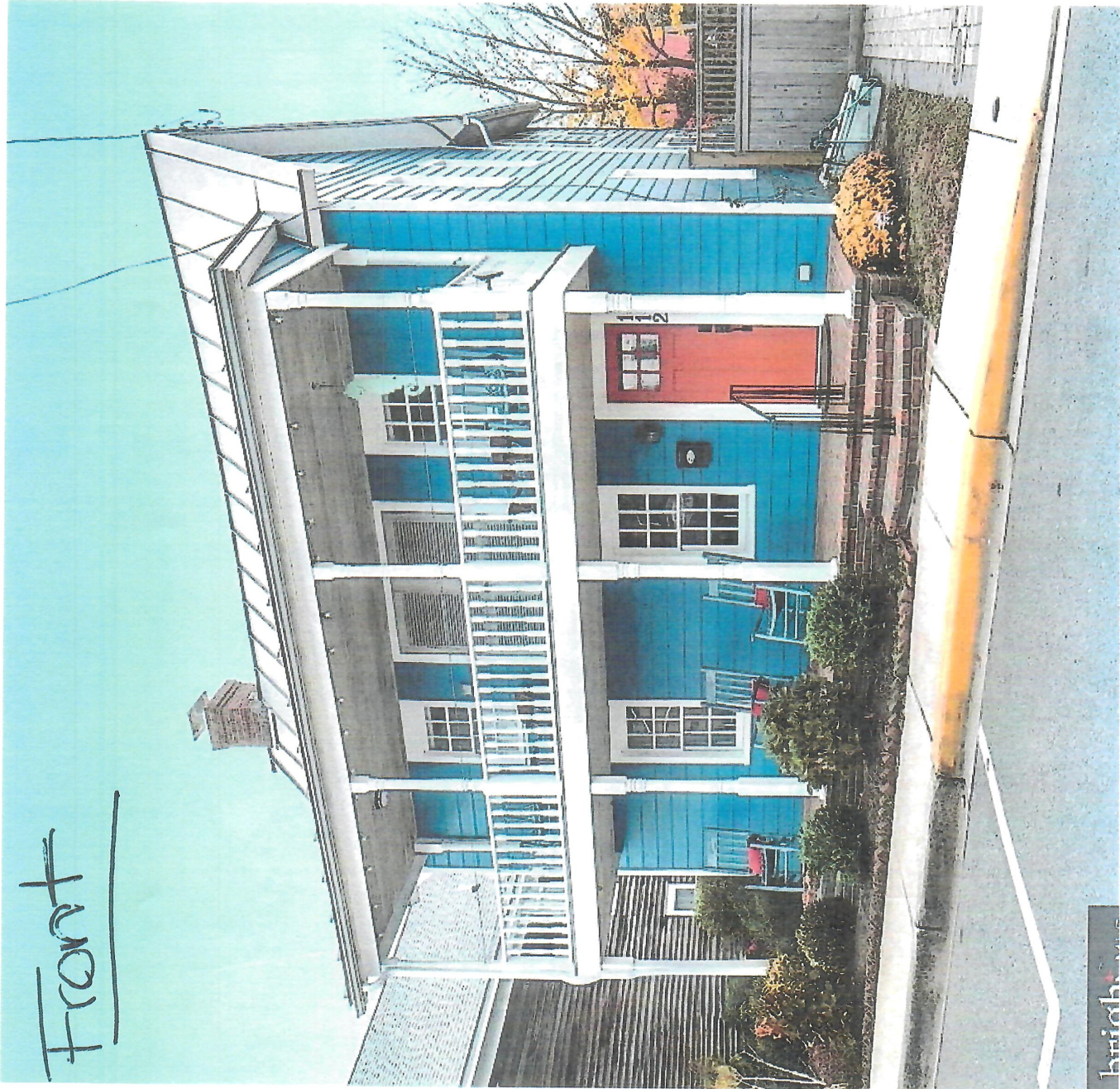
Decking	<input checked="" type="checkbox"/> wood <input checked="" type="checkbox"/> composite <input checked="" type="checkbox"/> other <u>Vinyl PVC</u>
Posts	<input checked="" type="checkbox"/> wood <input type="checkbox"/> composite <input checked="" type="checkbox"/> other <u>Vinyl PVC</u>
Railings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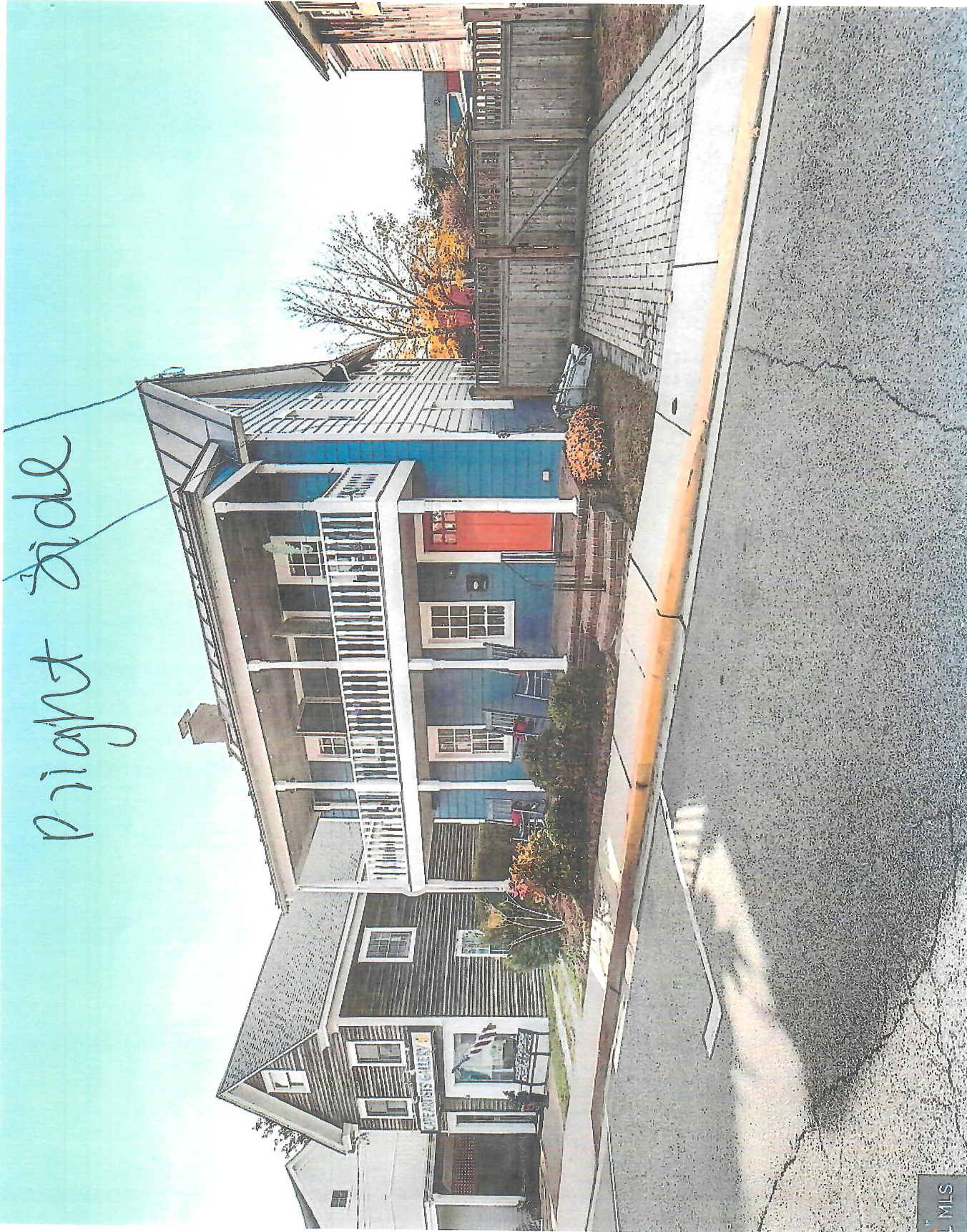


Front

brigh

Left side





Bright Side





MLS

110 3rd St



110 3rd St
Google Street View
Jun 2024

Google Maps

Image capture: Jun 2024 © 2024 Google

114 3rd St

Google Maps

Google Street View
Jun 2024



Google Maps

Imagery capture: Jun 2024 © 2026 Google

- Moore's Market
- 52 Market St
- 5th Park
- Levo

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

ANSI Square Footage:

2nd Floor Deck	260 SQ. FT.
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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 CONTRACTORS 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.

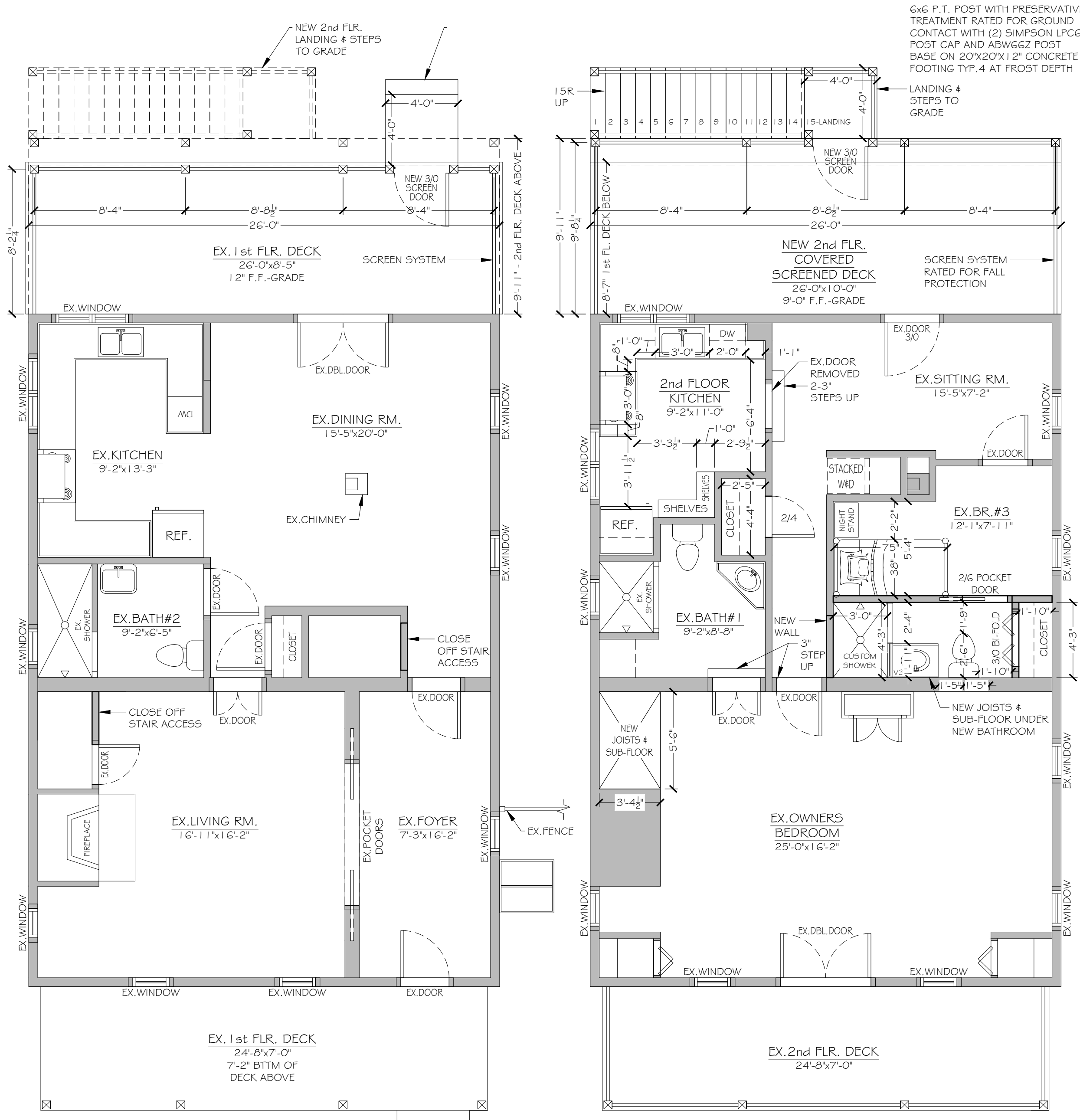
Dave's
Drafting & Design
License #: 2018601727
CELL: 302.353.0114
ddlutp2004@hotmail.com

Dave's Drafting and Design reserves the right to file drawings and any information or drawings material set out on it and shall not be REPRODUCED, COPIED, LOANED in whole or part or used for any purpose without written permission. All drawings to be held in strict confidence. It is the clients responsibility to review the project meets state and local code before starting construction.

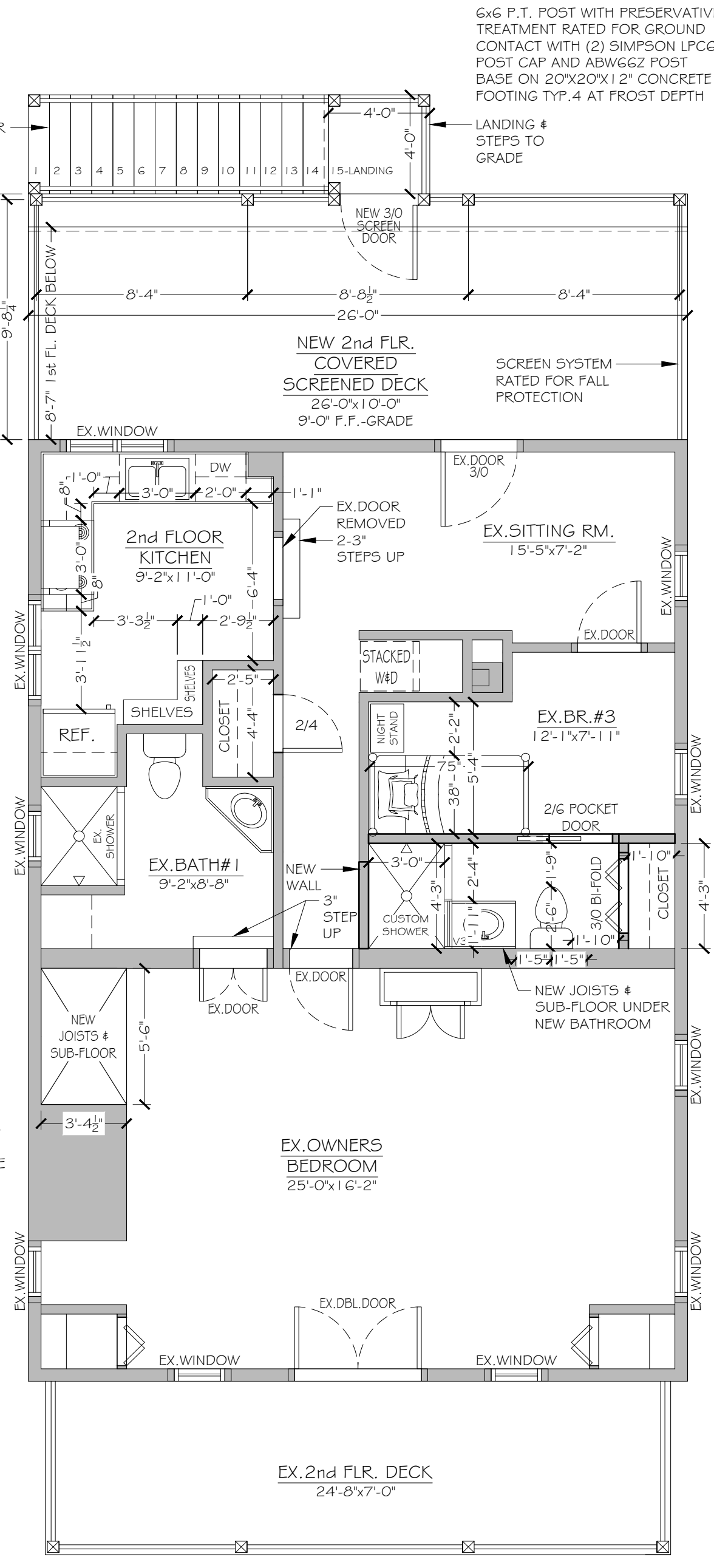
DATE	BY	DESCRIPTION
03-24-26		Drawn by Dave's Drafting and Design
		Checked by: PHE General Contractors
		Job Address: 112 West 3rd Street, Lewes, DE 19958
		Job#: 154-00

2nd Floor Deck Addition
A1
Cover Sheet & Existing Plans

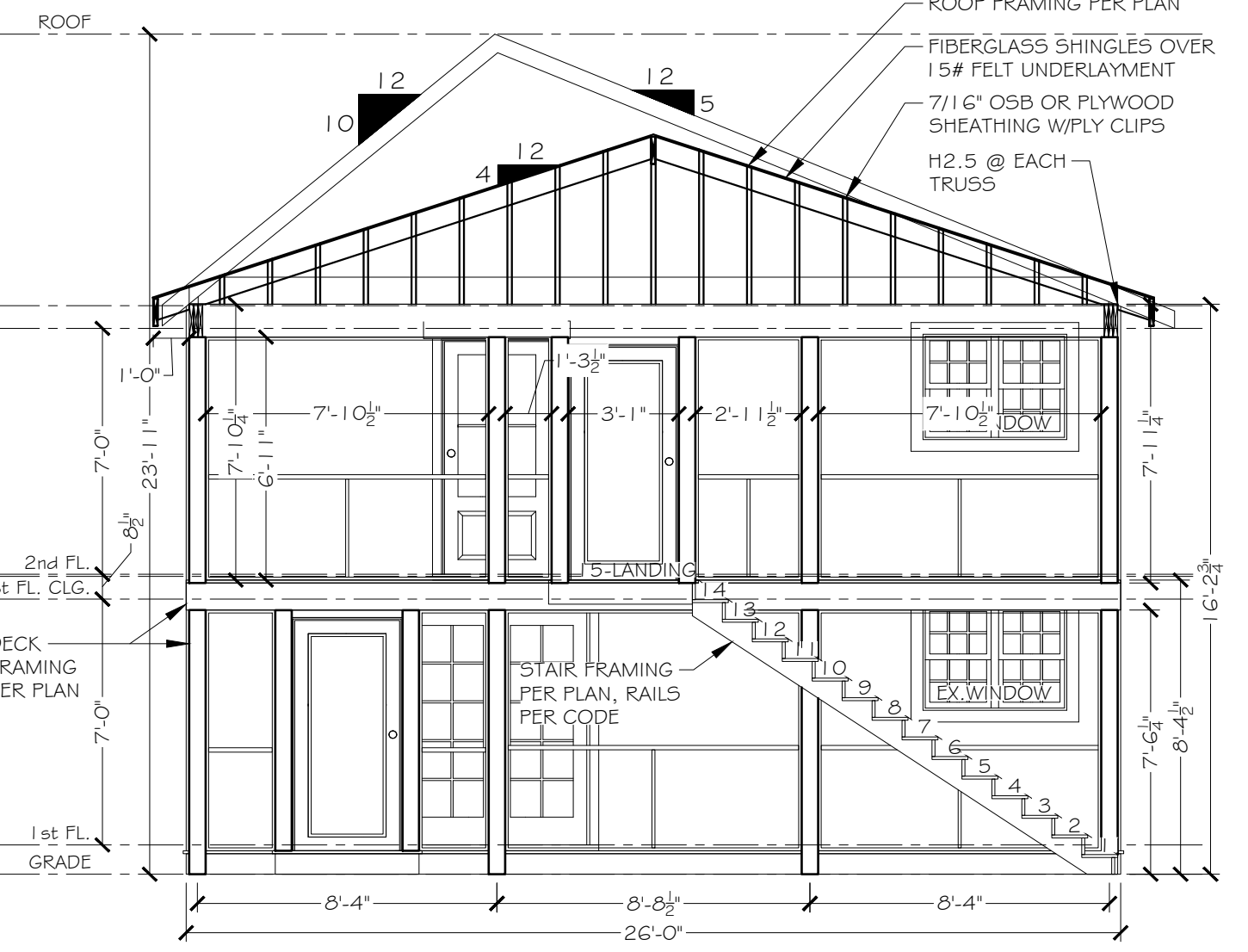
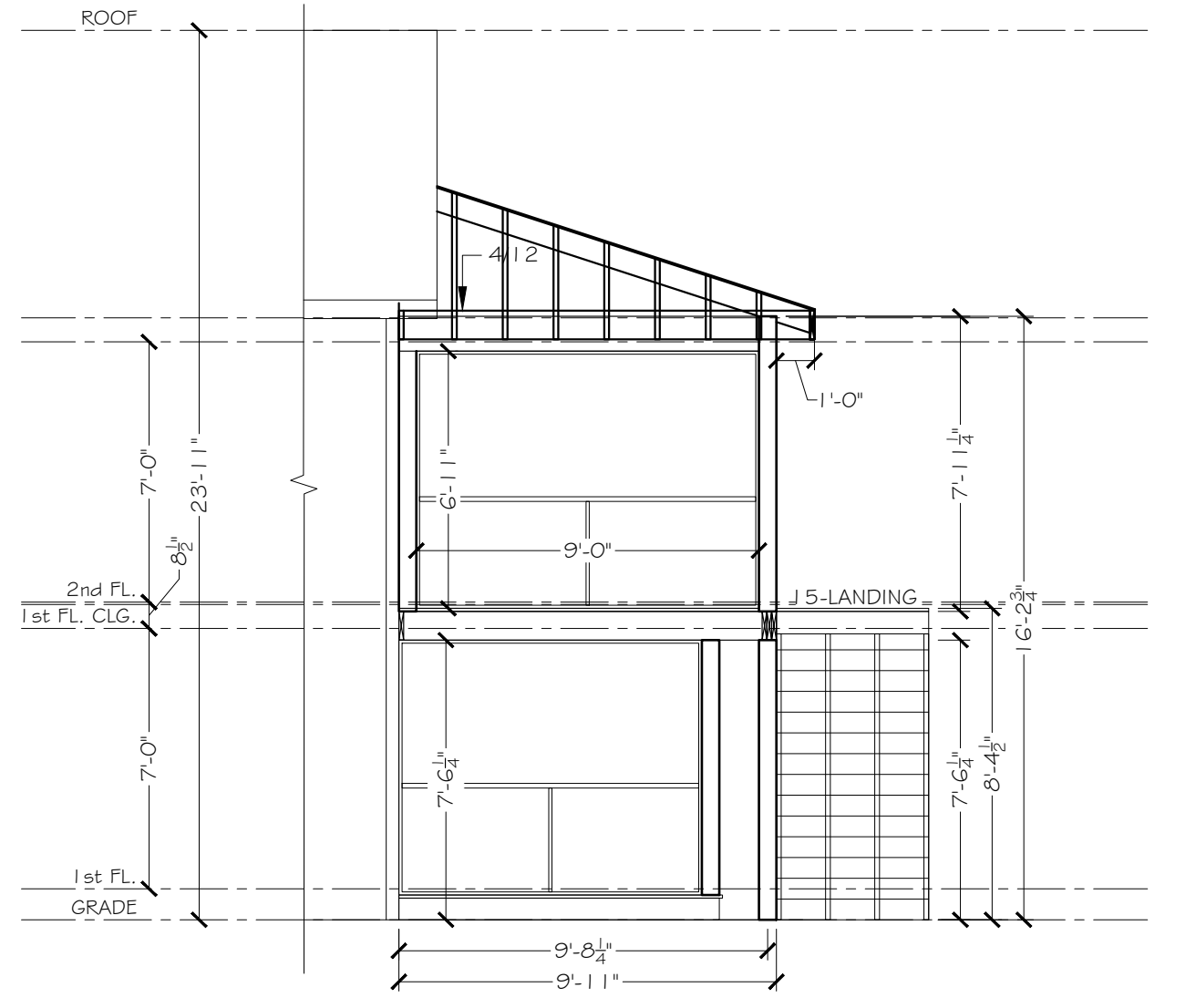
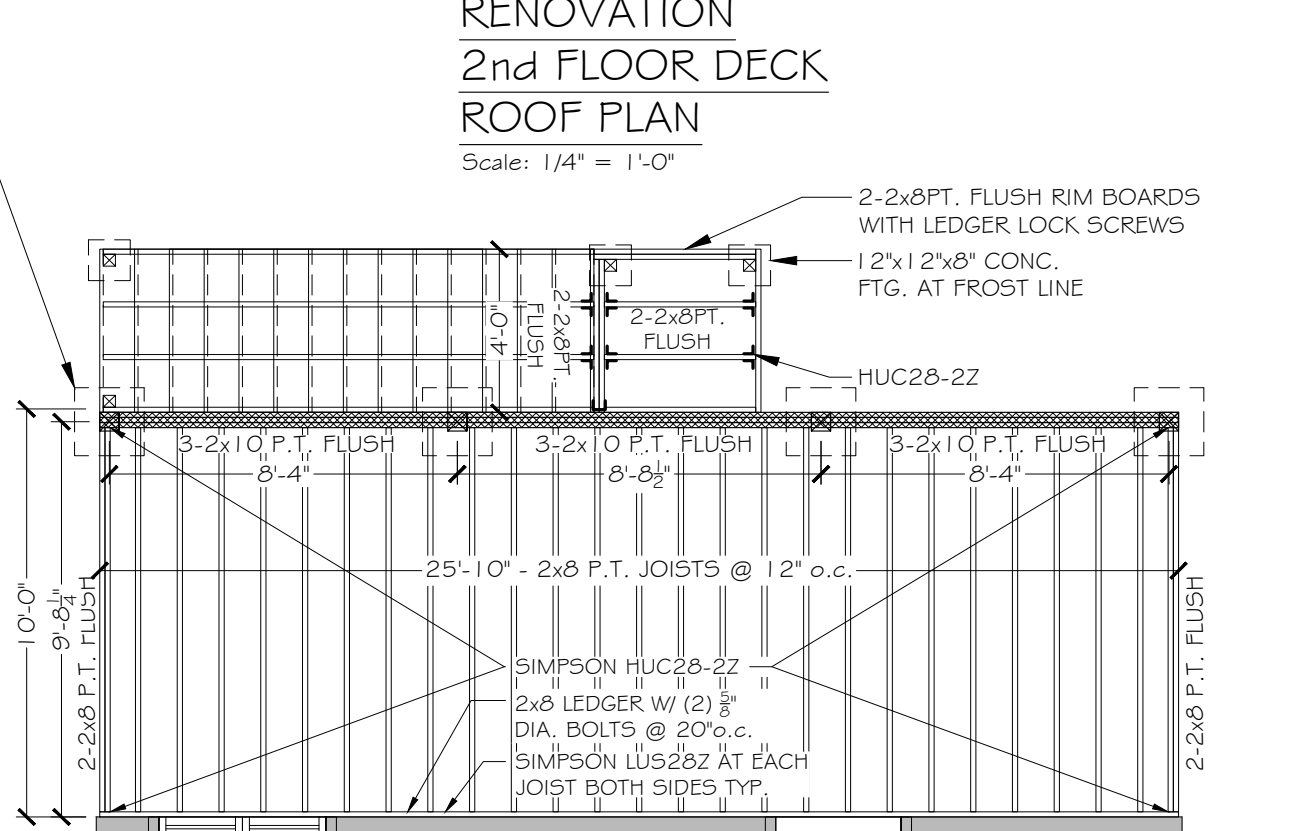
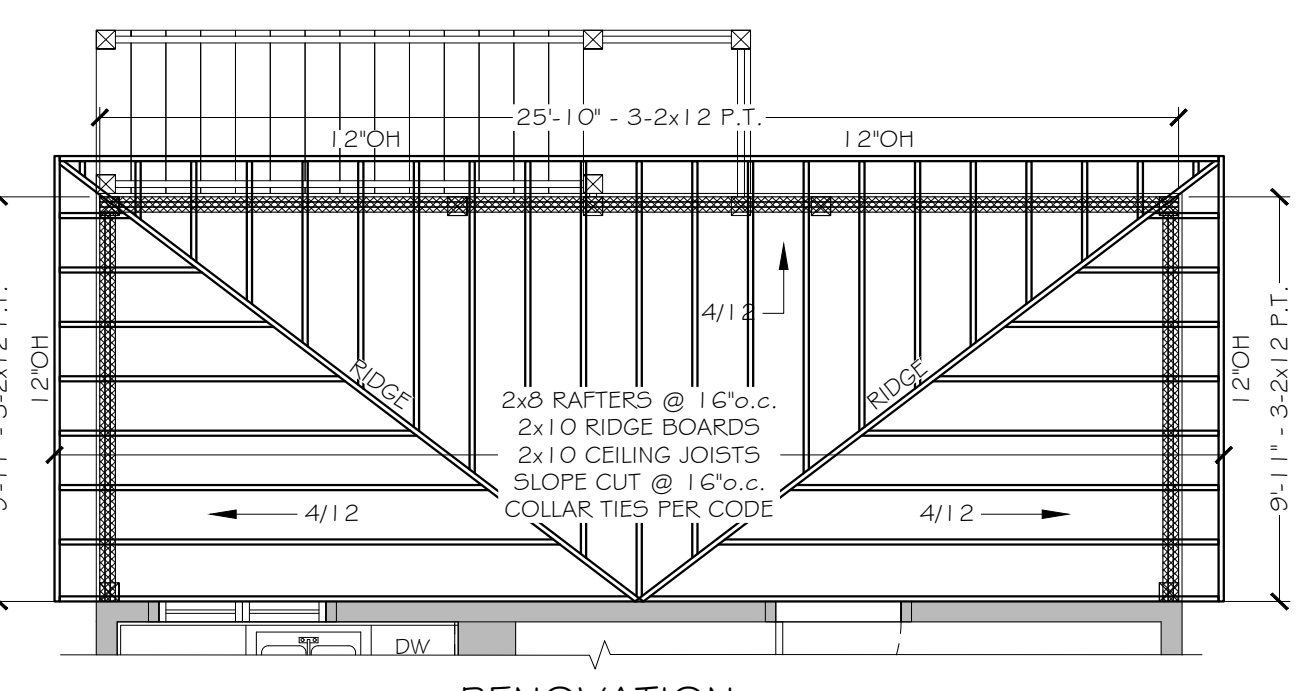
- SELECTIONS:
 -EXTERIOR DECKING = DURADECK VINYL DECKING OR SIMILAR PRODUCT
 -ALL EXTERIOR STAIRS/RAILINGS/COLUMNS/BEAMS/CEILINGS WILL BE OF A PVC OR ENGINEERED WRAPPED MATERIAL
 -SOFFITS WILL BE VINYL T3 VENTED
 -FASCIA WILL BE ALUMINUM WRAPPED WITH ALUMINUM GUTTERS
 -SCREEN TIGHT SCREEN SYSTEM WITH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



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



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



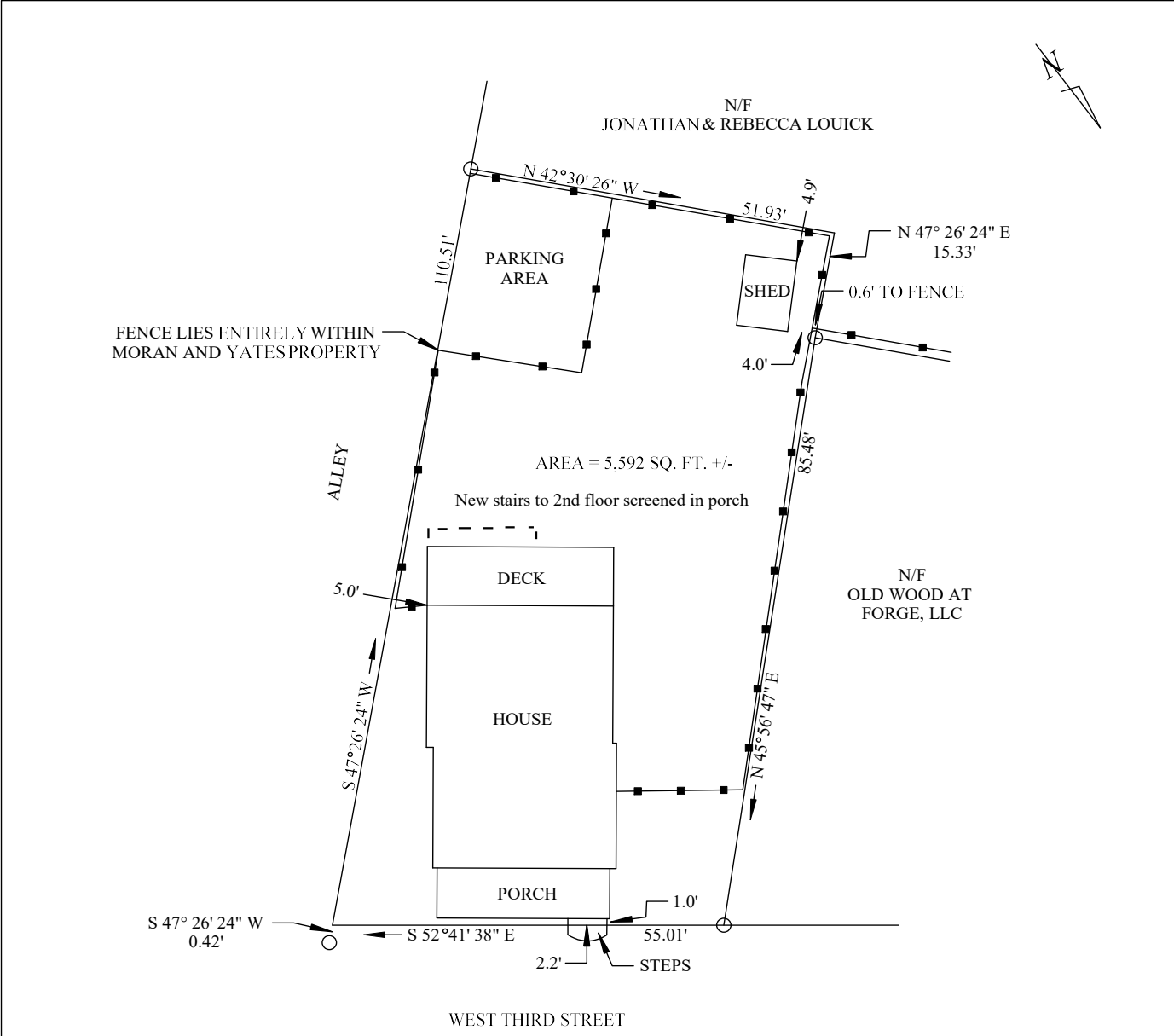
- NOTES:
 1. FASTEN BEAM PLIES TOGETHER W/(2) ROWS OF SIMPSON 25600SD5 SCREWS @ 16" o.c. FROM EACH FACE OF BEAM
 PROVIDE 36" MIN. STAIRWAY WIDTH - 7.75" MAX. RISER; 10" MIN. TREAD + 1" NOSING; GUARDRAILS/HANDRAILS PER 2021 CODE
 SEE GENERAL NOTES SHEET FOR FIREBLOCKING REQUIREMENTS
- SD/CO = COMBINATION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

Dave's
 Drafting & Design
 License #: 2018601727
 CELL: 302.353.0114
 dduriga2004@hotmail.com

Dave's Drafting and Design reserves the right to file drawings and any information on drawings and/or information set out on it and shall not be liable for any errors, omissions, or damages. COPIED, LOANED, or used in whole or part or used for any project without written permission. All drawings to be held without it is the client's responsibility to verify the project meets state and local code before starting construction.

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

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



LEGEND

- FOUND IRON PIPE
- WOOD FENCE

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.

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 11- 26

Applicant: BDJ Properties, LLC, 621 Delaware St, New Castle, DE 19720

Property Address: 112 West Third Street, Lewes, DE 19958; (SCTM 335-8.08-05.00) TC(H), (contributing)

Contributing Structure **Non-Contributing Structure**

Date of Review: April 15, 2026

Item(s) for Decision: This application was 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.

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: Approved per image in application; sign meets City Code requirements per Building Official.

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.”

R. Kevin Mallinson

R. Kevin Mallinson, PhD
Signature of HPARC Chair

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



Chair & Staff Decision Notice **HISTORIC PRESERVATION ARCHITECTURAL REVIEW COMMISSION**

Applicant Number: C&S 13-26

Applicant: Haven Way Holdings IV LLC, 139 Franklin Ave. Lewes, De 19958

Property Address 104 O, Lewes, DE 19958; (SCTM 335-8.07-148.00) R-4(H), (Non-Contributing)

Contributing Structure **Non-Contributing Structure**

Date of Review: April 23, 2026

Item(s) for Decision: This application was to install 147LF of 36 inch high red cedar fencing and 2 gates.

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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Michael DiPaolo
Signature of HPARC Vice Chair

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The City of Lewes



Chair & Staff Decision Notice

HISTORIC PRESERVATION ARCHITECTURAL REVIEW COMMISSION

Applicant Number: C&S 14-26

Applicant: Carl J. Dahlman, 104 Orr St. Lewes, De 19958

Property Address 104 Orr St, 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 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:

Lewes Historic District Zoning Code

Chapter 197 – 58 Historic District or properties review process H

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