

**Historic Area Commission
Community Room New Castle City Police Station
1 Municipal Blvd., New Castle, DE 19720
Thursday, May 08, 2025 – 6:30 p.m.**

EACH APPLICATION IS A SEPARATE PUBLIC HEARING

The agenda items listed may not be considered in sequence.

AGENDA

OLDER/TABLED APPLICATIONS

No Older/Tabled Application

NEW APPLICATIONS

1. 55 W 5th St – Elizabeth & Nermin Zubaca – Replace boards on front porch.
2. 46 E 3rd St – Diane Bristow – Install patio, walkway and pond in back of house.
3. 411 Harmony St, Apt 3 – Matt Lovlie – Replacing siding, remove door, install window.

CONSULTATIONS

No Consultations at this time.

OLD BUSINESS

No Old Business at this time.

NEW BUSINESS

1. Review of the minutes
2. Planning Commission Update.
3. Signage in the HC district.

PUBLIC COMMENTS

Public Comments on agenda items only.

Posted: 4/23/25

Public Comments on agenda items only.

If you are unable to attend the meeting, questions and comments will be taken via email up to 3:00 p.m. on Thursday, May 08, 2025 at info@newcastlecity.delaware.gov.

HISTORIC AREA COMMISSION
1 Municipal Drive
April 10, 2025

Present: Tera Hayward-Olivas, Chairperson
Cynthia Batty, Planning Commission Liaison
Kevin Wade
Lisa Doak

Absent: Michael Westman

Also Present: Leila Hamroun, City Architect

Ms. Hayward-Olivas convened the meeting at 6:30 p.m. Roll call followed and a quorum to conduct business was declared.

Minutes

March 13, 2025 – A motion to approve the minutes of the March 13, 2025 meeting as presented was made by Ms. Batty. The motion was seconded by Ms. Doak and was unanimously carried.

Ms. Hayward-Olivas noted that during the Candidate Forum a question was presented about how over-regulation would be addressed in the Historic District. Although none of the candidates felt there was over-regulation, some suggested there should be more consistency.

Ms. Hayward-Olivas explained the importance of understanding that the Historic Area Commission (HAC) exists because the Historic Districts are established by zoning; therefore, the City is required to have a Historic Area Review Board, which in New Castle is the HAC. HAC was established in 1951 because the City decided there was a need for responsible stewardship and all work performed in the Historic Residential District, the Historic Commercial District, or on properties listed on the National Register comes before the HAC.

HAC was established by City Council and the Guidelines and Standards used were approved by City Council; and this is not a subjective process. The current HAC members follow the Guidelines and Standards, they are guided by a Subject Matter Expert, it is an open process, and there is an appeals process if an applicant disagrees with the determination of HAC.

Ms. Hayward-Olivas also stated that HAC has no enforcement powers, and enforcement of the Code lies with the City. Ms. Hayward-Olivas recommended that anyone who has questions should contact the City Administrator, the City Code Enforcement Officer, or the City Building Official.

Ms. Batty noted that approximately 1/3 of the laws in the City Code relate to historic preservation, and information about how to apply knowledgeable information about historic periods, etc., in the Standards and Guidelines is, by reference, incorporated into the City Code and has the full force of law.

New Applications

204 Delaware Street – Amanda Reeder / Denali Beauty Works

An application was submitted for commercial window signage. Ms. Reeder explained that after she hung her sign in the window of the shop she was informed that she had to submit an application to HAC for approval. The sign is wood with vinyl lettering hung with metal chains.

Ms. Hayward-Olivas explained that anything that affects the streetscape is a contributing feature of the Historic District, and as such is under the purview of HAC. Ms. Hamrout added that windows displays are considered furnishings and does not need HAC approval; however, applied decals as part of the window display affects the actual structure.

Ms. Hamrout explained that there three aspects to consider for signage:

1. Shape – and whether it is suitable
2. Material
3. Location – and how it is consistent with how it would have typically been done in a historic context.

Ms. Hamrout added that in this case:

- The shape is fine.
- The design and material of the sign (wood) is fine.
- The lettering on the sign is vinyl, which is not permitted
- The metal components used to hang the sign are visible from the public right-of-way.

Ms. Hamrout explained that the preferred modifications would be to (1) relocate the sign to the outside of the building and hang it on existing hardware, and (2) remove the vinyl lettering and have the design and lettering painted on. In response to a question from Ms. Reeder, Ms. Hamrout explained further that historically it would not be consistent to have signage hanging inside the glazing storefront.

Ms. Hayward-Olivas concurred with Ms. Hamrout's assessment. In response to a comment from Ms. Batty, Ms. Hamrout agreed that the small sandwich board inside the window is acceptable because it is not permanent and could be considered a furnishing. Ms. Hamrout also stated that placing the existing sign on an easel set back from the glazing would also be acceptable because it could be considered a decorative element.

In response to a question from Ms. Batty, Ms. Hamrout stated that hanging the existing sign farther back from the glazing would not be acceptable because it impacts the view of the storefront and because it is obviously a sign it should be on the streetscape.

A discussion of how much time the applicant would have to make the recommended revisions ensued, during which Ms. Hamrout stated that there is no mechanism by which HAC can tell an applicant when they must come into compliance. Relative to conformance, Ms. Hamrout stated that the fact there is different enforcement is unfortunate; noting that how to enforce conformance is under the purview of the City.

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In response to a question from the applicant, Ms. Hamroun stated she would be comfortable if the existing sign was placed on an easel and set back from the window. Ms. Doak explained the importance of preserving the vista of the architectural beauty of a historic building. Ms. Hamroun also explained why hanging the sign inside from chains is not acceptable. She also stated that painting or gilding on the glass would be acceptable as well; however a vinyl applique would not be acceptable.

It was suggested that the application be tabled with the applicant's approval to give the applicant and Ms. Hamroun the opportunity to meet on site and discuss options.

Regarding exterior decorations, a number of items that are specifically not permitted were noted and it was recommended that the applicant review the Guidelines and Standards posted on the City website.

Public Comment

There was no comment from the public.

A motion to table the application for 204 Delaware Street with the applicant's consent was made by Ms. Batty. The motion was seconded by Mr. Wade and was unanimously carried.

206 Delaware Street – Dwayne Foster

An application was submitted to remove an existing shed connected to an existing garage and construct a 12'x20' addition with a new entry door and window.

Mr. Foster explained that he intends to add onto the garage space to provide a small event space and a kitchen to expand his business.

Ms. Hamroun stated that the addition is in the back, it is a secondary structure, and it is not visible from the public right-of-way; so removing the shed roof and rear addition and building the new addition is acceptable. The plan calls for wood doors and wood windows with divided lights. Ms. Hamroun stated she would recommend approval of the application for scale, materials, impact, and concept.

In response to a question from Ms. Hamroun, Mr. Foster stated that he had not yet gone to the Board of Health or the Liquor Board. Ms. Hamroun expressed a concern that the kitchen is very narrow and recommended that Mr. Foster use the HAC meeting as a consultation to get approval in principle on the concept, scale, materials, and proposed work; and get approval of the kitchen space from the Board of Health before HAC reviews and approves the final application to ensure that the Board of Health does not require any changes that would impact the overall exterior envelope. Ms. Hamroun noted that when the application is resubmitted it can be reviewed as Tier 1.

Mr. Foster stated that he would like to proceed with using the HAC meeting as a consultation and resubmitting the application with any modifications for review as Tier 1.

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Ms. Hayward-Olivas recommended that any exterior lighting fixtures be submitted for review as well.

Public Comment

Phil Gross

In response to questions from Mr. Gross, it was stated that:

- The garage area would be an event space and will be accessible to patrons.
- If there is a change of use it would be a Code review and would be reviewed as part of the Building Permit review.

A motion was made by Ms. Batty to approve the concept as presented in terms of materials and scale as a consultation. If anything changes or modifications are made relating to the depth of the building, as long as everything is consistent with the application as presented it can be reviewed for Tier 1 approval. The motion was seconded by Mr. Wade and was unanimously carried.

New Business

Planning Commission Update

There was no Planning Commission update.

Signage in the Historic Commercial District

Ms. Hayward-Olivas reported that the document approved by HAC was submitted to the City Administrator for review. Ms. Hayward-Olivas will monitor the matter and report back to the Commissioners.

Ms. Batty noted that she wrote introductory documents for new homeowners, renters, new businesses, real estate agents, and real estate lawyers in dealing with the Historic Area that she can reformat to match the signage document. She also suggested that a case study be drafted for signage.

Ms. Hamroun noted that the Guidelines state that HAC “does not review interior work unless it impacts the exterior appearance of the building”

Ms. Hayward-Olivas cautioned board members regarding discussing specific matters with applicants outside a meeting, recommending that people be directed to the Guidelines and Standards document that is on the website. During discussion, Mr. Wade suggested that information be provided to the public. Ms. Hayward-Olivas stated that she discussed adding information to The Crier, and more outreach is planned. Ms. Hayward-Olivas also stated that she is in favor of sending out an annual letter to residents in the Historic Area.

Additional Public Comment

- Mr. Gross opined that some business signage is out of control and that should be addressed. He opined that small tables and chairs should be allowed. Ms. Batty suggested that Mr. Gross submit his concerns to the City office.

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- Mr. Gross noted his appreciation for having a link to the meeting packet posted online.
- In response to a question from Mr. Gross, Ms. Batty stated the documentation she is drafting will be provided in print and on the city website.

With regard to sidewalk tables and chairs, Ms. Hayward-Olivas explained that although historically merchants did have tables and chairs outside on the sidewalk, they were typically removed at the end of each day, and they did not have to comply with ADA rules and zoning laws; and it is important for pedestrians to have space to traverse the sidewalks. Ms. Hamrout added that there are specific requirements for restaurants providing exterior seating; and if a business has an approved area of seating that is left outside that becomes quasi-permanent because it is not taken in each evening then it should be appropriate and meet HAC Standards and be reviewed as “street furniture”.

There being no further business to discuss, Ms. Hayward-Olivas called for a motion to adjourn.

A motion to adjourn was made by Ms. Batty and seconded by Mr. Wade. The motion was unanimously carried and the meeting adjourned at 7:55 p.m.

Respectfully submitted,

Kathleen R. Weirich
City Stenographer



HISTORIC AREA COMMISSION REVIEW APPLICATION

☐

CONSULTATION

☒

HISTORIC REVIEW CERTIFICATE

Fee	Paid On
\$50.00	

Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date

- NAME OF APPLICANT Elizabeth Zubaca
Business (if applicable) _____
Address 55 West 5th Street
City New Castle State DE Zip Code 19720
Daytime telephone (302)354-2855 Other phone/email _____

The above contact information will be used for correspondence. Please ensure this information is accurate.

- NAME OF PROPERTY OWNER Elizabeth and Nermin Zubaca
Business (if applicable) _____
Address 55 West 5th Street
City New Castle State DE Zip Code 19720
Daytime telephone (required) _____ Other phone _____

- PROJECT STREET ADDRESS 55 West 5th Street

- LEGAL DESCRIPTION: Lot ☐ Block ☐ Subdivision _____ Parcel House

- EXISTING USE Front Porch PROPOSED USE Front Porch

- PROPOSED PROJECT WORK

A. DEMOLITION

☐

YES

☐

NO

B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR

REPLACE

☐
☐

Roof _____

☐
☐

Roof structures (dormers, chimneys, etc.) _____

☐
☐

Exterior finishes (stucco, masonry, siding) _____

☒
☐

Porch/Deck/Balcony _____

☐
☐

Awning/Canopy _____

☐
☐

Exterior Doors _____

☐
☐

Windows _____

☐
☐

Shutters _____

☐
☐

Foundation (including infill) _____

☐
☐

Exterior lighting & other appurtenances _____

☐
☐

Existing fences, walls & gates _____

☐
☐

Existing parking, walkways & other site features _____

C. NEW CONSTRUCTION (check and specify all work items that apply)

- ☐ New building _____
- ☐ New addition _____
- ☐ New roof structures (dormers, chimneys, etc.) _____
- ☐ New porch/deck/balcony _____
- ☐ New awning/canopy _____
- ☐ New entrances _____
- ☐ New window opening/sashes _____
- ☐ New exterior lighting _____
- ☐ New fence/wall/gate _____
- ☐ New parking/walkways/other site features _____
- ☐ Exterior utility service/mechanical equipment _____

D. STREETSCAPE (check and specify all work items that apply)

- ☐ Streetlights
- ☐ Furniture & equipment (benches, bollards, utilities equipment, charging stations, etc)
- ☐ Curbs and sidewalks

7. OVERALL PROJECT DESCRIPTION (attach additional pages if necessary)

Repair rotting wood floor on front porch. Repaint from blue to green.

Sherwin Williams Dark Night SW 6237

8. AGREEMENT

If the applicant is different than the property owner, the application must be signed by both parties.

I have examined this application, its requirements and to my knowledge and belief, is a true, correct, and complete application. In filling out this application, I understand that it becomes part of the Public Record of the City of New Castle and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further understand that if this application is for a Consultation, preapplication consultations resulting in a recommendation for conceptual approval by HAC are advisory in nature and shall inure no rights in the applicant. No project work may be taken based solely upon a recommendation following consultation with HAC. I must still obtain an approved Historic Review Certificate before project work can begin.

I also understand that further development approvals, reviews, and a building permit may also be required prior to starting project work and will consult with the City Building Official for specific project requirements.

PRINT APPLICANT'S NAME Elizabeth Zubaca

SIGNATURE OF APPLICANT Elizabeth Lewis Zubaca DATE 3/25/25

PRINT OWNER'S NAME Elizabeth Zubaca

SIGNATURE OF OWNER Elizabeth Lewis Zubaca DATE 3/25/25

APPLICANT COMPLETENESS REVIEW CHECKLIST & ACKNOWLEDGMENT

All work performed in a Historic District, Residence or Commercial, requires prior approval of the Historic Area Commission (HAC) and the issuance of a Historic Review Certificate pursuant to Section 230-45 of the Zoning Code.

Applicants for work to be done in Historic Zoning Districts must submit applications to the Historic Area Commission and obtain the required certificate in addition to obtaining a building permit.

All proposed work items shall be reviewed for consistency and compliance with the most recent edition of the "City of New Castle Historic Area Commission Guidelines and Standards" and its Supplements. Copies of this document are available the website at <https://newcastlecity.delaware.gov/historic-area-commission/>

Relevant information necessary for the issuance of a HAC Review Certificate include, but are not be limited to, the below items depending on the scope and scale of the project and as referenced in the "Plan Requirements" section in the *Historic Area Commission Guidelines and Standards*. The minimum application requirements for each scope of work are indicated below. Discuss the project with City Staff if the project is unique and needs to be addressed in a different manner. Applications must be sufficiently complete at the time of submittal for inclusion on the agenda of the HAC meeting.

Complete applications must be submitted up to 15 days before the meeting to be included on the agenda.

ELZ

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

The below is a list of requirements based upon the scope of work. To be completed by planning staff

ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)

OK	Need	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)

OK	Need	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)

OK	Need	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AWNING/CANOPY

OK	Need	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)

OK	Need	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CONTINUED

The below is a list of requirements based upon the scope of work. (To be completed by planning staff)

WINDOWS (windows, shutters, and other associated features)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of affected window(s) or location(s) of proposed new window opening(s) For new openings, a |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | scaled wall section with proposed window |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled elevation of existing and proposed window; a "typical" elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional. |

FOUNDATION (replacement, infill, alteration including elevation)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of affected foundation in detail and in context of whole building and adjacent buildings |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Documentation of justification for changing the existing foundation and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application. |

EXTERIOR ELECTRICAL/MECHANICAL (light fixtures, vents, utilities, HVAC units, pool systems, vending)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of existing details and context of affected site area within view of the proposed project |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Brochure, sample, or scaled drawing showing the materials, light intensity, hardware, colors/finish |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | For new equipment, scaled drawing showing proposed project with context site and/or building |

FENCES/WALLS/GATES

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of existing site area of proposed fence/wall/gate and detail photo of any existing fence/wall/gate |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed fence/wall (smaller projects may not require a scaled site plan like short extensions of existing fences/walls) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section |

PARKING, LANDSCAPE OR OTHER SITE FEATURE (plant materials, sidewalk, driveway, fountain, pool, ramp, trellis, well)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of existing site area within view of proposed feature and detail photo of any existing affected features |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Plant material list with identification, quantity, size at planting and maturity, spacing |

NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

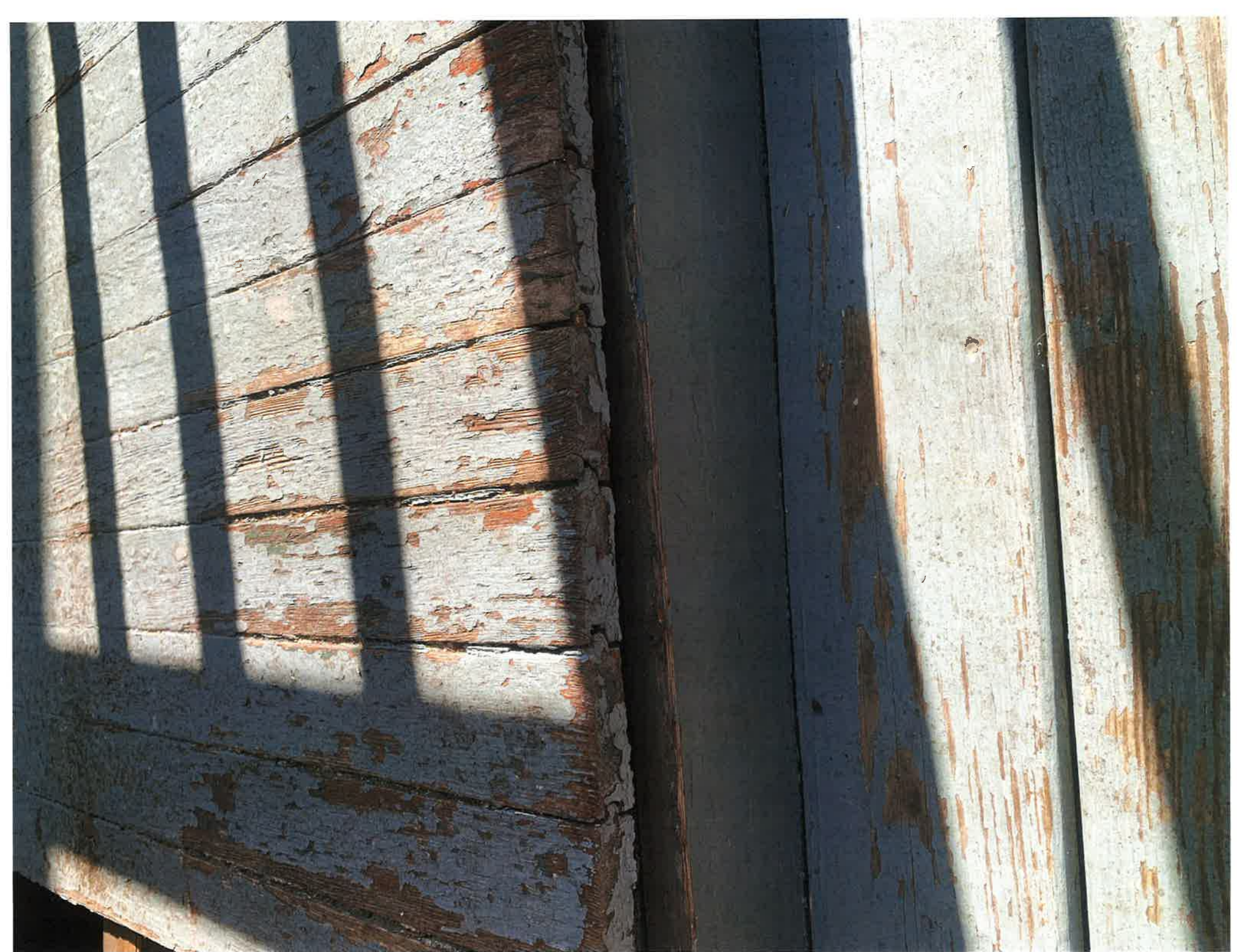
- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of existing site area within view of proposed construction with context area |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled site plan showing property line and existing site features like buildings, sidewalks, driveways |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled site plan showing the property line and proposed construction |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled landscape plan |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled elevation drawings showing existing building(s) and major site features |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled elevation drawings showing proposed building(s) and major site features |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Wall sections |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Refer to details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Written summary describing existing and proposed conditions and project's consistency with zoning code |

Tier 01 Review	Tier 2 Review
<input type="checkbox"/>	<input type="checkbox"/>

PRINT

Project Address: _____

Reviewed for completion by: _____ Date: _____





Pine Wood Tongue and Groove Wall Plank (2.25-sq ft)

★★★★★ 92



 Aisle 49 • Bay 14

1k+ bought last week



HISTORIC AREA COMMISSION REVIEW APPLICATION

☐

CONSULTATION

☐

HISTORIC REVIEW CERTIFICATE

Fee	Paid On
\$50.00	

Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date

1. NAME OF APPLICANT Alfonso Lopez
Business (if applicable) Cedar Scaping LLC
Address 1782 Red Lion Rd
City Bear State DE Zip Code 19701
Daytime telephone 302-293-8676 Other phone/email al@cedarscaping.com
The above contact information will be used for correspondence. Please ensure this information is accurate.

2. NAME OF PROPERTY OWNER Diane Bristow
Business (if applicable) _____
Address 46 E 3rd St.
City New Castle State DE Zip Code 19720
Daytime telephone (required) 443-799-6997 Other phone _____

3. PROJECT STREET ADDRESS 46 E 3rd St. New Castle DE 19720

4. LEGAL DESCRIPTION: Lot ☐ Block ☐ Subdivision _____ Parcel _____

5. EXISTING USE _____ PROPOSED USE _____

6. PROPOSED PROJECT WORK

A. DEMOLITION

☐

YES

☒

NO

B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR REPLACE

☐☐

Roof _____

☐☐

Roof structures (dormers, chimneys, etc.) _____

☐☐

Exterior finishes (stucco, masonry, siding) _____

☐☐

Porch/Deck/Balcony _____

☐☐

Awning/Canopy _____

☐☐

Exterior Doors _____

☐☐

Windows _____

☐☐

Shutters _____

☐☐

Foundation (including infill) _____

☐☐

Exterior lighting & other appurtenances _____

☐☐

Existing fences, walls & gates _____

☐☐

Existing parking, walkways & other site features _____

C. NEW CONSTRUCTION (check and specify all work items that apply)

- ☐ New building _____
- ☐ New addition _____
- ☐ New roof structures (dormers, chimneys, etc.) _____
- ☒ New porch/deck/balcony Brick & Stone Patio
- ☐ New awning/canopy _____
- ☐ New entrances _____
- ☐ New window opening/sashes _____
- ☐ New exterior lighting _____
- ☐ New fence/wall/gate _____
- ☐ New parking/walkways/other site features _____
- ☐ Exterior utility service/mechanical equipment _____

D. STREETSCAPE (check and specify all work items that apply)

- ☐ Streetlights
- ☐ Furniture & equipment (benches, bollards, utilities equipment, charging stations, etc)
- ☐ Curbs and sidewalks

7. OVERALL PROJECT DESCRIPTION (attach additional pages if necessary)

Enter Description here:

- Installation of a Bluestone Patio (2 areas)
- Installation of a brick walkway (continue existing)
- Installation of a pond & waterfall using natural stone boulders.

8. AGREEMENT

If the applicant is different than the property owner, the application must be signed by both parties.

I have examined this application, its requirements and to my knowledge and belief, is a true, correct, and complete application. In filling out this application, I understand that it becomes part of the Public Record of the City of New Castle and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further understand that if this application is for a Consultation, preapplication consultations resulting in a recommendation for conceptual approval by HAC are advisory in nature and shall inure no rights in the applicant. No project work may be taken based solely upon a recommendation following consultation with HAC. I must still obtain an approved Historic Review Certificate before project work can begin.

I also understand that further development approvals, reviews, and a building permit may also be required prior to starting project work and will consult with the City Building Official for specific project requirements.

PRINT APPLICANT'S NAME Alfonso Lopez

SIGNATURE OF APPLICANT _____

DATE 4/09/2025

PRINT OWNER'S NAME _____

SIGNATURE OF OWNER _____

DATE _____

APPLICANT COMPLETENESS REVIEW CHECKLIST & ACKNOWLEDGMENT

All work performed in a Historic District, Residence or Commercial, requires prior approval of the Historic Area Commission (HAC) and the issuance of a Historic Review Certificate pursuant to Section 230-45 of the Zoning Code.

Applicants for work to be done in Historic Zoning Districts must submit applications to the Historic Area Commission and obtain the required certificate in addition to obtaining a building permit.

All proposed work items shall be reviewed for consistency and compliance with the most recent edition of the "City of New Castle Historic Area Commission Guidelines and Standards" and its Supplements. Copies of this document are available the website at <https://newcastlecity.delaware.gov/historic-area-commission/>

Relevant information necessary for the issuance of a HAC Review Certificate include, but are not be limited to, the below items depending on the scope and scale of the project and as referenced in the "Plan Requirements" section in the *Historic Area Commission Guidelines and Standards*. The minimum application requirements for each scope of work are indicated below. Discuss the project with City Staff if the project is unique and needs to be addressed in a different manner. Applications must be sufficiently complete at the time of submittal for inclusion on the agenda of the HAC meeting.

Complete applications must be submitted up to 15 days before the meeting to be included on the agenda.

AL

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

*The below is a list of requirements based upon the scope of work. To be completed by planning staff

ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)

- | OK | Need | N/A |
|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
- ☐ Photographs of existing roof and affected features
 - ☐ Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
 - ☐ Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
 - ☐ Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)

EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)

- | OK | Need | N/A |
|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
- ☐ Photographs of existing surface or feature including close-up and full building perspective
 - ☐ Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable
 - ☐ Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
 - ☐ Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture

PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)

- | OK | Need | N/A |
|-------------------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
- ☐ Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony
 - ☐ Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable
 - ☐ Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
 - ☐ Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details
 - ☐ Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

AWNING/CANOPY

- | OK | Need | N/A |
|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
- ☐ Photographs of existing awning/canopy or location of proposed awning/canopy
 - ☐ Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
 - ☐ Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the façade
 - ☐ Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
 - ☐ Documentation of justification for changing the existing awning/canopy and the extent of the affected area

EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)

- | OK | Need | N/A |
|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
- ☐ Photographs of existing door(s) or location of proposed new door opening(s)
 - ☐ Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)
 - ☐ For new openings, a scaled wall section
 - ☐ Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
 - ☐ Documentation of justification for changing the existing door(s) and the extent of the affected area.

CONTINUED

The below is a list of requirements based upon the scope of work. (To be completed by planning staff)

WINDOWS (windows, shutters, and other associated features)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of affected window(s) or location(s) of proposed new window opening(s) For new openings, a |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | scaled wall section with proposed window |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled elevation of existing and proposed window; a "typical" elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional. |

FOUNDATION (replacement, infill, alteration including elevation)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of affected foundation in detail and in context of whole building and adjacent buildings |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Documentation of justification for changing the existing foundation and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application. |

EXTERIOR ELECTRICAL/MECHANICAL (light fixtures, vents, utilities, HVAC units, pool systems, vending)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of existing details and context of affected site area within view of the proposed project |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Brochure, sample, or scaled drawing showing the materials, light intensity, hardware, colors/finish |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | For new equipment, scaled drawing showing proposed project with context site and/or building |

FENCES/WALLS/GATES

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of existing site area of proposed fence/wall/gate and detail photo of any existing fence/wall/gate |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed fence/wall (smaller projects may not require a scaled site plan like short extensions of existing fences/walls) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section |

PARKING, LANDSCAPE OR OTHER SITE FEATURE (plant materials, sidewalk, driveway, fountain, pool, ramp, trellis, well)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of existing site area within view of proposed feature and detail photo of any existing affected features |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Plant material list with identification, quantity, size at planting and maturity, spacing |

NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of existing site area within view of proposed construction with context area |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled site plan showing property line and existing site features like buildings, sidewalks, driveways |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled site plan showing the property line and proposed construction |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled landscape plan |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled elevation drawings showing existing building(s) and major site features |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled elevation drawings showing proposed building(s) and major site features |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Wall sections |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Refer to details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Written summary describing existing and proposed conditions and project's consistency with zoning code |

Tier 01 Review

Tier 2 Review

PRINT

☐
☐

Project Address:

46 E 3rd St. New Castle DE 19720

Reviewed for completion by:

Date:

This is an application only - if approved, permit will be mailed to applicant.

CITY OF NEW CASTLE

Building Department

220 Delaware Street

New Castle, DE 19720 • 302-322-9801 • Fax 302-322-9814



PERMIT#
APPLICATION FOR
PLAN EXAMINATION AND
BUILDING PERMIT

REQUEST FOR HISTORIC
REVIEW CERTIFICATE

IMPORTANT — Applicant to complete all items in sections: I, II, III IV, and V.

I. LOCATION OF BUILDING	AT (LOCATION) <u>46 E. 3rd St.</u>	Zoning District _____
	(NO) _____ (STREET) _____	
	BETWEEN <u>3rd St.</u> AND <u>Harmony St.</u>	(CROSS STREET) _____ (CROSS STREET) _____
	SUBDIVISION _____ LOT _____ BLOCK _____	LOT SIZE _____

II. TYPE AND COST OF BUILDING — All applicants complete Parts A — D

A. TYPE OF IMPROVEMENT 1 <input type="checkbox"/> New building 2 <input type="checkbox"/> Addition (If residential, enter number of new housing units added, if any, in Part D, 13) 3 <input checked="" type="checkbox"/> Alteration (See 2 above) 4 <input type="checkbox"/> Repair, replacement (Explain in Sec. IV) 5 <input type="checkbox"/> Wrecking (If multifamily residential, enter number of units in building in Part D, 13) 6 <input type="checkbox"/> Moving (relocation) 7 <input type="checkbox"/> Foundation only 8 <input type="checkbox"/> Fence, sign	D. PROPOSED USE — For "Wrecking" most recent use Residential 12 <input checked="" type="checkbox"/> One family 13 <input type="checkbox"/> Two or more family — Enter number of units _____ 14 <input type="checkbox"/> Transient hotel, motel, or dormitory — Enter number of units _____ 15 <input type="checkbox"/> Garage 16 <input type="checkbox"/> Carport 17 <input type="checkbox"/> Other — Specify _____ Nonresidential 18 <input type="checkbox"/> Amusement, recreational 19 <input type="checkbox"/> Church, other religious 20 <input type="checkbox"/> Industrial 21 <input type="checkbox"/> Parking garage 22 <input type="checkbox"/> Service station, repair garage 23 <input type="checkbox"/> Hospital, institutional 24 <input type="checkbox"/> Office, bank, professional 25 <input type="checkbox"/> Other — Specify _____
B. OWNERSHIP 9a <input type="checkbox"/> Private (individual, corporation, nonprofit institution, etc.) 9b <input type="checkbox"/> Public (Federal, State, or local government)	

C. COST 10 Cost of improvement To be installed but not included in the above cost a. Electrical b. Plumbing c. Heating, air conditioning d. Other (elevator, etc.) 11 TOTAL COST OF IMPROVEMENT \$	(Omit cents) \$ <u>45,144.59</u>	Nonresidential — Describe in detail proposed use of buildings, e.g., food processing plant, machine shop, laundry building at hospital, elementary school, secondary school, college, parochial school, parking garage for department store, rental office building, office building at industrial plant. If use of existing building is being changed, enter proposed use. _____ _____ _____
--	-------------------------------------	--

III. SELECTED CHARACTERISTICS OF BUILDING — For new buildings and additions, complete Parts E — J; for wrecking, complete only Part H; for signs complete Part K

E. PRINCIPAL TYPE OF FRAMING 30 <input checked="" type="checkbox"/> Masonry (wall bearing) 31 <input type="checkbox"/> Wood frame 32 <input type="checkbox"/> Structural steel 33 <input type="checkbox"/> Reinforced concrete 34 <input type="checkbox"/> Other — Specify _____	G. TYPE OF MECHANICAL Will there be central air conditioning? 40 <input type="radio"/> Yes 41 <input type="radio"/> No Will there be an elevator? 42 <input type="radio"/> Yes 43 <input type="radio"/> No	H. DIMENSIONS 44. Number of stories 45. Total square feet of floor area, all floors, based on exterior dimensions <u>250sf</u> 46. Total land area, sq. ft. I. NUMBER OF OFF-STREET PARKING SPACES 47. Enclosed 48. Outdoors J. RESIDENTIAL BUILDINGS ONLY 49. Number of bedrooms 50. Number of bathrooms Full Partial
F. PRINCIPAL TYPE OF HEATING FUEL 35 <input type="checkbox"/> Gas 36 <input type="checkbox"/> Oil 37 <input checked="" type="checkbox"/> Electricity 38 <input type="checkbox"/> Coal 39 <input type="checkbox"/> Other — Specify _____	NOTE! The Building Inspector requires dimensioned plot plans, floor plans, specifications, etc. before a permit will be issued for all structural changes, additions, etc.	

K. DESCRIPTION OF SIGN

51. Type of Sign _____
52. Dimensions of sign. Length _____ Width _____ Thickness _____ Area _____
53. Projection beyond building line _____ Clear height above sidewalk _____
54. If roof sign, give distance back from the edge of roof _____
55. Material constructed of _____ Weight _____
56. Remarks: (State clearly method of operation and attachment, giving size of bolts, chains, anchors, etc.)

IV. DESCRIPTION OF PROPOSED WORK — For Applicant Use — Attach two copies of Plans and Specifications

Type brief description of work here:

- Bluestone Patio (2 areas)
- Brick walkway
- Fish Pond and waterfall w/in natural stone boulders.
- Pictures attached showing similar project.

SPECIAL NOTE FOR HISTORIC REVIEW CERTIFICATE APPLICATION

Describe in detail the nature and scope of all proposed work. Supplemental plans and/or drawing showing all pertinent architectural features and materials to be used are required when any architectural additions or alterations are involved.

V. IDENTIFICATION — To be completed by all applicants

	Name	Mailing Address — Number, Street, City, and State	ZIP Code	Tel. No.
1. Owner or Lessee	Diane Bristow	46 E. 3rd St. New Castle DE	19720	443-799 6997
2. Contractor	Cedar Scaping LLC	1782 Red Lion Rd Bear DE - 19701	Builder's License No.	302-293 8676
3. Architect or Engineer				

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

Signature of Applicant	Please Print Name	Address	Application Date
	Alfonso Lopez	1782 Red Lion Rd. Bear DE	4/09/2025

VI. ZONING PLAN EXAMINERS OR BOARD OF ADJUSTMENT NOTES

DISTRICT _____

USE _____

FRONT YARD _____

SIDE YARD _____

SIDE YARD _____

REAR YARD _____

NOTES _____

_____**VII. HISTORIC AREA COMMISSION**

DATE RECEIVED _____

HISTORIC AREA REVIEW FEE

50.00

DATE OF INITIAL ACTION BY COMMISSION _____

CERTIFICATE ISSUED # _____

ACTION AND/OR
RECOMMENDATION _____

COMMISSION VOTE

APPROVED DENIED TABLED

☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐

AUTHORIZED SIGNATURE _____

DATE _____

VIII. VALIDATION

Building Permit Number _____

802.17

Building Permit Issued _____

Building Permit Fee \$ 812.17

Renewal Fee \$ _____

Certificate of Occupancy \$ _____

Approved By: _____

MSC Approval _____
Date**FOR DEPARTMENT USE ONLY**

Use Group _____

Fire Grading _____

Live Loading _____

Occupancy Load _____

IX. OFFICIAL USE ONLY



Cedar Scaping LLC
1782 Red Lion Rd.
Bear, DE 19701
Phone: (877) 569-9859
Fax: (877) 569-9859
AL@cedarscaping.com
License Number: DE2020706431,
PA091682

Wednesday, April 2, 2025
Estimate# E25-123

Diane Bristow
46 E. 3rd St.
New Castle, DE 19720
(443) 799-6997

Diane Bristow Patio & Pond Project

With over 25 years of experience in the industry, Cedar Scaping proudly offers top-notch hardscape & landscape services. Our commitment to quality craftsmanship and the use of state-of-the-art equipment ensure that every project is handled with the utmost care and precision. We understand the importance of exceeding customer expectations, and our meticulous approach guarantees that your hardscape & landscape needs will be met with excellence. Trust us to deliver reliable and professional service backed by our family-owned values and long-standing expertise.

Bluestone Patio

- Installation of a bluestone patio at the back yard on two different locations.
- Bluestone joins to be fill up with polymeric sand.
- Total sf. area for the two areas is 380 sf.

Bluestone Patio Total: \$13,896.28

Pond & Waterfall

- Installation of a waterfall stim using natural stone boulders.
- Area dimensions are 10 ft wide by 30 ft long.
- Installation of a fishpond on existing flower bed area (sketch attached).
- Avondale natural stone boulders and slate to be used.
- River rock will be used to fill up spaces and pond floor.
- All pond components are included (underline, liner, pump, skimmer, filter)

Pond & Waterfall Total: \$25,321.28

Brick Walkway

- Installation of a brick walkway to connect existing top and lower brick walkway.
- Style of bricks to be used are the same as existing.
- Dimensions are 19 ft long by 4 ft wide.

Brick Walkway Total: \$5,927.03

Grand Total: \$45,144.59

Sales Person: Alfonso Lopez Date: 04 / 02 / 2025
Alfonso Lopez

I/we Diane Bristow agree to the following contract.

Client Signature: Diane C Bristow Date: 04 / 02 / 2025

This proposal is valid until Wednesday, April 30, 2025.

Payment Schedule

Upon Contract Signing	30.00%	\$13,543.37
Upon Starting day of Project	40.00%	\$18,057.84
Upon Completion	30.00%	\$13,543.38

Payment Terms: Due Upon Receipt

CONDITIONS OF CONTRACT

These terms and conditions are a part of the contract for services and materials (herein collectively, the "agreement"). The customer will be defined herein as "you", "your", "Owner" or "Customer". Cedar Hardscaping LLC dba Cedar Scaping will be defined as "Cedar Scaping" or "Contractor". If you have any questions regarding these terms and conditions, please contact Cedar Scaping.

HARDSCAPE INSTALLATION

All pavers construction includes a standard 6" to 9" excavation for base preparation, including installation of 500X fabric to keep the integrity of base stone. Excavated dirt will remain at property. Additional charge will apply if any hauling is necessary. 6" of compacted base and 1" of leveling agent. ****Cedar Scaping uses concrete edge restraint on paver installations. All concrete construction is poured to a depth of 4" with 3500 psi concrete. Deeper pours will be as noted. All retaining wall construction will have 6" - 8" of base material with filtration fabric placed behind and 6 back filled. Stone and pipe are on an as needed basis. Walls over 42" will have Geo Grid tie back material unless otherwise noted. All concrete rip outs

Client Initials dsb

are based on 5" thick material. Any greater thickness or footing will be an additional cost, unless otherwise specified. Pricing is based on owner providing 8' direct access to work area.

Poly Sand Application: One application of poly-sand will be applied upon completion of paver installation. Please be aware that the poly-sand may settle between pavers. This is not under our control. If additional applications are needed to fill in the gaps, there will be a charge for each additional application. Cedar Scaping is not responsible for any natural erosion that may occur based on normal conditions. We do not express or imply any length of time the joint sand will remain in the paver joints. Cedar Scaping does not guarantee sand will be consistently filled between joints and gaps at the same level in all areas. Some areas will not be able to be filled. We do recommend applying poly-sand to pavers 1x year before going into winter season

Efflorescence: According to the ICPI (Interlocking Concrete Pavement Institute), "Efflorescence is a natural process, in which a random white haze may appear on the surface of the brick, which is caused by lime or a water-soluble calcium oxide that rises to the surface after repeated saturations due to rain or sprinklers. Efflorescence does not affect the integrity of the bricks and will usually resolve itself with time and exposure to the elements.

Not included on this contract; Any additional work required by the state, township or municipality. Any removal or relocation of underground utilities not limited to electric, phone, gas, water, sprinkler system, cable, data, dog fence, septic, sewer or any other underground device. Excavation of large rocks larger than 3ft, shale, granite or bedrock will be additional expense. The relocation of underground springs or wells. Any additional dirt that is not included in the standard excavation is to remain on site or may be hauled away for an additional fee. *All permits and/or fees are the responsibility of the Owner. If needed, Cedar Scaping will assist the Owner in obtaining and filling out any permits necessary. If homeowner wishes to proceed with project without obtaining a permit (if required by township) homeowner is responsible for any and/or all penalties, fines, etc. Any additional work required by township will be covered by homeowner as well.

PAYMENT: In the event that the Owner shall fail to make any payment called for herein when the same shall become due, that and in that event Cedar Scaping will be privileged to stop work without any penalty whatsoever and may declare the entire balance due and payable and the same shall commence to draw interest at the rate of 3.5% per month (22% per annum), until paid in full. Should collection efforts be required, Customer agrees to pay Cedar Scaping LLC collection costs including: reasonable attorney's fees; administrative time; court cost and pre/post-judgment interest and the outstanding principal.

ENTIRE AGREEMENT: This contract constitutes the entire agreement of the parties and may not be changed orally.



ADDITIONAL WORK: Any additional work or extras must be paid upon completion of job.

OWNER INCURRED EXPENSES: No Owner may incur ANY expenses to be charged to Cedar Scaping or credited against this contract without previous written approval by Cedar Scaping.

ACCESS: The customer agrees to provide Cedar Scaping with adequate access to the work site on the property; including but not limited to parking in the grass, access behind gates and any other reasonable access to perform it's work. In addition, when parking off the pavement, the customer must make known underground utilities, such as propane and septic systems. Cedar Scaping assumes no responsibility for tire marks or ruts in the grass/ dirt/ mud, etc. Please ensure enough room for a work truck and trailer. The Owner shall grant Cedar Scaping ample access area for equipment, personnel, and materials delivered to the site, and the full use of the water and electric power, It is the customer's responsibility to make sure that the water and electric at the location is on and working before arrival. Additional charges will be applied if water and electric is not available, and the right to store material and debris during the course of construction above or below ground. Please, park customer vehicles away from the work site (commercial property).

EQUIPMENT RIGHTS: The Owner hereby covenant and agree that any and all material which comprises a part of the subject manner of this contract shall remain in the ownership of Cedar Scaping until the contract price together with any extras is paid in full. Set equipment may be freely removed from the premises by Cedar Scaping.

PROPERTY TITLE: The Owner warrants that he/she owns the land upon which work is being performed, or has full authority from the Owner thereof or any co-owner to enter into this contract.

SAFETY: The customer is responsible for keeping children, pets and others away from the work area, while Cedar Scaping is on the service property. Children, pets and others must be kept away from the work area, even if Cedar Scaping has completed the work, until the area is completely free from any possible injury. Cedar Scaping does not take any fault if plants or fish or any animals are damaged/ harmed during or after work has been done. In some cases, plants/ponds could be damaged if the surrounding soil or water meets equipment or construction materials. Cedar Scaping shall not be responsible to the owner for any damages arising out of the misuse of the facilities provided under this contract.

REMOVAL OF ITEMS: The customer is responsible for the removal of ALL items, in and around the area to be serviced, i.e., Grills, furniture, planter, pool basket covers, wall decorations etc. Should Cedar Scaping be requested to remove such items, we will not be responsible for any breakage or storage issues. Additional charges may be applied for the time and labor spent to remove such items.



WARRANTY: Cedar Scaping warrants dry laid paver product installation and wall stone installation (patios, walkways, retaining walls, paver driveways) for a period of five (5) years from workmanship defects, sinking, settlement or movement. NO warranty on any hardscape repair done by others. Any concrete surface installed by Cedar Scaping is warranted for a period of one (1) year, excluding hairline cracks or color fading. If warranty replacement is necessary for any of the above materials, color matching is not a guarantee. Due to the nature of natural and man-made products, color variations in products may occur. Therefore Cedar Scaping cannot guarantee that pavers/wall colors will be an exact match to each other or to a sample piece that has been previously selected. Cedar Scaping cannot warrant any damage due to but not limited to direct neglect, new construction or addition backfilling, poor or improper backfilling from previous contractor and / or settlement due to: abundance of water resulting from unclean or unmaintained gutters, absence of gutters, and neglectful use of water hoses or water-run-off due to changes in grading. Cedar Scaping will not be responsible for any damages as a result of customer installed sealer, oil, gas, grease, or other spill chemicals. No warranties are valid or will be issued until job and/or any add-ons have been paid in full.

PLANT MATERIAL: Cedar Scaping guarantees all plants for 6 months from the time of installation. We will replace any plant that does not survive on your property. We do not replace plants that become discolored, decline but aren't dead, or show any signs of improper horticultural practice (i.e. improper pruning, over or under watering, smothered with mulch, etc.).

a. When replacing a plant that does not survive, we cover the cost of the replacement plant 100%. The labor costs associated with installing a replacement plant will be billed to the customer at \$75 per man hour, otherwise the plant will be delivered to the home / property owner for self-installation. Cedar Scaping does not guarantee any plants that are installed by any other parties.

b. Clients are responsible for proper watering and after care of any plants or lawn renovations, including planted seed or sod once it is installed. No warranties or guarantees are expressed or implied in regards to proper seed germination or germination rates.

MULCHING – dyed mulches installed should be allowed to dry for at least 24 hours, with 48 hours being best. We will do our best to plan accordingly around weather to meet customer deadlines, however Cedar Scaping is not responsible for dye washing off the product once it is installed. Furthermore, we are not liable for mulch washing out of beds due to a heavy rain once it is installed.

a. Hard cut bed edging is typically performed in conjunction with mulching or spring clean-up services. The customer is responsible for notifying AND marking any underground wire, pipes, or obstacles that could be hit in and around planted areas while cutting into the soil up to 5-6" deep. This process is typically done by hand with a flat sharpened shovel or by machine trenching around the existing bed edges.

SIDEWALKS AND DRIVEWAYS: Although Cedar Hardscaping will make every effort possible to protect



driveways and sidewalks, we are not responsible for damage incurred during the construction unless it is caused by direct neglect.

PHOTO TAKING DURING CONSTRUCTION. Customer authorizes Cedar Scaping to take and use photos or videos of the project herein, to represent their work at their discretion. Customer will give permission to Cedar Scaping to use those photos for promotion and advertising purposes. Customer waves all rights and fees for Cedar Scaping to use said photos for ads, brochures, website or any other promotional use. This agreement extends to photographs, property and people as applicable. It is agreed by Cedar Scaping that neither the owner's name nor address will be disclosed in connection with any promotional and advertising purposes unless expressly consented by owner.

RIGHT OF CANCELLATION: You, the owner, may cancel this transaction at any time prior to midnight of the third business day after the date of this agreement, cancellation of this transaction results in a cost to the customer and/or refunds of only a partial amount. This amount will be determined on a case-by-case basis but will be based on the total cost incurred by Cedar Scaping in tasks included but not limited to, the preparation of the customer's estimate, internal and external company communications related to the project, permits and permit applications, purchase and delivery of materials, stored materials and equipment, etc. prior to the cancellation of the transaction. Administrative costs will be charged at the rate of no less than \$165.00 per hour.

***Project will not be scheduled until signed and returned.

Handwritten signature or initials in black ink, appearing to be 'Jah'.

- Crush stone as the base for patio and walkway
- Bluestone has different size stones, they are all rectangular and square shape.
- On the walkway we are using the 4x8 Glengerry brick #3 or equivalent.

On the pond we are using:

- 1.- Rubber pond liner
 - 2.- Geotextile underlayment
 - 3.- Easy Pro Waterfall Spillway EWS18
 - 4.- Easy Pro pump Vault
 - 5 Easy Pro 3100gph pond pump
- Natural Stone boulders.
 - River rock different size.



Glen-Gery Technical Services
433 South Pottsville Pike
Shoemakersville, PA 19555

(p) (610) 562-3076
(f) (610) 562-2084

April 24, 2025

Attn: Emely Fernandez
Delaware Brick
1114 Centerville Road
Wilmington, DE 19804

Project Name: Diane Bristow Project
Architect:
Contractor:
Mason: Cedar Spring

To Whom It May Concern,

Attached you will find the requested certification of analysis for the project referenced above.

The tests conducted by an independent, IAS accredited laboratory, confirm that the product meets, or exceeds, the specification of the ASTM Standard stated on the report.

Should you require any additional information, please contact your Glen-Gery representative.

Thank you for your interest in Glen-Gery's line of fine quality products.

Sincerely,

Glen-Gery Corporation

A handwritten signature in black ink, appearing to read 'Mike Krzyzanowski', written over a light gray horizontal line.

Mike Krzyzanowski
Technical Services Manager

Sioux City Brick
Since 1913

Lawrenceville
BRICK

Cushwa
BRICK

SAFETY DATA SHEET

Revision date: 18-April-2019

Page 1 of 7

1. IDENTIFICATION OF THE SUBSTANCE/MIXTURE AND THE COMPANY/UNDERTAKING

Product Identifier

Material Name: BRICK

Trade Name: Brick

Chemical Family: Predominately Aluminum Silicates

Formula: Mixture

Relevant Identified Uses of the Substance or Mixture and Uses Advised Against

Intended Use: Building material used for structural support.

Supplier of the Safety Data Sheet

Glen-Gery Corporation
1166 Spring Street
Wyomissing, PA 19610-6001
Product Support/Technical Services Phone: (610) 562-3076

Emergency telephone number:
Corporate Office: (610) 374-4011
Technical Services: (610) 562-3076
Contact E-Mail: GGTech@GlenGery.com

2. HAZARDS IDENTIFICATION

Appearance: Granular brick-shaped solid; comes in wide range of colors

Hazard Classification of the Substance or Mixture:

- Skin irritation 2
- Eye irritation 2A
- Skin sensitization 1B
- Carcinogenicity 1A
- Specific target organ toxicity - Single exposure 3
- Specific target organ toxicity - Repeated exposure 1

Signal Word: Danger

Hazard Statement: Brick dust may contain crystalline silica, a chemical that has been determined by certain agencies to cause cancer. See Section 11 for more information on health hazards.

Pictograms:



SAFETY DATA SHEET

Material Name: Brick

Page 2 of 7

Revision date: 18-April-2019

2. HAZARDS IDENTIFICATION

Precautionary Statements:

Do not eat, drink or smoke when using this product. Wash hands thoroughly after handling. Contaminated work clothing must not be allowed out of the workplace. Obtain special instructions before use. Do not handle until all safety precautions have been read and understood. Wear protective gloves/protective clothing/eye protection/face protection. Use only outdoors or in a well-ventilated area. Do not breathe dust.

Response:

If exposed or concerned: Get medical advice/attention. If skin irritation or rash occurs: Get medical advice/attention. If in eyes: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. If eye irritation persists: Get medical advice/attention. If brick dust is inhaled: Remove person to fresh air and keep comfortable for breathing. Call a poison center/doctor if you feel unwell.

Storage:

Not Applicable

Disposal:

Dispose of unused or unwanted brick products in accordance with all local, regional, national and international regulations.

3. COMPOSITION/INFORMATION ON INGREDIENTS

Ingredient	CAS Number	% Weight
Aluminum Silicates	Various	50 – 85
Quartz	14808-60-7	Varies
Chromium compounds	Various	0 – 3
Manganese compounds	Various	0 – 3
Iron Compounds as granular body additives	Various	0 – 3
Calcium compounds	Various	0 – 3

Additional Information:

The above chemistries are provided for industrial hygiene and environmental purposes and are not intended to represent product specifications. This information has been compiled from data believed to be reliable. Elements such as aluminum, arsenic, boron, calcium, chromium, cobalt, copper, lead, molybdenum, nickel, tin, titanium, vanadium, and zirconium may be present in trace amounts. Brick products as shipped do not present an exposure hazard.

4. FIRST AID MEASURES

Description of First Aid Measures

Eye Contact:

Flush with running water. Obtain medical assistance if irritation continues.

SAFETY DATA SHEET

Material Name: Brick

Page 3 of 7

Revision date: 18-April-2019

Skin Contact: Wash with soap and water. If an allergic reaction causes a rash that does not heal within a few days consult a physician. Treat abrasions as any other scrape or cut with disinfectants and bandages.

Ingestion: None (no known acute effects).

Inhalation: Remove from exposure to airborne particulates. Consult a physician if breathing does not return to normal.

Most Important Symptoms and Effects, Both Acute and Delayed

Symptoms and Effects of Exposure: For information on potential signs and symptoms of exposure, See Section 2 - Hazards Identification and/or Section 11 - Toxicological Information.

Medical Conditions Aggravated by Exposure: Excessive dust exposure may aggravate any existing respiratory disorders or diseases. Possible complications or allergies resulting in irritation to skin, eyes, and respiratory tract may occur from excessive exposure to dusts.

Recommendations for Immediate Medical Attention and Special Treatment Needed

Notes to Physician: Symptoms may not appear immediately.

Specific Treatments: In case of accident or if you feel unwell, seek medical advice immediately.

5. FIRE-FIGHTING MEASURES

Extinguishing Media: Not applicable

Special Hazards Arising from the Substance or Mixture

Hazardous Combustion Products: No data available

Fire / Explosion Hazards: Bricks as shipped do not pose a fire or explosion hazard.

Advice for Fire-Fighters

None

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions and Protective Equipment

Use personal protection recommended in Section 8.

Emergency Procedures

Not applicable.

Methods and Material for Containment and Cleaning Up

Not applicable.

Cleanup Procedures

Not applicable.

SAFETY DATA SHEET

Material Name: Brick

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Revision date: 18-April-2019

7. HANDLING AND STORAGE

Precautions for Safe Handling

Minimize dust generation and accumulation. Avoid breathing dust. Use wet methods, especially when cutting brick to reduce the generation of dust.

Conditions for Safe Storage, Including any Incompatibilities

Storage Conditions: Always stack and store bricks in a stable manner to avoid falling hazards.

8. EXPOSURE CONTROLS / PERSONAL PROTECTION

Aluminum Silicates

OSHA PEL	15 mg/m ³
ACGIH TLV	10 mg/m ³

Quartz

OSHA PEL	0.05 mg/m ³ (respirable) calculated as an 8-hour TWA
ACGIH TLV	0.025 mg/m ³ (respirable)

Chromium Compounds

OSHA PEL	Not available
ACGIH TLV	Not available

Manganese Compounds

OSHA PEL	Not available
ACGIH TLV	Not available

Iron Compounds as granular body additives

OSHA PEL	Not available
ACGIH TLV	Not available

Calcium Compounds

OSHA PEL	Not available
ACGIH TLV	Not available

Exposure Controls

Engineering Controls: Provide adequate ventilation to maintain exposures below the OSHA PEL and ACGIH TLV for quartz and other substances.

Personal Protective Equipment: Refer to applicable national standards and regulations in the selection and use of personal protective equipment (PPE).

Feet: Use of steel toe shoes is recommended when handling brick.

Eyes and Face: Face shields should be used when sawing brick.

Skin: Use gloves and or protective clothing if abrasions or allergic reactions are experienced.

Respiratory protection: For airborne concentration exceeding the OSHA PEL or ACGIH TLV use a NIOSH and/or MSHA approved respirator.

Other: Use of wet sawing methods is recommended anytime that bricks must be cut.

SAFETY DATA SHEET

Material Name: Brick

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Revision date: 18-April-2019

9. PHYSICAL AND CHEMICAL PROPERTIES

Physical State:	Granular solid	Color:	Bricks come in a wide range of colors
Odor:	Essentially odorless	Odor Threshold:	No data available
Molecular Formula:	Mixture	Molecular Weight:	Mixture
Solvent Solubility:	No data available		
Water Solubility:	Negligible		
pH:	No data available.		
Melting/Freezing Point (°C):	No data available		
Boiling Point (°C):	No data available		
Partition Coefficient: (Method, pH, Endpoint, Value)	No data available		
Decomposition Temperature (°C):	No data available.		
Evaporation Rate (Gram/s):	No data available		
Vapor Pressure (kPa):	No data available		
Vapor Density (g/ml):	No data available		
Relative Density:	No data available		
Viscosity:	No data available		
Flammability:			
Autoignition Temperature (Solid) (°C):	No data available		
Flammability (Solids):	No data available		
Flash Point (Liquid) (°C):	No data available		
Upper Explosive Limits (Liquid) (% by Vol.):	No data available		
Lower Explosive Limits (Liquid) (% by Vol.):	No data available		

10. STABILITY AND REACTIVITY

Reactivity:	Bricks as shipped are not reactive
Chemical Stability:	Stable under normal conditions of use
Possibility of Hazardous Reactions:	
Oxidizing Properties:	No data available
Incompatible Materials:	No data available
Hazardous Decomposition Products:	No data available

11. TOXICOLOGICAL INFORMATION

Effects of Short Term and Long Term Exposure:

Short Term

Bricks as shipped do not present an inhalation, ingestion or contact hazard. However, operations such as sawing and grinding may result in the following effects.

Eye: May cause irritation by abrasion with dust or chips.

Material Name: Brick

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11. TOXICOLOGICAL INFORMATION

- Skin:** Brick dust or chips may cause allergic reactions in hypersensitive individuals; May cause cuts and skin abrasions.
- Inhalation:** Brick dust or chips may cause congestion and irritation in nasal and respiratory passages.
- Ingestion:** No known acute effects.

Long Term

Excessive exposures to respirable particulates (dust) over an extended period of time may result in the development of pulmonary diseases such as silicosis.

Information on Toxicological Effects

General Information: Toxicological properties of the formulation have not been investigated. The information in this section describes the potential hazards of crystalline silica. Brick dust may contain crystalline silica, a chemical that has been determined by certain agencies to cause cancer and other chemicals known to cause cancer, birth defects and other reproductive harm. Inhalation of brick dust above established or recommended exposure levels should be avoided by use of wet sawing or shaping and/or use of a NIOSH and/or MSHA approved respirator.

Carcinogen Status:

The following carcinogenicity classifications for crystalline silica have been established by the following agencies:

OSHA: Not regulated as a carcinogen

IARC: Group 1 carcinogenic in humans

NIOSH: Carcinogen, with no further categorization

NTP: Known carcinogen

12. ECOLOGICAL INFORMATION

There are no known environmental impacts. No ecological consideration when used according to directions.

13. DISPOSAL CONSIDERATIONS

Waste Treatment Methods: Dispose of waste in accordance with all applicable laws and regulations. State specific and Community specific provisions must be considered. It is recommended that waste minimization be practiced.

14. TRANSPORT INFORMATION

This material is not regulated for transportation as a hazardous material/dangerous good.

DOT: Bricks as shipped are not hazardous materials per DOT regulations.

SAFETY DATA SHEET

Material Name: Brick

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Revision date: 18-April-2019

15. REGULATORY INFORMATION

Safety, Health and Environmental Regulations/Legislation Specific for the Substance or Mixture

RCRA

Brick in its solid form is typically considered a non-hazardous waste for disposal, but local regulation may vary, therefore all waste must be disposed/recycled/reclaimed in accordance with federal, state, and local environmental control regulations. Water containing brick solids, such as from wet sawing operations, should also be disposed of in accordance with federal, state and local environmental regulation. Brick waste should not be used as a blasting agent.

EPCRA Section 311/312:

Bricks as shipped are not a Section 311/312 reportable product.

EPCRA Section 313:

Bricks as shipped are not subject to the Section 313, Toxic Chemical Release Inventory reporting requirements.

DOT:

Bricks as shipped are not hazardous materials per DOT regulations.

California Proposition 65:

⚠ WARNING: This product contains crystalline silica, a substance known to the State of California to cause cancer. This product may contain trace amounts of heavy metals known to the State of California to cause cancer, birth defects, or other reproductive harm. For more information go to www.P65Warnings.ca.gov.

16. OTHER INFORMATION

Glen-Gery Corporation considers our product an "article" as defined in 30 CFR 1200(b)(g)(iv) and 40 CFR 372.38. As an article, an SDS is not required and the product is exempt from all other requirements of the hazard communication standard. OSHA requires an SDS for brick because it is occasionally dry sawed. We recommend only wet sawing of brick.

Data Sources:

The data contained in this SDS may have been gathered from confidential internal sources, raw material suppliers, or from the published literature.

Reasons for Revision:

Updated Technical Contact Email and company logo.

Prepared by:

The Glen-Gery Corporation

This SDS was prepared with information believed accurate at the time of preparation and was prepared and provided in good faith. However, the Glen-Gery Corporation assumes no responsibility as to the accuracy or suitability of such information and no warranty expressed or implied is made.

End of Safety Data Sheet

TEST REPORT

Results of Tests on brick Conducted in accordance with ASTM C67/C67M-18 Standard Test Methods for Sampling and Testing Brick and Structural Clay Tile

02/06/2025

Name:	Glen-Gery Technical Services 433 South Pottsville Pike Shoemakersville, PA, 19555-0340		Plant:	Glen-Gery Mid-Atlantic Plant		
Phone:	(p) (610) 562-3076		Sampled Date:	12/23/2024		
Report Number:	GGMAP2082		Fired Date:	12/23/2024		
Description:	Shale Machine Molded		Cert Provided for Item:	53DD PVR		
			ASTM Type:	C902 - Type PS		
Absorption	1	2	3	4	5	Average
24 Hour Cold Water (%)	5.2	5.4	5.6	5.2	5.3	5.3
5 Hour Boiling Water (%)	9.6	10	10.1	9.6	10	9.9
Saturation Coefficient	0.54	0.54	0.56	0.54	0.53	0.54
Compressive Strength	1	2	3	4	5	Average
psi	7,182	10,630	9,634	8,292	8,830	8,914
MPa	50	73	66	57	61	61
IRA (Oven Dried Method)	1	2	3	4	5	Average
g/min/30 in. ²	23.4	23	25.4	22.8	29.8	24.9
Efflorescence	1	2	3	4	5	
Efflorescence Detection	Not Effloresced	Not Effloresced	Not Effloresced	Not Effloresced	Not Effloresced	
Abrasion Resistance	1	2	3	4	5	Average
	0.07	0.05	0.06	0.06	0.06	0.06
Breaking Load	1	2	3	4	5	Average
	601	199	654	386	351	438

The brick represented by the test results shown here comply with the physical property requirements of the standards listed below:

ASTM 32 - 13 Standard Specification for Sewer and Manhole Brick (Made from Clay or Shale)

Grades: SM / MM - MS

ASTM 62 - 17 Standard Specification for Building Brick (Solid Masonry Units Made From Clay or Shale)

Class: SW - MW - NW

ASTM 216 - 19 Standard Specification for Facing Brick (Solid Masonry Units Made From Clay or Shale)

Grades: SW - MW

C902 - 15 Standard Specification for Pedestrian and Light Traffic Paving Brick

Type: I - II - III

Class: SX - MX - NX

CSA - A82-14 Fired Masonry brick made from clay or shale

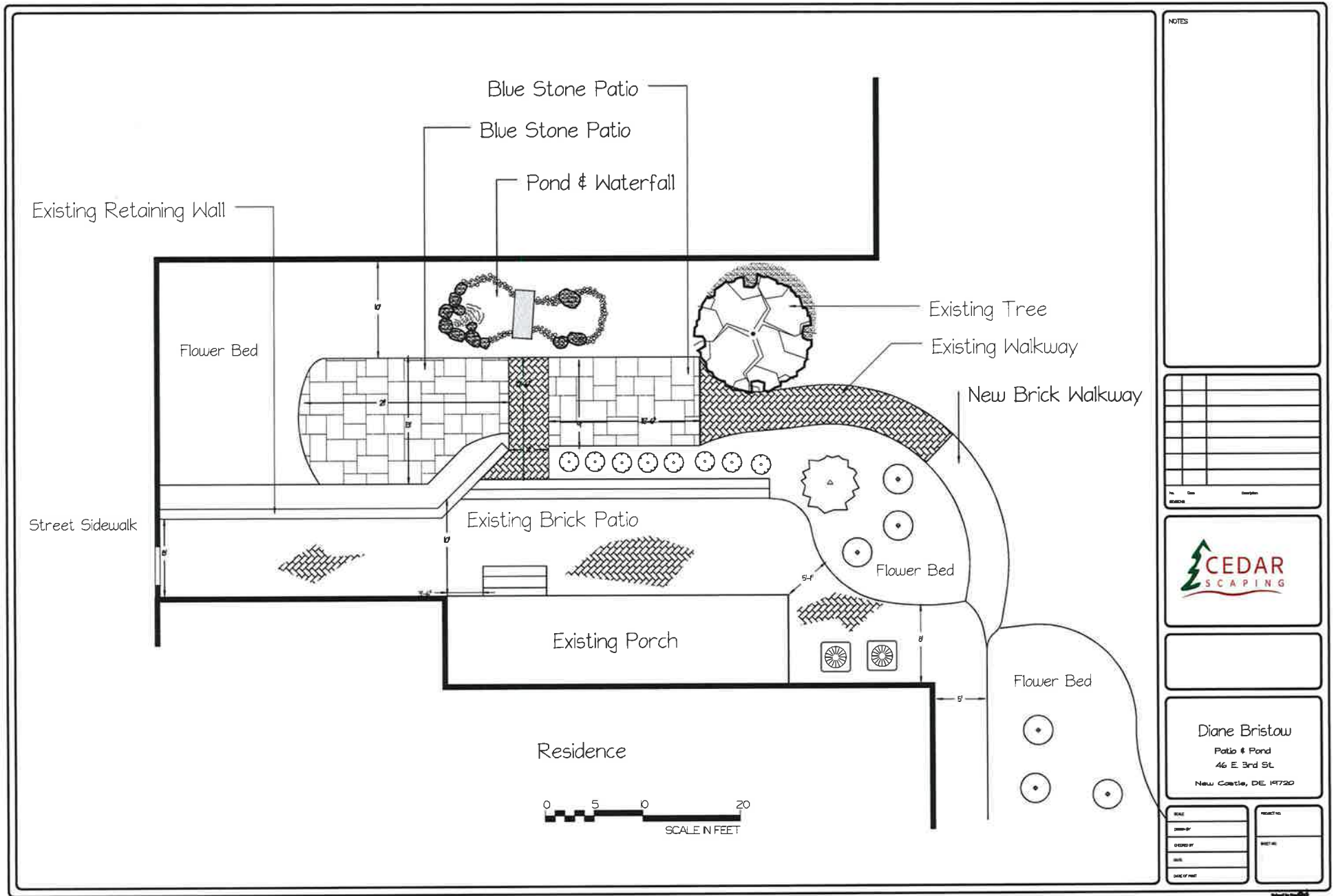
Class: EG - IG

C1272 The Standard Specification for Heavy Vehicular Paving Brick

Grade: R



Mike Krzyzanowski
Technical Services Manager



NOTES

No.	Date	Description



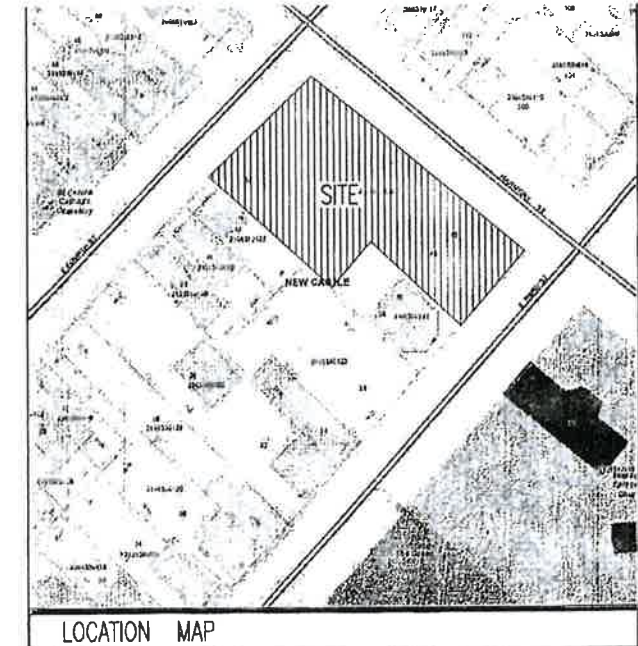
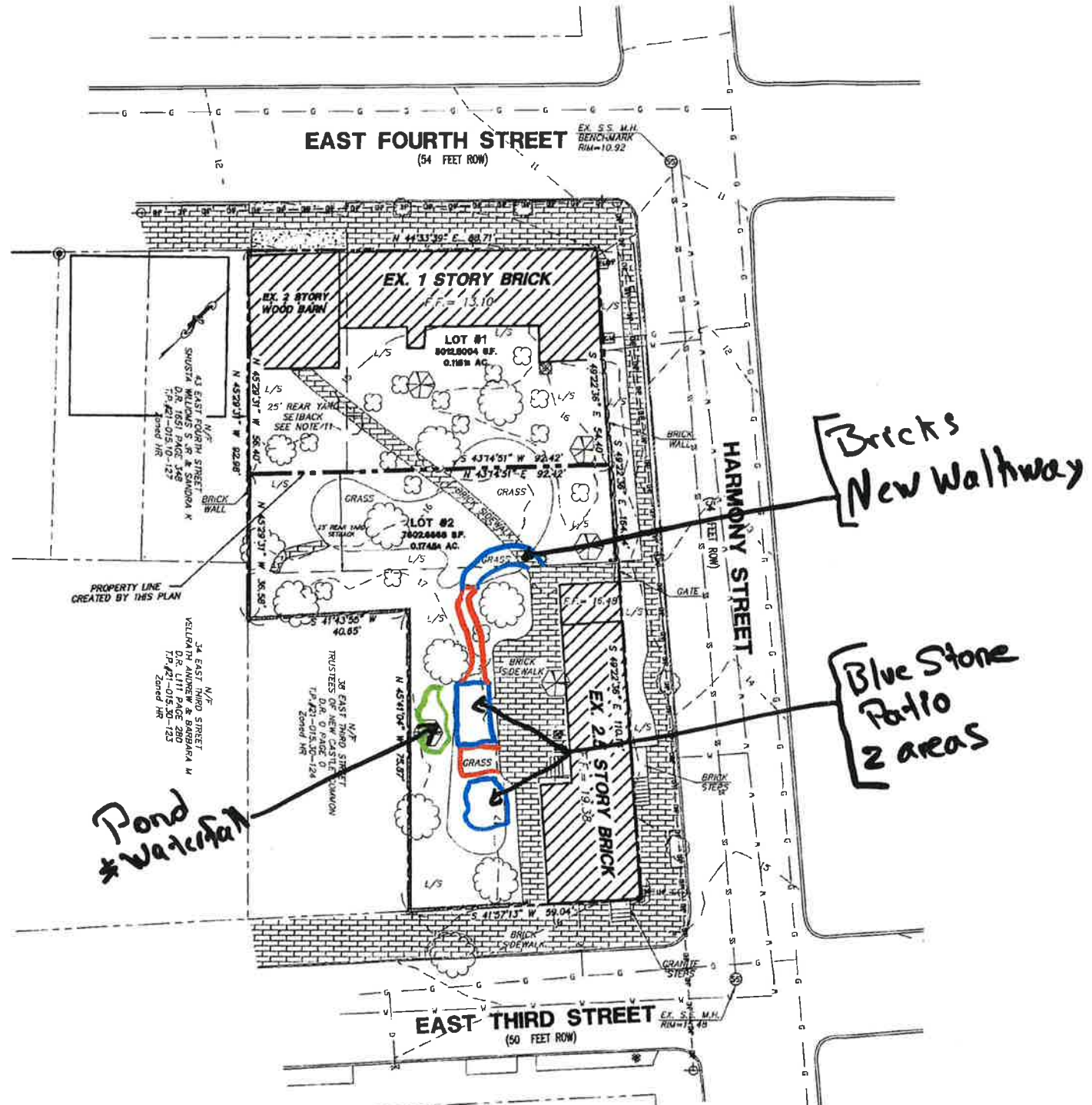
Diane Bristow
Patio & Pond
46 E 3rd St
New Castle, DE 19720

SCALE	PROJECT NO.
DRAWN BY	DRAWN BY
CHECKED BY	CHECKED BY
DATE	DATE
DATE OF MEET	DATE OF MEET

Pond

...turf II





PLAN DATA			
1.	TAX PARCEL NUMBER	21-015.10-120	
2.	SOURCE OF TITLE	INSTR. NO. 20061109 0105909	
3.	GROSS AREA:	EXISTING T.P. #21-015.10-120	0.2896± ACRES
		PROPOSED LOT#1	0.1151± ACRES
		<u>PROPOSED LOT#2</u>	<u>0.1745± ACRES</u>
		TOTAL	0.2896± ACRES
4.	CURRENT ZONING:	HR (Historic Residential)	
5.	DATUM:	N.A.V.D. (1988)	
6.	WATER SUPPLY:	CITY OF NEW CASTLE	
7.	SANITARY SEWER:	NEW CASTLE COUNTY	
8.	WATER RESOURCE PROTECTION:	THIS PROPERTY IS NOT LOCATED WITHIN A WATER RESOURCE PROTECTION AREA (WRPA). SEE WRPA MAP FOR WILMINGTON -NEWARK AREA, SHEET 2 OF 3, DATED 1993. LAST REVISED FEBRUARY 4, 2015.	
9.	NO 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, PANEL 154 OF 475, DATED FEBRUARY 4, 2015.		
10.	Required Schedule of District Regulations for HR District:	Front= Subject to determination by Historic Area Commission Side= Subject to determination by Historic Area Commission Rear=25'	
	Minimum Lot Area:	1700 S.F.	
9.	No title search was prepared by or provided to McBride & Ziegler, Inc.		
10.	SURVEY NOTE: THE FIELD WORK FOR THIS SURVEY WAS COMPLETED OCTOBER 2018.		
11.	Note: TO THE EXTENT THE EXISTING STRUCTURES ON LOT 1 VIOLATE THE 25' REAR YARD REQUIREMENT AS OF THE DATE OF THIS PLAN, SAID STRUCTURES ARE PERMITTED NON-CONFORMING STRUCTURES NOT BEING EXPANDED OR INCREASED IN RESPECT TO HEIGHT, SIZE, SETBACK, YARD, OR THE BULK REGULATIONS OF CHAPTER 230 OF THE CITY CODE AND THUS ARE PERMITTED TO REMAIN AS NON-CONFORMING STRUCTURES IN THEIR PRESENT SIZE, HEIGHT AND LOCATION AS NON-CONFORMING STRUCTURES PER 230-9 OF THE CITY CODE.		



MINOR SUBDIVISION PLAN
OF
46 EAST THIRD STREET
PREPARED FOR
NANCY JODLBAUER
CITY OF NEW CASTLE, NEW CASTLE COUNTY, DELAWARE

OWNER:
Nancy Jodlbauer
46 East Third Street
New Castle, DE 19720
Phone: (443)-350-7403



ITEM	DATA
Address	46 E 3rd St
Date Received	4/10/2025
Year Built	1850
Status	C
Previously Reviewed	YES
Scope of work	<p>Installation of bluestone patio (2 areas) installation of a brick walkway (continue existing) Installation of a pond and water fall using natural stone boulders An additional email from Marika states: The contractor wanted to note that the application is also for handicap access. The patio and walkway areas are needed more for handicapped access.</p>
Review Tier	TIER 02
Conformance	<p>The proposed new bluestone patio, heritage brick walkway and pond and waterfall conform with HAC Design Standards & Guidelines, contingent upon providing the following: 1 - Overall parcel sit plan with location of new work. 2 - cut sheet for brick (Glen Gery 52DD, 53DD, other) and bluestone pavers.</p> <p>HAC Review required</p> <p><u>04/25/2025 Update</u> - On HAC May 2025 meeting agenda</p>
Finding	<p>TO BE DETERMINED</p> <p>HAC review required. Add to May 2025 HAC meeting agenda if additional information noted before is received by cutoff date.</p> <p><u>04/25/2025 Update</u> - On HAC May 2025 meeting agenda</p>
Comments	
Action	ADDITIONAL INFORMATION REQUIRED
Status	OPEN
HAC Review Required	HAC REVIEW REQUIRED

ITEM	DATA
Address	46 E 3rd St
Date Received	4/10/2025
Year Built	1850
Status	C
Previously Reviewed	YES
Scope of work	<p>Installation of bluestone patio (2 areas)</p> <p>installation of a brick walkway (continue existing)</p> <p>installation of a pond and water fall using natural stone boulders</p> <p>An additional email from Marika states: The contractor wanted to note that the application is also for handicap access. The patio and walkway areas are needed more for handicapped access.</p>
Review Tier	TIER 02
Conformance	<p>The proposed new bluestone patio, heritage brick walkway and pond and waterfall conform with HAC Design Standards & Guidelines, contingent upon providing the following:</p> <p>1 - Overall parcel sit eplan with location of new work.</p> <p>2 - cut sheet for brick (Glen Gery S2DD, 53DD, otehr) and bluestone pavers.</p> <p>HAC Review required</p>
Finding	<p>TO BE DETERMINED</p> <p>HAC review required. Add to May 2025 HAC meeting agenda if additional information noted before is received by cutoff date.</p>
Comments	
Action	ADDITIONAL INFORMATION REQUIRED
Status	OPEN
HAC Review Required	HAC REVIEW REQUIRED

UP 01510-142



HISTORIC AREA COMMISSION REVIEW APPLICATION

☐ CONSULTATION ☒ HISTORIC REVIEW CERTIFICATE

Fee	Paid On
\$50.00	

Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date

1. NAME OF APPLICANT ROBERT THATCHER
Business (if applicable) THATCHER CONSTRUCTION
Address 1109 WOODLARK LANE
City MIDDLETOWN State DE Zip Code 19709
Daytime telephone 302 383 0362 Other phone/email thatcherconstruction11@gmail.com
The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER MATT LOVELL
Business (if applicable) _____
Address 411 HARBORVIEW ST
City NEW CASTLE State DE Zip Code 19720
Daytime telephone (required) 302 584 2104 Other phone _____
3. PROJECT STREET ADDRESS 411 HARBORVIEW
4. LEGAL DESCRIPTION: Lot ☒ Block ☐ Subdivision _____ Parcel _____
5. EXISTING USE _____ PROPOSED USE _____
6. PROPOSED PROJECT WORK
- A. DEMOLITION ☐ YES ☐ NO
- B. REHABILITATION (check repair or replace and provide a description on the line provided)
- | REPAIR | REPLACE | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Roof _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof structures (dormers, chimneys, etc.) _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Exterior finishes (stucco, masonry, siding) <u>REPLACES SIDING WITH HARDY</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Porch/Deck/Balcony _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Awning/Canopy _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Exterior Doors <u>LEAVING IT REMOVING 2 DOORS</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Windows <u>INSTALLING TWO WINDOW FY</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Shutters _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Foundation (including infill) _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Exterior lighting & other appurtenances _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Existing fences, walls & gates _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Existing parking, walkways & other site features _____ |

8524

C. NEW CONSTRUCTION (check and specify all work items that apply)

- ☐ New building _____
- ☐ New addition _____
- ☐ New roof structures (dormers, chimneys, etc.) _____
- ☐ New porch/deck/balcony _____
- ☐ New awning/canopy _____
- ☐ New entrances _____
- ☐ New window opening/sashes _____
- ☐ New exterior lighting _____
- ☐ New fence/wall/gate _____
- ☐ New parking/walkways/other site features _____
- ☐ Exterior utility service/mechanical equipment _____

D. STREETSCAPE (check and specify all work items that apply)

- ☐ Streetlights
- ☐ Furniture & equipment (benches, bollards, utilities equipment, charging stations, etc)
- ☐ Curbs and sidewalks

7. OVERALL PROJECT DESCRIPTION (attach additional pages if necessary)

Enter Description here: REMOVE 2 SLIDING DOOR ON BACK OF HOUSE
ONE ON LEFT SIDE AND ONE ON BACK OF HOUSE, INSTALL
TWO CASEHIT WINDOW ON BACK OF HOUSE WHERE SLIDING IS
REPLACE ALL T-1-11 PLYWOOD WITH HALF BOARD SIDING
REPLACE ALL TRIM WITH ~~ARTEC~~ ARTEC TRIM, BOARD
INSTALL STOVE UNDER 2 WINDOW ON REAR.
REINSTALL BRICK PATIO AFTER TREE REMOVAL ^{white}

8. AGREEMENT

If the applicant is different than the property owner, the application must be signed by both parties.

I have examined this application, its requirements and to my knowledge and belief, is a true, correct, and complete application. In filling out this application, I understand that it becomes part of the Public Record of the City of New Castle and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further understand that if this application is for a Consultation, preapplication consultations resulting in a recommendation for conceptual approval by HAC are advisory in nature and shall inure no rights in the applicant. No project work may be taken based solely upon a recommendation following consultation with HAC. I must still obtain an approved Historic Review Certificate before project work can begin.

I also understand that further development approvals, reviews, and a building permit may also be required prior to starting project work and will consult with the City Building Official for specific project requirements.

PRINT APPLICANT'S NAME ROBERT THATCHER

SIGNATURE OF APPLICANT [Signature]

DATE 4/19/25

PRINT OWNER'S NAME MATT LOVELL

SIGNATURE OF OWNER [Signature]

DATE 4/19/25

APPLICANT COMPLETENESS REVIEW CHECKLIST & ACKNOWLEDGMENT

All work performed in a Historic District, Residence or Commercial, requires prior approval of the Historic Area Commission (HAC) and the issuance of a Historic Review Certificate pursuant to Section 230-45 of the Zoning Code.

Applicants for work to be done in Historic Zoning Districts must submit applications to the Historic Area Commission and obtain the required certificate in addition to obtaining a building permit.

All proposed work items shall be reviewed for consistency and compliance with the most recent edition of the "City of New Castle Historic Area Commission Guidelines and Standards" and its Supplements. Copies of this document are available the website at <https://newcastlecity.delaware.gov/historic-area-commission/>

Relevant information necessary for the issuance of a HAC Review Certificate include, but are not be limited to, the below items depending on the scope and scale of the project and as referenced in the "Plan Requirements" section in the *Historic Area Commission Guidelines and Standards*. The minimum application requirements for each scope of work are indicated below. Discuss the project with City Staff if the project is unique and needs to be addressed in a different manner. Applications must be sufficiently complete at the time of submittal for inclusion on the agenda of the HAC meeting.

Complete applications must be submitted up to 15 days before the meeting to be included on the agenda.

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

The below is a list of requirements based upon the scope of work. To be completed by planning staff

ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)		
OK	Need	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Photographs of existing roof and affected features
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)
EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)		
OK	Need	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Photographs of existing surface or feature including close-up and full building perspective
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture
PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)		
OK	Need	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
AWNING/CANOPY		
OK	Need	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Photographs of existing awning/canopy or location of proposed awning/canopy
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the facade
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Documentation of justification for changing the existing awning/canopy and the extent of the affected area
EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)		
OK	Need	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Photographs of existing door(s) or location of proposed new door opening(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> For new openings, a scaled wall section
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Documentation of justification for changing the existing door(s) and the extent of the affected area.

CONTINUED

The below is a list of requirements based upon the scope of work. (To be completed by planning staff)

WINDOWS (windows, shutters, and other associated features)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of affected window(s) or location(s) of proposed new window opening(s) For new openings, a |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | scaled wall section with proposed window |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled elevation of existing and proposed window; a "typical" elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | For replacing historic windows; a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional. |

FOUNDATION (replacement, infill, alteration including elevation)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of affected foundation in detail and in context of whole building and adjacent buildings |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Documentation of justification for changing the existing foundation and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application. |

EXTERIOR ELECTRICAL/MECHANICAL (light fixtures, vents, utilities, HVAC units, pool systems, vending)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of existing details and context of affected site area within view of the proposed project |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Brochure, sample, or scaled drawing showing the materials, light intensity, hardware, colors/finish |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | For new equipment, scaled drawing showing proposed project with context site and/or building |

FENCES/WALLS/GATES

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of existing site area of proposed fence/wall/gate and detail photo of any existing fence/wall/gate |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed fence/wall (smaller projects may not require a scaled site plan like short extensions of existing fences/walls) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section |

PARKING, LANDSCAPE OR OTHER SITE FEATURE (plant materials, sidewalk, driveway, fountain, pool, ramp, trellis, well)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of existing site area within view of proposed feature and detail photo of any existing affected features |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Plant material list with identification, quantity, size at planting and maturity, spacing |

NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of existing site area within view of proposed construction with context area |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled site plan showing property line and existing site features like buildings, sidewalks, driveways |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled site plan showing the property line and proposed construction |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled landscape plan |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled elevation drawings showing existing building(s) and major site features |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled elevation drawings showing proposed building(s) and major site features |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Wall sections |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Refer to details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Written summary describing existing and proposed conditions and project's consistency with zoning code |

Tier 01 Review	Tier 2 Review
<input type="checkbox"/>	<input type="checkbox"/>

PRINT

Project Address: _____

Reviewed for completion by: _____ Date: _____

Thatcher Construction ~~Invoice~~
1109 Woodela Lane
Middletown DE, 19709
(302)-383-0362

PROPOSAL

Client Name/Address

411 HARMONY ST

REPLACE ROTTEN SIDING ON REAR
OF HOUSE REMOVE 2 SLIDING
DOOR AND INSTALL 2 WINDOWS
NEW HARDI 6" SIDING + NEW TRIM
STONE UNDER WINDOW ~~NEW~~

FULL PAYMENT DUE UPON RECEIPT PLEASE

Total \$ 16,350.00

AZEK® Trim with Protective Film

AZEK Trim is cellular PVC with a crisp white semi-matte finish providing years of low maintenance for homeowners. To ensure that it looks as beautiful on your homes as it does when it leaves our facilities, our Classic AZEK Trim in Traditional and Frontier finish is now produced with a protective film.

AZEK Trim with protective film should be kept dry prior to installation. Do not expose film to direct sunlight for extended periods. Protective film can be removed prior to, during or immediately after installation.

AZEK TRIM FILM WILL BE ON THE FOLLOWING TRADITIONAL AND FRONTIER TRIM PRODUCTS

Nominal Thickness	Nominal Width						
	4	5	6	8	10	12	16
5/8	•	•	•	•	•	•	•
4/4	•	•	•	•	•	•	•
5/4	•	•	•	•	•	•	•



PRODUCT DESCRIPTION	AZEK Item Number		
	12'	18'	20'
5/8" TRIMBOARD: 5/8" THICKNESS			
5/8" x 3-1/2" Trimboard Traditional	AT06204144	AT06204216	—
5/8" x 3-1/2" Trimboard Frontier	AF06204144	AF06204216	—
5/8" x 5-1/2" Trimboard Traditional	AT06206144	AT06206216	—
5/8" x 5-1/2" Trimboard Frontier	AF06206144	AF06206216	—
5/8" x 7-1/4" Trimboard Traditional	AT06208144	AT06208216	—
5/8" x 7-1/4" Trimboard Frontier	AF06208144	AF06208216	—
5/8" x 9-1/4" Trimboard Traditional	AT06210144	AT06210216	—
5/8" x 9-1/4" Trimboard Frontier	AF06210144	AF06210216	—
5/8" x 11-1/4" Trimboard Traditional	AT06212144	AT06212216	—
5/8" x 11-1/4" Trimboard Frontier	AF06212144	AF06212216	—
5/8" x 15-1/4" Trimboard Traditional	AT06216144	AT06216216	—
5/8" x 15-1/4" Trimboard Frontier	AF06216144	AF06216216	—

		AZEK Item Number		
		12'	18'	20'
4/4" TRIMBOARD: 3/4" THICKNESS				
Nominal	Actual			
4/4 x 2	3/4" x 1-1/2" Trimboard Traditional	—	AT10002216	—
4/4 x 2	3/4" x 1-1/2" Trimboard Frontier	—	AF10002216	—
4/4 x 4	3/4" x 3-1/2" Trimboard Traditional	AT10004144	AT10004216	—
4/4 x 4	3/4" x 3-1/2" Trimboard Frontier	AF10004144	AF10004216	—
4/4 x 5	3/4" x 4-1/2" Trimboard Traditional	AT10005144	AT10005216	—
4/4 x 5	3/4" x 4-1/2" Trimboard Frontier	AF10005144	AF10005216	—
4/4 x 6	3/4" x 5-1/2" Trimboard Traditional	AT10006144	AT10006216	—
4/4 x 6	3/4" x 5-1/2" Trimboard Frontier	AF10006144	AF10006216	—
4/4 x 8	3/4" x 7-1/4" Trimboard Traditional	AT10008144	AT10008216	—
4/4 x 8	3/4" x 7-1/4" Trimboard Frontier	AF10008144	AF10008216	—
4/4 x 10	3/4" x 9-1/4" Trimboard Traditional	AT10010144	AT10010216	—
4/4 x 10	3/4" x 9-1/4" Trimboard Frontier	AF10010144	AF10010216	—
4/4 x 12	3/4" x 11-1/4" Trimboard Traditional	AT10012144	AT10012216	—
4/4 x 12	3/4" x 11-1/4" Trimboard Frontier	AF10012144	AF10012216	—
4/4 x 16	3/4" x 15-1/4" Trimboard Traditional	AT10016144	AT10016216	—
4/4 x 16	3/4" x 15-1/4" Trimboard Frontier	AF10016144	AF10016216	—

Classic AZEK Trim, Traditional and Frontier

AZEK Trim is a finishing touch that is far superior to wood. AZEK Trim is more durable and keeps its appearance longer with little maintenance. It is easily milled, routed and heat formed for exquisite custom looks or curved applications. No staining or sealing needed. AZEK Trim is easily painted for personal styling.

		AZEK Item Number		
		12'	18'	20'
5/4 TRIMBOARD, 1" THICKNESS				
Nominal	Actual			
5/4 x 4	1" x 3-1/2" Trimboard Traditional	AT12504144	AT12504216	AT12504240
5/4 x 4	1" x 3-1/2" Trimboard Frontier	AF12504144	AF12504216	AF12504240
5/4 x 5	1" x 4-1/2" Trimboard Traditional	AT12505144	AT12505216	AT12505240
5/4 x 5	1" x 4-1/2" Trimboard Frontier	AF12505144	AF12505216	AF12505240
5/4 x 6	1" x 5-1/2" Trimboard Traditional	AT12506144	AT12506216	AT12506240
5/4 x 6	1" x 5-1/2" Trimboard Frontier	AF12506144	AF12506216	AF12506240
5/4 x 8	1" x 7-1/4" Trimboard Traditional	AT12508144	AT12508216	AT12508240
5/4 x 8	1" x 7-1/4" Trimboard Frontier	AF12508144	AF12508216	AF12508240
5/4 x 10	1" x 9-1/4" Trimboard Traditional	AT12510144	AT12510216	AT12510240
5/4 x 10	1" x 9-1/4" Trimboard Frontier	AF12510144	AF12510216	AF12510240
5/4 x 12	1" x 11-1/4" Trimboard Traditional	AT12512144	AT12512216	AT12512240
5/4 x 12	1" x 11-1/4" Trimboard Frontier	AF12512144	AF12512216	AF12512240
5/4 x 16	1" x 15-1/4" Trimboard Traditional	AT12516144	AT12516216	AT12516240
5/4 x 16	1" x 15-1/4" Trimboard Frontier	AF12516144	AF12516216	AF12516240

		AZEK Item Number		
		12'	18'	20'
6/4 TRIMBOARD, 1 1/4" THICKNESS				
Nominal	Actual			
6/4 x 4	1-1/4" x 3-1/2" Trimboard Frontier	—	—	AF15004240
6/4 x 6	1-1/4" x 5-1/2" Trimboard Frontier	—	—	AF15006240
6/4 x 8	1-1/4" x 7-1/4" Trimboard Frontier	—	—	AF15008240
6/4 x 10	1-1/4" x 9-1/4" Trimboard Frontier	—	—	AF15010240
6/4 x 12	1-1/4" x 11-1/4" Trimboard Frontier	—	—	AF15012240

Rabbeted Trim

With rabbeted edges, this one-piece trimboard is designed to ease siding installation and deliver a crisp facade.

		AZEK Item Number		
		12'	18'	20'
RABBETED TRIM				
Nominal	Actual			
5/4 x 4	1" x 3-1/2" Traditional	—	ATR12504216	—
5/4 x 4	1" x 3-1/2" Frontier	—	AFR12504216	—
5/4 x 6	1" x 5-1/2" Traditional	—	ATR12506216	—
5/4 x 6	1" x 5-1/2" Frontier	—	AFR12506216	—
5/4 x 8	1" x 7-1/4" Traditional	—	ATR12508216	—
5/4 x 8	1" x 7-1/4" Frontier	—	AFR12508216	—

Flange Slotted Trim

Typical window trims installed over a window nailing fin need to be shimmed or pulled back for the trim to lay flat. Flange Slotted Window Trim does not and is engineered to create consistent long-lasting window surrounds by removing the installation challenges created by windows installed with a nailing fin.

		AZEK Item Number		
		12'	18'	20'
FLANGE SLOTTED WINDOW TRIM				
Nominal	Actual			
5/4 x 4	Slotted - Traditional	—	ATS12504216	—
5/4 x 4	Slotted - Frontier	—	AFS12504216	—
5/4 x 4	Slotted & Rabbeted - Traditional	—	ATSR12504216	—
5/4 x 4	Slotted & Rabbeted - Frontier	—	AFSR12504216	—
5/4 x 6	Slotted - Traditional	—	ATS12506216	—
5/4 x 6	Slotted - Frontier	—	AFS12506216	—
5/4 x 6	Slotted & Rabbeted - Traditional	—	ATSR12506216	—
5/4 x 6	Slotted & Rabbeted - Frontier	—	AFSR12506216	—



		AZEK Item Number				
		8'	10'	12'	18'	20'
AZEK TO MILL (ATM)						
Actual						
1-1/4" x 48" ATM Sheet Traditional	—	AS11448096	—	—	—	—
1-1/2" x 48" ATM Sheet Traditional	AS11248096	AS11248120	AS11248144	—	—	AS11248240

Long-lasting beauty by design.

Philadelphia Color and Product Availability



Hardie® Plank Mountain Sage
Hardie® Trim Arctic White

Statement Collection®

Locally stocked and designed for simplicity - making it easier than ever to get a beautiful, long-lasting home exterior.

Hardie® Plank, Hardie® Shingle, Hardie® Panel, Hardie® Trim Batten



Hardie® Trim



Hardie® Soffit



Scan to view Statement Collection® product availability & learn about other made-to-order options

MAGNOLIA HOME



We've partnered with Magnolia Home to create an inspired collection of exteriors in colors, styles and textures curated by Joanna Gaines to transform your home into your favorite place to be.

Hardie® Plank

Hardie® Shingle

Hardie® Panel

Hardie® Trim

Hardie® Soffit



Colors shown are as accurate as printing methods will permit. Scan to order a product sample for true color.

Hardie® Plank

Thickness 5/16 in. | Length 12 ft. planks



Select Cedarmill®

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in
Exposure	4 in	5 in	6 in	7 in	8 in
Statement Collection®					
Dream Collection®					
Magnolia Collection					
Prime					



Smooth

Width	5.25 in	6.25 in	7.25 in	8.25 in
Exposure	4 in	5 in	6 in	7 in
Statement Collection®				
Dream Collection®				
Magnolia Collection				
Prime				



Beaded Smooth

Width	8.25 in
Exposure	7 in
Statement Collection®	
Dream Collection®	
Prime	

Beaded Select Cedarmill®

Width	8.25 in
Exposure	7 in
Statement Collection®	
Dream Collection®	
Prime	

Hardie® Shingle

Thickness 1/4 in. | Length 48 in.



Staggered Edge Panel

Height	15.25 in
Exposure	6 in
Statement Collection®	
Dream Collection®	
Magnolia Collection	
Prime	



Straight Edge Panel

Height	14 in	15.25 in
Exposure	5 in	7 in
Statement Collection®		
Dream Collection®		
Magnolia Collection		
Prime		

Hardie® Panel

Thickness 5/16 in.



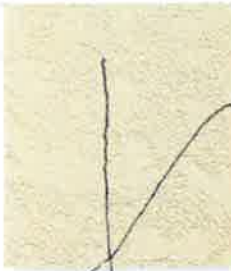
Select Cedarmill®

Size	4 ft x 8 ft	4 ft x 10 ft
Statement Collection®		
Dream Collection®		
Magnolia Collection		
Prime		



Smooth

Size	4 ft x 8 ft	4 ft x 10 ft
Statement Collection®		
Dream Collection®		
Magnolia Collection		
Prime		



Stucco

Size	4 ft x 8 ft	4 ft x 10 ft
Statement Collection®		
Dream Collection®		
Prime		



Sierra 8

Size	4 ft x 8 ft	4 ft x 10 ft
Statement Collection®		
Dream Collection®		
Prime		

Hardie® Trim Batten

Thickness 3/4 in.
Length 12 ft. boards

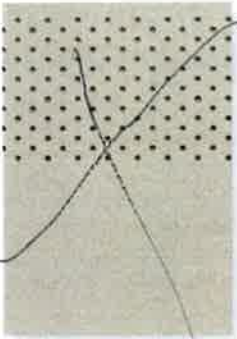


Smooth Rustic Grain

Width	2.5 in	2.5 in
Statement Collection®		
Dream Collection®		
Magnolia Collection		
Prime		

Hardie® Soffit

Thickness 1/4 in.



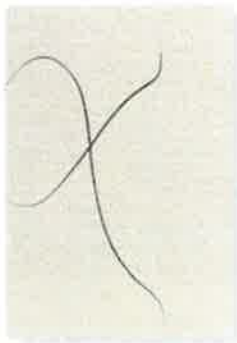
Vented Smooth

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection®	AW	AW	AW
Dream Collection®			
Magnolia Collection			
Prime			



Vented Select Cedarmill®

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection®			
Dream Collection®			
Magnolia Collection			
Prime			



Non-Vented Smooth

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in	8 ft x 48 in
Statement Collection®				
Dream Collection®				
Magnolia Collection				
Prime				



Non-Vented Select Cedarmill®

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection®			
Dream Collection®			
Magnolia Collection			
Prime			

5/4 Hardie® Trim

Thickness 1 in. | Length 12 ft. boards



5/4 Smooth

Width	3.5 in	4.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Statement Collection®						
Dream Collection®						
Magnolia Collection						
Prime						



5/4 Rustic Grain

Width	3.5 in	4.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Statement Collection®						
Dream Collection®						
Magnolia Collection						
Prime						

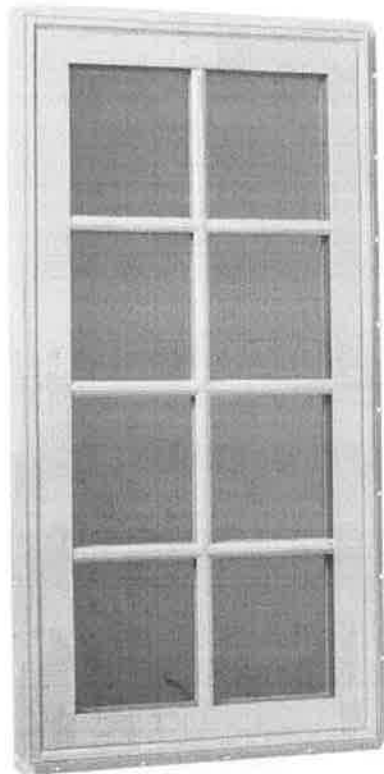
4/4 Hardie® Trim

Thickness 3/4 in. | Length 12 ft. boards



4/4 Smooth

Width	3.5in	5.5in	7.25in	9.25in	11.25in
Statement Collection®					
Dream Collection®					
Magnolia Collection					
Prime					



Hover Image to Zoom

24 in. x 48 in. White Double Insulated
Glass Left-Hand Hinged Vinyl Casement
Window with SDL Grids and Screen

by **TAFCO WINDOWS**

Shop This Look



Product Images

Site de Mouso







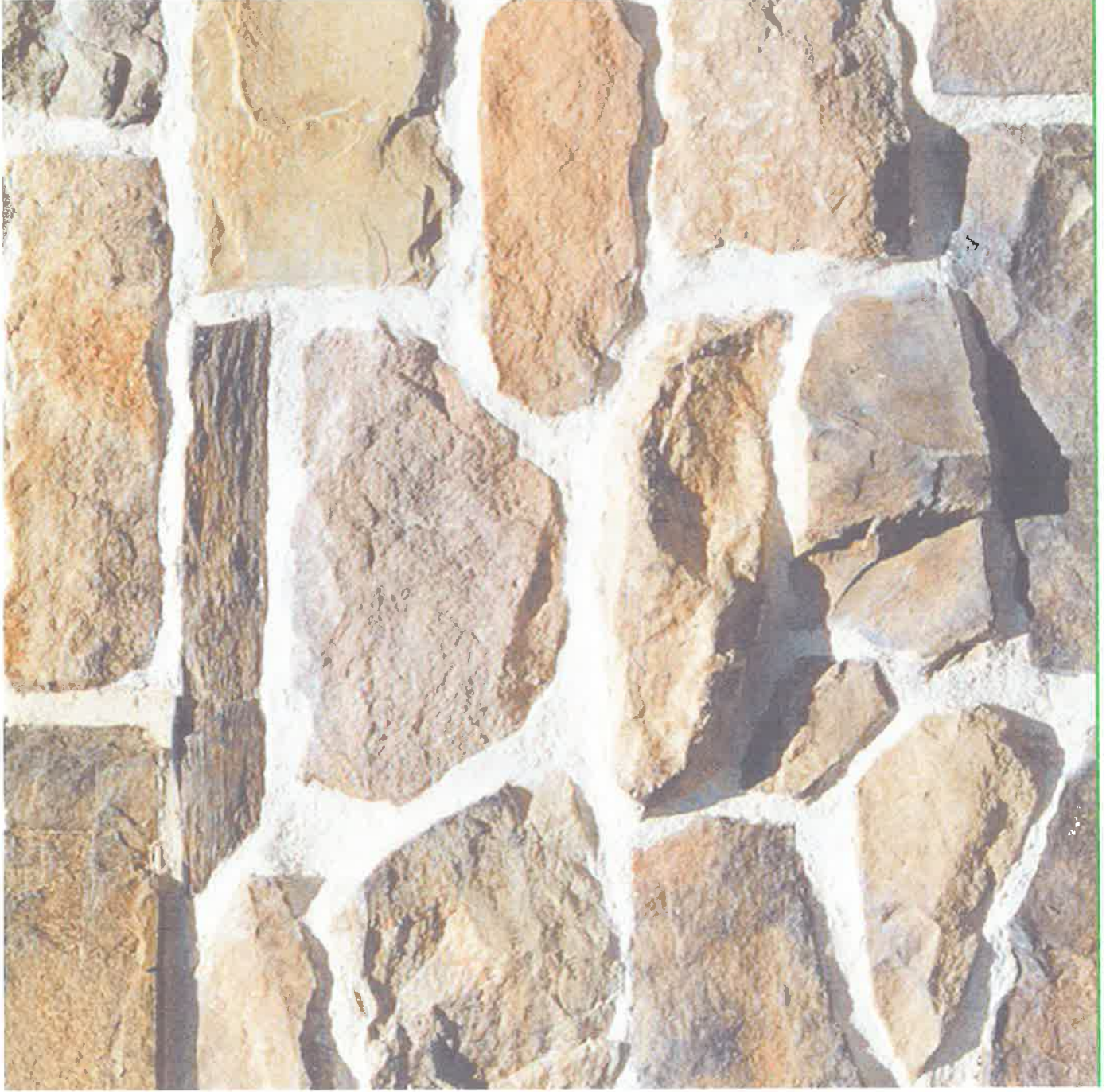
Back of House

REVISION 001

11/15/2016

11/15/2016

Stenender
Neu
Wenden



ITEM	DATA
Address	411 Harmony St
Date Received	4/22/2025
Year Built	1900
Status	C
Previously Reviewed	No
Scope of work	Remove 2 sliding door on back of house one on left side and one on back of house, two casement window on back of house where sidings is replace all T-1-11 plywood with Hardie board siding, replace all trim with Azek trim, white, install stone under 2 window on rear. reinstall brick patio after tree removal.
Review Tier	
Conformance	<p>The removal of siding and replacement with alternate material (Hardie Plank) on the rear elevation, not visible from the public right-of-way conforms with the HAC Design Guidelines & Standards.</p> <p>The modification of fenestrations on the rear elevation, not visible from the public right-of-way conforms with the HAC Design Guidelines & Standards.</p> <p>The installation of alternate material trim (Azek) on the rear elevation, not visible from the public right-of-way conforms with the HAC Design Guidelines & Standards.</p> <p>The installation of stone facing under new windows conforms with HAC Design Guidelines & Standards.</p> <p>The installation of vinyl windows, even on areas not visible from the public right-of-way DOES NOT CONFORM with the HAC Design Guidelines & Standards.</p>
Finding	To be reviewed at May 2025 HAC meeting.
Comments	
Action	SUBMIT FOR REVIEW
Status	OPEN
HAC Review Required	HAC REVIEW REQUIRED