

**Historic Area Commission Special Meeting  
Community Room New Castle City Police Station  
1 Municipal Blvd., New Castle, DE 19720  
Tuesday, October 21, 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 Applications

**NEW APPLICATIONS**

1. 23 W 6<sup>th</sup> St – Larry Kouma – Solar panel installation.
2. 201 Delaware St – Trustees of New Castle Commons – Replace HVAC.

**CONSULTATIONS**

No Consultations at this time.

**OLD BUSINESS**

No Old Business at this time.

**NEW BUSINESS**

No New Business at this time.

**PUBLIC COMMENTS**

Public Comments on agenda items only.

Posted: 10/6/25

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 Tuesday, October 21, 2025 at [info@newcastlecity.delaware.gov](mailto:info@newcastlecity.delaware.gov).

HISTORIC AREA COMMISSION  
1 Municipal Drive  
October 9, 2025

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

Also Present: Jeff Bergstrom, City Building Official  
Lisa Hatfield, City Solicitor

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

### **Minutes**

**June 12, 2025 – A motion was made by Ms. Batty to approve the minutes of the June 12, 2025 meeting as presented. The motion was seconded by Mr. Westman and was carried with a vote of four (4) in favor and one (1) abstained (Ms. Doak).**

**July 10, 2025 – A motion was made by Mr. Westman to approve the minutes of the July 10, 2025 meeting as presented. The motion was seconded by Ms. Doak and was carried with a vote of three (3) in favor and two (2) abstained (Mr. Wade and Ms. Batty).**

### **New Applications**

#### **59 The Strand – Mark and Laurie Lorenz – Solar panel installation**

An application was submitted to install a solar panel array at 50 The Strand. Mr. Lorenz introduced Mr. Mark Miller from CMI Electric. Messrs. Lorenz and Miller explained the proposed installation and responded to questions from the Commissioners:

- The proposal to install solar panels is to produce sufficient energy to offset the consumption of electric.
- The solar panel array will be installed on the rear of the garage roof (12 panels) and on the rear of the house roof (4 panels).
- Neither location is visible from the public right-of-way.
- Ms. Hamroun consulted with the property owners on the location of the solar panel array, and she approved the final location as noted.
- An exterior mounted battery is not included in the proposal and the surplus power will flow back to MSC.
- In order to take advantage of solar incentives, the work must be completed, inspected, and approved prior to December 31, 2025.
- The panels are 68" x 45". The inverter package is 2' x 2' and will be located on the Harmony Street side of the house behind two levels of greenery screening and cannot be seen from the public right-of-way.

Ms. Hayward-Olivas stated that Ms. Hamroun was unable to attend the meeting due to travel delays, but she submitted her notes and recommended approval of the application as submitted. She added that the project complies with the Design Guidelines and Standards.

### **Public Comment**

#### Rob Rossiter

Ms. Hayward-Olivas read a statement from Mr. Rossiter.

Mr. Rossiter wrote in opposition of the installation of solar panels on a historic building, opining that installing high-tech devices of this size in the Historic District is counter-intuitive. He added that as a community the historic nature of the buildings in the Historic District should be preserved, and residents should not be permitted to install large, unsightly solar panels on their homes.

Ms. Hayward-Olivas reiterated that HAC decisions are guided by the criteria in the Design Guidelines and Standards and the advice from the subject matter expert, Ms. Hamroun; and the applicant has met all the required criteria.

**A motion was made by Ms. Batty to approve the application as presented. The motion was seconded by Mr. Westman and was unanimously carried.**

### **Planning Commission Update**

Ms. Batty reported that:

- Ordinance 555 – The Planning Commission approved language in the proposed Ordinance regarding short-term rentals. She noted that the Commission recommended legal structures which will allow short-term rentals while ensuring that there is no negative impact to the neighborhoods. Ms. Batty explained several of the pertinent points of the Ordinance. Ms. Batty noted that all requirements of the Ordinance must be in place in order to operate a short-term rental.
- Comprehensive Plan – The Planning Commission is in the process of reviewing the Comprehensive Plan and is making recommendations for changes at the 5-year and 10-year reviews.
- Home Occupancy Business – The City Code does not presently permit home occupancy businesses (HOB) in the Historic District by omission. Ms. Batty opined that City Council is attempting to solve a problem for one situation by allowing an HOB in the Historic District. She expressed her deep concern about this because:
  - The Code does not require the number of people who can come into an HOB.
  - The Code allows 25% of the usable interior property to be used for an HOB.
  - The City Solicitor stated that all HOBs would be reviewed on a case-by-case basis, which Ms. Batty opined sets up an inherent unfairness and a potential for favoritism.
  - There is no requirement that HOBs must have a license with the City.
  - There is no process in place to revoke or terminate an HOB license.

The Planning Commission voted in favor of the language with the exception of whether the Commission wanted to change some of the underlying rules for HOBs in the City Code. Ms. Batty stated that all discussion was focused on the Yoga Studio and not on other types of HOB, such as people setting up training classes, party venues, childcare, etc., that are not expressly forbidden in the code. She reiterated that there are no rules to revoke a HOB license.

Mr. Wade initiated a discussion of individuals who work from home as an employee of a larger company, or individuals who may have a small office from which to conduct business but that does not have clients or customers who visit their office. Ms. Batty stated that the Planning Commission had an in-depth discussion on this matter. She added that the City Solicitor gave conflicting advice on this matter. Mr. Wade opined that the language should be more specific.

Ms. Hatfield stated that she would discuss this matter with Mr. Hoffman, who is working on the language. Ms. Batty stated that the language has no specificity.

Ms. Hayward-Olivas opined that the Code states that an HOB cannot interfere with the residential aspect of the area; however, Ms. Batty stated that the Code does not contain that specific language. Mr. Wade opined that the matter needs to be considered further to ensure that the intent cannot be mis-assigned in the future. Ms. Batty concurred, adding that as it is written, the language exposes the Historic Area to favoritism in decision-making.

Mr. Bergstrom stated that he has shut down HOBs on The Strand and in Van Dyke Village due to excessive traffic caused by pick-ups and deliveries. He added that the Code does state that an HOB cannot have a negative impact on the neighborhood.

Ms. Batty stated that she voted against the proposal. She added that New Castle is one of the most important Historic Areas in the United States, and she does not feel that is currently being respected with the way some legislation is going.

### **Signage in the Historic District**

Ms. Hayward-Olivas stated that HAC drafted a supplemental document to the Design Standards and Guidelines that provides helpful information regarding commercial signage in the Historic Commercial District. The was submitted to the City Administrator, and Ms. Tantillo informed Ms. Hayward-Olivas that she would like more time to review the document. Ms. Hayward-Olivas expressed her hope that Ms. Tantillo would submit her comments before the next HAC meeting.

Ms. Hayward-Olivas added that Ms. Tantillo is planning a Workshop for the Downtown Development District as well as the Historic Area. Ms. Hayward-Olivas also stated that questions should be directed to the City Office for review by Ms. Hamroun or Mr. Bergstrom. Ms. Hatfield will reach out to Ms. Tantillo regarding the draft document.

### **Miscellaneous**

Ms. Batty requested that the Agenda include “Next Agenda Items” as a standard topic. Ms. Hayward-Olivas will submit the request to the City Office.

Historic Area Commission Minutes  
October 9, 2025

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

**A motion was made by Mr. Westman to adjourn the meeting. The motion was seconded by Mr. Wade. The motion was unanimously passed and the meeting adjourned at 7:20 p.m.**

Respectfully submitted,

Kathleen R. Weirich  
City Stenographer

UX

Revised Application 2 Oct 2025  
→ Shift upper roof panels away from edge



**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 Kouma, Larry and Gina

Business (if applicable) \_\_\_\_\_

Address 23 W 6th St

City Historic New Castle State DE Zip Code 19720

Daytime telephone 1-302-858-1471 Other phone/email 1-717-781-3435

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

2. NAME OF PROPERTY OWNER Kouma, Larry and Gina

Business (if applicable) \_\_\_\_\_

Address 23 W 6th St

City Historic New Castle State DE Zip Code 19720

Daytime telephone (required) 1-302-858-1471 Other phone 1-717-781-3435

3. PROJECT STREET ADDRESS 23 W 6th St

4. LEGAL DESCRIPTION: Lot  Block  Subdivision New Castle Parcel 2101510087

5. EXISTING USE Residential PROPOSED USE Residential

6. PROPOSED PROJECT WORK

A. DEMOLITION  YES  NO

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

Build  
AC  
check

REPAIR	REPLACE	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Roof _____
<input type="checkbox"/>	<input type="checkbox"/>	Roof structures (domers, chimneys, etc.) _____
<input type="checkbox"/>	<input type="checkbox"/>	Exterior finishes (stucco, masonry, siding) _____
<input type="checkbox"/>	<input type="checkbox"/>	Porch/Deck/Balcony _____
<input type="checkbox"/>	<input type="checkbox"/>	Awning/Canopy _____
<input type="checkbox"/>	<input type="checkbox"/>	Exterior Doors _____
<input type="checkbox"/>	<input type="checkbox"/>	Windows _____
<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 _____

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

- New building \_\_\_\_\_
- New addition \_\_\_\_\_
- New roof structures (dormers, chimneys, etc.) Solar panel project
- 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)

Solar project to add solar power capacity with battery backup to the property. The panels are all black and low profile. Panels will be mounted on low profile flat black frame. Panels will only be located on flat roof section in rear of home. Panels will not be visible from street or public spaces. Inverter and battery backup will be mounted in the basement.

TIKR 1 CONSULT REQUESTED

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 Larry Kouma

SIGNATURE OF APPLICANT [Signature] DATE 11 Aug 2025

PRINT OWNER'S NAME Gina Kouma

SIGNATURE OF OWNER [Signature] DATE 11 Aug 2025

## 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.

LK

### 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)

- |                          |                          |                          |  |
|--------------------------|--------------------------|--------------------------|--|
| <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)

- |                          |                          |                          |  |
|--------------------------|--------------------------|--------------------------|--|
| <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/stab 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)

- |                          |                          |                          |   |
|--------------------------|--------------------------|--------------------------|---|
| <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**

- |                          |                          |                          |  |
|--------------------------|--------------------------|--------------------------|--|
| <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)

- |                          |                          |                          |   |
|--------------------------|--------------------------|--------------------------|---|
| <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)

- |                          |                          |                          |   |
|--------------------------|--------------------------|--------------------------|---|
| <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: \_\_\_\_\_

**Kouma, Larry and Gina**

**23 W 6<sup>th</sup> St, Historic New Castle, DE 19720**

**Historic New Castle, Historic Area Commission - Solar project consult**

**1 August 2025**

**Project Description:**

Install 6.6 kW solar power system for private residence, including 10 kV battery backup.

All solar panels will be installed on flat roof sections at rear of property and will not be visible from street or public areas.

Panels are all black and mounted on low profile flat black frame.

Battery and inverter will be installed in the basement.

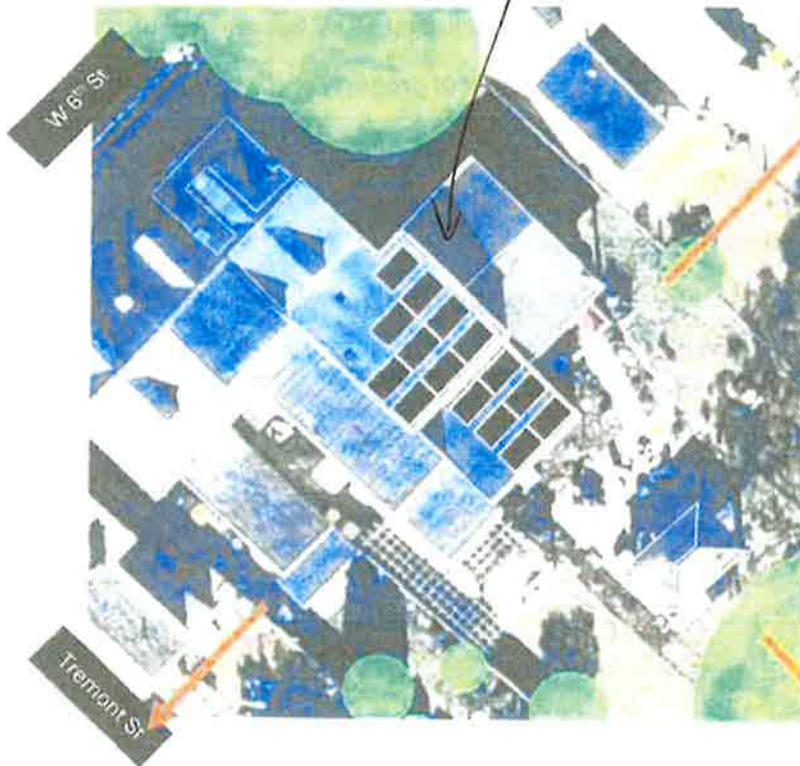
All work will be completed CMI Solar & Electric, or authorized subcontractor, including all required permits, inspections, and approvals.

2 Oct 2025 LK

Kouma - 23 W 6<sup>th</sup> St, Historic New Castle DE

See revised w/ panels shifted away from edge

Solar details



**System size**  
6.6 kW DC

**Panels**  
SIL-440 QD

**Inverters**  
SE5700I-US Home Hub [240V]

**CEC-AC rating**  
5.762 kW AC

**Estimated First Year Production**  
7.885 kWh

**Consumption Offset**  
109%

Array details

Panel: SIL-440 QD

Quantity: 6	Watts: 440	Azimuth: 133° (SE)	Tilt: 19°	Mounting: tilted
-------------	------------	--------------------	-----------	------------------

Panel: SIL-440 QD

Quantity: 9	Watts: 440	Azimuth: 133° (SE)	Tilt: 13°	Mounting: tilted
-------------	------------	--------------------	-----------	------------------



Revised w/ panels  
shifted left away from edge  
2 Oct 2025 LK

Larry Kouma  
23 W 6th St, New Castle, DE 19720, USA  
+1 (302) 858-1471  
larry.kouma@gmail.com

**Solar details**



one panel mounted flat

**System size**  
6.6 kW DC

**Panels**  
SIL-440 QD or Equivalent  
**Inverters**  
SE5700H-US Home Hub [240V]

**CEC-AC rating**  
0.58 kW AC

**Estimated First Year Production**  
7,530 kWh

**Consumption Offset**  
101%

**Array details**

Panel: SIL-440 QD or Equivalent

Quantity: 6      Watts: 440      Azimuth: 133° (SE)      Tilt: 10°      Mounting: tilted

Panel: SIL-440 QD or Equivalent

Quantity: 3      Watts: 440      Azimuth: 133° (SE)      Tilt: 6°      Mounting: tilted

Panel: SIL-440 QD or Equivalent

Quantity: 6      Watts: 440      Azimuth: 133° (SE)      Tilt: 6°      Mounting: tilted

Visibility from Street / public area



Flat roof section not visible from front  
[23 West 6<sup>th</sup> St.]



Edge of flat roof section panels will be  
mounted... panels will not be visible.  
West 6<sup>th</sup> St view]



Flat edge may have minor visibility from  
Delaware St. across Methodist Church  
cemetery view.



Not visible from 5<sup>th</sup> St. looking across  
Methodist church parking.

Solar Panel technical sheets:



SIL-440 QD



## • NEXT-GENERATION N-TYPE CELL TECHNOLOGY

- Improved Shade Tolerance
- Improved Low-Light Performance
- Increased Performance in High Temperatures
- Enhanced Durability
- Reduced Degradation Rate
- 25-Year Product Warranty/  
30-Year Performance Warranty



[SILFABSOLAR.COM](http://SILFABSOLAR.COM)



ELECTRICAL SPECIFICATIONS		440	
Test Conditions		STC	NOCT
Module Power (Pmax)	Wp	460	328.0
Maximum power voltage (Vmp)	V	33.41	31.17
Maximum power current (Imp)	A	13.17	10.52
Open circuit voltage (Voc)	V	36.97	36.64
Short circuit current (Isc)	A	14.22	11.44
Module efficiency	%	22.6%	
Maximum system voltage (VDC)	V		1000
Series fuse rating	A		25
Power tolerance	Wp		0 to +10

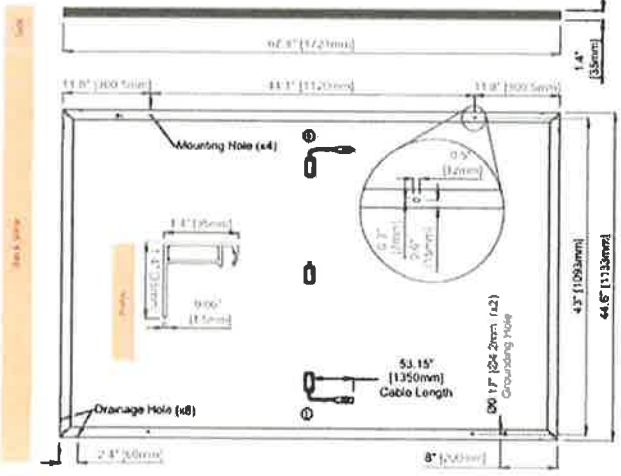
Measurement conditions: STC 1000 W/m<sup>2</sup>, AM 1.5, Temperature 25 °C, IRR 1000 W/m<sup>2</sup>, AM 1.5. Measurement uncertainty < 3%.  
 Test conditions according to IEC 61215 and IEC 61730. Electrical characteristics may vary by 45% and power by 0% to +10%.

MECHANICAL PROPERTIES / COMPONENTS	METRIC	IMPERIAL
Module weight	21 kg ± 0.2 kg	46.3 lbs ± 0.4 lbs
Dimensions (H x L x D)	1721 mm x 1133 mm x 35 mm	67.8 in x 44.6 in x 1.37 in
Maximum surface load (wind/snow)*	100 Pa (rear load), 5400 Pa (front load) @ 25 mm at 83 km/h	81.5 lb/ft <sup>2</sup> (rear load), 112.0 lb/ft <sup>2</sup> (front load) @ 1 in at 51.5 mph
Hail impact resistance	108 Half cells: M-Type Silicon solar cell 182 mm x 91 mm	108 Half cells: M-Type Silicon solar cell 7.16 in x 3.58 in
Cells	3.2 inch (81.3 mm) transference, tempered, anti-reflexive coating	3.2 inch (81.3 mm) transference, tempered, anti-reflexive coating
Glass	3.2 inch (81.3 mm) transference, tempered, anti-reflexive coating	3.2 inch (81.3 mm) transference, tempered, anti-reflexive coating
Cables and connectors (refer to installation manual)	3x30 mm, ø 5.7 mm, MC4 form Staabli	3x 1.18 in, ø 0.22 in (12 AWG), MC4 form Staabli
Backsheet	High durability, superior hydrolysis and UV resistance, multi-layer dielectric film, fluorine-free PV backsheet	
Frame	Anodized Aluminum (Black)	
Junction Box	UL 3730 Certified, IEC 61730 Certified, IP68 rated, 3 diodes	

TEMPERATURE RATINGS	WARRANTIES	
Temperature Coefficient Voc	-0.04 %/°C	Module product workmanship warranty
Temperature Coefficient Pmax	-0.24 %/°C	Linear power performance guarantee
Temperature Coefficient Voc	-0.22 %/°C	25 years**
NOCT Is 2 °C	43 °C	30 years
Operating temperature	-40 to +45 °C	± 0.8% end 1st yr
		± 0.87% end 10th yr
		± 0.90% end 25th yr
		± 0.93% end 30th yr

CERTIFICATIONS	SHIPPING SPECS	
Product	UL 61215, UL 61730, CSA C22 2461730, IEC 61215, IEC 61730, IEC 61701 (Salt Mist Corrosion), IEC 62716 (Ammonia Corrosion), CEK Listed, UL Fire Rating: Type 2	Modules Per Pallet: 25 or 36 (Call Special)
Factory	ISO9001:2015	Pallets Per Truck: 12 or 30 (Call Special)
		Modules Per Truck: 432 or 720 (Call Special)

**Warning:** Read the Safety and Installation Manual for mounting specifications and before handling, installing and operating modules.  
 \*\* 12 year extendable to 25 years subject to registration and conditions outlined under "Warranty" at [www.silfab.com](http://www.silfab.com).  
 \* IAH files generated from 3rd party performance data are available for download at [www.silfab.com](http://www.silfab.com).



**SILFAB SOLAR INC.**  
 1770 Port Drive  
 Burlington WA 98233 USA  
 T +1 360 569 4733  
 info@silfab.com  
 7149 Logistics Lane  
 Fort Mill SC 29715 USA  
 T +1 833 402 4338  
 240 Courtney Park Drive East  
 Mississauga ON L5T 2Y3 Canada  
 T +1 905 255 2501  
 F +1 905 696 0267  
 Sales & Customer Support  
 T +1 833 998 6642  
 Silfab - SIL-440-QD-20250327  
 No reproduction or distribution is allowed without the explicit written permission of Silfab Solar Inc.  
 © 2025 Silfab Solar Inc. All rights reserved.

# 23 W 6th St Historic New Castle – Solar Project Mock up Photos

Larry Kouma

14 Sept 2025

Revision - mounting flat → will not be visible 2025  
KC





Revision -  
mounting flat and  
will not be  
visible

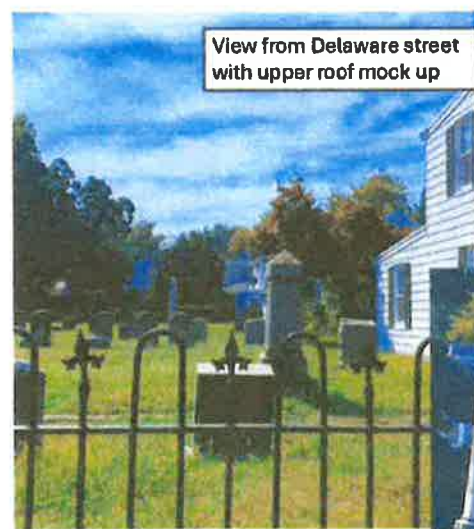


View from 23 W 6th street sidewalk across the street

1 panel is visible with zoom

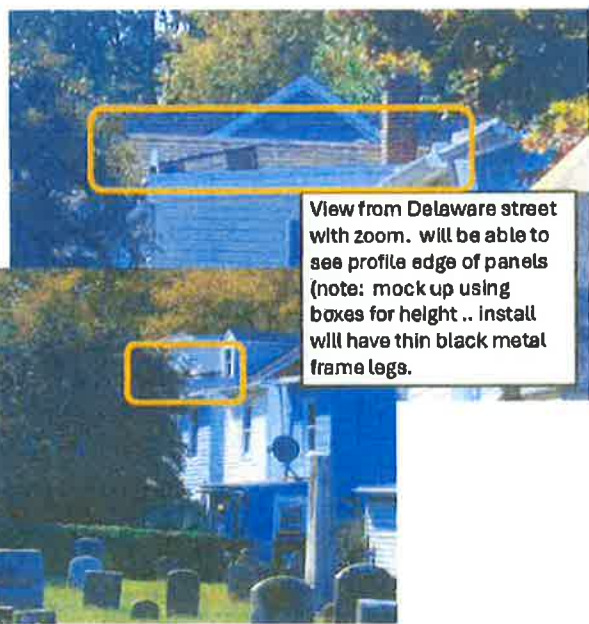


View from 23 W 6th street sidewalk at driveway with zoom

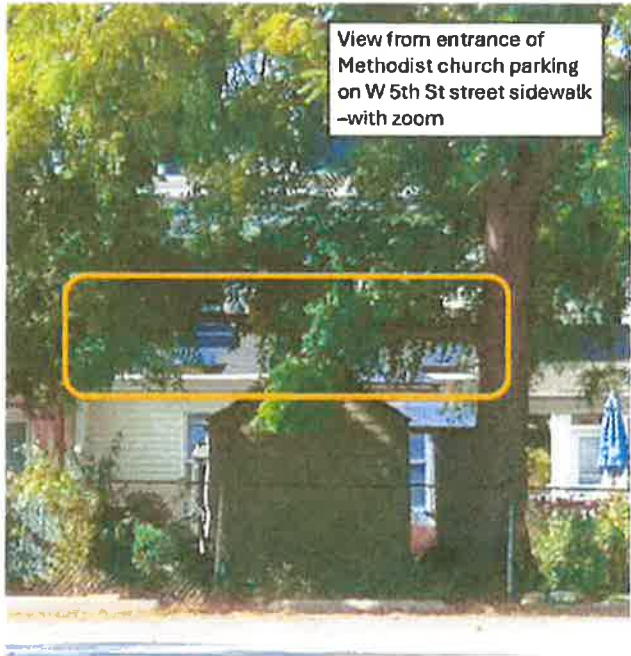


View from Delaware street with upper roof mock up

View from Delaware street



View from Delaware street with zoom. will be able to see profile edge of panels (note: mock up using boxes for height .. install will have thin black metal frame legs.





View from exit of Methodist church parking on W 5th St street sidewalk



Upper roof mock up

View from exit of Methodist church parking on W 5th St street sidewalk -with zoom



Lower roof mock up

HR / 01530-157



**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 TRUSTEES OF THE NEW CASTLE COMMON  
 Business (if applicable) 203  
 Address 201 DELAWARE STREET  
 City NEW CASTLE State DE Zip Code 19720  
 Daytime telephone 302-322-2809 Other phone/email 302 250-2874

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

2. NAME OF PROPERTY OWNER TRUSTEES - SAME AS ABOVE  
 Business (if applicable) \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Daytime telephone (required) \_\_\_\_\_ Other phone \_\_\_\_\_

3. PROJECT STREET ADDRESS 201 DELAWARE ST.

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 type="checkbox"/> | Exterior finishes (stucco, masonry, siding) _____                   |
| <input type="checkbox"/> | <input type="checkbox"/> | Porch/Deck/Balcony _____  |
| <input type="checkbox"/> | <input type="checkbox"/> | Awning/Canopy _____   |
| <input type="checkbox"/> | <input type="checkbox"/> | Exterior Doors _____  |
| <input type="checkbox"/> | <input type="checkbox"/> | Windows _____   |
| <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 <u>Replacing HVAC units</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Existing fences, walls & gates _____                                |
| <input type="checkbox"/> | <input type="checkbox"/> | 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 SAW TOOTH FENCE TO SURROUND NEW UNIT
- New parking/walkways/other site features \_\_\_\_\_
- Exterior utility service/mechanical equipment \_\_\_\_\_

NEW →

9/25/2025 -

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:

Replacing mini split units with new units

NEW →

9/25/2025 • TRUSTEE'S TO HAVE A SAW TOOTH FENCE CONSTRUCTED AROUND THE NEW UNIT TO MATCH EXISTING SAW TOOTH FENCE CONCEALING EXISTING EQUIPMENT. "SEE ATTACHED PHOTO" NEW FENCE TO BE EQUIPPED WITH AV ACCESS GATE. FENCE HEIGHT WILL MATCH EXISTING

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 Trustees of New Castle Common

SIGNATURE OF APPLICANT [Signature] DATE 6-16-25

PRINT OWNER'S NAME Trustees of the New Castle Common

SIGNATURE OF OWNER Thomas Clayton DATE 6-16-25

## 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.

19c

### 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**

- |                          |                          |                          |  |
|--------------------------|--------------------------|--------------------------|--|
| <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)

- |                          |                          |                          |   |
|--------------------------|--------------------------|--------------------------|---|
| <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)

- |                          |                          |                          |   |
|--------------------------|--------------------------|--------------------------|---|
| <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: \_\_\_\_\_

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**

<b>IMPORTANT — Applicant to complete all items in sections: I, II, III IV, and V.</b>			
<b>I. LOCATION OF BUILDING</b>	AT (LOCATION) <u>201<sup>203</sup> Delaware St.</u> (STREET) BETWEEN <u>2<sup>nd</sup> St</u> (CROSS STREET) AND <u>Delaware St.</u> (CROSS STREET) SUBDIVISION _____ LOT _____ BLOCK _____ LOT SIZE _____	Zoning District _____	
<b>II. TYPE AND COST OF BUILDING — All applicants complete Parts A — D</b>			
<b>A. TYPE OF IMPROVEMENT</b> 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 type="checkbox"/> Alteration (See 2 above) 4 <input checked="" 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	<b>D. PROPOSED USE — For "Wrecking" most recent use</b> <b>Residential</b> 12 <input 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 checked="" type="checkbox"/> Other — Specify <u>BUSINESS</u>	<b>Nonresidential</b> 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 checked="" type="checkbox"/> Office, bank, professional 25 <input type="checkbox"/> Other — Specify _____	
<b>B. OWNERSHIP</b>	9a <input checked="" type="checkbox"/> Private (individual, corporation, nonprofit institution, etc.) 9b <input type="checkbox"/> Public (Federal, State, or local government)		
<b>C. COST</b>	(Omit cents) \$ _____ \$ <u>14,000</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. _____ _____	
<b>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</b>			
<b>E. PRINCIPAL TYPE OF FRAMING</b> 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 _____	<b>G. TYPE OF MECHANICAL</b> 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	<b>H. DIMENSIONS</b> 44. Number of stories _____ 45. Total square feet of floor area, all floors, based on exterior dimensions _____ 46. Total land area, sq. ft. _____	<b>I. NUMBER OF OFF-STREET PARKING SPACES</b> 47. Enclosed _____ 48. Outdoors _____
<b>F. PRINCIPAL TYPE OF HEATING FUEL</b> 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 _____	<b>NOTE!</b> The Building Inspector requires dimensioned plot plans, floor plans, specifications, etc. before a permit will be issued for all structural changes, additions, etc.		<b>J. RESIDENTIAL BUILDINGS ONLY</b> 49. Number of bedrooms _____ 50. Number of bathrooms _____ Full _____ Partial _____

NO

STREET



**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**

*Remove old mini split units and Replace with New Mitsubishi mini split units*

*New Sawtooth Pencil Surround New Units*

**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	<i>Trustees</i>	<i>807 FRENCH TOWN Rd. New Castle, DE 19720</i>		<i>302 250-2878</i>
2 Contractor	<i>PRO WORKS</i>	<i>177 Old Churchmans Rd. New Castle DE</i>	Builder's License No	
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 <i>Thomas Clayton</i>	Please Print Name <i>Thomas Clayton</i>	Address	Application Date <i>6-16-25</i>
---	--	---------	------------------------------------

**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 \_\_\_\_\_

DATE OF INITIAL ACTION BY COMMISSION \_\_\_\_\_

CERTIFICATE ISSUED # \_\_\_\_\_

ACTION AND/OR RECOMMENDATION \_\_\_\_\_

COMMISSION VOTE \_\_\_\_\_

APPROVED DENIED TABLED

<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"/>

AUTHORIZED SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

**VIII. VALIDATION**

Building Permit Number \_\_\_\_\_

Building Permit Issued \_\_\_\_\_

Building Permit Fee \$ \_\_\_\_\_

Renewal Fee \$ \_\_\_\_\_

Certificate of Occupancy \$ \_\_\_\_\_

MSC Approval \_\_\_\_\_

**FOR DEPARTMENT USE ONLY**

Use Group \_\_\_\_\_

Fire Grading \_\_\_\_\_

Live Loading \_\_\_\_\_

Occupancy Load \_\_\_\_\_

Approved By: \_\_\_\_\_

**IX. OFFICIAL USE ONLY**



177 Old Churchman's Rd New Castle, De 19720 ☎ 302.221.4200 : 302.221.4201

April 14, 2025

Proposal # P5292

Trustees of New Castle Commons  
201 Delaware St.  
New Castle, DE. 19720  
302-250-2874  
Att: Tom Clayton

Dear Tom,

**We propose the following scope of work:**

- Furnish and install two Mitsubishi ductless heat pumps condensers to replace the existing systems M#MUZGS18NAU1. One unit to serve the New Castle Weekly newspaper office and one unit to serve the clothing store. This model comes with a 12yr part, 12yr compressor and 2yr labor warranty. Both units to be set on concrete lintels and elevated above min snow fall
- Furnish and install two Mitsubishi ductless heat pump air handlers to replace the existing systems M#MSZGS18NAU1. Each unit to be installed in place of the existing air handlers already in the space. Paint and patching will be needed to hide the footprint of the old units. Work to be performed by others and is not considered a part of this proposal
- Furnish and install two new sets of ACR copper refrigerant lines between the indoor and outdoor units (see notes)
- Furnish and install all necessary power disconnects and wire whips to adapt the new equipment to the existing power feeds (see notes)
- Furnish and install all new communication wiring between the indoor and outdoor units
- Furnish and install all necessary PVC drain piping to adapt back to the existing drain lines concealed within the structure
- Furnish and install two wall brackets (one per system) to hold the remote control thermostats
- Removal and disposal of existing trash and debris created from work process
- Provide start up and commissioning of the system upon installations completion



177 Old Churchman's Rd New Castle, De 19720 302.221.4200 302.221.4201

**Pricing:**

**#1 To perform the above listed installation = 14,547.00**

**Notes:**

- The current refrigerant lines for the clothing store run under the brick walkway where they come up within the fenced in mechanical area. Mitsubishi does not allow the refrigerant lines to be buried so therefore the outdoor unit for the clothing store must be relocated to behind the stairwell on that side of the building
- Due to the clothing store unit relocation the electrical feed for the outdoor unit will be re-routed from traveling under the brick walkway as well. The new power disconnect will be mounted on the exterior stairway wall behind the clothing store
- Any fence or structure required by the City of New Castle to hide the new unit location will be by others and is not considered a part of this proposal

Company Representative:  Date: 6/9/25

Applicant Signature:  Date: 6-9-25

**Terms:**

By signing this agreement you hereby authorize Pro Works Inc. to perform the work listed above and agree to pay ½ down ½ upon completion or utilize company sponsored financing options for this project. Pro Works Inc. and you as the customer have the right to void this agreement if payment is not received or either party are not in full agreement of the terms. Should this proposal be canceled after acceptance you will be subject to a fee of up to 10% of the total cost of the proposal for restocking and administrative fees.

MSZ-GX18NL & MUZ-GX18NLHZ  
18,000 BTU/H WALL-MOUNTED INDOOR UNIT  
18,000 BTU/H INVERTER HYPER HEAT PUMP OUTDOOR UNIT



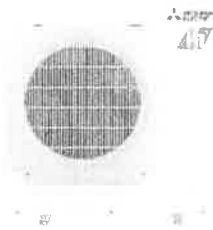
Job Name:

System Reference:

Date:

Indoor Unit \_\_\_\_\_ MSZ-GX18NL

Outdoor Unit \_\_\_\_\_ MUZ-GX18NLHZ



X2

ONE PER  
SIDE

#### INDOOR UNIT FEATURES

- Dual Barrier Coating: The patented Dual Barrier Coating reduces the collection of contaminants like dust, fibers, smoke, and oil on the inner surface of the heat pump, resulting in optimal airflow and easier maintenance.
- Econo Cool: Econo Cool temporarily and automatically adjusts the airflow based on heat exchanger temperature. The set temperature is increased slightly, which saves energy, while maintaining comfort.
- Filter: Electrostatic Enzyme filter (built-in) that is charged with static electricity and designed to attract and filter charged particles which can include airborne non-living particulates, and Microparticle filter (optional) that removes non-living particulate matter, which can include dust and smoke.
- Multiple control options including: Back-lit screen hand-held Remote Controller (provided with unit), comfort app, third-party interfaces and both wired and wireless controllers
- Multiple fan speed options: Low, Medium, High, Powerful, Auto
- Powerful Mode: Temporarily drops or raises the set point and fan speed in order to quickly bring the room to the desired temperature.
- Quiet operation: Outdoor units are as quiet as a typical conversation, and most indoor units are whisper quiet.
- Slim wall-mounted indoor units provide zone comfort control
- Smart Dry Mode: Improves humidity control with minimal over-cooling of the space
- Smart Set: recalls a preferred preset temperature setting at the touch of a button
- Wi-Fi enabled units pair with the Comfort app for complete control over temperature, fan speeds, modes, schedules, and more.

#### OUTDOOR UNIT FEATURES

- Blue Fin Coating: An anti-corrosion treatment applied to the aluminum fins of the heat exchanger of the outdoor unit to protect against corrosion caused by salt, sulfur, and other airborne contaminants, especially in coastal and industrial areas.
- Built-in base pan heater
- DC Fan Motor
- Hot-start technology: The fan only blows air when the heat exchanger has warmed, preventing blasts of cold air at start-up.
- Hyper-Heating INVERTER\* (H2i<sup>2</sup>): 100% heating capacity down to 5° F with guaranteed heating down to -22° F.

## SPECIFICATIONS: MSZ-GX18NL & MUZ-GX18NLHZ

Cooling at 95F <sup>1</sup>	Maximum Capacity	Btu/h	22,000
	Rated Capacity	Btu/h	18,000
	Minimum Capacity	Btu/h	5,200
	Maximum Power Input	W	2,150
	Rated Power Input	W	1,280
	Moisture Removal	Pints/h	3.4
	Sensible Heat Factor	-	0.79
	Power Factor [208V / 230V]	%	97 / 97
	Maximum Capacity	Btu/h	27,400
	Rated Capacity	Btu/h	19,000
Heating at 47F <sup>2</sup>	Minimum Capacity	Btu/h	6,800
	Maximum Power Input	W	4,000
	Rated Power Input	W	1,340
	Power Factor [208V / 230V]	%	98 / 98
	Maximum Capacity	Btu/h	22,400
Heating at 17F <sup>3</sup>	Rated Capacity	Btu/h	12,000
	Maximum Power Input	W	3,240
	Rated Power Input	W	1,230
Heating at 5F <sup>4</sup>	Maximum Capacity	Btu/h	19,000
	Maximum Power Input	W	3,090
Heating at -5F <sup>5</sup>	Maximum Capacity	Btu/h	16,460
Heating at -10F <sup>6</sup>	Maximum Capacity	Btu/h	15,150
Heating at -22F <sup>7</sup>	Maximum Capacity	Btu/h	10,700
Efficiency	SEER <sup>2</sup>		22.5
	EER <sup>2</sup>		14.05
	HSPF <sup>2</sup> [IV]		10
	COP at 47°F <sup>2</sup>		4.16
	COP at 17°F at Maximum Capacity <sup>3</sup>		2.02
	COP at 5°F at Maximum Capacity <sup>4</sup>		1.8
	COP at -5°F at Maximum Capacity <sup>5</sup>		1.78
	COP at -10°F at Maximum Capacity <sup>6</sup>		1.7
	ENERGY STAR <sup>®</sup> Certified		Yes
	Voltage, Phase, Frequency	V AC / V AC, φ, Hz	208 / 230, 1 φ
Electrical	Guaranteed Voltage Range	V AC	187 - 253
	Voltage: Indoor - Outdoor, S1-S2	V AC	230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating [SCCR]	kA	5
	Recommended Fuse/Breaker Size (Outdoor)	A	25
	Recommended Wire Size (Indoor - Outdoor)	AWG	14
	MCA	A	1
	Fan Motor Output	W	56
	Airflow Rate at Cooling, Dry	CFM	324, 392, 454, 530, 550
	Airflow Rate at Cooling, Wet	CFM	292, 353, 408, 477, 585
Airflow Rate at Heating, Dry	CFM	344, 392, 454, 530, 672	
Indoor Unit	Sound Pressure Level [Cooling]	dB (A)	28, 33, 38, 44, 49
	Sound Pressure Level [Heating]	dB (A)	28, 34, 39, 43, 48
	Drain Pipe Size O.D.	inch [mm]	5/8 [15.88]
	Dual Barrier Coating on Heat Exchanger		Yes
	External Finish Color		Munsell 0.7PB 9.2/0.4
	Unit Dimensions (W x D x H)	inch x inch x inch [mm x mm x mm]	43-5/16 x 10-1/8 x 12-13/16 [1,100 x 257 x 325]
	Package Dimensions (W x D x H)	inch x inch x inch [mm x mm x mm]	45-1/2 x 15-1/2 x 13-1/2 [1,160 x 400 x 340]
	Unit Weight	lbs [kg]	37 [16.50]
	Package Weight	lbs [kg]	42 [18.80]
	Fan Motor Type		DC Motor
IDU Operating Temp. Range	Cooling Intake Air Temp. [Maximum / Minimum]	<sup>1</sup> FDB, <sup>1</sup> FWB / <sup>1</sup> FDB, <sup>1</sup> FWB	90 / 73 / 67, 57
	Heating Intake Air Temp. [Maximum / Minimum]	<sup>1</sup> FDB	80 / 70

### NOTES

<sup>1</sup>Cooling at 95°F (Indoor: 80°F DB, 67°F WB // Outdoor: 95°F DB, 75°F WB)

<sup>2</sup>Heating at 47°F (Indoor: 70°F DB, 60°F WB // Outdoor: 47°F DB, 43°F WB)

<sup>3</sup>Heating at 17°F (Indoor: 70°F DB, 60°F WB // Outdoor: 17°F DB, 15°F WB)

<sup>4</sup>Heating at 5°F (Indoor: 70°F DB, 60°F WB // Outdoor: 5°F DB, 4°F WB)

<sup>5</sup>Heating at -5°F (Indoor: 70°F DB, 60°F WB // Outdoor: -5°F DB, -6°F WB)

<sup>6</sup>Heating at -10°F (Indoor: 70°F DB, 60°F WB // Outdoor: -10°F DB, -11°F WB)

<sup>7</sup>Heating at -22°F (Indoor: 70°F DB, 60°F WB // Outdoor: -22°F DB, -23°F WB)

<sup>1</sup> Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp. [Maximum / Minimum]).

\* Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

\*\* Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures; Heating Thermal Lock-out / Re-start Temperatures).

- System cuts out in heating mode and automatically restarts at these temperatures.

## SPECIFICATIONS: MSZ-GX18NL & MUZ-GX18NLHZ

	MCA	A	23
	MOCF	A	40
	Fan Motor Full Load Amperage	A	0.76
	Fan Motor Output	W	55
	Airflow Rate Cooling	CFM	2,202
	Airflow Rate Heating	CFM	1,934
	Defrost Method		Reverse Cycle
	Coating on Heat Exchanger (Bluefin, Sea Coast)		Yes, Yes
Outdoor Unit	Sound Pressure Level, Cooling	dB (A)	54
	Sound Pressure Level, Heating*	dB (A)	55
	Compressor Type		Twin Rotary
	Compressor Model		SRB172FQHMT
	Compressor Oil (Type // Charge)	Type // oz	RM68EH // 14.5
	External Finish Color		Munsell 2Y 7 B/1.1
	Base Pan Heater		Built-in
	Unit Dimensions (W x D x H)	inch x inch x inch [mm x mm x mm]	33-1/16 x 13 x 34-5/8 [840 x 330 x 880]
	Package Dimensions (W x D x H)	inch x inch x inch [mm x mm x mm]	38-3/4 x 16-3/4 x 40-3/4 [940 x 420 x 1,030]
	Unit Weight	lbs [kg]	117 [52.80]
Package Weight	lbs [kg]	137 [61.70]	
ODU Operating Temp. Range	Cooling Intake Air Temp. (Maximum / Minimum) <sup>†</sup>	°F/DB	115 / 14
	Cooling Thermal Lock-out / Re-start Temperatures**	°F/DB	-1 / 3
	Heating Intake Air Temp. (Maximum / Minimum)	°FDB, °FWB / °FDB, °FWB	75, 65 / -22, -23
	Heating Thermal Lock-out / Re-start Temperatures**	°F/DB	-34 / -22.5
	Type		R454B
Refrigerant	Pre-Charged Refrigerant Amount	lbs, oz	3, 12
	Maximum Pre-Charged Piping Length	ft [m]	50 [15]
	Additional Refrigerant Charge Per Additional Piping Length	oz/ft	0.22
Piping	Gas Pipe Size O.D. (Flared)	inch [mm]	1/2 [12.70]
	Liquid Pipe Size O.D. (Flared)	inch [mm]	1/4 [6.35]
	Maximum Piping Length	ft [m]	100 [30]
	Maximum Height Difference	ft [m]	50 [15]
	Maximum Number of Bends		10

### NOTES

<sup>†</sup>Cooling at 95°F (Indoor: 80°F DB, 67°F WB // Outdoor: 95°F DB, 75°F WB)

<sup>†</sup>Heating at 47°F (Indoor: 70°F DB, 60°F WB // Outdoor: 47°F DB, 43°F WB)

<sup>†</sup>Heating at 17°F (Indoor: 70°F DB, 60°F WB // Outdoor: 17°F DB, 15°F WB)

<sup>†</sup>Heating at 5°F (Indoor: 70°F DB, 60°F WB // Outdoor: 5°F DB, 4°F WB)

<sup>†</sup>Heating at -5°F (Indoor: 70°F DB, 60°F WB // Outdoor: -5°F DB, -6°F WB)

<sup>†</sup>Heating at -10°F (Indoor: 70°F DB, 60°F WB // Outdoor: -10°F DB, -11°F WB)

<sup>†</sup>Heating at -22°F (Indoor: 70°F DB, 60°F WB // Outdoor: -22°F DB, -23°F WB)

<sup>†</sup> Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp. [Maximum / Minimum]):

• Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

\*\* Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures; Heating Thermal Lock-out / Re-start Temperatures):

• System cuts out in heating mode and automatically restarts at these temperatures



## INDOOR UNIT ACCESSORIES: MSZ-GX18NL

Lineset	100 x 1/4 x 100 1/2 Lineset Twin-Tube Insulation	MLS141212T-100
	15 x 1/4 x 15 1/2 Lineset Twin-Tube Insulation	MLS141212T-15
	30 x 1/4 x 30 1/2 Lineset Twin-Tube Insulation	MLS141212T-30
	50 x 1/4 x 50 1/2 Lineset Twin-Tube Insulation	MLS141212T-50
	65 x 1/4 x 65 1/2 Lineset Twin-Tube Insulation	MLS141212T-65
Control Interface	Airzone Wired Blueface Controller Black	AZZBSBLUEZEROCN
	Airzone Wired Blueface Controller White	AZZBSBLUEZEROCB
	Airzone Wireless Lite Controller Black	AZZBSLITERN
	Airzone Wireless Lite Controller White	AZZBSLITERB
	Airzone Wireless Think Controller Black	AZZBSTHINKRN
	Airzone Wireless Think Controller White	AZZBSTHINKRB
	IT Extender for kumo station	PAC-WHS01IE-E
	kumo station for the Comfort app	PAC-WHS01HC-E
	M-Net I/O Control Interface for M-Series	MAC-334IF-E
	Procon BACnet and Modbus Interface	PAC-UKPRC001-CN-1
Disconnect Switch	Thermostat Interface for 3rd Party Thermostats	PAC-US445CN-1
	Wireless Interface Adapter for the Comfort app	PAC-USWHS002-WF-2
	30A600VUL fits 2 X 4 utility box - Black	TAZ-MS303
	30A600VUL fits 2 X 4 utility box - White	TAZ-MS303W
	Blue Diamond (Siim Fascia Kit) Condensate Pump w/ Reservoir & Sensor	X86-011
	Blue Diamond Advanced Mini Condensate Pump w Reservoir Sensor 208230V recommended	X87-721
	Blue Diamond MaxiBlue Advanced Mini Condensate Pump w Reservoir Sensor 110V up to 48000 BTUH recommended	X87-711
	Blue Diamond MegaBlue Advanced Condensate Pump w Reservoir Sensor	X87-835
	Blue Diamond Sensor Extension Cable 15 Ft	C13-103
	Drain Pan Level Sensor/Control	SS610E
Condensate	Refco Condensate Pump 100-240 VAC	GOBI-II
	Refco Condensate Pump 100-240 VAC up to 120000 BTUH	COMBI
	Sauermann Condensate Pump	SI30-230
	Lockdown Bracket for Wireless Handheld Remote Controllers	RCKMP1CB
	RedLINK Wireless Remote Controller	MHK2
Wireless Remote Controller	Deluxe MA Wired Remote Controller <sup>1</sup>	PAR-42MAAUB
	Simple Direct Wired Remote Controller	PAC-SDW01RC-1
	Simple MA Remote Controller <sup>1</sup>	PAC-YT53CRAU-J
Wired Remote Controller	Touch MA Wired Remote Controller <sup>1</sup>	PAR-CT01MAU-SB
	Remote Temperature Sensor for MFZ MLZ and MSZ models	M21EAA307
Remote Sensor	Wireless temperature and humidity sensor for the Comfort app	PAC-USWHS003-TH-1
Drain Hose	Flexible Mini-Split Drain Hose	DRX-16
Filter	Electro Static Anti-allergy Enzyme Filter	MAC-2320FT-E
	Microparticle Filter	MAC-EMF515FT-E
Power Supplies and Auxiliary Components	Backup Heat Relay Kit Adapter for CN24 or CN152 Connector	CN24RELAY-KIT-CM3

### NOTES

<sup>2</sup>Allows IDU Connection to MA Controller

Deluxe MA Remote Controller

Simple MA Controller

Touch MA Controller

<sup>1</sup>Requires MAC-334IF-E Adapter

<sup>1</sup>Requires MAC-334IF-E Adapter

<sup>1</sup>Requires MAC-334IF-E Adapter

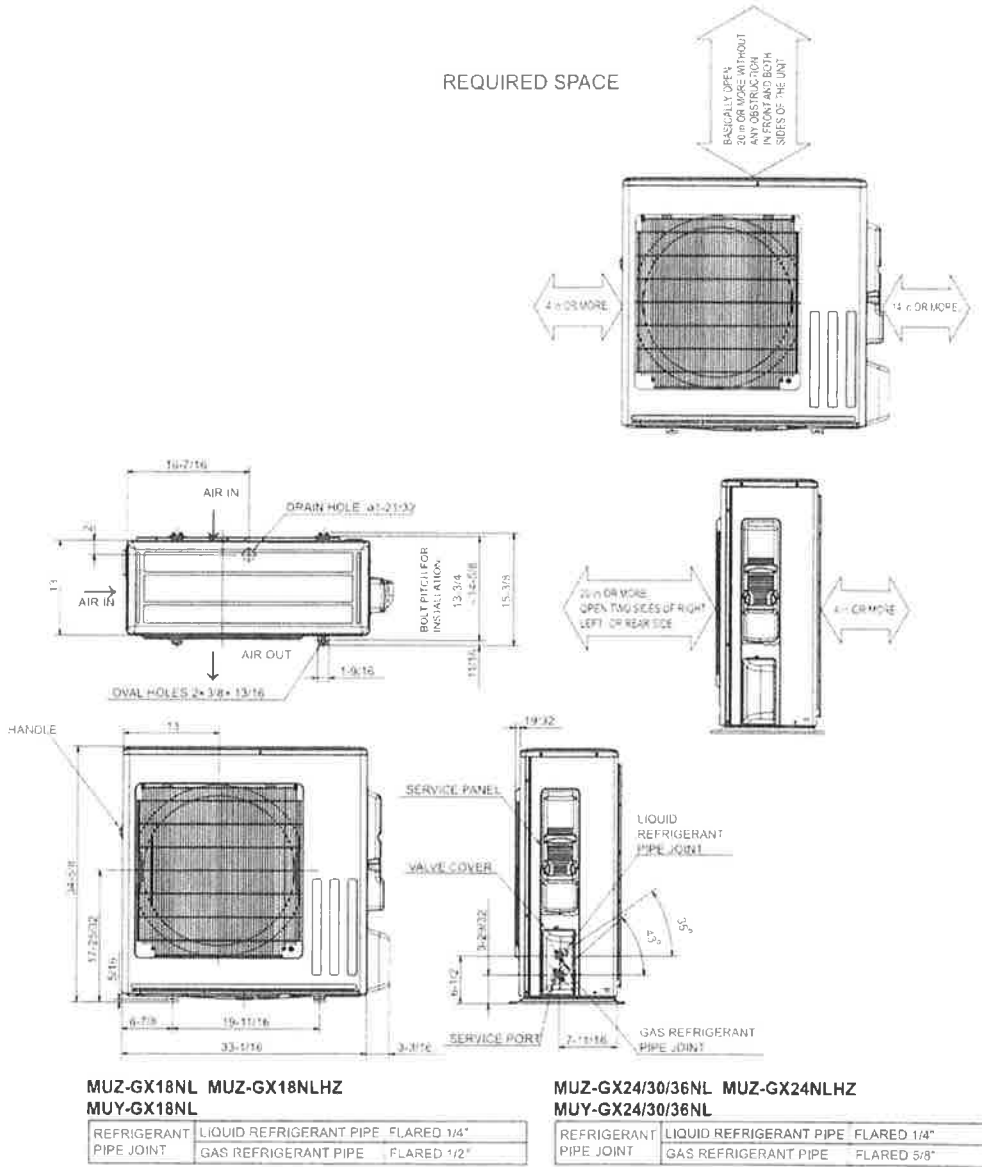
## OUTDOOR UNIT ACCESSORIES: MUZ-GX18NLHZ

	14 Gauge 4 wire Armored MiniSplit Cable250 ft roll	SW144-250
	14 Gauge 4 wire Armored MiniSplit Cable50 ft roll	SW144-50
	14 Gauge 4 wire MiniSplit Cable250 ft roll	S144-250
	14 Gauge 4 wire MiniSplit Cable50 ft roll	S144-50
Mini-Split Wire	16 Gauge 4 wire Armored MiniSplit Cable250 ft roll	SW164-250
	16 Gauge 4 wire Armored MiniSplit Cable50 ft roll	SW164-50
	16 Gauge 4 wire MiniSplit Cable250 ft roll	S164-250
	16 Gauge 4 wire MiniSplit Cable50 ft roll	S164-50
	18 Single Fan Stand	QSMS1801M
	24 Single Fan Stand	QSMS2401M
Stand	Condenser Wall Bracket	QSWB2000M-1
	Condenser Wall Bracket - Stainless Steel Finish	QSWBSS
	Outdoor Unit 3-14 inch Mounting Base Pair - Plastic	DSD-400P
	Outdoor Unit Stand 12 High	QSMS1201M
Air Outlet Guide	Air Outlet Guide	MAC-890SG-E
Control/Service Tool	M- & P-Series Maintenance Tool Cable Set	M21EC0397
	Maintenance Tool Interface	PAC-USCMS-MN-1
Mounting Pad	Condensing Unit Mounting Pad 16 x 36 x 3	ULTRILITE1
Hail Guards	Hail Guard	HG-A7
Snow/Rain Diverter	SnowRain Diverter	SRD-3
NOTES		



# OUTDOOR UNIT DIMENSIONS: MUZ-GX18NLHZ

- |                 |               |
|-----------------|---------------|
| MUZ-GX18NL-U1   | MUZ-GX30NL-U1 |
| MUZ-GX24NL-U1   | MUZ-GX36NL-U1 |
| MUZ-GX18NLHZ-U1 | MUY-GX30NL-U1 |
| MUZ-GX24NLHZ-U1 | MUY-GX36NL-U1 |
| MUY-GX18NL-U1   |               |
| MUY-GX24NL-U1   |               |



1340 Satellite Boulevard Suwanee, GA 30024  
Toll Free: 800-433-4822 <https://mitsubishicomfort.com>

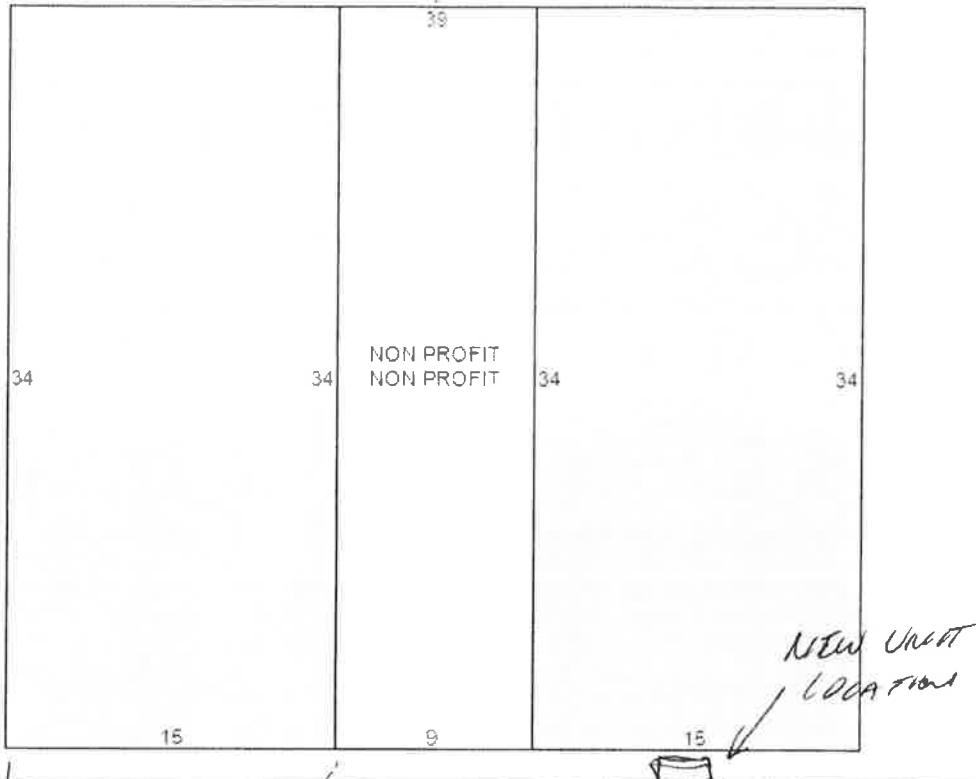


METUS\_2025-03\_PROPIN

**Printable page**

PARID: 2101530157

ROLL: REAL PROPERTY  
201 DELAWARE ST

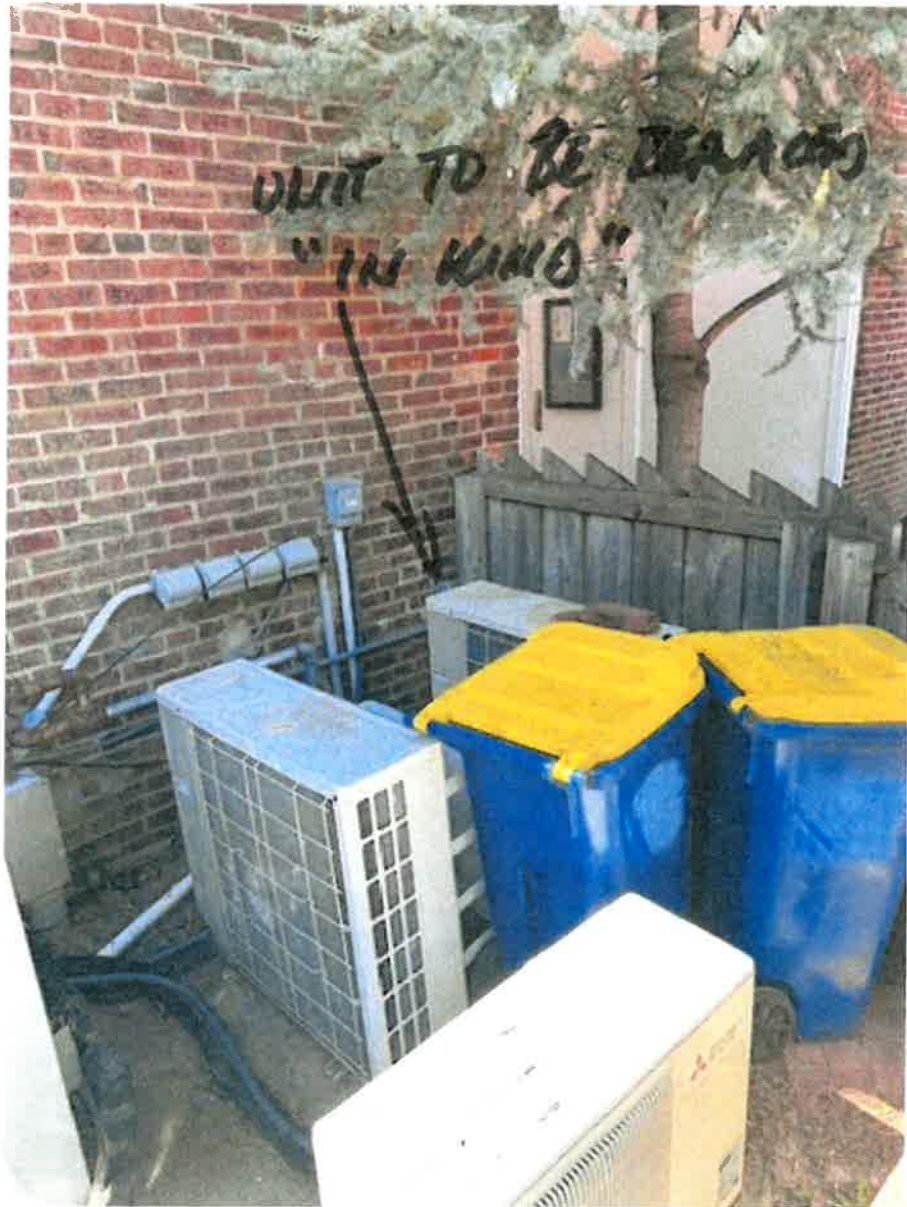


Item	Area
NON PROFIT - 059:NON PROFIT	306
SPRKLR WET - SS1:SPRINKLER SYS WET	3672
FENCE W.I. - WA7:FENCE WROUGHT IRON	505
EL PASS ELEV - EL2:ELEVATOR ELECTRIC PASNGR	225000
NON PROFIT - 059:NON PROFIT	1020
DETACHED P - PD1:DETACHED PATIO	3220

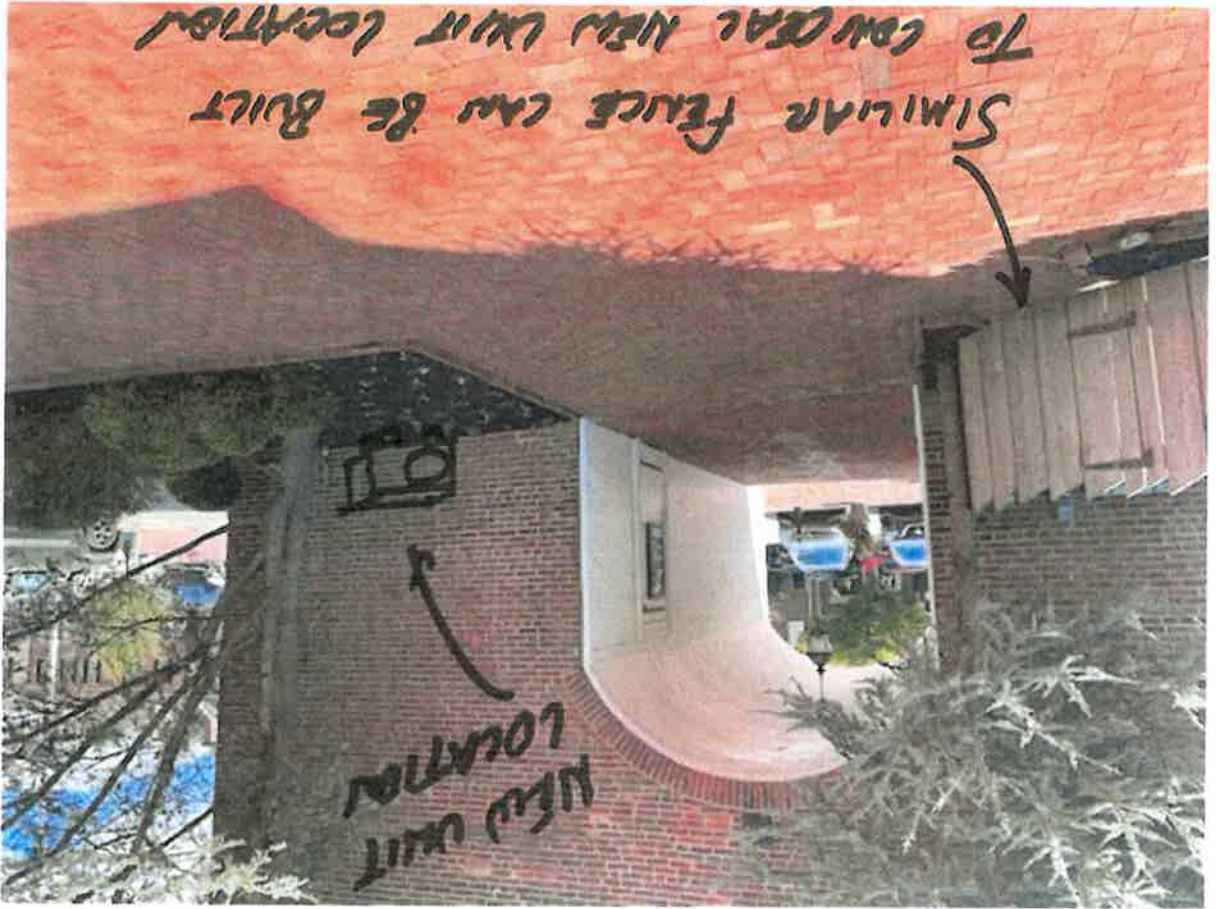
*FENCED AREA*

*MAYBE A FENCE CAN  
BE INSTALLED TO  
CONCEAL IT?*

Printed on Friday, September 19, 2025, at 9:06:11 AM EST







SIMILAR FENCE CAN BE BUILT  
TO CONCEAL NEW UNIT LOCATION  
AS WELL AS "BALANCE" THE ENTRY

NEW UNIT  
LOCATION







ITEM	DATA
Address	201 Delaware St
Date Received	6/20/2025
Year Built	1899
Status	C
Previously Reviewed	YES
Scope of work	Replacing mini split units with new units
Review Tier	TIER 01
Conformance	To be determined.  More information/photographs required to locate elements that are being moved to different location per proposal.  <u>Update:</u> STILL OPEN - NO ADDITIONAL INFORMATION RECEIVED  <u>08/21/2025 Update</u> <b>DENIED FOR LACK OF ADDITIONAL INFORMATION.</b>
Finding	To be determined.  <u>Update:</u> STILL OPEN - NO ADDITIONAL INFORMATION RECEIVED  <u>08/21/2025 Update</u> <b>DENIED FOR LACK OF ADDITIONAL INFORMATION.</b>
Comments	
Action	<b>DENIED</b>
Status	<b>CLOSED</b>
HAC Review Required	<b>HAC REVIEW NOT REQUIRED</b>