

**Historic Area Commission
Community Room New Castle City Police Station
1 Municipal Blvd., New Castle, DE 19720
Thursday, March 12, 2026 – 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

1. 142 E 2nd St – Charlie & Elen Kentnor – Addition to back of house.
2. 1 Battery Park – Leslie Del Grasso – Deck on front and back of property.
3. 45 W 4th St – Jean Norvell – Replace deck.
4. 106 The Strand – Bryan Shelton & Deborah Shane – New sunroom addition.

NEW APPLICATIONS

No New Applications at this time.

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: 2/25/25

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, March 12, 2026 at info@newcastlecity.delaware.gov.

HISTORIC AREA COMMISSION
1 Municipal Drive
January 8, 2026

Present: Tera Hayward-Olivas, Chairperson
Michael Westman
Lisa Doak
Mark Lorenz
Stephen Franklin, Planning Commission Liaison

Also Present: Leila Hamroun, City Architect
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

October 21, 2025 – A motion was made by Ms. Doak to approve the minutes of the October 21, 2025, meeting as presented. The motion was seconded by Ms. Hayward-Olivas and was passed. Mr. Westman abstained.

December 11 – A motion was made by Mr. Westman to approve the minutes of the December 11, 2026, meeting as presented. The motion was seconded by Ms. Doak and was unanimously passed. Mr. Franklin abstained.

New Applications

110 East 3rd Street – Frank DeMarinis – Garden shed in backyard

An application was submitted to construct a garden shed in the back yard of the property. Mr. DeMarinis was present and explained that the intent is to construct a small, whimsical, 5' x 6' shed in the back yard on a crush and run pad. The shed would have a 10' to 12' height. The shed will be constructed of reclaimed barn-wood-type materials and reclaimed stained glass. It would not be visible from the public right-of-way.

Ms. Hamroun stated that the materials meet the HAC Design Guidelines and Standards. With respect to the location of the shed, Ms. Hamroun stated she did not have a preference as to whether it was straight center or caddy-corner to the side. A set-back would be determined by HAC. Ms. Hamroun recommended that the height of the shed should be 10'. She recommended that the application be approved with the caveat that the height be adjusted to 10' and HAC address the rear setback. Mr. DeMarinis stated he would prefer to have the shed caddy-cornered and was amenable to reducing the height to 10' and reduce the shed size to 4' x 5'. Ms. Hamroun stated that there should be a 2' to 3' setback to allow access to the rear of the shed.

Mr. Lorenz questioned the material on the slope of the roof that appeared to have a large panel. Mr. DeMarinis stated that panel is semi-translucent recycled material. Ms. Hamroun stated that it is not visible from the public right-of-way; however HAC would not approve a Plexiglas-type

Historic Area Commission Minutes
January 8, 2026

material. Corrugated metal would be an acceptable material. She suggested that the approval can be conditional on material for a Tier 1 review.

Mr. DeMarinis recapped his understanding of the conditions:

- 2' to 3' setback for clearance
- 10' high only
- Reduction of the size to 4' x 5'
- Corrugated metal or cedar shake material for the roof.

Ms. Hayward-Olivas concurred with Ms. Hamroun regarding the specs, with the condition of finalizing the location and confirming the materials for the roof with either a corrugated metal accent or all cedar shake shingles.

Public Comment

There was no public comment on the application.

A motion was made by Mr. Franklin to approve the application for a garden shed conditioned on confirmation of the roof material, the 10' height, and a setback of 2' – 3' for Tier 1 approval. The motion was seconded by Ms. Doak and was unanimously passed.

110 East 3rd Street – Frank DeMarinis – Demo existing deck and replace with new 2-story deck

Ms. Hamroun noted that the application was shifted to a Consultation with approval of the applicant because not all information was in the packet and the applicant wanted feedback on the design.

An application was submitted to demolish an existing deteriorating wood deck and construct a 2-level replacement deck in the same footprint. Mr. DeMarinis and his architect, William F. Hurd, were in attendance.

Mr. Hurd explained that the intent is to remove an existing deck and replacing it with a 1st floor deck and a 2nd floor observation deck. The deck would be slightly longer than the existing deck to accommodate the stairway to the 2nd floor. The 2nd level would be square and line up with the house. Mr. Hurd stated that he had discussed materials with Mr. Bergstrom. Posts would be 6"x6" with a cap. There would be an aluminum railing between the posts.

Ms. Hamroun clarified that the decking and lattice is composite, and framing members would be wood. The privacy screen on the 2nd level could be wood or composite.

Ms. Hamroun stated that the issue is not one of material but of scale; noting that the 2-story deck dwarfs the house; adding that Guidelines and Standards require that any additions are subsidiary to the primary structure and the proposed scale would not conform to the Guidelines. She recommended disapproving the 2nd story deck. Ms. Hamroun added that there could be a finding that as presented the concept is rejected, but the concept of a 1-story addition based on the elements in the application is accepted and final approval to provide the Permit could be a Tier 1 review.

Historic Area Commission Minutes
January 8, 2026

Ms. Hayward-Olivas concurred that the scale and mass is not acceptable; noting that the proposed 2nd floor deck could be visible from the public right-of-way. She opined that extending the 1st floor deck would be appropriate. Mr. Hurd stated that he would not want to make the 1st floor deck much larger than what is proposed.

The general consensus of the Commissioners was that the decking as proposed is too large in terms of scale and massing, but the 1st floor deck would be appropriate.

With regard to the railing, Mr. Hurd noted that by Code it would not be required; however, he felt that the narrowness makes having a railing a better option.

Ms. Hamroun suggested that HAC approve the application with changes as discussed for approval as Tier 1.

Public Comment

There was no public comment on the application.

A motion was made by Mr. Lorenz to approve the two-story deck as submitted. There was no second to the motion and the motion was denied for lack of a second.

A motion was made by Mr. Lorenz to approve the first floor deck with the caveat that the overall length does not exceed what is presented and that materials are as presented. The motion was seconded by Ms. Doak and was unanimously passed.

42 the Strand – Delaware Historical Society – Read House Conservation Project

Ms. Hayward-Olivas recused herself from this application due to the fact that she occasionally worked for the firm that is doing the project.

An application was submitted for work to be performed in connection with the Read House Conservation Project to:

- Careful removal of the existing paint layers from the door surround, fanlight, and sidelights of the front door.
- Make a full assessment of the condition of all timber elements.
- Conservation and repair of timber, and reglazing of fanlight and sidelights using traditional materials and methods, including shellac knotting primer, Dutchman repairs, oakum, and linseed putty.
- Repainting using Brouns & Co. LLC linseed oil paint selected from the historic colour range
- Repair and finishing of front door in clear finish or linseed paint.

Ms. Laura Earls, Director of the George Read II House & Gardens, was present on behalf of the Delaware Historical Society.

Ms. Earls stated that the project is conserving what is already there, noting that the architecture surrounding the front door of the Reed House has suffered a considerable amount of rot.

Historic Area Commission Minutes
January 8, 2026

Multiple conservators have inspected the area and it was determined that most of the damage appears to be from the use of acrylic-based paint.

Ms. Hamroun recommended approval of the project, stating this is a text-book restoration project on a key building in New Castle that meets all Design Guidelines and Standards.

In response to a question from Mr. Lorenz, Ms. Earls stated that the entire front of the house has not yet been assessed, but the current project is the worst of what has been inspected. Once this project has been completed they will move on to the rest of the building envelope.

Ms. Earls stated that the project will be documented for the future.

In response to a question from Ms. Doak, Ms. Earls that she has not yet confirmed which subcontractors will be working on the project; however, she hoped that with the amount of punch and gouge in her possession not much will have to be recreated.

Public Comment

There was no public comment on this application.

A motion was made by Mr. Westman to approve the application as presented. The motion was seconded by Mr. Franklin and was unanimously passed.

I Battery Park – Leslie DelGrosso – Add deck on front of house; redo and expand deck in back

An application was submitted to add a deck on the front of the house and redo the existing deck on the back of the house and add 70 sq. ft to the deck size. Ms. DelGrosso was present and was represented by her son, Mr. Joe DelGrosso. The Applicant's contractor, Thomas C. McKale, was also present.

Mr. DelGrosso explained the immediate concern is redoing the landing and entry on the left side of the house and add a front porch. The footers on the back porch are completely rotted. Mr. DelGrosso explained the urgency in having this project completed as quickly as possible.

Ms. Hamroun stated that typically porches in the Historic District are finished and painted wood. She did not have an issue with extending the footprint of the front porch and there is no issue with the removal and rebuilding the rear deck; however, the design and finishes should be discussed. She suggested that if the Applicant approves, the application can be treated as a Consultation to discuss materials and design; and if everything meets the Guidelines and Standards it could be approved as a Tier 1 review.

Ms. Hayward-Olivas suggested having post-caps similar to what already exists. Mr. DelGrosso stated they intend to match what is on the front of the house. During discussion it was noted that some of the photos submitted in the application are examples and not what is intended to be constructed. Ms. Hamroun stated that what is intended should be submitted. Mr. Lorenz concurred with using post-caps; adding that he was fine with the scale and placement. Ms. Doak noted that one of the examples does have the post-cap. Ms. Hayward-Olivas stated that the increase in size of the two decks is fine, but the materials and design and finishes need to be discussed.

Public Comment

There was no public comment on this application.

A motion was made by Mr. Westman to partially approve the application as to footprint and size; and to defer the remainder of the application, including materials and design, for Tier 1 review and approval. The motion was seconded by Mr. Lorenz and was unanimously passed.

New Business

Review of the Minutes

Ms. Hayward-Olivas noted that both the October 21, 2025, and December 11, 2025, minutes that were approved earlier in the meeting state that the minutes of the October 9, 2025, HAC meeting were approved. After discussion, Ms. Hatfield recommended that the minutes for October 21st and December 11th be reopened and then tabled to the February meeting for correction and approval.

A motion was made by Ms. Doak to reopen the minutes of October 22, 2025, and December 11, 2025, and to table them to the next meeting. The motion was seconded by Mr. Westman and was unanimously passed.

Signage in the Historic Commercial (HC) District

Ms. Hayward-Olivas stated that legal counsel completed the review of the draft document regarding signage in the HC District. She provided background and explained the purpose of the document for new HAC members. A discussion of the document, the Standards and Guidelines, and enforcement ensued. Ms. Hatfield recommended that the draft be tabled to provide time for the Commissioners to review the document. Ms. Hamroun suggested that the Commissioners submit their comments/recommendations to Ms. Marika Levine. Thereafter, Ms. Levine will create a red-line draft for discussion at the February meeting.

A motion was made by Mr. Westbrook to table discussion of the document for Signage in the Historic Commercial District to the February meeting. The motion was seconded by Mr. Franklin and was unanimously passed.

Planning Commission Update

Mr. Franklin stated that he did not have an update for the Planning Commission

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. Lorenz. The motion was unanimously passed 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

1. NAME OF APPLICANT Charles and Elen Kentnor
 Business (if applicable) _____
 Address 142 E. 2nd Street
 City New Castle State DE Zip Code 19720
 Daytime telephone 520-591-0425 Other phone/email ckentnor@icloud.com
The above contact information will be used for correspondence. Please ensure this information is accurate.

2. NAME OF PROPERTY OWNER Same
 Business (if applicable) _____
 Address _____
 City _____ State _____ Zip Code _____
 Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 142 E. 2nd Street

4. LEGAL DESCRIPTION: Lot Block Subdivision New Castle Parcel 2101520062

5. EXISTING USE Residence PROPOSED USE Residence

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 _____
<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 12x16 addition w/ 4' breezeway on back of house
- 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: Add 12x16 addition with a 4' long covered breezeway connecting to existing home. The addition is to be used as an artist's studio and a tv room. Heating and a/c will be provided by a mini-split and the compressor will not be visible from the street. Siding and roofing materials will be compatible with existing home.

8. AGREEMENT

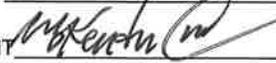
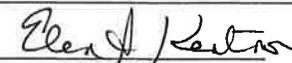
If the applicant is different than the property owner, the application must be signed by both parties.

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.

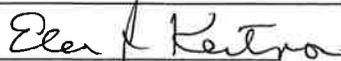
I further understand that if this application is for a Consultation, preapplication consultations resulting in a recommendation for conceptual approval by HAC are advisory in nature and shall inure no rights in the applicant. No project work may be taken based solely upon a recommendation following consultation 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 Charles B. and Elen I. Kentnor

SIGNATURE OF APPLICANT   DATE 5/15/2025

PRINT OWNER'S NAME Charles B. and Elen I. Kentnor

SIGNATURE OF OWNER   DATE 5/15/2025

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.

Handwritten: EIR

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.

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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of existing site area within view of proposed construction with context area ✓ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled site plan showing property line and existing site features like buildings, sidewalks, driveways ✓ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled site plan showing the property line and proposed construction |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled landscape plan <i>NA</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled elevation drawings showing existing building(s) and major site features |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled elevation drawings showing proposed building(s) and major site features |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Wall sections |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Refer to details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints |
| <input checked="" 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: _____

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

CITY OF NEW CASTLE
 25 NOV 7 PM 2:34
CITY OF NEW CASTLE
 Building Department
 220 Delaware Street
 New Castle, DE 19720 • 302-322-9801 • Fax 302-323-9814



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) 142 E 2ND STREET (NO) _____ (STREET) _____ Zoning District HR

BETWEEN CHESTNUT (CROSS STREET) AND HARMONY (CROSS STREET)

SUBDIVISION _____ LOT _____ BLOCK _____ LOT SIZE _____

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

A. TYPE OF IMPROVEMENT

1 New building

2 Addition (If residential, enter number of new housing units added, if any, in Part D, 13)

3 Alteration (See 2 above)

4 Repair, replacement (Explain in Sec. IV)

5 Wrecking (If multifamily residential, enter number of units in building in Part D, 13)

6 Moving (relocation)

7 Foundation only

8 Fence, sign

B. OWNERSHIP

9a Private (individual, corporation, nonprofit institution, etc.)

9b Public (Federal, State, or local government)

D. PROPOSED USE — For "Wrecking" most recent use

Residential

12 One family

13 Two or more family — Enter number of units _____

14 Transient hotel, motel, or dormitory — Enter number of units _____

15 Garage

16 Carport

17 Other — Specify _____

Nonresidential

18 Amusement, recreational

19 Church, other religious

20 Industrial

21 Parking garage

22 Service station, repair garage

23 Hospital, institutional

24 Office, bank, professional

25 Other — Specify _____

C. COST (Omit cents)

10 Cost of improvement \$ 54,880

To be installed but not included in the above cost

a. Electrical incl

b. Plumbing incl

c. Heating, air conditioning incl

d. Other (elevator, etc.) —

11 TOTAL COST OF IMPROVEMENT \$ 54880

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.

APPROXIMATE 200 SF ADDITION FOR

Living Space

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

<p>E. PRINCIPAL TYPE OF FRAMING</p> <p>30 <input type="checkbox"/> Masonry (wall bearing)</p> <p>31 <input checked="" type="checkbox"/> Wood frame</p> <p>32 <input type="checkbox"/> Structural steel</p> <p>33 <input type="checkbox"/> Reinforced concrete</p> <p>34 <input type="checkbox"/> Other — Specify _____</p>	<p>G. TYPE OF MECHANICAL</p> <p>Will there be central air conditioning?</p> <p>40 <input type="radio"/> Yes 41 <input checked="" type="radio"/> No</p> <p>Will there be an elevator?</p> <p>42 <input type="radio"/> Yes 43 <input checked="" type="radio"/> No</p>	<p>H. DIMENSIONS</p> <p>44. Number of stories <u>1</u></p> <p>45. Total square feet of floor area, all floors, based on exterior dimensions <u>262.5 SF</u></p> <p>46. Total land area, sq. ft.</p>
	<p>F. PRINCIPAL TYPE OF HEATING FUEL</p> <p>35 <input checked="" type="checkbox"/> Gas</p> <p>36 <input type="checkbox"/> Oil</p> <p>37 <input checked="" type="checkbox"/> Electricity</p> <p>38 <input type="checkbox"/> Coal</p> <p>39 <input type="checkbox"/> Other — Specify _____</p>	<p>NOTE!</p> <p>The Building Inspector requires dimensioned plot plans, floor plans, specifications, etc. before a permit will be issued for all structural changes, additions, etc.</p>

NO STREET

K. DESCRIPTION OF SIGN

- 51. Type of Sign N/A
- 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

ADD ADDITION TO BACK OF HOUSE FOR ADDITIONAL LIVING SPACE FOR
 TV ADD CRAFTS.

SPECIAL NOTE FOR HISTORIC REVIEW CERTIFICATE APPLICATION

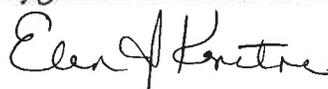
Describe in detail the nature and scope of all proposed work. Supplemental plans and/or drawing showing all pertinent architectural features and materials to be used are required when any architectural additions or alterations are involved.

V. IDENTIFICATION — To be completed by all applicants

	Name	Mailing Address — Number, Street, City, and State	ZIP Code	Tel. No.
1 Owner or Lessee	CHARLES B. KENTNOR ELON I. KENTNOR	142 E 2 ND STREET, NEW CASTLE, DE	19720	520-911-0425
2 Contractor	LANCASTER HOME IMPROVEMENTS, LLC	5809 LIMEVILLE RD, GAP, PA 17527	Builder's License No.	717-975-9627
3 Architect or Engineer	DREAM DESIGN JORDAN WARFEL	201 GOVERNORS AVE, GREENWOOD, DE 19950		302-430-1885

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 CHARLES B. KENTNOR	Address 142 E 2 ND STREET - NEW CASTLE	Application Date 11/7/2025
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 ELON I. KENTNOR

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 <u>50.00</u>
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 _____ <u>1023.20</u> Building Permit Issued _____ Building Permit Fee \$ <u>973.20</u> Renewal Fee \$ _____ Certificate of Occupancy \$ _____ MSC Approval _____ Date _____	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p style="text-align: center; margin: 0;">FOR DEPARTMENT USE ONLY</p> Use Group _____ Fire Grading _____ Live Loading _____ Occupancy Load _____ </div> Approved By: _____

IX. OFFICIAL USE ONLY

406 Delaware St - Jenna Albright - Sign for Business

An application as submitted to attach a 24" x 18" rectangular sign on a pre-existing bracket that is attached to the building.

Ms. Hamroun explained that the applicant wants to install a sign on an existing bracket. The proposed sign is 1/2" high-density fiberboard; stating the sign should be wood and it should be painted. Ms. Hamroun stated that she would not recommend approving the application as submitted. Ms. Batty opined that 18" x 24" may be too large for the space and Ms. Hamroun suggested that the applicant consult with her regarding the proposed size of the sign.

Ms. Hayward-Olivas opined that HAC could approve a sign that is wood and painted, and refer it to Ms. Hamroun for an on-site consultation. The application could then be revised and reviewed as Tier 1 as long as everything is consistent with what has been discussed at the meeting. Mr. Bergstrom added that the sign must be 7' off the deck.

Ms. Hayward-Olivas opined that the location of the arm is somewhat precarious.

A motion was made by Ms. Batty to approve the concept in principle with the exception that materials must be made to conform and after a consultation with Ms. Hamroun it can be approved as Tier 1. The motion was seconded by Mr. Westman and was unanimously passed.

Ms. Hamroun stated that it is important that the consultation occurs within the next two months. Ms. Hayward-Olivas will add that in her write-up to Ms. Levine.

Bull Hill Park - NSCDA-DE - Install sign at site in Bull Hill Park

Ms. Karen Marshall, Chair of the Historic Activities Committee of the National Society of Colonial Dames of America in Delaware, was present representing the applicant, Mary Henderer. Ms. Marshall explained that the project is to erect a second educational sign to be placed to the front right of the commemorative stone to create a triangular configuration of two signs, a park bench, and a monument.

Ms. Hamroun stated that it is consistent with the signage that is there, the materials are consistent, and the purpose is consistent; and she would be happy to recommend approval.

Ms. Marshall stated they will be working with the City for installation to match other pathway signage.

A motion was made by Mr. Wade to approve the application as submitted. The motion was seconded by Mr. Westman and was unanimously passed.

142 E 2nd St - Charles & Elen Kentnor - 12x6 addition.

An application was submitted to construct a 12' x 16' addition with a 4' long covered breezeway connecting to an existing home. Mr. and Mrs. Kentnor explained that only a small portion of the

Historic Area Commission Minutes
June 12, 2025

room will be seen down the alley and they have met with the adjacent neighbors, who have no objection.

Ms. Hamroun stated that the proportions are fine, and it is almost completely shielded from the public right-of-way so alternate materials are appropriate including the fiberglass windows at the rear. She noted that there is only a 2' setback from the neighbor. Ms. Hamroun asked for clarification of the breezeway. Ms. Kentnor explained that the breezeway is enclosed. Ms. Hamroun suggested that the motion may have a caveat stating that when the building permit is applied for the building materials of the breezeway are provided.

Ms. Kentnor added that the neighbors at 144 East 2nd Street have requested that the addition and breezeway are shifted so it is attached to their house. Mr. and Mrs. Kentnor opined that they will be able to eliminate the mini split compressor noted on the drawings. Ms. Hamroun opined that moving the addition and breezeway conceals the structure even more from the public right-of-way and the details and location of the breezeway can be reviewed administratively when the drawings are completed. Mr. Bergstrom concurred, adding that the applicants will need to apply for a Building Permit.

Ms. Kentnor noted that their application to the State Preservation Tax Program was denied because they said their home was non-contributing. She noted that they do have the option to appeal. Mr. Bergstrom suggested that they reach out to him before they appeal. Ms. Hamroun also offered her assistance, noted that there is a differential between when you apply for new construction or for restoration/preservation and she can help with how the application is worded.

Ms. Hamroun requested that the motion mention that vinyl windows are not approved.

In response to a question from Mr. Kentnor, Ms. Hamroun stated that when the final plans are submitted and they conform to what has been discussed, it can be reviewed and approved as Tier 1. In response to a question from Mrs. Kentnor, Ms. Hamroun stated that the proposed fencing to hide the trash cans should be part of the final plans and can also be reviewed as Tier 1.

A motion was made by Ms. Batty to approve the concept in terms of design, scale, massing, and materials, with the exception that vinyl windows are not used, as modified with a shifting of the footprint 2' toward the adjacent property. As long as the final plans conform it can be approved as Tier 1. The motion was seconded by Mr. Westman and was unanimously passed.

203 Delaware St - Courtney Lamb - Install wooden sign.

An application was submitted to add a round wooden sign approximately 24" x 24", painted, and hung on the side of the building by metal chains and a metal bracket.

Ms. Hamroun stated that the location is a key building. She noted that the sign is quite tall and prominent. She recommended that the sign is a surface-applied sign using the existing anchor holes instead of having the sign hung from brackets. Ms. Hamroun added that the size of the sign may need to be adjusted due to the location. She suggested the printing be more discrete. Ms.



LanChester Home Improvements LLC

5809 Limeville Rd
Gap, PA 17527
7178759627

Estimate

ADDRESS

Charlie and Elen Kentnor
142, East 2nd Street
New Castle, DE 19720

ESTIMATE # 1827

DATE 07/09/2025

PHONE #

520-591-0425

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Sales	Install 12'x16' Foundation Includes: Dig for a 20" Wide x 36" Deep Footer 8"x20" Concrete Footer Add 4 Courses 8x16 Concrete Cinder Block Add 6" Stone Base 6 Mil Moisture Barrier 2" Foam Board Insulation Install 4" 3500 PSI Concrete Floor All Dirt Removal as Needed Note: Customer to Remove Brick Patio	1	8,350.00	8,350.00
Sales	Build 12'x16' Attached Addition Includes: 2x6 Pressure Treated Bottom Plate With Sill Sealer Anchored in Concrete Floor 2x6 Exterior Wall Framing 1/2" Wall Sheeting Tyvek House Wrap Vented Soffits Aluminum Fascia 2x10 Rafters @16" O.C. Roof Line to Follow Existing Roof 1/2" Roof Sheeting Synthetic Roofing Underlayment Drip Edge 40 Yr Architectural Shingles	1	12,800.00	12,800.00
Sales	Install 2- Anderson Fiberglass Clad White Double Hung Windows on 12' Side and 4 Windows on 16' Side 6- Windows Total	6	960.00	5,760.00
Sales	Install 2 Skylights on Roof	2	1,260.00	2,520.00
Sales	Install James Hardie Lap Siding on New Addition and 12' Wall of Existing Addition Corner and Window Trim Includes All Painting as Needed	1	5,890.00	5,890.00

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Sales	Interior Work Includes: Remove and Dispose Existing Window and Add Wider Opening If Possible Move Mini Split Head In New Addition Frame Out For Closet in Existing Addition	1	1,240.00	1,240.00
Sales	All Electrical Work to Include: All Rough Wiring Add Outlets and Lights in New Addition	1	2,470.00	2,470.00
Sales	Insulation Includes: R-21 in Exterior Walls R- 38 in Ceiling	1	1,150.00	1,150.00
Sales	All Drywall Work to Include: Install 1/2" Drywall on Walls and Ceilings Taping, Spackle and Finishing	1	3,270.00	3,270.00
Sales	Install Interior Trim on Windows Price Also Includes Baseboard Trim	1	2,840.00	2,840.00
Sales	Install Hardwood Floor	1	3,860.00	3,860.00
Sales	All Interior Painting and Finshing	1	1,690.00	1,690.00
Sales	1- Set of Architectural Drawings	1	1,370.00	1,370.00
Sales	Costs to Pull Permits	1	1,220.00	1,220.00
Sales	Transportation Costs to New Castle DE	1	450.00	450.00

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted per standard practices. Any alteration or deviation from above specifications are subject to additional costs over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. We carry liability insurance for property damage and personal injury. Past due accounts are subject to a finance charge of 2% per month (min. \$2.00). Past due accounts are subject to all costs of collection including attorney fees, collection agency fees and court costs, as may be permitted by law. \$50 fee on all returned checks. Credit card payments in excess of \$1500 may be subject to a 3% convenience fee. You have the right to cancel this contract, without penalty, within 3 business days of the signed date. 10% deposit required prior to scheduling

SUBTOTAL	54,880.00
TAX	0.00
TOTAL	\$54,880.00

Accepted By

Accepted Date



BILL TO:

SHIP TO:

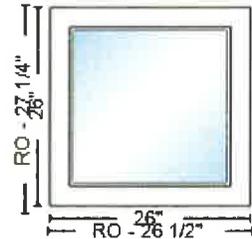
Phone
Email

Phone
Fax

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
2005150		KENTNOR	LANCHESTER	LanCHESTER	ELEN KENTNOR

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
100-1	WindowAndDoor	PK- 379	2	EA	\$485.50	\$971.00

All-Wood Casement-Awning, Rectangle, 26 x 26, Fixed
 [DIMENSIONS], Frame Width = 26, Frame Height = 26
 [UNIT TYPE], Complete Unit, CoreGuard Plus Complete
 [FRAME], Primed Exterior, Pine, Primed Interior, White, Exterior Wood = Pine, Exterior Primed Finish = White, W/S = Grey
 [SASH PANEL], Primed Exterior, Primed Interior, White, W/S = Black
 [GLASS], Dual Insulated, Low-E, Argon Gas, Black Warm Edge Spacer, Traditional Bead, Glass Width = 20.8125, Glass Height = 20.8125



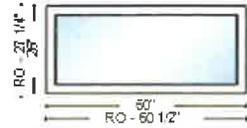
[WRAPPING], 4 9/16" Jamb, Exterior Casing Set = Entire Set, Flat Casing, Primed Exterior, 3-1/2", Casing W/Sill Nose-Subsill, Exterior Sill Nose-Subsill Size = Historic 2", Casing Width = 32, Casing Height = 31.25
 [PERFORMANCE], U-Factor = 0.25, SHGC = 0.3, CR = 62, VT = 0.55, AI = <0.30/<1.5, CPD = SIE-N-115-01455-00001, Can ER = 26, W m 2k = 1.42, IPG = CW-PG50, Ind. FL = FL41862.1, Ind. TDI = ,

Rough Opening: 26.75" X 27.25"
Overall Unit Size: 26" X 26"
Room Location: None Assigned

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
2005150		KENTNOR	LANCHESTER	LanCHESTER	ELEN KENTNOR

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
200-1	WindowAndDoor	PK- 379	1	EA	\$819.77	\$819.77

All-Wood Casement-Awning, Rectangle, 60 x 26, Fixed
 [DIMENSIONS], Frame Width = 60, Frame Height = 26
 [UNIT TYPE], Complete Unit, CoreGuard Plus Complete
 [FRAME], Primed Exterior, Pine, Primed Interior, White, Exterior Wood = Pine, Exterior Primed Finish = White, W/S = Grey
 [SASH PANEL], Primed Exterior, Primed Interior, White, W/S = Black
 [GLASS], Dual Insulated, Low-E, Argon Gas, Black Warm Edge Spacer, Traditional Bead, Glass Width = 54.8125, Glass Height = 20.8125

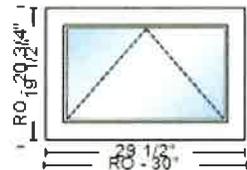


[WRAPPING], 4 9/16" Jamb, Exterior Casing Set = Entire Set, Flat Casing, Primed Exterior, 3-1/2", Casing W/Sill Nose-Subsill, Exterior Sill Nose-Subsill Size = Historic 2", Casing Width = 66, Casing Height = 31.25
 [PERFORMANCE], U-Factor = 0.25, SHGC = 0.3, CR = 62, VT = 0.55, AI = <0.30/<1.5, CPD = SIE-N-115-01455-00001, Can ER = 26, W m 2k = 1.42, IPG = CW-PG50, Ind. FL = FL41862.1, Ind. TDI = ,

Rough Opening: 60.75" X 27.25"
Overall Unit Size: 60" X 26"
Room Location: None Assigned

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
300-1	WindowAndDoor	PK- 379	1	EA	\$581.84	\$581.84

All-Wood Casement-Awning, Rectangle, 29.5 x 19.5, Operating
 [DIMENSIONS], Frame Width = 29.5, Frame Height = 19.5
 [UNIT TYPE], Complete Unit, CoreGuard Plus Complete
 [FRAME], Primed Exterior, Pine, Primed Interior, White, Exterior Wood = Pine, Exterior Primed Finish = White, W/S = Grey
 [SASH PANEL], Primed Exterior, Primed Interior, White, W/S = Black
 [GLASS], Dual Insulated, Low-E, Argon Gas, Black Warm Edge Spacer, Traditional Bead, Glass Width = 24.3125, Glass Height = 14.3125
 [HARDWARE], Shipped with Unit, Encore, Hdwr Color = White, 14" Hinge
 [SCREENS], Full Screen Applied, Standard, White, View Clear Mesh
 [WRAPPING], 4 9/16" Jamb, Exterior Casing Set = Entire Set, Flat Casing, Primed Exterior, 3-1/2", Casing W/Sill Nose-Subsill, Exterior Sill Nose-Subsill Size = Historic 2", Casing Width = 35.5, Casing Height = 24.75
 [PERFORMANCE], U-Factor = 0.26, SHGC = 0.26, CR = 61, VT = 0.46, AI = <0.30/<1.5, CPD = SIE-N-116-01191-00001, Can ER = 23, W m 2k = 1.48, IPG = CW-PG50, Ind. FL = , Ind. TDI = ,

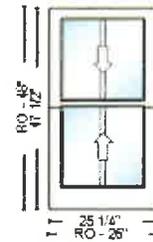


Rough Opening: 30.25" X 20.75"
Overall Unit Size: 29.5" X 19.5"
Room Location: None Assigned

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
2005150		KENTNOR	LANCHESTER	LanCHESTER	ELEN KENTNOR

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
400-1	WindowAndDoor	PK- 379	2	EA	\$799.92	\$1,599.83

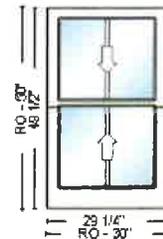
Wood Windows, Rectangle, 25.25 x 47.5, Operating
 [DIMENSIONS], Frame Width = 25.25, Frame Height = 47.5
 [UNIT TYPE], Complete Unit, Sash Split = 50/50, CoreGuard Plus Complete
 [FRAME], Primed Exterior, Pine, Primed Interior, White, Exterior Wood = Pine, Exterior Primed Finish = White
 [SASH PANEL], Primed Exterior, Primed Interior, White, Ship Sash Separate = No
 [GLASS], Dual Insulated, Low-E, Argon Gas, Black Warm Edge Spacer, Traditional Bead, Glass Width = 19.78125, Glass Height = 19.4375
 [GRILLES], Grille App = Simulated Divided Lite, Grille Pattern = Equal, Grille Profile = Putty Exterior, Interior Grille Profile = Traditional Interior, Bar Width = 7/8", Exterior Grille Color = Primed Exterior, Wood Grille Species = Pine, Interior Grille Finish = Primed Interior, Interior Grille Primed Color = White, Shadow Bar = Yes, Shadow Bar Color = Dark Bronze Anodized, Division = Custom, 2W, 1H
 [HARDWARE], Applied, Hdwr Color = White, 1-Lock, Jamb Liner Type = Concealed,
 [SCREENS], Full Screen Applied, Standard, Standard Screen, White 001, View Clear Mesh, Scrn Wth = 23.65625, Scrn Ht. = 45.6875
 [WRAPPING], 4 9/16"Jamb, Exterior Casing Set = Entire Set, Flat Casing, Primed Exterior, 3-1/2", Casing W/Sill Nose-Subsill, Exterior Sill Nose-Subsill Size = Historic 2", Casing Width = 30.875, Casing Height = 51.5
 [PERFORMANCE], U-Factor = 0.29, SHGC = 0.25, CR = 60, VT = 0.44, AI = <0.30/<1.5, CPD = SIE-N-112-01440-00001, Can ER = 16, W m 2k = 1.65, IPG = PG40, Ind. FL = FL24481, Ind. TDI = 0,



Rough Opening: 26" X 48"
Overall Unit Size: 25.25" X 47.5"
Room Location: None Assigned

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
500-1	WindowAndDoor	PK- 379	1	EA	\$851.29	\$851.29

Wood Windows, Rectangle, 29.25 x 49.5, Operating
 [DIMENSIONS], Frame Width = 29.25, Frame Height = 49.5
 [UNIT TYPE], Complete Unit, Sash Split = 50/50, CoreGuard Plus Complete
 [FRAME], Primed Exterior, Pine, Primed Interior, White, Exterior Wood = Pine, Exterior Primed Finish = White
 [SASH PANEL], Primed Exterior, Primed Interior, White, Ship Sash Separate = No
 [GLASS], Dual Insulated, Low-E, Argon Gas, Black Warm Edge Spacer, Traditional Bead, Glass Width = 23.78125, Glass Height = 20.4375
 [GRILLES], Grille App = Simulated Divided Lite, Grille Pattern = Equal, Grille Profile = Putty Exterior, Interior Grille Profile = Traditional Interior, Bar Width = 7/8", Exterior Grille Color = Primed Exterior, Wood Grille Species = Pine, Interior Grille Finish = Primed Interior, Interior Grille Primed Color = White, Shadow Bar = Yes, Shadow Bar Color = Dark Bronze Anodized, Division = Custom, 2W, 1H
 [HARDWARE], Applied, Hdwr Color = White, 1-Lock, Jamb Liner Type = Concealed,
 [SCREENS], Full Screen Applied, Standard, Standard Screen, White 001, View Clear Mesh
 [WRAPPING], 4 9/16"Jamb, Exterior Casing Set = Entire Set, Flat Casing, Primed Exterior, 3-1/2", Casing W/Sill Nose-Subsill, Exterior Sill Nose-Subsill Size = Historic 2", Casing Width = 34.875, Casing Height = 53.5
 [PERFORMANCE], U-Factor = 0.29, SHGC = 0.25, CR = 60, VT = 0.44, AI = <0.30/<1.5, CPD = SIE-N-112-01440-00001, Can ER = 16, W m 2k = 1.65, IPG = PG40, Ind. FL = FL24481, Ind. TDI = 0,

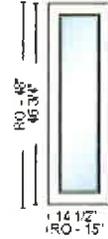


Rough Opening: 30" X 50"
Overall Unit Size: 29.25" X 49.5"
Room Location: None Assigned

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
2005150		KENTNOR	LANCHESTER	LanCHESTER	ELEN KENTNOR

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
600-1	WindowAndDoor	PK- 379	2	EA	\$527.94	\$1,055.89

All-Wood Casement-Awning, Rectangle, 14.5 x 46.75, Fixed
 [DIMENSIONS], Frame Width = 14.5, Frame Height = 46.75
 [UNIT TYPE], Complete Unit, CoreGuard Plus Complete
 [FRAME], Primed Exterior, Pine, Primed Interior, White, Exterior Wood = Pine, Exterior Primed Finish = White, W/S = Grey
 [SASH PANEL], Primed Exterior, Primed Interior, White, W/S = Black
 [GLASS], Dual Insulated, Low-E, Argon Gas, Black Warm Edge Spacer, Traditional Bead, Glass Width = 9.3125, Glass Height = 41.5625

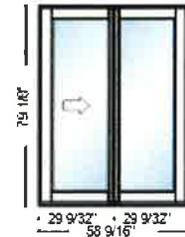


[WRAPPING], 4 9/16" Jamb, Exterior Casing Set = Entire Set, Flat Casing, Primed Exterior, 3-1/2", Casing W/Sill Nose-Subsill, Exterior Sill Nose-Subsill Size = Historic 2", Casing Width = 20.5, Casing Height = 52
 [PERFORMANCE], U-Factor = 0.25, SHGC = 0.3, CR = 62, VT = 0.55, AI = <0.30/<1.5, CPD = SIE-N-115-01455-00001, Can ER = 26, W m 2k = 1.42, IPG = CW-PG50, Ind. FL = FL41862.1, Ind. TDI = ,

Rough Opening: 15.25" X 48"
Overall Unit Size: 14.5" X 46.75"
Room Location: None Assigned

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
700-1	WindowAndDoor	PK- 379	1	EA	\$2,683.69	\$2,683.69

****No certification or DP rating available for this unit****
 All-Wood French Sliding Door, Rectangle, 58.5625 x 79.125, Active / Inactive
 [DIMENSIONS], 2-6 X, Retro, Door Panel Width = 30.46875, Door Panel Height = 76.6875, Set Up = Yes, Frame Width = 29.28125, Frame Height = 79.125
 [UNIT TYPE], Complete Unit, CoreGuard Plus Complete
 [FRAME], Primed Exterior, Pine, Primed Interior, White, Exterior Wood = Pine, Exterior Primed Finish = White
 [SASH PANEL], Primed Exterior, Primed Interior, White, Stile = 4 1/2", Btm Rail = 4 1/2", Top Rail = 4 1/2"
 [GLASS], Dual Insulated, Low-E, Tempered Both Lites, Argon Gas, Black Warm Edge Spacer, Traditional Bead, Glass Width = 22.5, Glass Height = 68.70313
 [HARDWARE], Hardware Style = 2 pt Lock, Standard, Standard Handle, Keyed Alike = No, Hdwr Color = White
 [SCREENS], Sliding Screen Shipped Separately, White 001, View Clear Mesh, Outside Screen Width = 28.75, Outside Screen Height = 77.90625
 [WRAPPING], 4 9/16" Jamb, Exterior Casing Set = Entire Set, Flat Casing, Primed Exterior, 3-1/2", Casing Width = 63.6875, Casing Height = 81.9375
 [PERFORMANCE], U-Factor = 0.27, SHGC = 0.29, CR = 60, VT = 0.49, CPD = SIE-N-163-01222-00001, Can ER = 22, W m 2k = 1.53
 Vertical, Mull Value = 0, Mull Option =, Mull Type = FactoryMull



Rough Opening: 59.0625" X 79.625"
Overall Unit Size: 58.5625" X 79.125"
Room Location: 5-0 X 6-8

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
2005150		KENTNOR	LANCHESTER	LanCHESTER	ELEN KENTNOR

PRINTED BY	BID BY	SALESPERSON	ACCEPTANCE
johnroman			JOHN ROMAN

Notes: Order Notes

SUB-TOTAL:	\$8,563.31
LABOR:	\$0.00
FREIGHT:	\$0.00
SALES TAX:	\$513.80
TOTAL:	\$9,077.11

Delivery Notes

Dealer Disclaimer:

PRICING

All pricing is good for 30 days, unless specifically noted to the contrary. The quoted pricing is not final and is subject to revised price book releases and changes until the order has been submitted. Other exceptions may apply. Shop drawing charges are not included, unless specifically noted. SPW assumes no responsibility for errors in take-offs or pricing.

ELEVATION DRAWINGS

All drawings depict windows and doors as they are viewed from the exterior side of the building.

RATINGS

Oversized units and certain mulled/stacked configurations have not been tested and, therefore, have no performance grade (PG) rating. P.E. approved, job specific comparative analysis may be available for these non-rated units. Please contact your Sierra Pacific Windows ("SPW") Inside Sales group to determine available options for non-rated product. A complete list of rated products is available at WWW.SIERRAPACIFICWINDOWS.COM.

If units are being installed in an area requiring specific PG ratings, the unit must be installed in the exact manner tested, as shown in the SPW certified installation details. These details can be found on the Florida Building Code website at www.floridabuilding.org or can be obtained by contacting SPW's Architectural Services Department at WNASG@spi-ind.com.

ALUMINUM CLAD UNITS ONLY: **SPW recommends through frame installation for units with factory applied brickmould.**

CODES

Building codes in many jurisdictions require the addition of limiting devices on any operating unit installed where the finished clear opening of the unit is within 24" of the floor and is more than 72" above the finished grade or other surface below the window. Please check with your local building department to determine if this code is a requirement in your jurisdiction and order products accordingly.

Windows denoted with an 'E' on the line item image meet egress based off criteria from the International Residential Code. Each has at least 20" clear opening width, 24" clear opening height and a total clear opening of at least 5.7 square feet. The window sill height and clear opening requirements must be reviewed for code compliance in your local jurisdiction.

COLOR VARIATION

SPW offers a variety of wood species produced in combinations of solid and veneer-wrapped wood parts that have varying grain patterns. Wood characteristics vary according to the species of the wood. The combination of these items may result in color variations of products with stained or clear finishes.

THERMAL PERFORMANCE

This quote may include an "i89" glazing option. An "i89" glazing option may increase the chance of room side glass condensation in areas where the winter outdoor temperatures are below freezing (32°F/0°C).

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
2005150		KENTNOR	LANCHESTER	LanCHESTER	ELEN KENTNOR

WARRANTY

Unless otherwise noted on a line item, the product sold per this Agreement is covered under a SPW limited warranty. Please see your distributor, the SPW Website at WWW.SIERRAPACIFICWINDOWS.COM or our marketing literature for a copy of the applicable limited warranty for specific language, limitations and exclusions. You are expected to provide a copy of the applicable limited warranty to the owner of the real property who benefits from the SPW limited warranty coverage.

Products manufactured by others and purchased from SPW will be covered by the product manufacturer's warranty.

MODIFIED LIMITED WARRANTY

SPW provides a Modified Limited Warranty for certain windows and doors, including, but not limited to:

1. Products exceeding their certified test/design size as defined by the Window and Door Manufacturer's Association (WDMA) Hallmark Program.
2. Products subjected to conditions exceeding their WDMA Hallmark certified design pressure limitations.

Products described in Items 1 and 2 are not certified for air infiltration, water penetration, structural loading, forced entry or hardware load testing. These products carry a warranty on the exterior aluminum clad finish and insulated glass only.

Customer is advised to carefully review the Limited Warranty for the specific provisions applicable to the products purchased.

LOW PROFILE SILLS

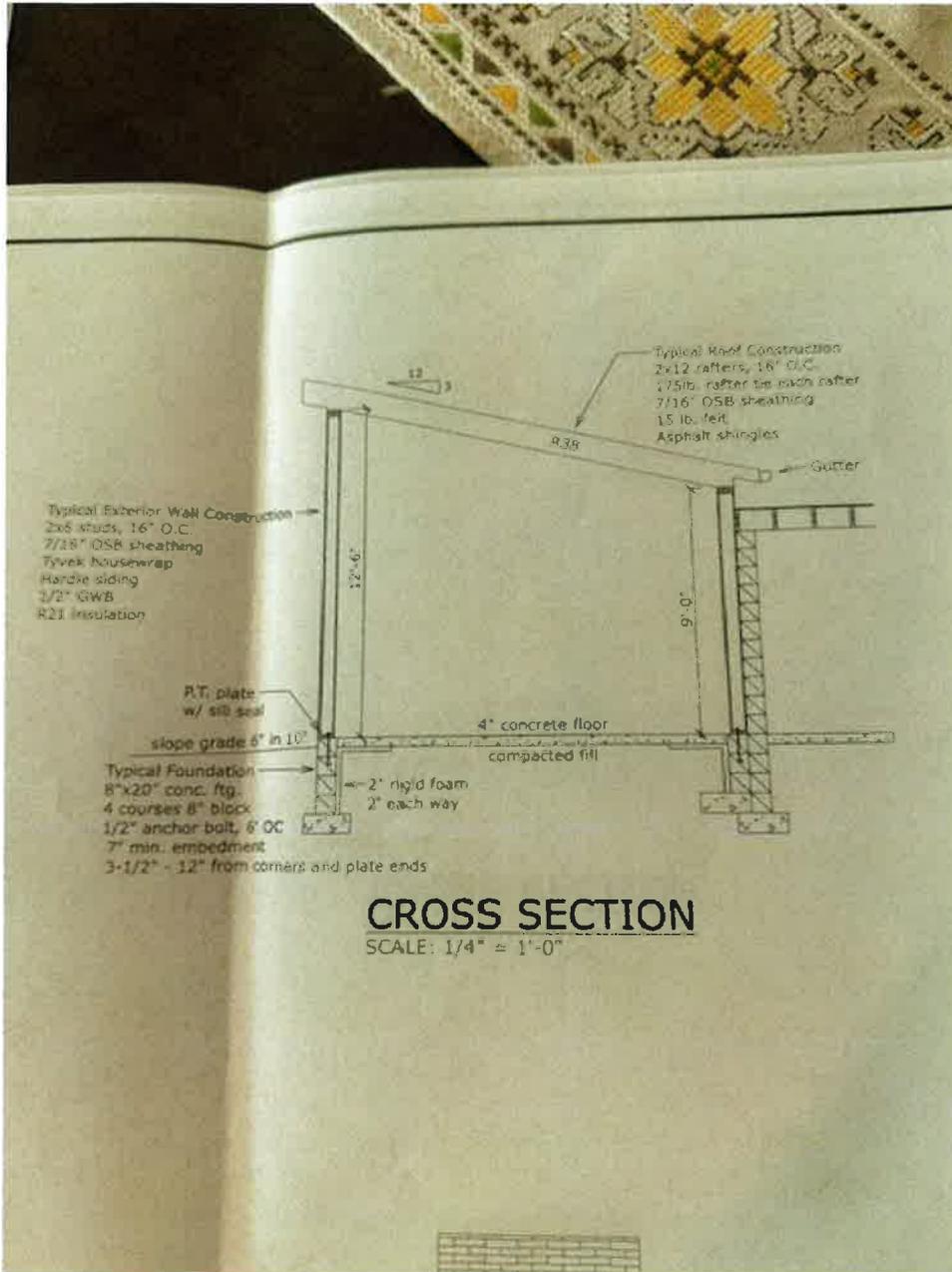
Due to the design of ADA compliant and low profile sills, products with these sills do not carry a design pressure (DP) rating for air or water infiltration and will not provide the same air or water performance as products with a standard sill height and design configuration. They are, therefore, susceptible to air and water leakage.

1. Sierra Pacific doors with ADA compliant and low profile sills carry a warranty on the metal clad coating and insulated glass only.
2. There are a variety of design options that can be incorporated into your building to help overcome potential air and water leakage inherent to products with low profile sills. These include recessing the doors and/or windows back from the outside plane of the building envelope, using large overhangs, and/or placing awnings above the products.

We Appreciate Your Business!

Marika Levine

From: ELEN KENTNOR <ekentnor@mac.com>
Sent: Thursday, February 5, 2026 11:13 AM
To: Marika Levine
Subject: Roof, siding, trim

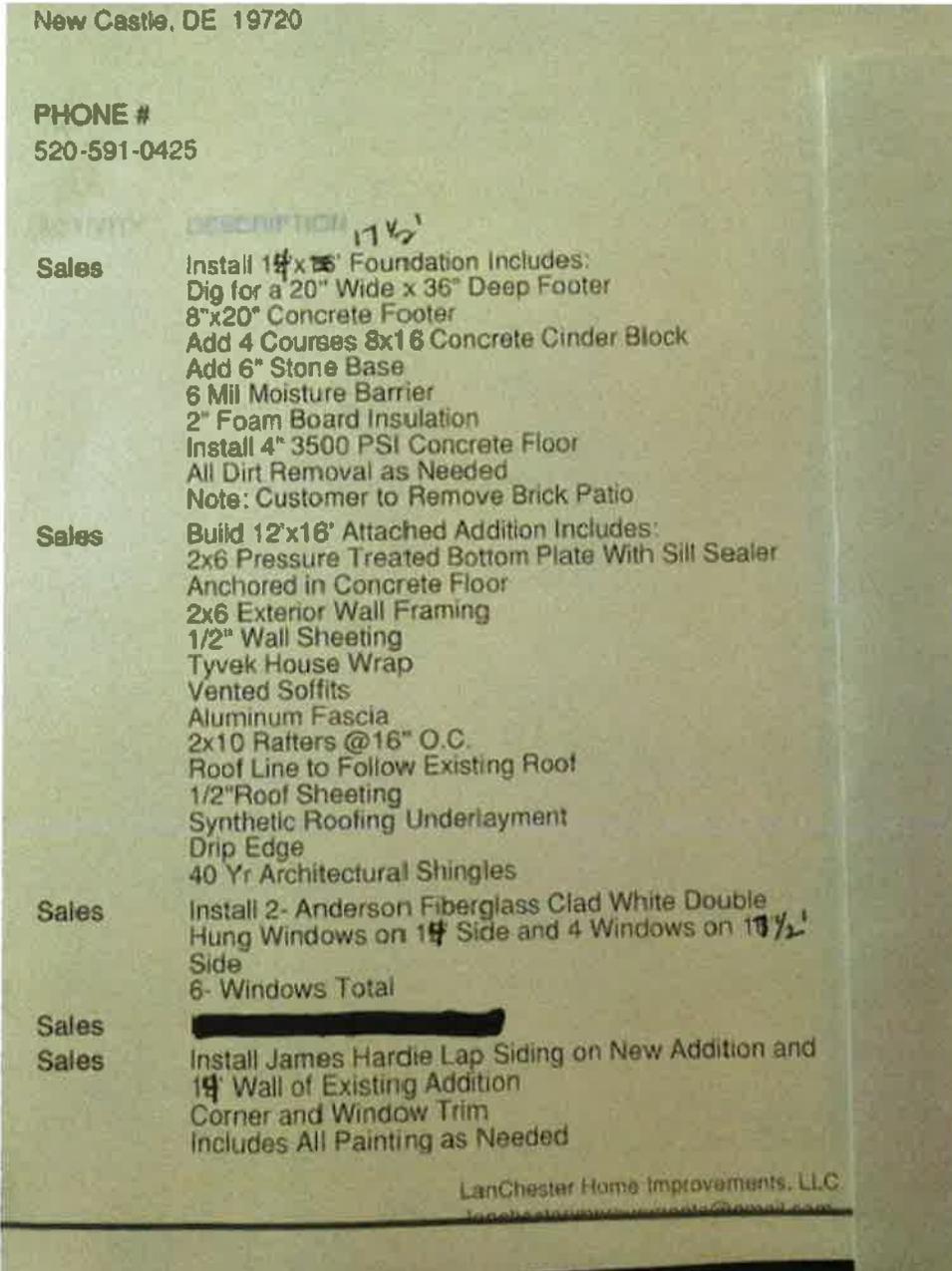


Sent from my iPhone

"The purpose of the writer is to keep civilization from destroying itself." — Albert Camus

Marika Levine

From: ELEN KENTNOR <ekentnor@mac.com>
Sent: Thursday, February 5, 2026 11:16 AM
To: Marika Levine
Subject: Another...



This is from the estimate. We made a couple of changes but they do not change the quality of the materials.

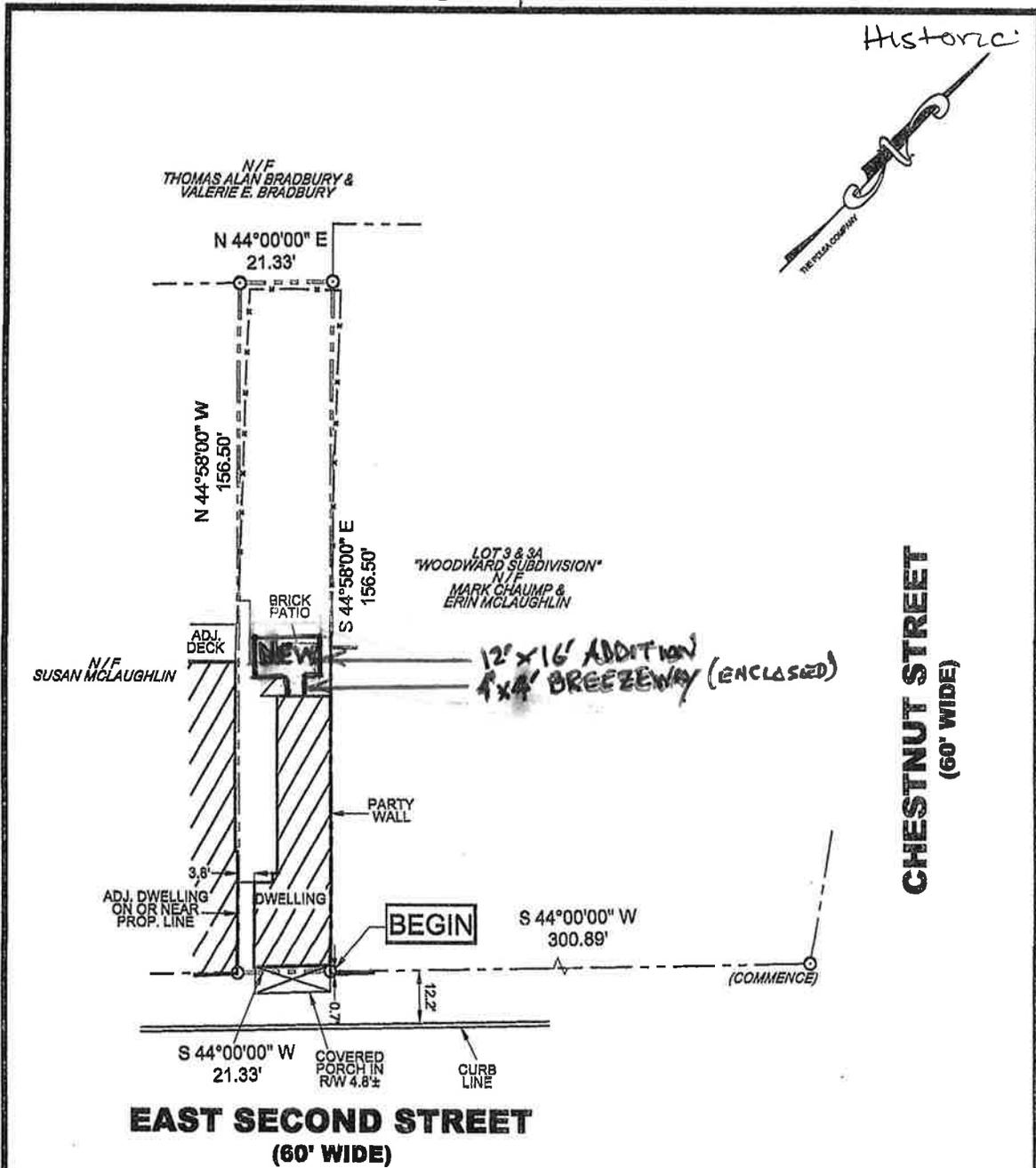
Elen Kentnor

Sent from my iPhone

drawing by

174 L and 51221

Historic New Castle



SOURCE OF TITLE: DR 20091203-0076629
 TAX PARCEL NO. 21-015.20-062
 SOURCE OF BEARING SYSTEM: DR 20091203-0076629

Mortgage Survey Plan
 for
 Kentnor Family Trust Dated 12/28/00
 142 East Second Street
 City Of New Castle
 New Castle County, Delaware

Index Sheet 1 of 2

THE PLSA COMPANY

ANY ENCROACHMENTS SHOWN OR NOT SHOWN ON THIS PLAN ARE BASED UPON FOUND CONTROL POINTS. CHANGES COULD OCCUR IF A BOUNDARY SURVEY IS COMPLETED.
 IN ACCORDANCE TO THE DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS' REGULATION 12.7, A WAIVER NOT TO SET CORNER MARKERS HAS BEEN OBTAINED

Engineering, Surveying, Environmental Sciences

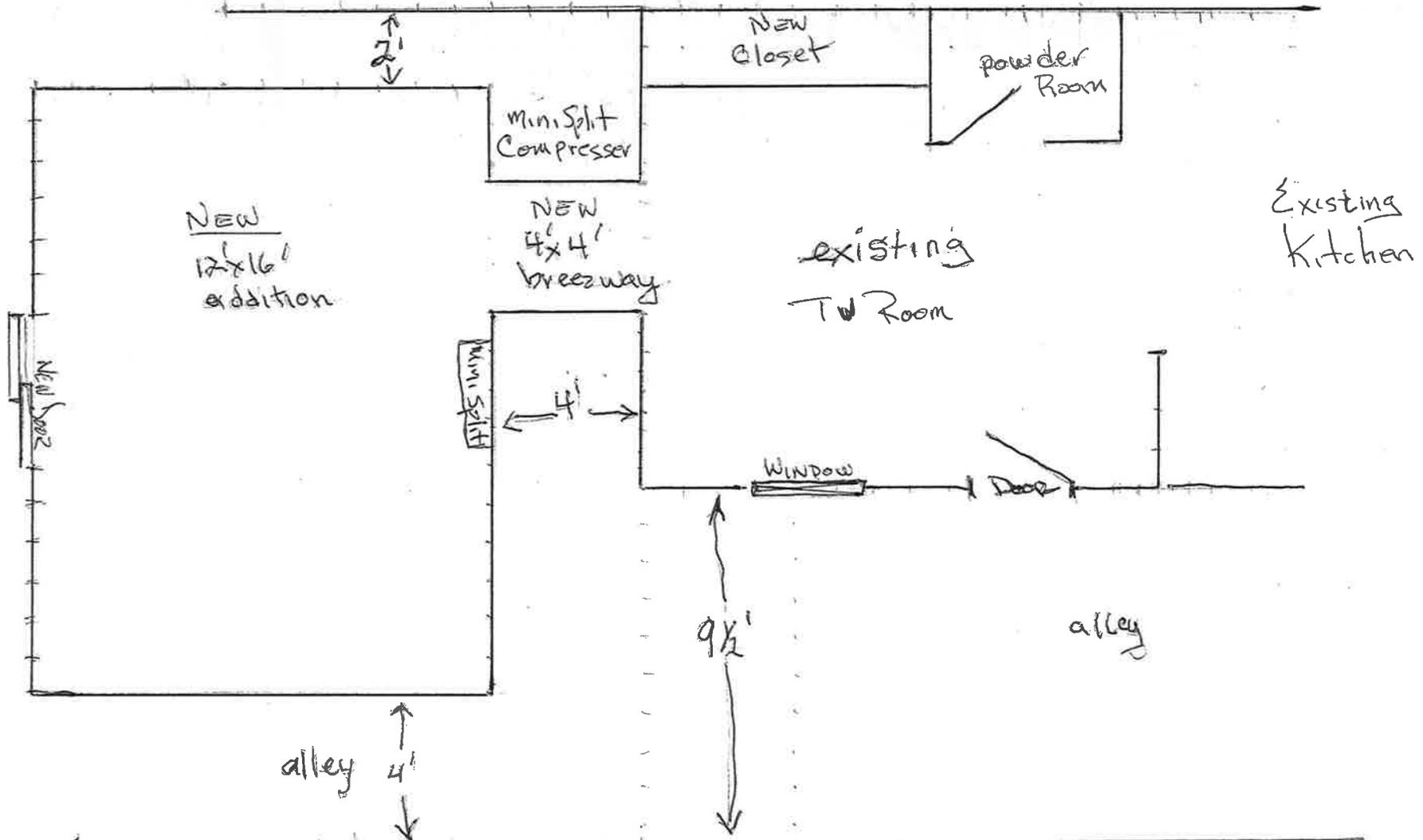
610 PEOPLES PLAZA NEWARK, DE 19702
 (302) 834-3771 (410) 398-3800

THIS PLAN IS OF BENEFIT TO A CONSUMER ONLY INsofar as it is required by a LENDER, TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING, REFINANCING. THIS PLAN IS NOT A PROPERTY SURVEY. NO FURTHER IMPROVEMENTS SHOULD BE MADE FROM IT.

IF THIS DRAWING DOES NOT CONTAIN AN ORIGINAL SIGNATURE AND RAISED IMPRESSION SEAL IT IS NOT IN COMPLIANCE WITH REGULATIONS AND IS A PRELIMINARY DRAFT ONLY. PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS & RESERVATIONS OF RECORD.

DEGREE OF ACCURACY ± MARSH _ RURAL _ SUBURBAN **X** URBAN _ Date 12/09/2021 Scale 1" = 30' Project Number Mo21-2498

Erin + Mark RAMP - 144 E 2nd STREET



E. SECOND STREET

porch

Susan McLaughlin - 140 E 2nd STREET

(House)

Hardie® Plank Lap Siding

Submittal Form

01

Submitted to:
 Project Name:
 Submitted by:
 Date:

HZ5® Product Zone HZ10® Product Zone
 Product Width: 5-1/4in 6-1/4in 7-1/4in 8in 8-1/4in 9-1/4in 12in
 Product Finish: Primed ColorPlus® Technology
 Product Texture: Smooth Select Cedarmill® Colonial Roughsawn®
 Colonial Smooth® Rustic Cedar

Hardie® Plank Lap Siding

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION | SECTION: 07 46 46 FIBER CEMENT SIDING

Specification Sheet

01

HARDIE® PLANK LAP SIDING

Manufacturer

James Hardie Building Products, Inc.

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Prattville, Alabama
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California
- Summerville, South Carolina

Compliance with the following codes

- 2006 thru 2021 International Building Code (IBC)
- 2006 thru 2021 International Residential Code (IRC)

For more information about other compliances and applicable uses, refer to ICC-ES ESR-2290

Features

- Noncombustible
- Dimensionally Stable
- Resists damage from pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

Use

Hardie® fiber-cement lap siding is used as exterior wall covering. The product complies with IBC Section 1403.9 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC)

Description

Hardie® Plank lap siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Plank lap siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

Product	Width (in)	Length	Thickness (in)
Hardie® Plank lap siding*	5-1/4, 6-1/4, 7-1/4, 8, 8-1/4, 9-1/4, 12	12 feet	5/16

* HZ5: 9-1/4, 12 only available primed HZ10: 5-1/4, 9-1/4, 12 only available primed.

Weight 2.31 lbs. per square foot

Texture & Finish

Hardie® Plank lap siding comes in a variety of textures and finishes. The product is available in smooth or wood grain texture. Additional textures are available on a regional basis. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

Engineered for Climate®

Hardie® Plank lap siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



SPECIFICATION SHEET 01 FEBRUARY 2024

Performance Properties

	General Property	Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Length	± 0.5% or ± 1/4 in	Pass
			Width	± 0.5% or ± 1/4 in	
			Thickness	± 0.04 in	
			Squareness	Δ in diagonals ≤ 1/32 in/ft of sheet length. Opposite sheet sides shall not vary in length by more than 1/32 in/ft	
			Edge Straightness	≤ 1/32 in/ft of length	
	Density, lb/ft ³	ASTM C1185		As reported	83
	Water Absorption, % by mass	ASTM C1185		As reported	36
PHYSICAL ATTRIBUTES	Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass
	Flexural Strength	ASTM C1185	Wet conditioned, psi	>1015 psi	Pass
Equilibrium conditioned, psi			>1450 psi		
THERMAL	Thermal Conductivity	ASTM C177	(BTU/(hr-ft ² °F))/inch		2.07
	Actual Thermal Conductivity		(K _{eff})	As reported	6.62
	Thermal Resistance		R=1/ K _{eff}		0.48
	Actual Thermal Resistance		(R)		0.15
DURABILITY	Warm Water Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
			Mass Loss, %	≤ 3.0%	
			Freeze/Thaw, % strength retention	≥ 80%	
UV Accelerated Weathering Test	ASTM G23	Physical Observations	No cracking, checking, or crazing	Pass	
FIRE CHARACTERISTICS	Surface Burning Characteristics	ASTM E84	Flame Spread Index (FSI)		0
			Smoke Developed Index (SDI)		≤ 5
			Fuel Contributed		0
			NFPA Class		A
			Uniform Building Code Class	As reported	1
	International Building Code® class		A		
	Noncombustibility	ASTM E136	Noncombustible	Pass/fail	Pass
Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1	

Note 1: listed on Warnock Hersey and ESR 2290

Installation

Install Hardie® Plank lap siding in accordance with:

- Hardie® Plank lap siding installation instructions
- ICC-ES ESR 2290
- Requirements of authorities having jurisdiction

Warranty

Hardie® Plank lap siding: 30-year, Non-Prorated, Limited Warranty
ColorPlus® Technology: 15-year Limited Finish Warranty

Sustainable Design Contribution

- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Compliance

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

Storage and Handling

Store flat and keep dry and covered prior to installation.

Technical Services

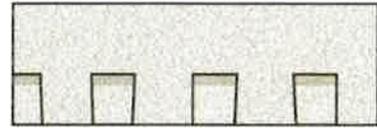
Contact James Hardie Technical Services online at JamesHardie.com, or by phone at (800)426-4051

IMPORTANT: Failure to install and finish this product in accordance with applicable building codes and James Hardie written application instructions may affect system performance, violate local building codes, void the product-only warranty and lead to personal injury. **DESIGN ADVICE:** Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project eg. builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.

Landmark® PRO Shingles

PRODUCT INFORMATION

Landmark® PRO shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed's line of roofing products. Landmark PRO (and Algae Resistant-AR) are built with the industry's toughest fiber glass mat base, and their strict dimensional tolerance assures consistency. Complex granule color blends and subtle shadow lines produce a distinctive color selection. Landmark PRO is produced with the unique NailTrak® nailing feature.



Landmark PRO algae-resistant (AR) shingles are algae-resistant and help protect against dark or black discoloration, sometimes called staining or streaking, caused by blue-green algae (*gloeocapsa magma*). AR shingles are not available in all regions.

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: Use on roofs with slopes greater than 2" per foot. Low-slope applications (2:12 to < 4:12) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

Product Composition: Landmark PRO shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in a special, tough asphaltic cement. All Landmark shingles have self-sealing adhesive strips.

Applicable Standards

ASTM D3018 Type I

ASTM D3462

ASTM E108 Class A Fire Resistance

ASTM D3161 Class F Wind Resistance

ASTM D7158 Class H Wind Resistance

UL 790 Class A Fire Resistance

ICC-ES ESR-1389 and ESR-3537

CSA Standard A123.5 (Regional)

Miami-Dade Product Control Approved (Regional)

Florida Product Approval # FL5444

Meets TDI Windstorm Requirements

UL 2218 Class 3 Impact Resistance

(at time of manufacture)

Technical Data:

	Landmark PRO (and AR)
Weight/Square (approx.)	231 to 240 lb *
Dimensions (overall)	13 1/4" x 38 3/4"
Weather Exposure	5 5/8"
Shingles/Square (approx.)	66
Bundles per square	3
Coverage per square	100 square feet

*Dependent on manufacturing location. Weight per 100 square feet.

INSTALLATION

Detailed installation instructions are supplied on each bundle of Landmark PRO shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

Hips and Ridges: For capping hip and ridge apply CertainTeed Shadow Ridge®, Cedar Crest® or Mountain Ridge® shingles of a like color.

MAINTENANCE

These shingles do not require maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

WARRANTY

Landmark PRO (and AR) shingles carry a lifetime limited, transferable warranty to the consumer against manufacturing defects when applied to stated CertainTeed application instructions for this product. In addition, Landmark PRO (and AR) shingles carry up to 10-years of SureStart™ Protection. Landmark PRO AR shingles carry a 30-year algae resistance warranty if installed with CertainTeed Hip and Ridge Accessories mentioned above. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at www.certainteed.com).

TECHNICAL SUPPORT

Technical Service Department: 800-345-1145
e-mail: RPG.T.Services@saint-gobain.com

FOR MORE INFORMATION

Customer Experience Team: 800-233-8990
e-mail: gethelp@saint-gobain.com
Web site: www.certainteed.com

CertainTeed
20 Moores Road
Malvern, PA 19355





Lapp Structures

17557

800-768-3418

Customer Order - Apr 16, 2025

Ship To

Customer Name Elen Kentnor Order # 1744828385736224

Installation Address ?? 142 E. 2nd Street

City New Castle State DE ZIP Code 19720

Email elen@kentnor.com, Phone (520) Mobile _____
jake@lappstructures.com 444-7147

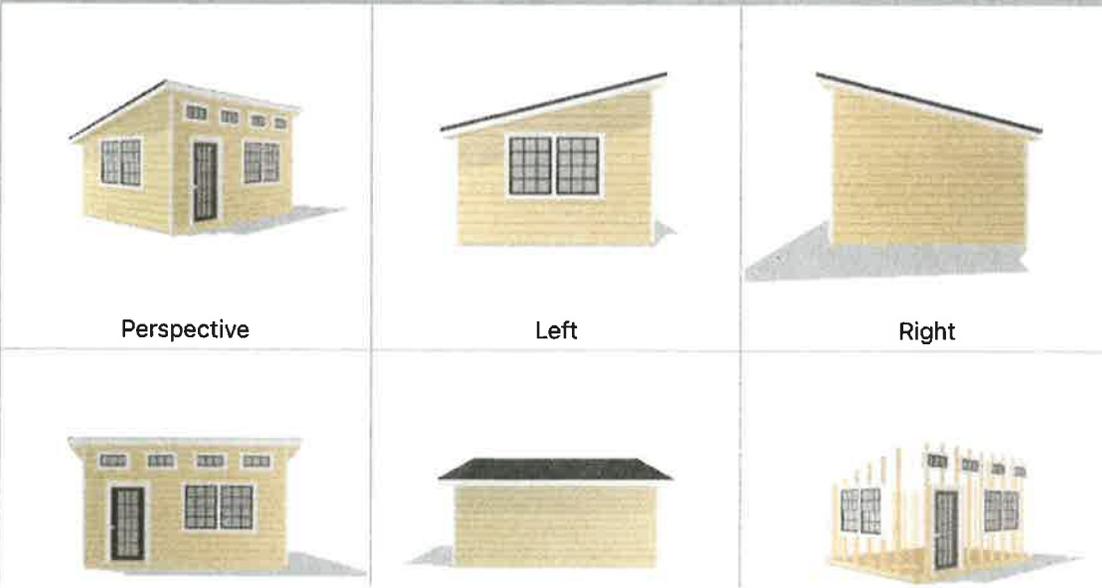
Building Info	Size	Color
Style: Studio	12x16 Standard Wall Height Sidewall Height	Roof Charcoal Gray <input checked="" type="checkbox"/>
Roof Overhang: Overhang		Trim White <input type="checkbox"/>
Roof Standing Seam		Siding Martin Cream <input checked="" type="checkbox"/>
Material: Metal Roof		
Base 4x4 Pressure Treated		
Skids		
Siding LP Lap Siding		

Design Link & Notes

Design Link: <https://shedview.lappstructures.com/?lng=en-US#2f24d2ae0cb92f7792cbca0a7472e490>

Notes, Comments, Questions: Submitted by Jake from Lapp Structures per 4-16-25 email request..

Images

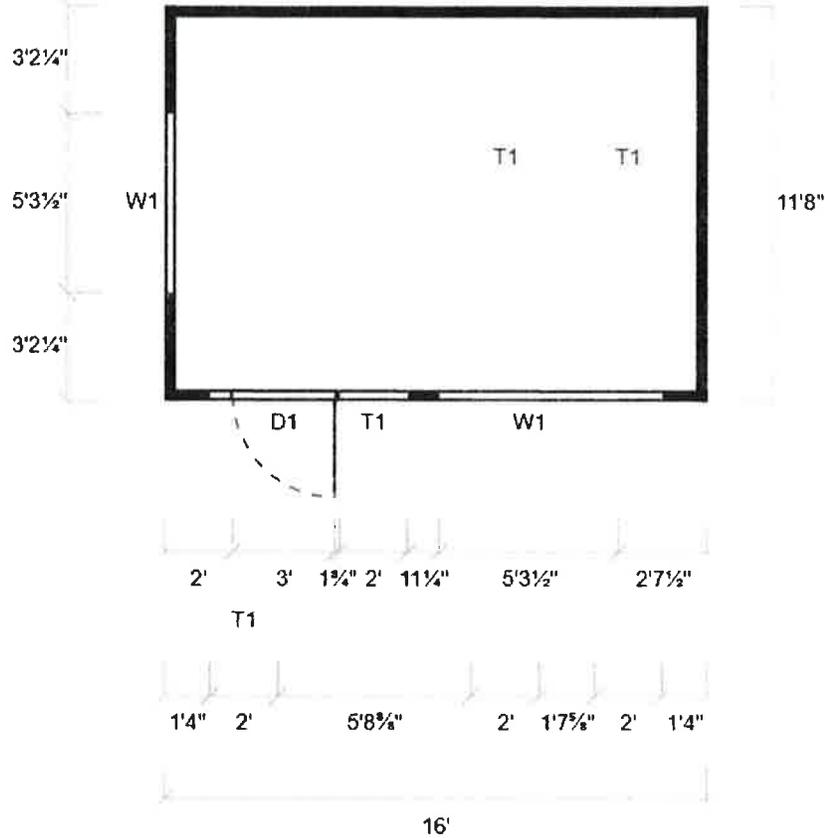


Perspective

Left

Right





SYMBOL LEGEND

W1	30x41 Double Hung Window	T1	2' Insulated Transom - With Grids
D1	Prehung Fiberglass 15-lite Single Door		Closed Wall

Description	Quantity	Amount
Structure Details		
Style: Studio	1	\$12,056.00
Sidewall Height: Standard Wall Height	1	Included
Size: 12x16	1	Included
Roof Overhang: Overhang	1	Included
Trim: Standard Window Trim	1	Included
Base: 4x4 Pressure Treated Skids	1	Included
Site Preparation: None	1	Included
Siding: LP Lap Siding	1	Included
Roof Pitch: Standard Roof Pitch	1	Included
Siding Color: Martin Cream		Included





Trim Color: White		Included
Roof Color: Charcoal Gray		Included
Roof Material: Standing Seam Metal Roof	1	\$3,072.00
Doors & Ramps		
Prehung Fiberglass 15-lite Single Door	1	\$675.00
Color: Bronze		\$115.00
Hinges: Right	1	Included
Prehung Fiberglass Double Door Full Glass (Credit)	1	-\$1,210.00
Windows & Accessories		
30x41 Double Hung Window	4	\$2,160.00
Color: Bronze		\$470.00
Vinyl Casement Window (Credit)	4	-\$2,700.00
2' Insulated Transom - With Grids	4	\$1,080.00
Color: Bronze		\$680.00
2' Insulated Transom - No Grids (Credit)	4	-\$1,080.00
Flooring & Interior		
Flooring: 5/8" Plywood	1	Included
Floor Joist: Pressure-Treated 2x4 Floor Joists 16" OC (Standard)	1	Included
Additional Options		
Build On Site	1	\$9,530.50
Soffit Vent (does not display)	1	\$176.00
No Floor Covering	1	Included
Standard Electrical Package	1	\$305.00
Recessed Lighting Package with 4 lights & switch	1	\$440.00
Mini split HVAC system; incl elec pkg & breaker box	1	\$3,440.00
100 amp Electrical Box (no breakers incl.)	1	\$170.00
Spray Foam Insulated Floor	1	\$912.00
Fiberglass Insulation, Walls & Roof (does not incl. floor)	1	\$1,536.00
Additional Recessed Lights	2	\$220.00
Select # of Additional Outlets	3	\$105.00
Additions and Adjustments		





Additions and Adjustments		
Finish & Paint Interior with 1x6 Shadow Gap on Walls & Prefinished 1x6 T&G Ceiling (Colors)?	1	\$4,608.00
Remove Included Wood Floor (Will Be Anchored to Customers Concrete Foundation)	1	Included
Subtotal:		\$36,760.50
Sales Tax:		-
Total Order Amount:		\$36,760.50
Final Balance Due at Installation:		\$36,760.50

Additional Information

Delivery Zone: Zone 2

Signatures

Customer Signature:	
Date	
Desired Delivery Date:	
Delivery Notes:	

Dealer or Manufacturer Signature:	
Date	

Sizes and dimensions shown on the floorplan diagram are approximate. Actual building standards may vary.

Pricing and options shown are subject to change at any time and may vary based upon current promotions, specials, or annual pricing adjustments. Current pricing will be included in the final quote and will require your review and approval prior to order.

We will do all we can to ensure your complete satisfaction. Please contact us for questions, concerns, or custom styles or sizes.

Pricing Table (For Internal Use): - Zone 2

This estimate is provided by Lapp Structures for use by customers of Lapp Structures only.



Charles E. Kentner
142 E. 2nd St.
Hist New Castle



Charles & Elean Kentner
142 E 2nd St.
Hist. Nwd Bostia



Pirandello Kentner
1420, 2nd Street
Hst., New Castle







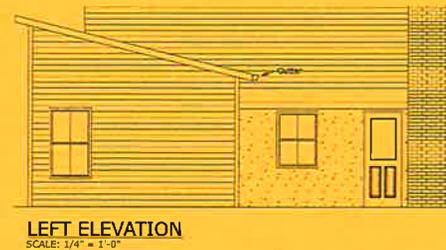
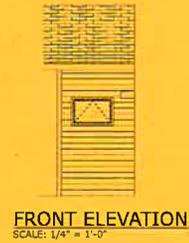
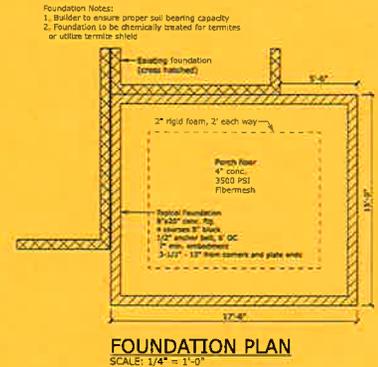
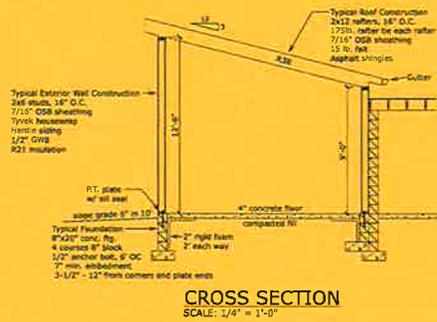
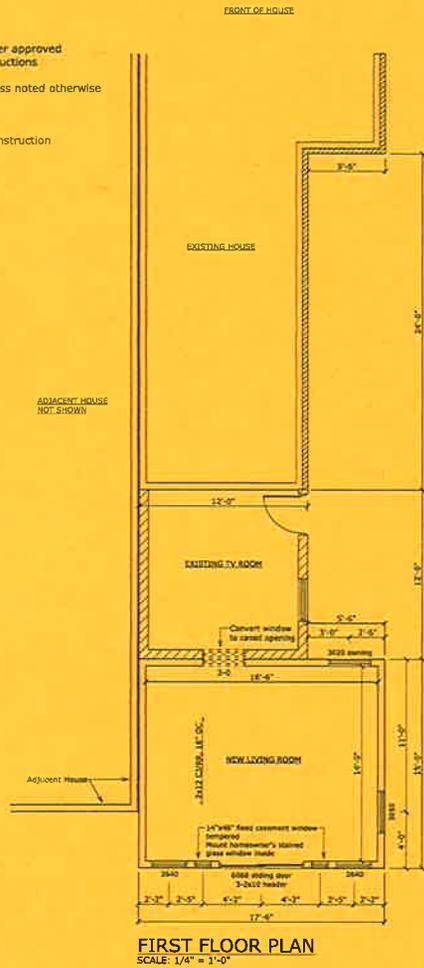


Scope of Work:
Build new living room on rear of house

- General Notes:
1. Exterior walls are 2x6
 2. Ceiling height shown on cross section
 3. Windows are Anderson 100 series with low-e glass (rough openings by builder)
 4. HVAC design by others
 5. All joist hangers to be fastened with manufacturer approved nails and in accordance with manufacturer's instructions
 6. All lumber to be #2 SPF or better
 7. All window and door headers to be 2 - 2x10 unless noted otherwise
 8. All fasteners and hangers in contact with treated lumber to be hot dipped galvanized
 9. Interior dimensions are to rough framing
 10. Builder to verify dimensions before beginning construction

Insulation Schedule:
Slab - R10
Walls - R21
Ceiling - R38

SF Calculations:
New Living Space - 262

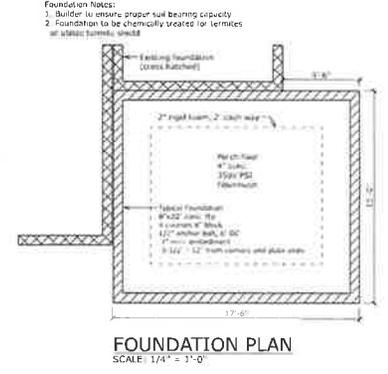
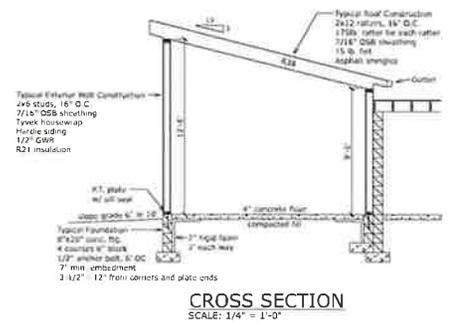
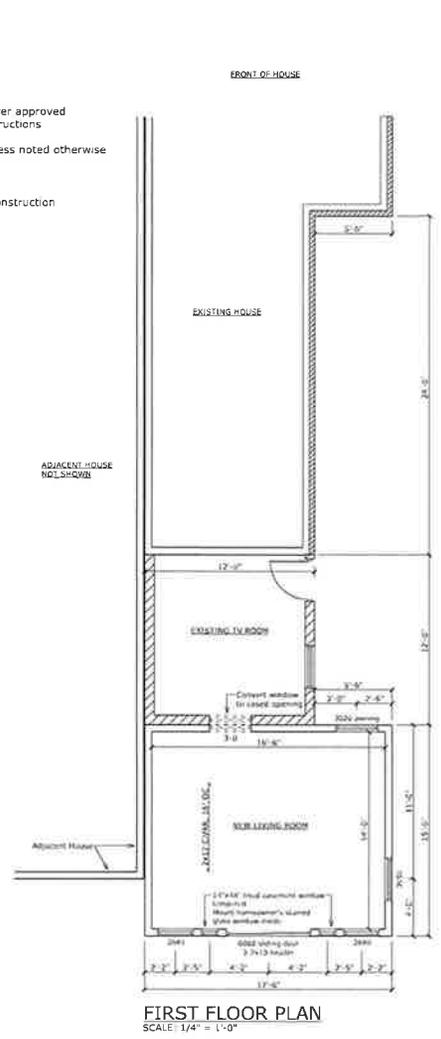


Scope of Work:
Build new living room on rear of house

- General Notes:
1. Exterior walls are 2x6
 2. Ceiling height shown on cross section
 3. Windows are Anderson wood windows with low-e glass (rough openings by builder)
 4. HVAC design by others
 5. All joist hangers to be fastened with manufacturer approved nails and in accordance with manufacturer's instructions
 6. All lumber to be #2 SPF or better
 7. All window and door headers to be 2 - 2x10 unless noted otherwise
 8. All fasteners and hangers in contact with treated lumber to be hot dipped galvanized
 9. Interior dimensions are to rough framing
 10. Builder to verify dimensions before beginning construction

Insulation Schedule:
Slab - R10
Walls - R21
Ceiling - R38

SF Calculations:
New Living Space - 262



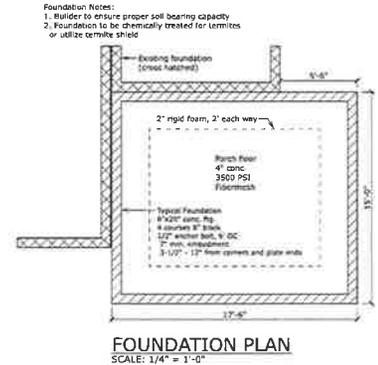
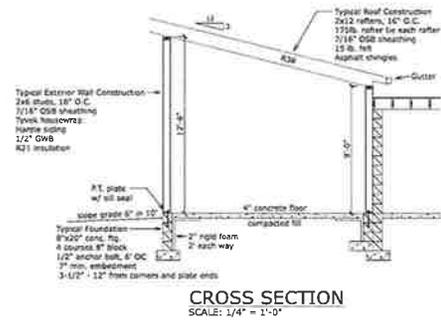
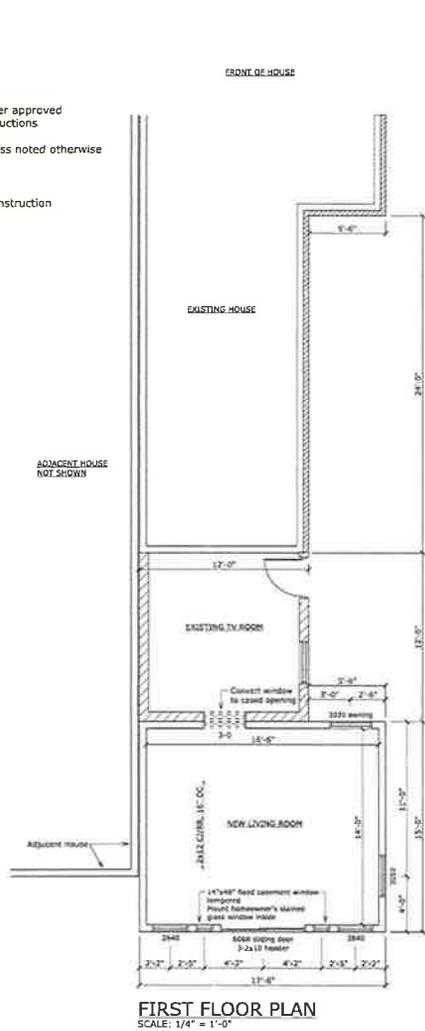
<p>RESIDENTIAL DRAFTING & CONSULTATION</p>	<p>201 Governors Ave Greenwood, DE 19950 302-430-2885 Jordan@YourDreamDesign.org</p>	<p>Disclaimers Owner/Contractor assumes responsibility of building to applicable codes. Designer is not responsible for mistakes found after construction is begun. Designer is not a licensed architect. No warranty is expressed or implied.</p>	<p>LanChester Home Improvements</p>	<p>Kentnor Addition</p>	<p>Scale: 1/4" = 1'-0"</p>	<p>Approved</p>	<p>Issued</p>
			<p>All Drawings</p>	<p>2/23/2025</p>	<p>Drawn by Jordan Wozniel</p>	<p>Drawing Number: 1 of 1</p>	

Scope of Work:
Build new living room on rear of house

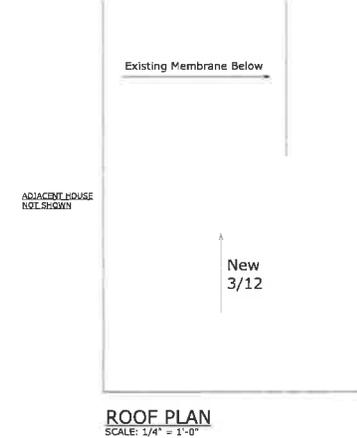
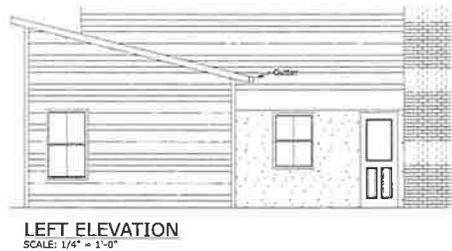
- General Notes:
1. Exterior walls are 2x6
 2. Ceiling height shown on cross section
 3. Windows are Andersen wood windows with low-e glass (rough openings by builder)
 4. HVAC design by others
 5. All joist hangers to be fastened with manufacturer approved nails and in accordance with manufacturer's instructions
 6. All lumber to be #2 SPF or better
 7. All window and door headers to be 2 - 2x10 unless noted otherwise
 8. All fasteners and hangers in contact with treated lumber to be hot dipped galvanized
 9. Interior dimensions are to rough framing
 10. Builder to verify dimensions before beginning construction

Insulation Schedule:
Slab - R10
Walls - R21
Ceiling - R38

SF Calculations:
New Living Space - 262



Foundation Notes:
1. Builder to ensure proper soil bearing capacity
2. Foundation to be chemically treated for termites or utilize termite shield



142 E. 2nd STREET

ITEM	DATA
Address	142 E 2nd St
Date Received	2/3/2026
Year Built	1860
Status	C
Previously Reviewed	YES
Scope of work	<p><i>Drawing only received from City on 01/27/2026. Full application and supporting documentation requested on 02/02/2026.</i></p> <p>Add 12x16 addition with a 4' long covered breezeway connecting to existing home. The addition is to be used as an artist's studio and a tv room. Heating and a/c will be provided by a mini-split and the compressor will not be visible from the street. Siding and roofing materials will be compatible with existing home.</p> <p>Note: Confirmation from City received today and additional information requested for conformance review</p> <p>02/10/2026 Update: Additional information provided via email 2.10.2026</p> <p>02/11/2026 Update: City email notes applicant requested an update.</p>
Review Tier	TIER 01
Conformance	<p>Concept reviewed by HAC at June 2025 meeting. Approved for design, scale, materials and massing.</p> <p>1 - Materials conform with the HAC approval.</p> <p>2 - Plan has changed in two ways:</p> <p style="padding-left: 20px;">a - The addition is now adjacent to the neighbors' wall. This was approved by HAC because it would further conceal the addition from the street view.</p> <p style="padding-left: 20px;">b - There used to be a breezeway. That breezeway is no longer there and the addition is no longer 12' x 16' but 14' x 17' (confirmed in Kentnor email dated 02/05/2026) This means that the addition still protrudes as it did before.</p> <p>3 - The above is a change in massing. There was also a caveat that the breezeway materials be provided.</p> <p>4 - The overall design pieces still conform with the HAC Guidelines and Standards, but there has been a modification of the design.</p>
Finding	<p>The overall design pieces conforms with the HAC Guidelines and Standards, but there has been a modification of the design.</p> <p>It is recommended the application go to HAC in March 2026 to document the change.</p>
Comments	N/A
Action	SUBMIT FOR REVIEW
Status	OPEN
HAC Review Required	HAC REVIEW REQUIRED

ITEM	DATA
Address	142 E 2nd St
Date Received	1/27/2026
Year Built	1860
Status	C
Previously Reviewed	NO
Scope of work	Drawing only provided.
Review Tier	CONSULTATION
Conformance	<p>No application cover. City to request additional information from applicant, including copy of building permit application, and confirmation if th eintent is to have a consultation or go to the HAC for review as and addition.</p> <p>Note: drawing does not include any context images - this is not considered a complete application for addition to the March 2026 HAC meeting agenda.</p>
Finding	To be Determined
Comments	N/A
Action	ADDITIONAL INFORMATION REQUIRED
Status	OPEN
HAC Review Required	HAC REVIEW REQUIRED

HAC Summary June 12, 2025

Item	Data
Applicant's Name	Applicant: Charles & Elen Kentnor (property owners)
Address	142 E 2 nd Street
Year Built	Late 19 th century
Status	C
Scope of Work	12x6 addition
Review/Consultation	HAC Review Tier 02
Applicant Present	Yes
Commission Findings	<p>The application for the construction of a 12 x 6 addition is approved as presented in terms of design, materials, location, dimension and scale, with the condition that vinyl windows are not an appropriate material and cannot be used.</p> <p>The applicant is to submit their modified design and materials for review as a Tier 01.</p>
Commission Ruling	Concept Approved with Conditions – Requires resubmission for Tier 01 Approval.
Action Items	<ul style="list-style-type: none"> Do Not issue a HRC or Permit until updated application has been submitted and approved.
Comments	



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 Thomas C. Mckale
 Business (if applicable) TC Carpentry LLC
 Address 2200 Smyrna Leipsic Rd
 City Smyrna State DE Zip Code 19977
 Daytime telephone 302 293 7005 Other phone/email TC carpentry@live.com
The above contact information will be used for correspondence. Please ensure this information is accurate.

2. NAME OF PROPERTY OWNER Leslie C. DeGrosso Leslie DeGrosso
 Business (if applicable) _____
 Address 1 battery Park
 City City of New Castle State DE Zip Code 19720
 Daytime telephone (required) 302-547-5929 Other phone _____

3. PROJECT STREET ADDRESS 1 battery Park

4. LEGAL DESCRIPTION: Lot Block Subdivision _____ Parcel 21-015-30-200

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 checked="" type="checkbox"/> | Porch/Deck/Balcony <u>add deck on front and Redo / extend deck on Back</u> |
| <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.) _____
- New porch/deck/balcony add deck on front _____
- 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:

Redo existing deck on back of house. Also adding
70sq ft to deck size.

Front adding a deck

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

Thomas M. Yeak

SIGNATURE OF APPLICANT

[Signature]

DATE

PRINT OWNER'S NAME

Leslie DeBrossa

SIGNATURE OF OWNER

[Signature]

DATE

10/29/25

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://newcastlecivil.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

TCM

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 checked="" type="checkbox"/> | Photographs of existing roof and affected features |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 checked="" 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 checked="" type="checkbox"/> | Photographs of existing surface or feature including close-up and full building perspective |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> | Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | Photographs of existing awning/canopy or location of proposed awning/canopy |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 checked="" 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 façade |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 checked="" 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 checked="" type="checkbox"/> | Photographs of existing door(s) or location of proposed new door opening(s) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | For new openings, a scaled wall section |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | Documentation of justification for changing the existing door(s) and the extent of the affected area. |

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
<input type="checkbox"/>	<input type="checkbox"/>

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 302-323-9814



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>1</u> <u>Battery Park</u> (STREET)	Zoning District _____
	BETWEEN _____ (CROSS STREET) AND _____ (CROSS STREET)	
	SUBDIVISION _____ LOT _____ BLOCK _____ LOT SIZE _____	

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

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

<p>C. COST</p> <p>10 Cost of improvement \$ <u>35,000.00</u></p> <p>To be installed but not included in the above cost</p> <p>a Electrical _____</p> <p>b Plumbing _____</p> <p>c Heating, air conditioning _____</p> <p>d Other (elevator, etc.) _____</p> <p>11 TOTAL COST OF IMPROVEMENT \$ <u>35,000.00</u></p>	<p>(Omit cents)</p> <p>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.</p> <p>_____</p> <p>_____</p> <p>_____</p>
--	---

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.

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

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

Deck to front of house.

Redo existing deck on back of house and add, 70sq ft to deck size.

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	Leslie Delgrasso	1 Labyrinth Pk New Castle DE		302 547 5929
2 Contractor	Thomas C McKale TC Carpentry LLC	2200 Smyrna Leprie Rd Smyrna DE 19977		Builder's License No. 25000816
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
	Thomas C McKale	2200 Smyrna Leprie Rd Smyrna DE 19977	10/20/2025

VI. ZONING PLAN EXAMINERS OR BOARD OF ADJUSTMENT NOTES

DISTRICT
USE
FRONT YARD
SIDE YARD SIDE YARD
REAR YARD
NOTES

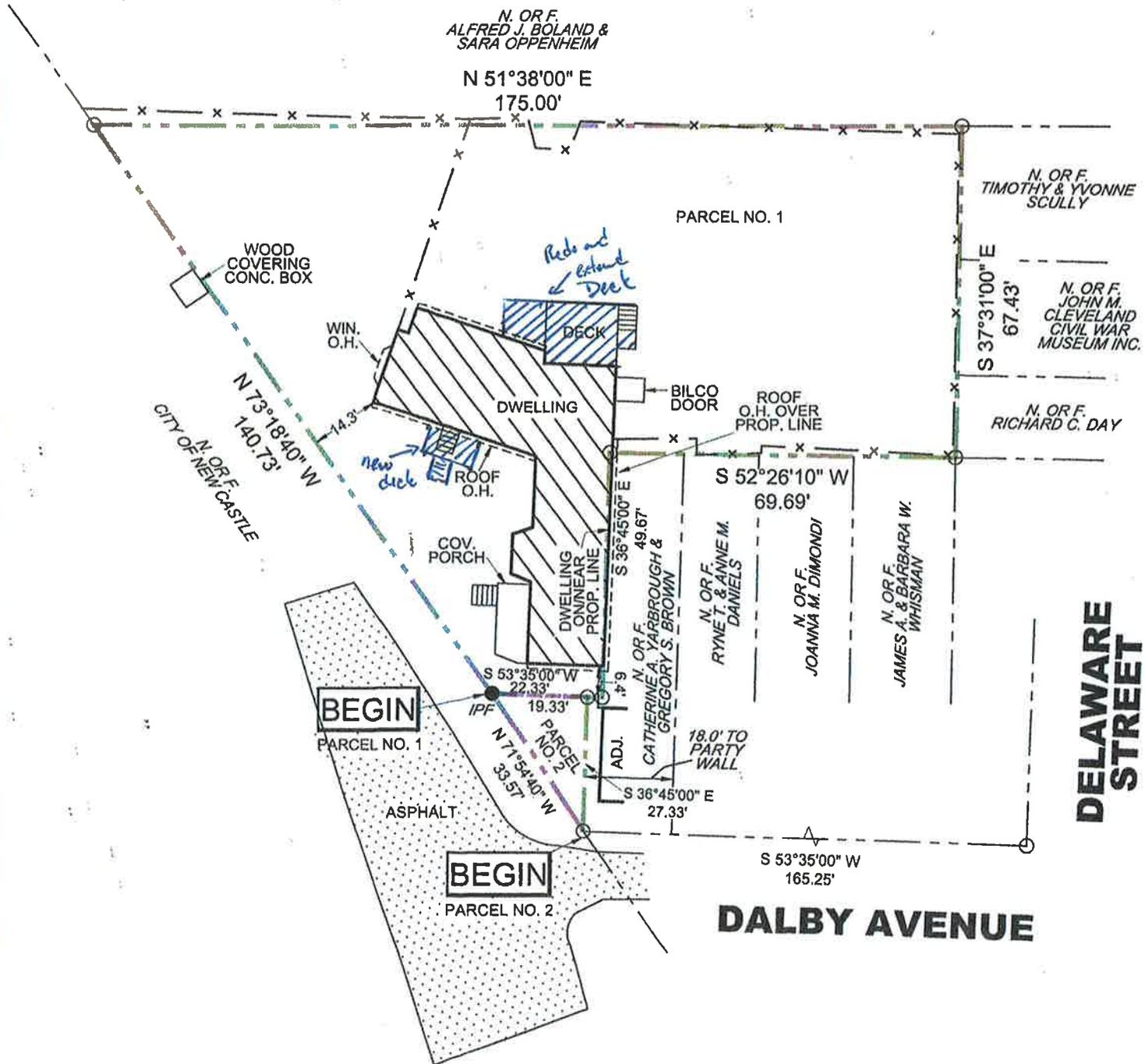
VII. HISTORIC AREA COMMISSION

DATE RECEIVED _____	HISTORIC AREA REVIEW FEE _____			
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"/>	AUTHORIZED SIGNATURE _____
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DATE _____

VIII. VALIDATION

Building Permit Number _____ 725.00 Building Permit Issued _____ Building Permit Fee \$ _____ Renewal Fee \$ _____ Certificate of Occupancy \$ _____ MSC Approval _____ <div style="text-align: right; margin-right: 50px;">Date</div>	<p style="text-align: center; margin: 0;">FOR DEPARTMENT USE ONLY</p> Use Group _____ Fire Grading _____ Live Loading _____ Occupancy Load _____
Approved By: _____	

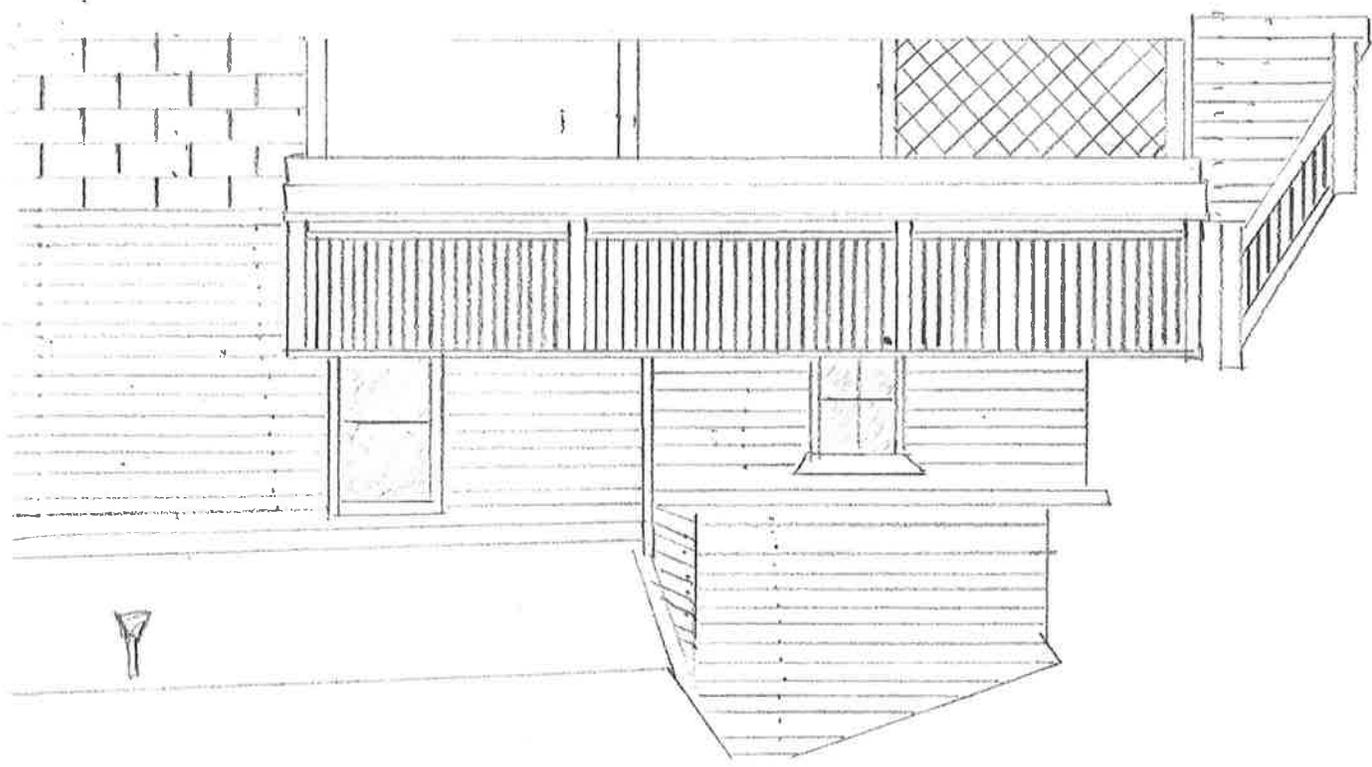
IX. OFFICIAL USE ONLY

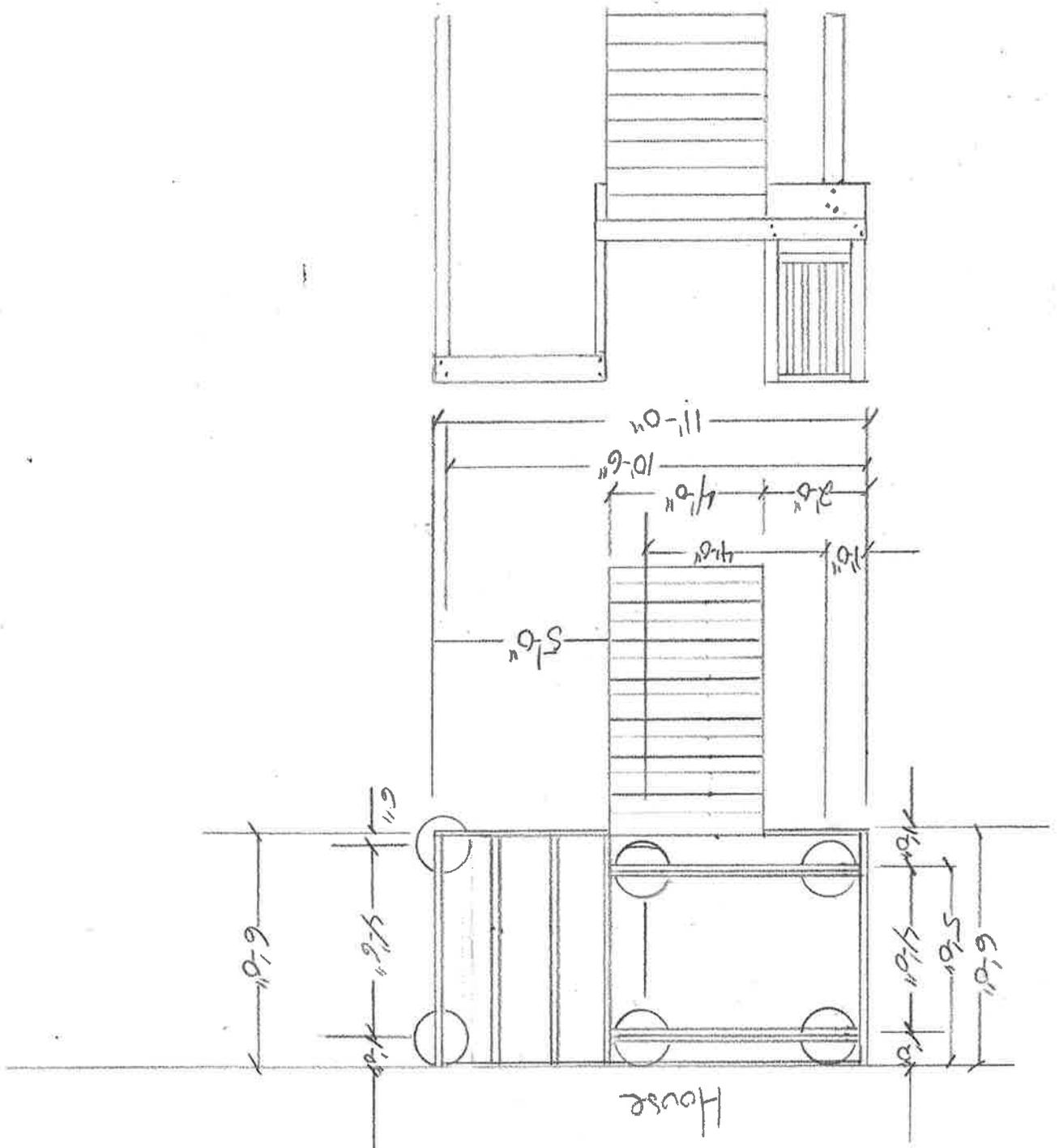


Mortgage Survey Plan
 for
 Leslie Eschenbach DelGrosso
 1 Battery Park
 City of New Castle
 New Castle County, Delaware

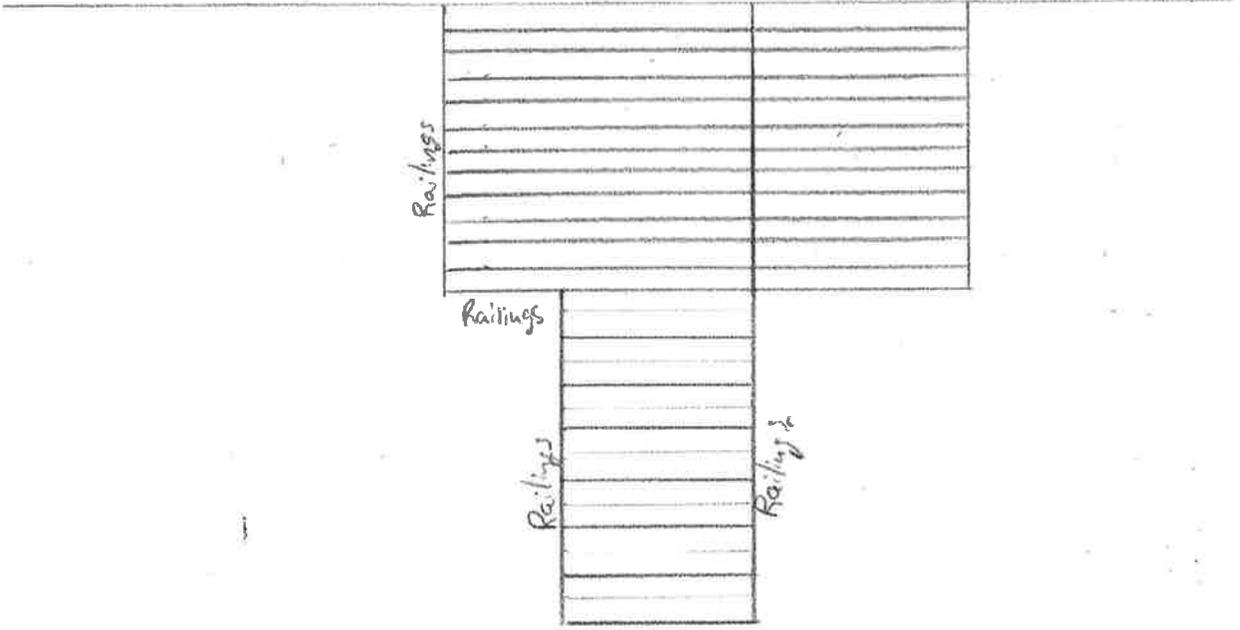
SOURCE OF TITLE: DR 20240603-0035020
 TAX PARCEL NO. 21-015.30-200
 SOURCE OF BEARING SYSTEM: DR 20240603-0035020
 *NOTE: BOUNDARY SURVEY RECOMMENDED TO DETERMINE ENCROACHMENTS

1600 Hwy 209
Wetmore Park

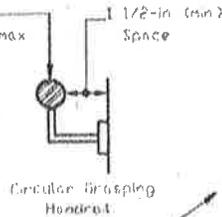




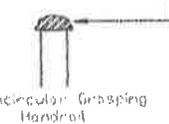
House



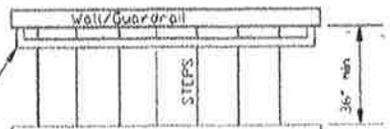
Handrail with circular
1 1/4 in min / 2 5/8 in max
diameter or provide
equivalent graspability



Handrail that is not circular
must provide 'equivalent grasping
surface' to the specified circular
cross section



REQUIRED HANDRAIL TO BE
CONTINUOUS TOP TO BOTTOM



The ends of handrails are to be
returned to the wall / floor
or guardrail that will not catch
clothing or limbs

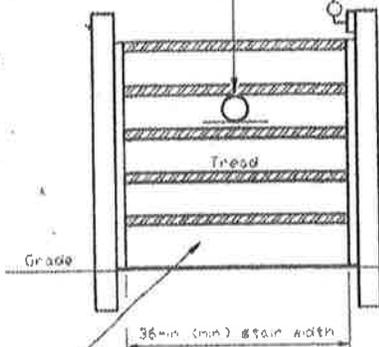
4 3/8 in maximum space
between balusters

A cap and top rail alone may not meet code
Add a 'graspable' handrail on the tread side

4 in maximum space
between balusters

Graspable handrail shall be provided
on at least one side of stairway,
and continuous for the full length
of the stair flight

Open risers are permitted, provide
that the opening between the treads
does not permit the passage of
a 4 3/8-in diameter sphere



FRONT VIEW

34-in to 38-in
handrail height
measured pt
front of riser

7-3/4"
maximum unit rise

Riser

Tread

13-in minimum unit run

SIDE VIEW

A guardrailing is required
if the deck is 30-in or
more off the ground

1-in nosing or overhang

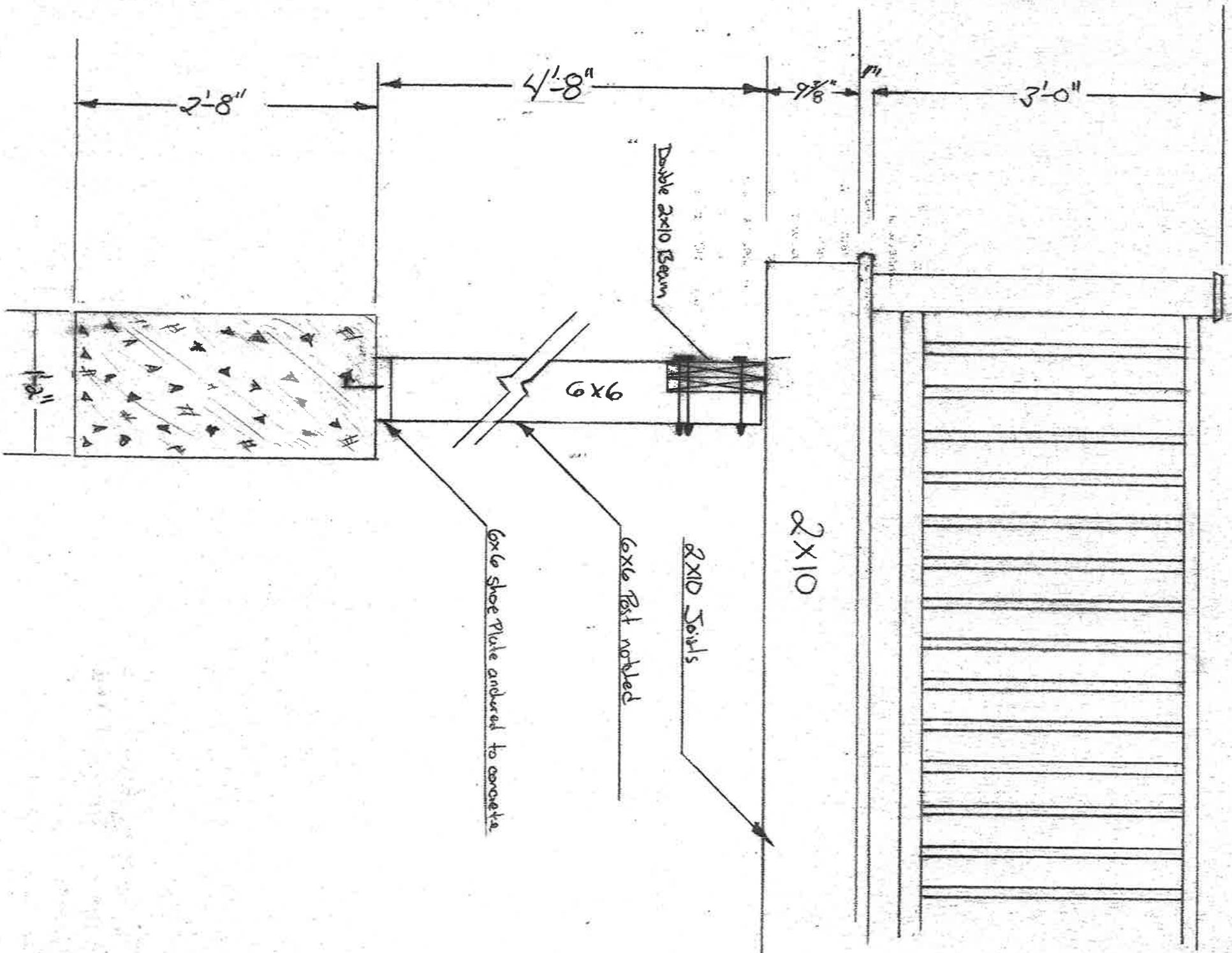
Anchoring Short Flights

Three risers or less flight of stairs do not require guardrails
and a grasping handrail. Alternatively, you can have the
stringers bottom attach to a treated 2 X 6s that rest
directly on 6-in to 8-in gravel pad.

8-in thick concrete
at bottom of footer

The greatest riser height within any flight of stairs
shall not exceed the smallest by more than 3/8 in.
The greatest tread depth within any flight of stairs
shall not exceed the smallest by more than 3/8 in.

SAMPLE STAIR DETAIL



2'-8"

4'-8"

9 7/8"

3'-0"

Double 2x10 Beam

6x6

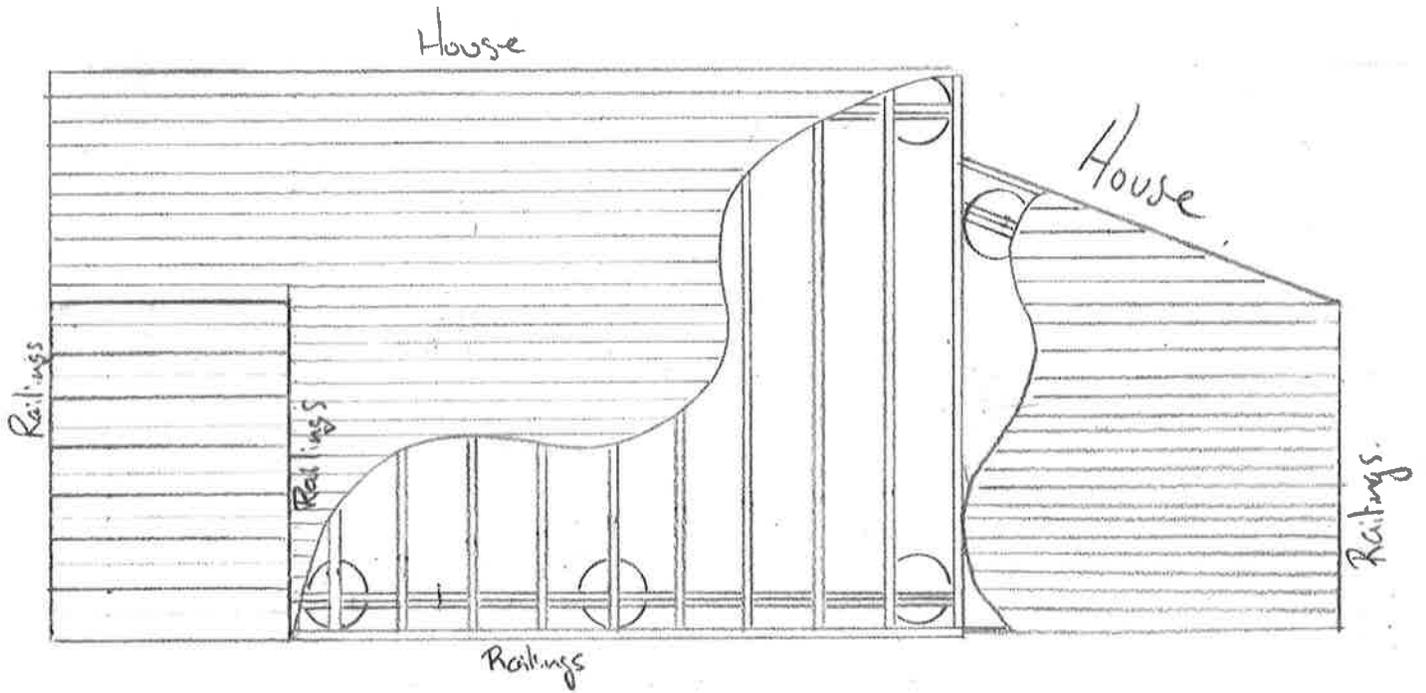
2x10

2x10 Joists

6x6 Bolt notched

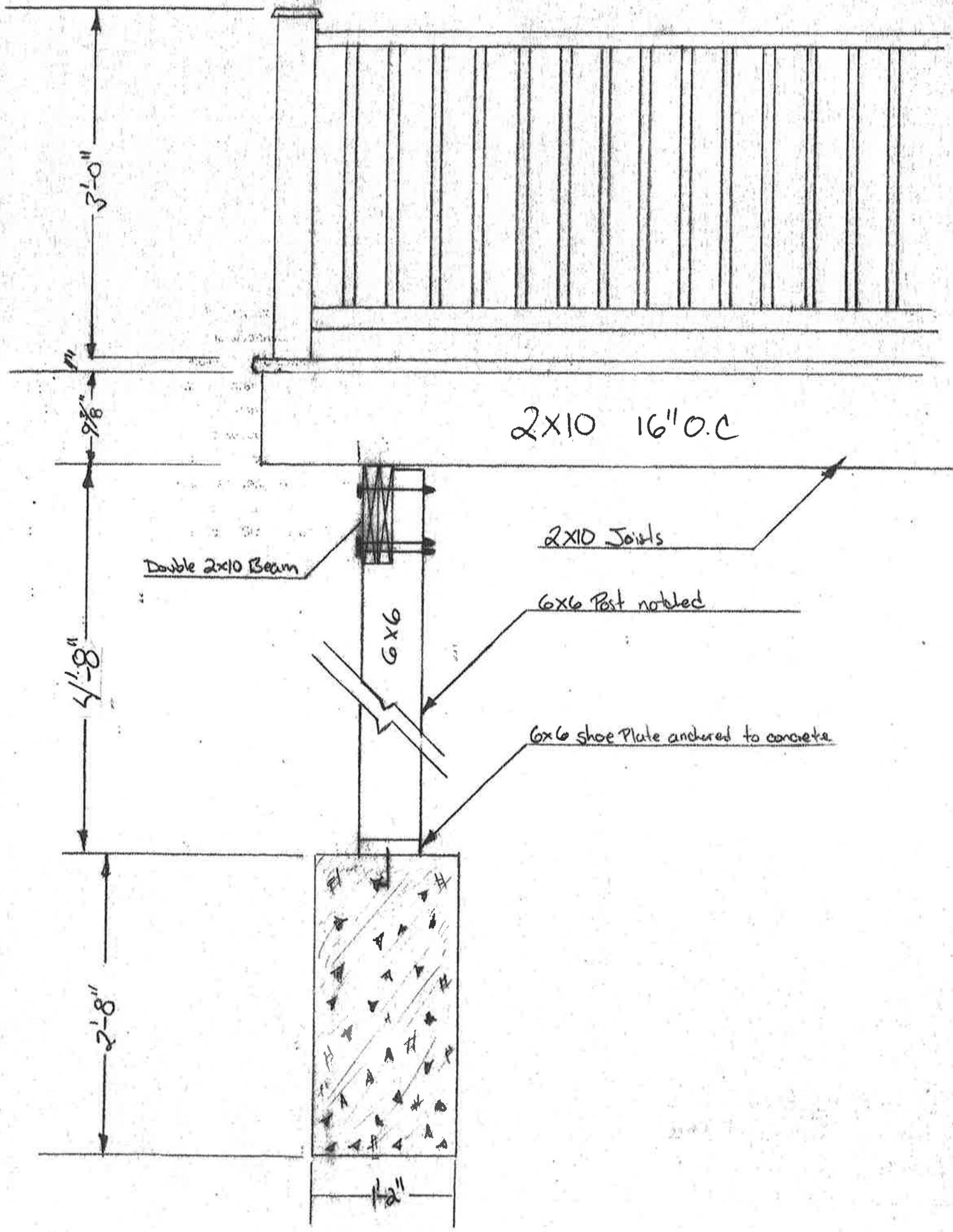
6x6 Shoe Plate anchored to concrete

1'-8"

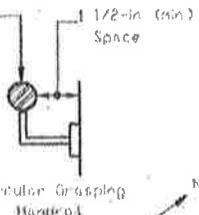


NOTES:

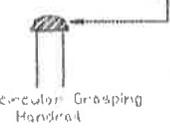
- Beams double 2x10 PT
- Beam Posts notched 6x6 with Throatlock bolts
- All Framing Pressure treated



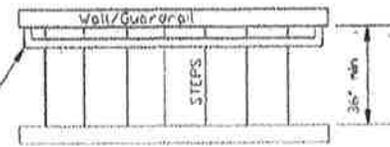
Handrail with circular 1 1/4 in min/ 2 5/8 in max diameter or provide equivalent graspability



Handrail that is not circular must provide 'equivalent grasping surface' to the specified circular cross section



REQUIRED HANDRAIL TO BE CONTINUOUS TOP TO BOTTOM



The ends of handrails are to be returned to the wall / floor or guardrail that will not catch clothing or limbs

Circular Grasping Handrail

Non-circular Grasping Handrail

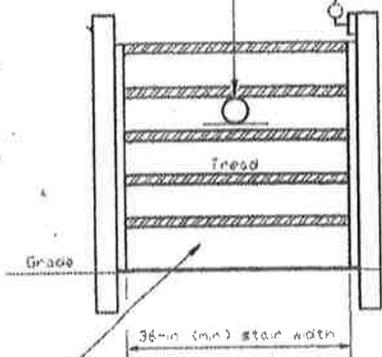
4 3/8-in maximum space between balusters

A cap and top rail alone may not meet code. Add a 'graspable' handrail on the tread side

4 in maximum space between balusters

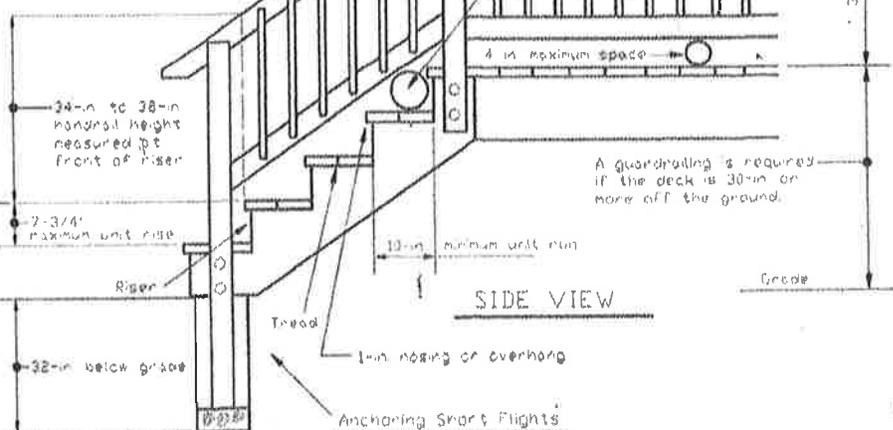
Open risers are permitted, provide that the opening between the treads does not permit the passage of a 4 3/8-in. diameter sphere

Graspable handrail shall be provided on at least one side of stairway, and continuous for the full length of the stair flight



FRONT VIEW

The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 in. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 in.



SIDE VIEW

A guardrailing is required if the deck is 30-in or more off the ground.

Anchoring Short Flights

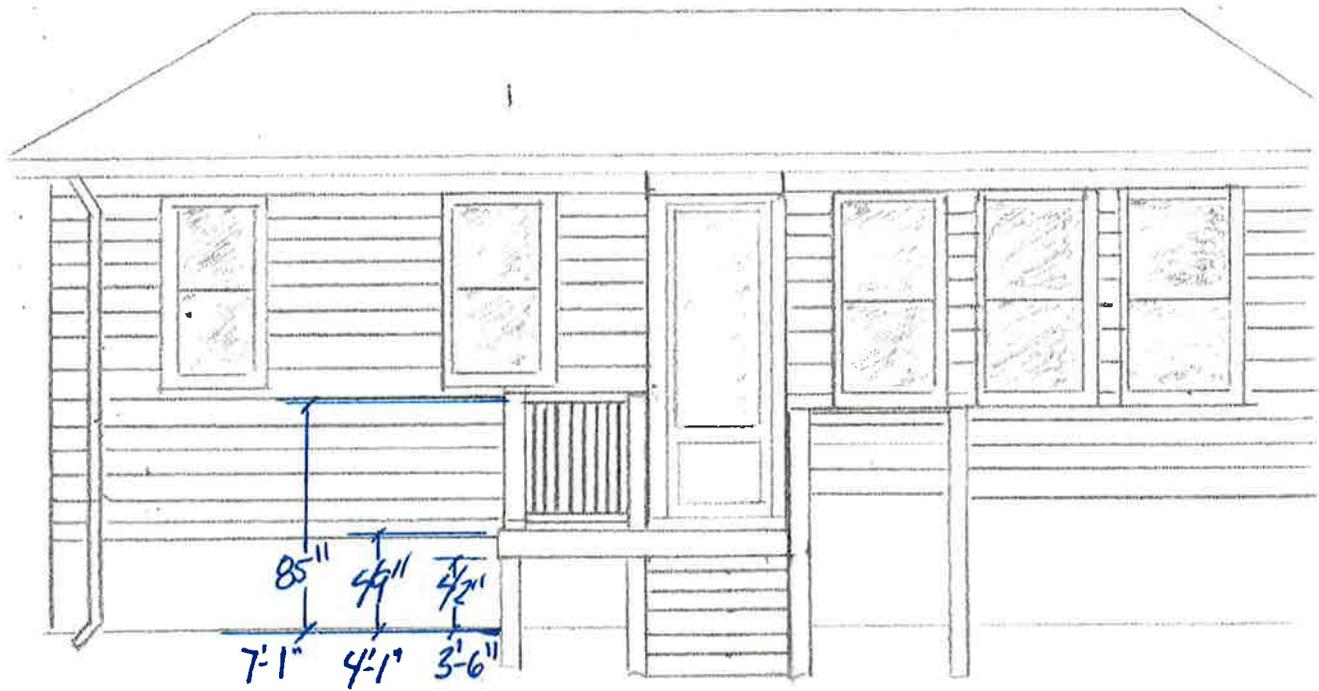
Three risers or less flight of stairs do not require guardrails and a grasping handrail. Alternatively, you can have the stringers bottom attach to a treated 2 X 6s that rest directly on 6-in to 8-in gravel pad.

8-in thick concrete at bottom of footer

SAMPLE STAIR DETAIL

1 Deck, Deck





SOLID STAINS
TINTES SÓLIDOS



Smoke Tree SW 3019



Antique Gray SW 3060



Shale SW 3078



Gray Birch SW 3013



Tobacco SW 3039



Wet Clay SW 3083



Chesapeake SW 3051



Traditional Stone Hedge SW 3081



Misty Mauve SW 3073



Flagstone SW 3023



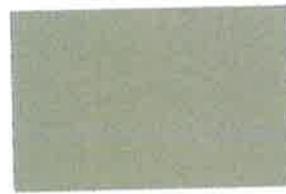
Juniper Blue SW 3014



Mercury SW 3071



River Birch SW 3024



Stone SW 3079



Meadowbrook SW 3012



Driftwood SW 3027



Caribou SW 3025



Woodsmoke Gray SW 3010



Hudson Gray SW 3067



 King's Canyon SW 3026*



Black Alder SW 3022



Woodland SW 3042

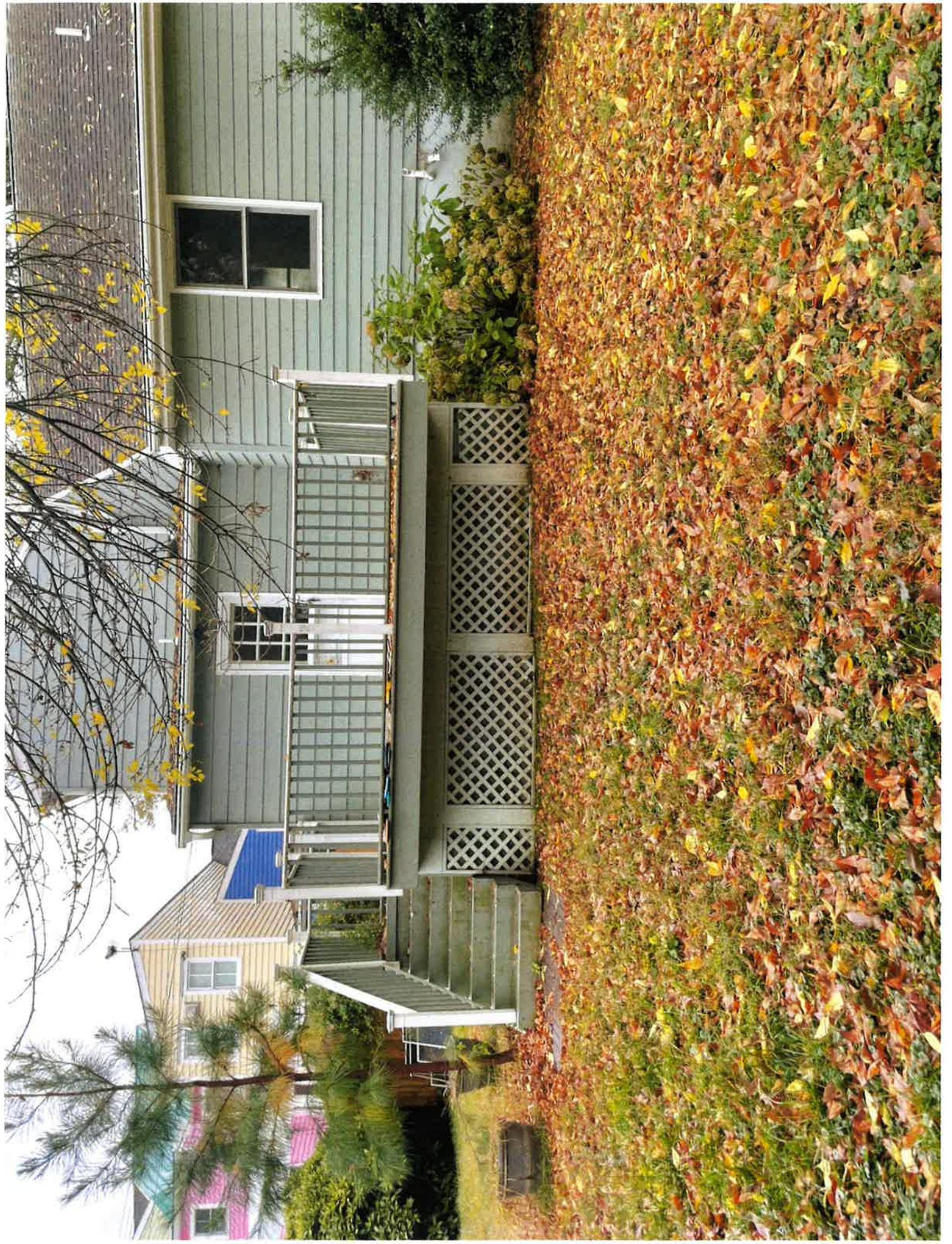


Forest Dew SW 3066



Charcoal SW 3063



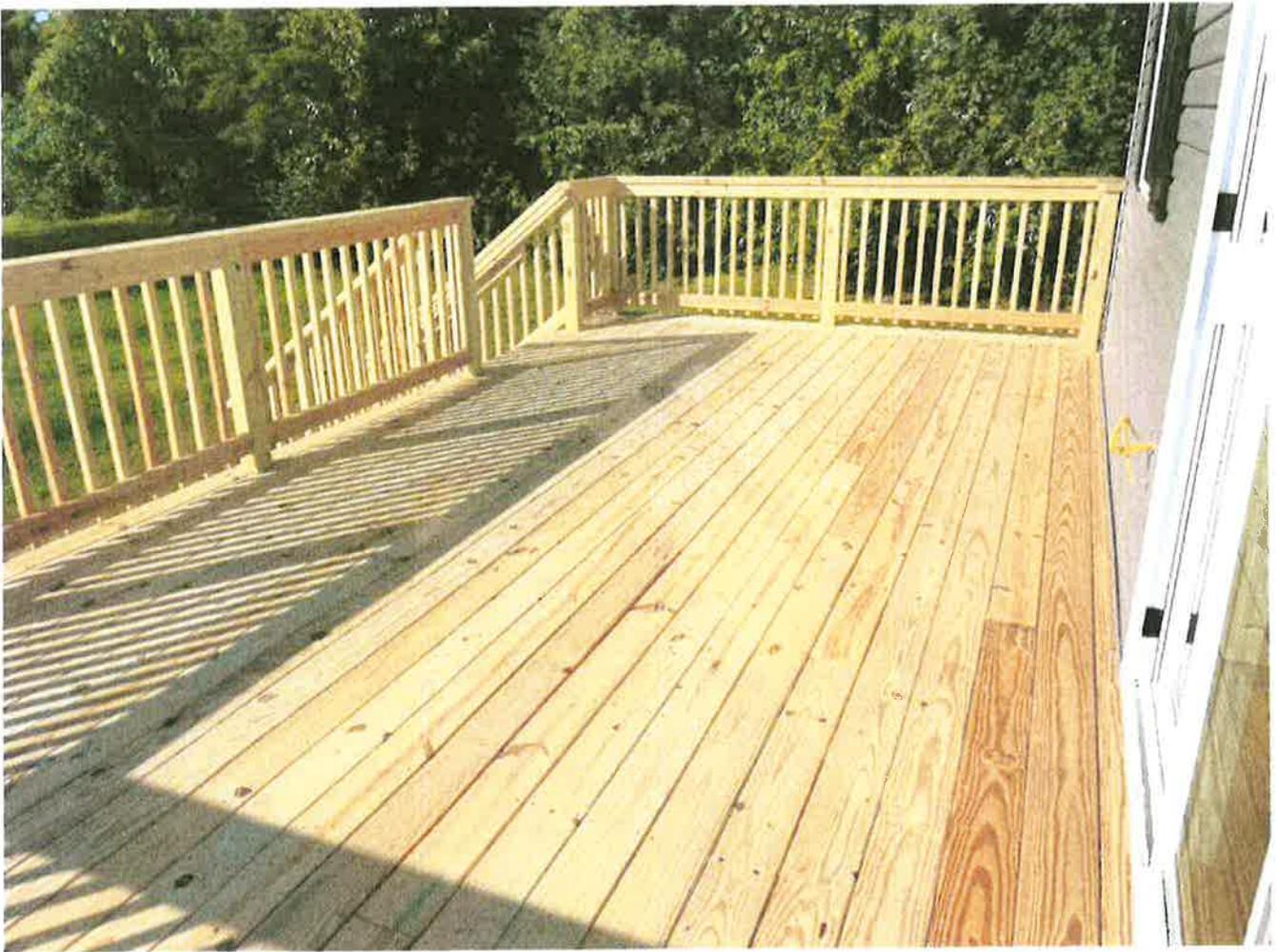






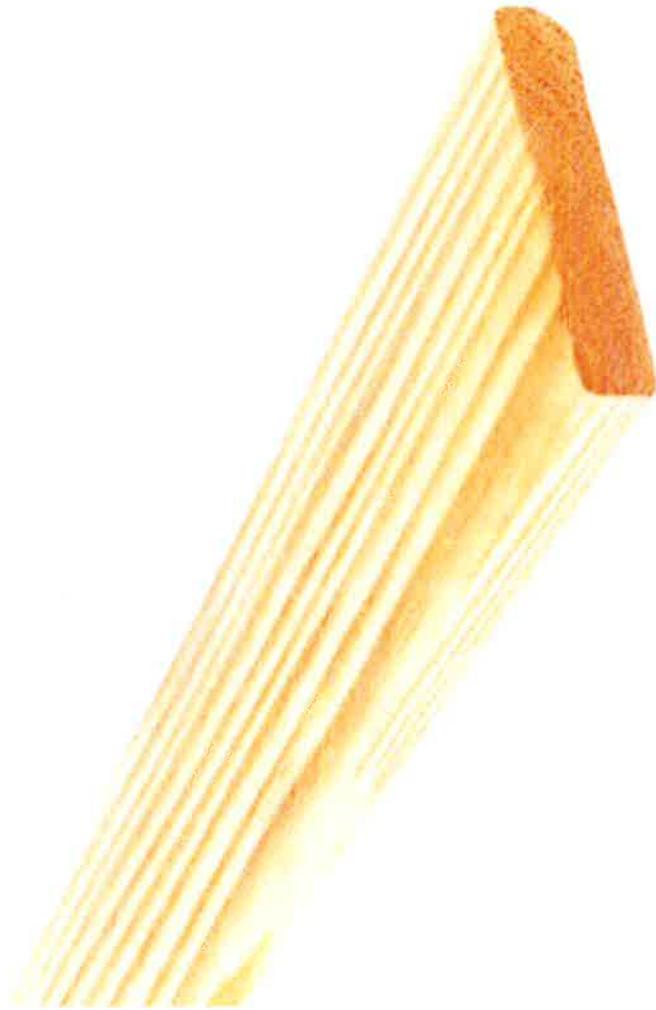


Pressure treated Railing we do.



Pressure treated decking that we use.





ITEM	DATA
Address	1 Battery Park
Date Received	1/29/2026
Year Built	1890
Status	C
Previously Reviewed	YES
Scope of work	<i>Additional information provided and placed in the folder.</i>
Review Tier	TIER 01
Conformance	<p><i>Information provided is not sufficient to determine conformance of posts and rails design.</i></p> <p><i>City request applicant contact Architect for additional information to be provided.</i></p> <p><u>02/13/2026 Update: Still open</u></p>
Finding	<p><i>To be Determined</i></p> <p><u>02/13/2026 Update: Still open</u></p>
Comments	N/A
Action	ADDITIONAL INFORMATION REQUIRED
Status	OPEN
HAC Review Required	HAC REVIEW NOT REQUIRED

ITEM	DATA
Address	1 Battery Park
Date Received	1/29/2026
Year Built	1890
Status	C
Previously Reviewed	YES
Scope of work	Additional information provided and placed in the folder.
Review Tier	TIER 01
Conformance	Information provided is not sufficient to determine conformance of posts and rails design. City request applicant contact Architect for additional information to be provided.
Finding	To be Determined
Comments	N/A
Action	ADDITIONAL INFORMATION REQUIRED
Status	OPEN
HAC Review Required	HAC REVIEW NOT REQUIRED

ITEM	DATA
Address	1 Battery Park
Date Received	12/1/2025
Year Built	1890
Status	C
Previously Reviewed	NO
Scope of work	Redo existing deck on back of house. Also adding 70 sqft to deck size. Front adding a deck.
Review Tier	TIER 02
Conformance	<p>ADDITIONAL INFORMATION NEEDED:</p> <p>1 - Elevations showing scale of new porch/deck addition in relation to existing building.</p> <p>2 - Flooring and railing material - sample drawing is not legible.</p> <p>HAC Review required for new front deck, and rear deck modifications. Above information must be submitted 15 days before the next January 2026 HAC meeting date in order for the application to be added to the January 2026 Agenda.</p> <p><u>12/12/2025</u> : CONFIRM ADDITIONAL INFORMATION IS RECEIVED IN TIME FOR BEING ADDED TO THE JANUARY 2026 HAC MEETING.</p> <p><u>12/24/2025</u>: STILL OPEN</p>
Finding	<p>TO BE DETERMINED</p> <p><u>12/24/2025</u>: STILL OPEN</p>
Comments	<u>12/12/2025</u>: CONFIRM ADDITIONAL INFORMATION IS RECEIVED IN TIME FOR BEING ADDED TO THE JANUARY 2026 HAC MEETING.
Action	ADDITIONAL INFORMATION REQUIRED
Status	OPEN
HAC Review Required	HAC REVIEW REQUIRED

ITEM	DATA
Address	1 Battery Park
Date Received	12/1/2025
Year Built	1890
Status	C
Previously Reviewed	NO
Scope of work	Redo existing deck on back of house. Also adding 70 sqft to deck size. Front adding a deck.
Review Tier	TIER 02
Conformance	<p>ADDITIONAL INFORMATION NEEDED:</p> <p>1 - Elevations showing scale of new porch/deck addition in relation to existing building.</p> <p>2 - Flooring and railing material - sample drawing is not legible.</p> <p>HAC Review required for new front deck, and rear deck modifications. Above information must be submitted 15 days before the next January 2026 HAC meeting date in order for the application to be added to the January 2026 Agenda.</p> <p>12/12/2025: CONFIRM ADDITIONAL INFORMATION IS RECEIVED IN TIME FOR BEING ADDED TO THE JANUARY 2026 HAC MEETING.</p>
Finding	TO BE DETERMINED
Comments	12/12/2025: CONFIRM ADDITIONAL INFORMATION IS RECEIVED IN TIME FOR BEING ADDED TO THE JANUARY 2026 HAC MEETING
Action	ADDITIONAL INFORMATION REQUIRED
Status	OPEN
HAC Review Required	HAC REVIEW REQUIRED



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 CONST.
 Address 1109 WOODCLA LANE
 City MIDDLETOWN State DE Zip Code 19709
 Daytime telephone 302 383 0382 Other phone/email _____

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

2. NAME OF PROPERTY OWNER JEAN NORVELL
 Business (if applicable) _____
 Address 45 WEST 4TH ST
 City NEW CASTLE State DE Zip Code 19720
 Daytime telephone (required) 302 393 8318 Other phone _____

3. PROJECT STREET ADDRESS 45 WEST 4TH 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Porch/Deck/Balcony <u>REPAIRING BOARDS & RAILINGS WITH NEW WOODS</u>
<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.) _____
- 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:

REPLACING ALL DECKING & RAILING ON
 DECK -
 replacing with pressure treated wood
 Boards rotted

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 12/9/25

PRINT OWNER'S NAME JEAN NORVEL

SIGNATURE OF OWNER [Signature] DATE 12/8/25

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://newcastlecivil.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"/> |
| <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"/> |
- 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 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 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"/> |
- 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 facade
 - 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"/> |
- 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 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
<input type="checkbox"/>	<input type="checkbox"/>

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

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

I. LOCATION OF BUILDING	AT (LOCATION) _____	(NO.)	(STREET)	Zoning District _____
	BETWEEN _____	(CROSS STREET)	AND _____	(CROSS STREET)
	SUBDIVISION _____	LOT _____	BLOCK _____	LOT SIZE _____

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

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

<p>C. COST</p> <p>10 Cost of improvement \$ <u>7,750.00</u></p> <p><i>To be installed but not included in the above cost</i></p> <p>a. Electrical _____</p> <p>b. Plumbing _____</p> <p>c. Heating, air conditioning _____</p> <p>d. Other (elevator, etc.) _____</p> <p>11 TOTAL COST OF IMPROVEMENT \$ <u>7,750</u></p>	(Omit cents)	<p>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.</p> <p>_____</p> <p>_____</p> <p>_____</p>
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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

<p>E. PRINCIPAL TYPE OF FRAMING</p> <p>30 <input type="checkbox"/> Masonry (wall bearing)</p> <p>31 <input checked="" type="checkbox"/> Wood frame</p> <p>32 <input type="checkbox"/> Structural steel</p> <p>33 <input type="checkbox"/> Reinforced concrete</p> <p>34 <input type="checkbox"/> Other — Specify _____</p>	<p>G. TYPE OF MECHANICAL</p> <p>Will there be central air conditioning?</p> <p>40 <input type="radio"/> Yes 41 <input type="radio"/> No</p> <p>Will there be an elevator?</p> <p>42 <input type="radio"/> Yes 43 <input type="radio"/> No</p>	<p>H. DIMENSIONS</p> <p>44. Number of stories _____</p> <p>45. Total square feet of floor area, all floors, based on exterior dimensions _____</p> <p>46. Total land area, sq. ft. _____</p>
<p>F. PRINCIPAL TYPE OF HEATING FUEL</p> <p>35 <input type="checkbox"/> Gas</p> <p>36 <input type="checkbox"/> Oil</p> <p>37 <input type="checkbox"/> Electricity</p> <p>38 <input type="checkbox"/> Coal</p> <p>39 <input type="checkbox"/> Other — Specify _____</p>	<p style="text-align: center;">NOTE!</p> <p>The Building Inspector requires dimensioned plot plans, floor plans, specifications, etc. before a permit will be issued for all structural changes, additions, etc.</p>	<p>I. NUMBER OF OFF-STREET PARKING SPACES</p> <p>47. Enclosed _____</p> <p>48. Outdoors _____</p>
		<p>J. RESIDENTIAL BUILDINGS ONLY</p> <p>49. Number of bedrooms _____</p> <p>50. Number of bathrooms</p> <p style="padding-left: 100px;">Full _____</p> <p style="padding-left: 100px;">Partial _____</p>

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

Type brief description of work here:

REMOVE ALL OLD DECKING & RAILING AND
 REPLACE WITH NEW TREATED WOOD

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	JEAN NORVELL	45 WEST 4 TH ST NEW CASTLE	19720	
2. Contractor	THATCHER CONSTR.	1109 WOODCROFT LANE MIDDLE TOWN DE 19709	Builder's License No.	302 383 0362
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>[Signature]</i>	Please Print Name ROBERT THATCHER	Address 1109 WOODCROFT LANE MIDDLE TOWN DE 19709	Application Date 12/9/25
--	--------------------------------------	--	-----------------------------

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"/>	AUTHORIZED SIGNATURE _____
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DATE _____

VIII. VALIDATION

Building Permit Number _____	FOR DEPARTMENT USE ONLY Use Group _____ Fire Grading _____ Live Loading _____ Occupancy Load _____
Building Permit Issued _____	
Building Permit Fee \$ <u>462.75</u> _____	
Renewal Fee \$ _____	
Certificate of Occupancy \$ _____	
MSC Approval _____ Date _____	Approved By: _____





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

Proposal

Date 12/06/25

Client Name/Address
Norvell 45 west 4th Street New Castle DE.

Description	
<p>Remove the old wood deck. Replace with all new wooden decking and wooden railings to match existing deck. All decking will remain the same size.</p> <p>Materials to be used - Installing all new pressure treated wood to match existing deck - 5/4 x 6 wooden decking and 2x2 wooden spindles square shaped.</p> <p>See photos supplied.</p>	

Total

ITEM	DATA
Address	45 W 4th St.
Date Received	1/7/2026
Year Built	1900
Status	C
Previously Reviewed	YES
Scope of work	<i>Additional information provided and placed in the folder</i>
Review Tier	TIER 01
Conformance	<p><i>Information references pictures - no pictures included in email. Architect to review with City for follow-up or confirm denial.</i></p> <p><u>02/13/2026 Update: Still open</u></p>
Finding	<p><i>To be Determined</i></p> <p><u>02/13/2026 Update: Still open</u></p>
Comments	N/A
Action	ADDITIONAL INFORMATION REQUIRED
Status	OPEN
HAC Review Required	HAC REVIEW NOT REQUIRED

ITEM	DATA
Address	45 W 4th St.
Date Received	1/7/2026
Year Built	1900
Status	C
Previously Reviewed	YES
Scope of work	Additional information provided and placed in the folder
Review Tier	TIER 01
Conformance	Information references pictures - no pictures included in email. Architect to review with City for follow-up or confirm denial.
Finding	To be Determined
Comments	N/A
Action	ADDITIONAL INFORMATION REQUIRED
Status	OPEN
HAC Review Required	HAC REVIEW NOT REQUIRED

ITEM	DATA
Address	45 W 4th St
Date Received	12/9/2025
Year Built	1900
Status	C
Previously Reviewed	NO
Scope of work	Replacing all decking and railing OV deck- replacing with post treated wood. Boards rotted
Review Tier	TIER 01
Conformance	<p>NO PROPOSAL INCLUDED.</p> <p>APPLICANT TO CONFIRM DESIGN OF NEW WOOD BOARDS AND RAILING - NO PROPOSAL OR DETAIL INCLUDED.</p> <p>12/24/2025: STILL OPEN</p> <p><i>L/m on 1/2/26</i></p>
Finding	<p>TO BE DETERMINED</p> <p>12/24/2025: STILL OPEN</p>
Comments	
Action	ADDITIONAL INFORMATION REQUIRED
Status	OPEN
HAC Review Required	HAC REVIEW NOT REQUIRED

ITEM	DATA
Address	45 W 4th St
Date Received	12/9/2025
Year Built	1900
Status	C
Previously Reviewed	NO
Scope of work	Replacing all decking and railing OV deck- replacing with post treated wood. Boards rotted
Review Tier	TIER 01
Conformance	<p>NO PROPOSAL INCLUDED.</p> <p>APPLICANT TO CONFIRM DESIGN OF NEW WOOD BOARDS AND RAILING - NO PROPOSAL OR DETAIL INCLUDED.</p> <p><i>Spoke to Contractor 12/15/25</i></p>
Finding	TO BE DETERMINED
Comments	
Action	ADDITIONAL INFORMATION REQUIRED
Status	OPEN
HAC Review Required	HAC REVIEW NOT REQUIRED



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 Willard F. Hurd
 Business (if applicable) Footprint Architecture & Design
 Address 115 Lovett Avenue
 City Newark State DE Zip Code 19711
 Daytime telephone 302.981.2635 Other phone/email whurd@footprintarch.com

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

2. NAME OF PROPERTY OWNER Bryan Shelton & Deborah Shane
 Business (if applicable) _____
 Address 106 the Strand
 City New Castle State DE Zip Code 19720
 Daytime telephone (required) 302.293.1678 Other phone _____

3. PROJECT STREET ADDRESS 106 the Strand New Castle DE 19720

4. LEGAL DESCRIPTION: Lot Block Subdivision _____ Parcel 21-015.00-164

5. EXISTING USE Residence PROPOSED USE Residence

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 _____
<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 Sunroom on rear of house
- 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
Construct a 380 SF one-story sunroom addition to their existing 1-1/2 story home to accommodate a therapy pool. The pool is required for treating their on-going disabling condition. The sunroom is sized to accommodate the clearances required for the pool and to also provide an accessible entrance to the house.

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 Willard F. Hurd

SIGNATURE OF APPLICANT  DATE 1/27/26

PRINT OWNER'S NAME Bryan Shelton & Deborah Shane

SIGNATURE OF OWNER   DATE 1/27/2026

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"/>
<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"/>

- 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 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 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 facade
- 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.

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
<input type="checkbox"/>	<input type="checkbox"/>

PRINT

Project Address: _____

Reviewed for completion by: _____ Date: _____

Essential Sliding Patio Door

Unit Features.....	1
Standard Sizes.....	5
Section Details: 2 Panel XO Operator 3 3/8" Jamb Detail	6
Section Details: 3 Panel OXO/XOO Operator 3 3/8" Jamb Detail.....	7
Section Details: 2 Panel XO Operator 4 9/16" Jamb Detail	8
Section Details: 3 Panel OXO/XOO Operator 4 9/16" Jamb Detail.....	9
Section Details: 2 Panel XO Operator 6 9/16" Jamb Detail	10
Section Details: 3 Panel OXO/XOO Operator 6 9/16" Jamb Detail.....	11
Section Details: Direct Glaze Transom	12
Section Details: Divided Lite Options	13
Installation Suggestions: Stucco with 2x4 Frame Construction.....	14
Installation Suggestions: Vinyl Siding with 2x6 Frame Construction.....	15
Installation Suggestions: Brick Veneer with Steel Frame Construction.....	16

Unit Features

Essential Sliding Patio Door: ESSPD

Frame and Sash:

- The frame and sash exteriors are made of Ultrex®, an advanced fiberglass reinforced pultrusion material that is resistant to thermal conductance.
- Exterior colors: Stone White, Pebble Gray, Bronze, Cashmere, Gunmetal, or Ebony.
- Interior colors: Stone White, Bronze, Gunmetal, or Ebony.
- Split finishes are not available for Dark Interior options. Only Bronze interior/Bronze exterior, Gunmetal interior/Gunmetal exterior, and Ebony interior/Ebony exterior combinations are available for Dark interior options.

Frame:

- Composite frame thickness is 1 3/8" (35). Frame width is 3 3/32" (79). Ultrex is .065" - .070", (2) thick.
- Standard jamb depth is 3 3/8" (86), frame depth 4 15/32" (114). The sill is composed of Ultrex.

Panel:

- The panel is 1 1/4" (29) thick with an Ultrex interior and exterior. Both the stile and rail share a common one-piece Ultrex profile that gives structure to the panel, which utilizes injection molded corner keys. Overall stiles and rails are 2 1/8" (54) wide.
- Composite sash thickness is 15/16" (24). Ultrex is .100" (3) thick. Sash can be replaced but cannot be re-glazed.

Hardware:

- Handle Sets
 - Single point non-keyed zinc substrate handle lock.
 - Handle Set: Interior and exterior selected separately.
 - Provides an interior thumb lever to engage the locking and unlocking of the operating panel.
 - Keyed and keyed alike options are available.
 - Standard Handle Set
 - Handle is 7 5/8" (194) tall, 2 21/32" (67) wide by 1 13/16" (30) deep.
 - Available in Almond Frost, White, Brass PVD, Satin Nickel PVD, Matte Black or Oil Rubbed Bronze PVD.
 - Optional Slim Handle Set
 - Handle is 7 5/8" (194) tall, 29/32" (23) wide by 1 11/32" (34) deep.
 - Available in White, Almond Frost, Bronze, and Matte Black

Glazing:

- Dual-pane units are manufactured with an 3/4" (19) IG with Low E1, Low E2, Low E2/ERS, Low E3, Low E3/ERS, or no coating.
 - 3.1/4.7 glass is available.
- Gas Fill: Argon or Air
- Glazing Seal: Silicone bedding on the exterior surface and a vinyl glazing seal inserted on the interior surface in a one-piece sash.
- The Perimeter spacer default color is silver (mill finish) and an optional black perimeter spacer color is available for all interior color selections.
- Available Glass Types:
 - Laminate, STC/OITC, Tempered and/or obscure, and California Fire glass (annealed exterior and tempered interior glazing configuration)
 - Insulating glass is manufactured and tested.
 - Decorative glass options: Glue Chip, Frost, Tinted (bronze, gray, or green)
 - Decorative glass is not available with Low E1, Low E3/ERS, or STC/OITC
 - STC/OITC values are available for 3.1mm glass.
 - Optional 3.1/4.7 mm STC/OITC upgrade glass is available for. See Product Performance chapter for STC and OITC ratings

Grilles-Between-The-Glass (GBG)

- 23/32" (18) contoured aluminum bar placed between two panes of glass.
- Pattern: Standard rectangular pattern, 6 or 9 lite Prairie cut, or Cottage style cut.
- Exterior color options: Stone White, Pebble Gray, Bronze, Cashmere, Gunmetal, or Ebony.
- Interior color options: Stone White, Bronze, Gunmetal, Ebony (Matches unit interior color).
- Not available with tinted glass.

Unit Features Continued**Screen**

- Top hung extruded aluminum screens to match exterior Ultrex color.
- Single operating panel only
- Includes all mounting and latching hardware

Accessories

- Field applied j-channel, a 1" (25) or 3" (76) frame expander.
- Factory-applied sheet rock return for 1/2" (13) or 5/8" (16) drywall, or a 3/4" (19) receiver.
 - Sheet Rock Return and 3/4" Receiver color options: Stone White, Bronze, Gunmetal, Ebony. Default color will match unit interior selection. Stone White Sheet Rock Return and 3/4" Receiver are available for all unit interior selections.
- General: mull kits are available for field assembly. Kits include instructions, mull covers, mull plugs and brackets.

Exterior Casing

- Non-integral to the unit.
- Fastened to the exterior wall with barb and 2" (51) brick mould available as a header and jamb surround.
- 3 1/2" (89) flat casing available as a header and jamb surround.
- Also available with 1" (25) ranch style header overhang.

Installation:

- Factory applied folding nailing fin.
- Installation brackets for masonry application are available in lieu of folding nailing fin, if specified on the order.

Mulling

- For mull performance, refer to the Essential Mulling Chapter of the ADM.
- Mull kits are available for field assembly. Kits include instructions, mull covers, mull plugs and brackets
- General Mull kits are available for field assembly.

Weather Strip:

- Color: Black
- Jambs and head jambs utilize a rigid leaf-type weather strip.
- Bottom rail utilizes a rigid pile assembly against the sill.

Rigid interlocks use full length individual pile weather strip.

Jamb Extension:

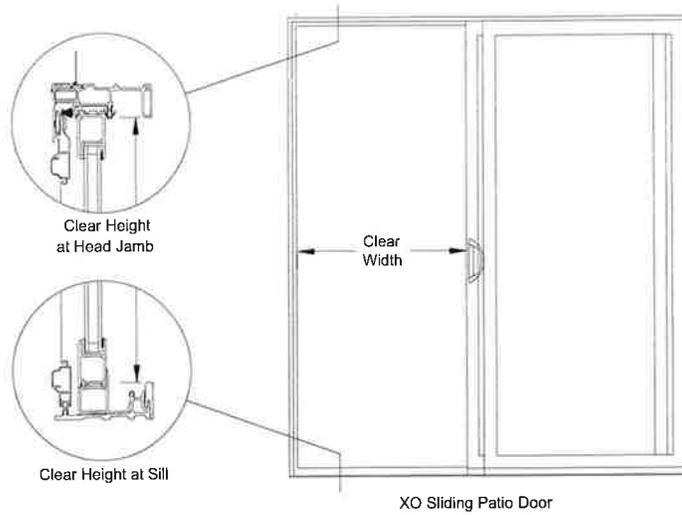
- Standard jamb depth is 2" (51). 4 9/16" (116) and 6 9/16" (167) maintenance free jamb extension is available.
- Color options: Stone White, Bronze, Gunmetal, Ebony
 - Default color will match unit interior selection. Stone White Jamb Extension is available for all unit interior selections.

Minimum/Maximum Guidelines and Certified Sizes

Unit Type	Minimum Frame Size				Maximum Frame Size			
	Width		Height		Width		Height	
	in	mm	in	mm	in	mm	in	mm
2-Panel Operator	59 1/2	(1511)	79 1/2	(2019)	95 1/2	(2426)	95 1/2	(2426)
3-Panel Operator	107 1/2	(2731)	79 1/2	(2019)	107 1/2	(2731)	95 1/2	(2426)
2 - Panel Direct Glaze Rectangle	59 1/2	(1511)	11 1/2	(292)	95 1/2	(2426)	17 1/2	(445)
3 - Panel Direct Glaze Rectangle	107 1/2	(2731)	11 1/2	(292)	107 1/2	(2731)	17 1/2	(445)

Product	Air Tested to PSF	Water Tested to psf	Design Pressure (DP)	Certification Rating	Max Overall Width		Max Overall Height	
					in	mm	in	mm
Essential Sliding Patio Door (OX)	1.57	4.5	30	LC-PG30-SD	71	(1803)	81	(2057)
Essential Sliding Patio Door (OX)	1.57	4.5	30	LC-PG30-SD	71	(1803)	95	(2413)
Essential Sliding Patio Door (OX)	1.57	4.5	30	LC-PG30-SD	95	(2413)	81	(2057)
Essential Sliding Patio Door (OX)	1.57	4.5	25	LC-PG25-SD	95	(2413)	95	(2413)
Essential Sliding Patio Door (OOX)	1.57	4.5	30	LC-PG30-SD	107	(2718)	81	(2057)
Essential Sliding Patio Door (OXO)	1.57	4.5	30	LC-PG30-SD	107	(2718)	81	(2057)
Essential Sliding Patio Door (OOX)	1.57	4.5	30	LC-PG30-SD	107	(2718)	95	(2413)
Essential Sliding Patio Door (OXO)	1.57	4.5	30	LC-PG30-SD	107	(2718)	95	(2413)

Egress, Light and Vent Measurements



Two Panel Egress Calculations Minimum Value for Net Clear Opening		
20 inches	Egress Opening Width (inches)	=(Frame OM Width / 2) - 5.682
24 inches	Egress Opening Height (inches)	=Frame OM Height - 4.227
5.7 square feet	Egress Opening Area (sq. ft.)	=(Egress Width x Egress Height) / 144

Net Clear Opening Essential Sliding Patio Door			
Width			
Unit Type	Call Number	Net Clear Openings	
		ft-in	mm
2 Panel Operator	50	2-0 1/16	(611)
	510	2-5 5/16	(745)
	60	2-6 1/16	(764)
	60	2-8 5/32	(817)
	80	3-6 1/16	(1069)
3 Panel Operator	90	2-6 1/16	(764)
Height			
Unit Type	Call Number	Net Clear Openings	
		ft - in	mm
All Configurations	68	6-3 17/64	(1912)
	610	6-5 17/64	(1963)
	80	7-7 17/64	(2318)

Standard Sizes

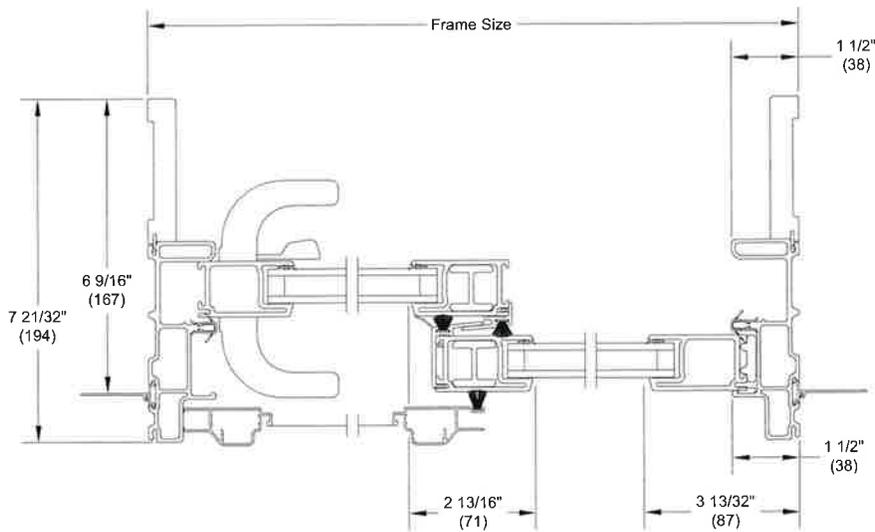
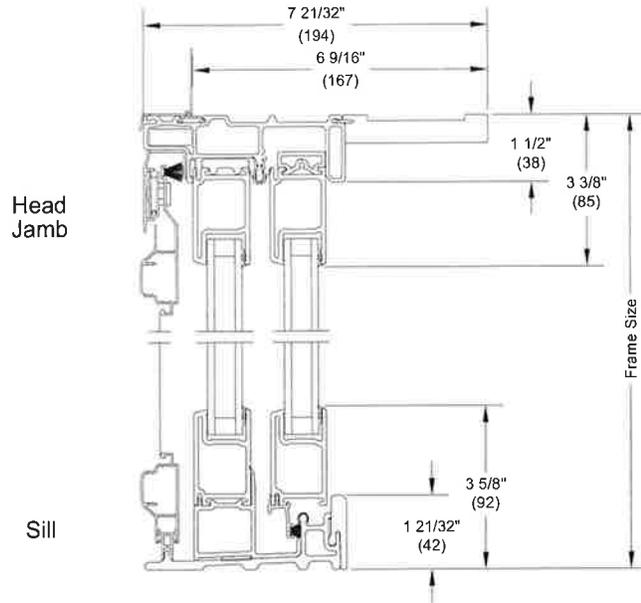
Essential Sliding Patio Door Unit Measurements													
Width													
Unit Type	Call Number	Masonry Opening		Rough Opening		Frame Size		Panel OM		Screen OM		Daylight Opening	
		ft - in	mm	ft - in	mm	ft - in	mm	ft-in	mm	ft-in	mm	in	mm
XO, OX	50	5-0	(1524)	5-0	(1524)	4-11 1/2	(1511)	2-5 13/32	(747)	6-5 9/32	(741)	2-0 63/64	(635)
	510	5-10 1/2	(1791)	5-10 1/2	(1791)	5-10	(1778)	2-10 21/32	(880)	2-10 7/16	(875)	2-6 15/64	(768)
	60	6-0	(1829)	6-0	(1829)	5-11 1/2	(1816)	2-11 13/32	(899)	2-11 3/16	(894)	2-6 63/64	(787)
	80	8-0	(2438)	8-0	(2438)	7-11 1/2	(2426)	3-11 13/32	(1204)	6-5 9/32	(1199)	3-6 63/64	(1092)
OOX, XOO OXO	90	9-0	(2743)	9-0	(2743)	8-11 1/2	(2731)	2-11 13/32	(899)	2-11 3/16	(894)	2-6 63/64	(787)
Height						Height							
Unit Type	Call Number	Masonry Opening		Rough Opening		Frame Size		Panel OM		Screen OM		Daylight Opening	
		ft - in	mm	ft - in	mm	ft - in	mm	ft-in	mm	ft-in	mm	in	mm
All Configurations	68	6-7 3/4	(2026)	6-8	(2032)	6-7 1/2	(2019)	6-4 29/32	(1954)	6-5 9/32	(1963)	6-0 1/2	(1841)
	610	6-9 3/4	(2076)	6-10	(2083)	6-9 1/2	(2070)	6-6 29/32	(2004)	6-7 9/32	(2014)	6-2 1/2	(1892)
	80	7-11 3/4	(2432)	8-0	(2438)	7-11 1/2	(2426)	7-8 29/32	(2360)	7-9 9/32	(2369)	7-4 1/2	(2248)

NOTES:

- Special sizes are available in 1/64" (40) increments, not to exceed the maximum or minimum sizes listed on min/max page

Section Details: 2 Panel XO Operator 6 9/16" Jamb Detail

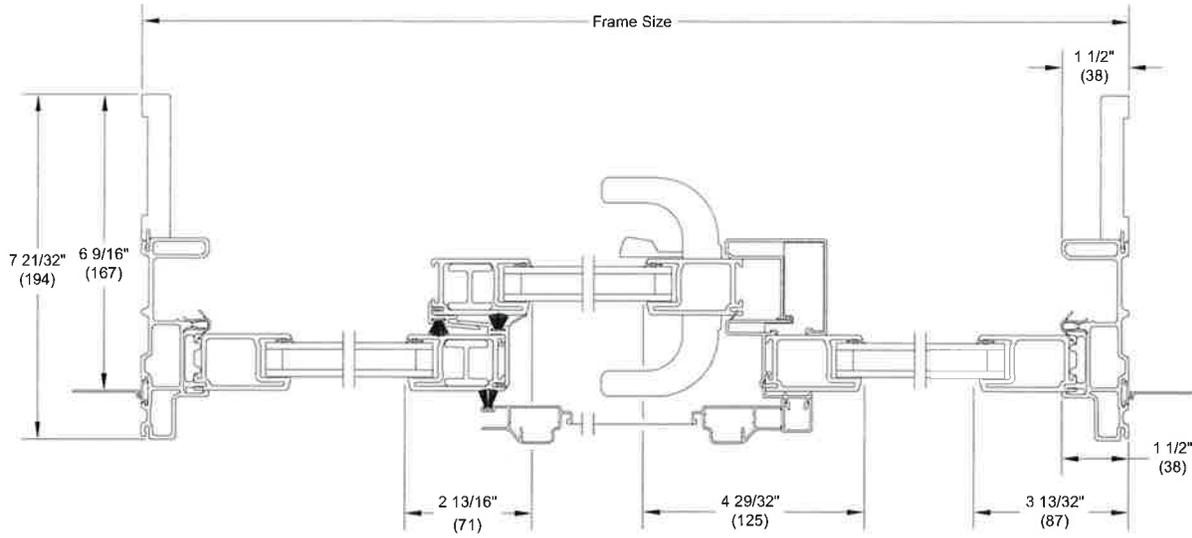
Scale: 3" = 1' 0"



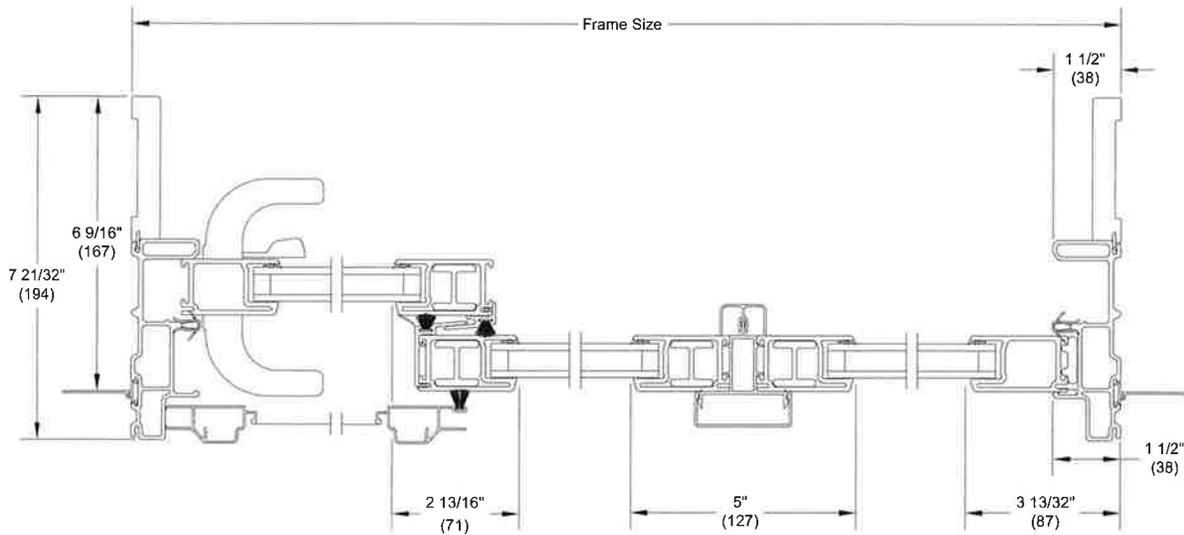
2-Panel XO - Jamb

Section Details: 3 Panel OXO/XOO Operator 6 9/16" Jamb Detail

Scale: 3" = 1' 0"

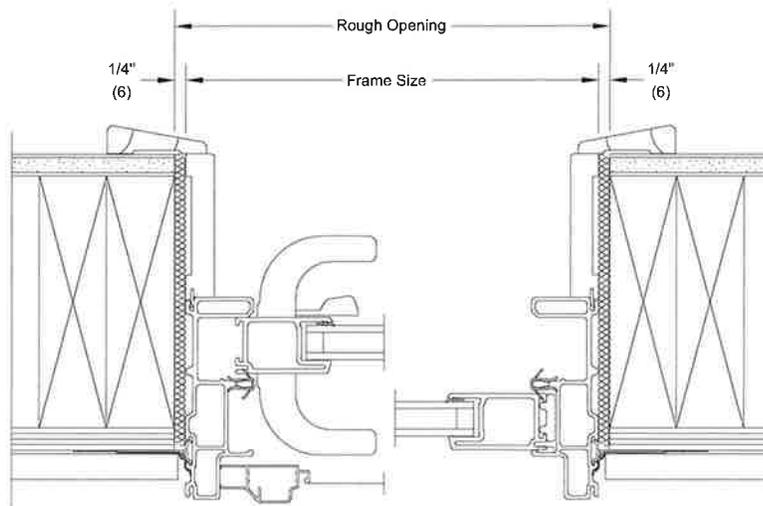
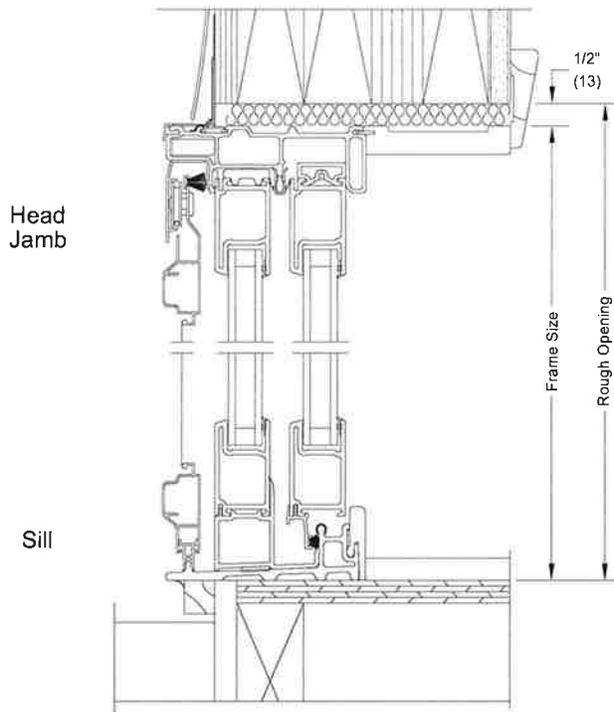


3-Panel OXO - Jamb



3-Panel XOO - Jamb

Installation Suggestions: Vinyl Siding with 2x6 Frame Construction



2-Panel XO - Jamb

The above wall sections represent typical wall conditions, these detail are not intended as installation instructions. Please refer to the installation instructions provided with the purchased units.

Essential Casement / Awning

Unit Features.....	1
Certified Sizes and Rating.....	3
Egress, Lite and Vent Measurements	4
Sizing Guidelines and Measurement Conversions.....	7
Standard Unit Measurements: Casement	8
Standard Unit Measurements: Awning.....	9
Standard Unit Measurements: Casement Pictures	10
Standard Unit Measurements: Casement Transoms	11
Section Details: Operating - Casement / Awning - 2".....	12
Section Details: Stationary - Picture/Transom - 2"	13
Section Details: Operating - Casement / Awning - 4 9/16".....	14
Section Details: Stationary - Picture/Transom - 4 9/16"	15
Section Details: Operating - Casement / Awning - 6 9/16".....	16
Section Details: Stationary - Picture/Transom - 6 9/16"	17
GBG Lite Cuts	18
Installation Suggestion - Frame Expander	19
Installation Suggestion - Brick Veneer with Steel Frame Construction	20
Installation Suggestion - Stucco with 2x6 Frame Construction	21
Installation Suggestion - Vinyl Siding with Steel 2x6 Frame Construction	22

Unit Features

Essential Casement: ESCA

Essential Awning: ESAWN

Essential Casement Picture: ESCAP

Essential Casement Transom: ESCATR

For applicable certification and code information, refer to the Introduction and Product Performance chapter.

Frame and Sash:

- The frame and sash exteriors are made of Ultrex[®], an advanced fiber reinforced material that is resistant to thermal conductance.
 - Exterior colors: Stone White, Pebble Gray, Bronze, Cashmere, Gunmetal, or Ebony.
 - Interior colors: Stone White, Bronze, Gunmetal, or Ebony.
- Split finishes are not available for Dark Interior options. Only Bronze interior/Bronze exterior, Gunmetal interior/Gunmetal exterior, and Ebony interior/Ebony exterior combinations are available.

Frame:

- Composite frame thickness is 1 1/2" (38). Total frame depth is 3 3/32" (79). Ultrex is 0.070" - 0.077" (2) thick.

Sash:

- Composite sash thickness is 15/16" (24). Ultrex is 0.070" - 0.077" (2) thick. Sash can be replaced but not reglazed.

Jamb Extension:

- Standard jamb depth is 2" (51). 4 9/16" (116) and 6 9/16" (167) maintenance free jamb extension available.
 - Available in Stone White, Bronze, Gunmetal, or Ebony. Default color will match the unit interior selection.
- Split finishes not available for Dark Interior options. Stone White jamb extension is available for all interior color selections.

Casement Hardware:

- Hardware finishes available in Stone White, Almond Frost, Brass, Satin Nickel, Matte Black, and Oil Rubbed Bronze
- Dual arm roto hardware factory installed on casement units
 - Roto gear hardware is an E-coated, high strength, low alloy steel
 - Call number 16 and 20, and frame sizes up to RO 28" (711) wide require dyad operators.
- The hinge track is stainless steel
 - hinge arm is E-coated high strength, low alloy steel
 - hinge shoe is injection molded with a stainless steel insert.
- A snubber on the jamb and stile, certain heights have 0, 1 or 2 sets, interlock the sash to the frame on the hinge side.
- Folding handle with removable snap fit covers.
- The locking hardware consists of multi-point locking mechanism that is actuated from a single point operation.
- Optional coastal hardware is available.
- Optional factory applied Window Opening Control Device is available. This device works in accordance to ASTM F2090-17 Standard Specification for Window Fall Prevention Devices with Emergency Escape (Egress) Release Mechanisms.
 - min size: 18 9/16" (417) x 23 1/2" (597) - max size: 35" (902) x 71" (1816)
 - Available in Stone White, Almond Frost, Oil Rubbed Bronze, and Matte Black finishes.
 - Tether housing finish, E-Gard only.
- Optional field or factory applied Sash Limiter - 3" Travel is available (min size: 23" (584) x 23 1/2" (597) - max size: 35 1/2" (902) x 71 1/2" (1816)). Non-Custodial and Custodial options are available. Units with sash limiters do not meet egress criteria.

Awning Hardware:

- Hardware finishes available in Stone White, Almond Frost, Brass, Satin Nickel, Matte Black, and Oil Rubbed Bronze
- Scissors arm roto hardware factory installed on all awning units.
 - Roto hardware is an E-coated high strength, low alloy steel.
- The hinge track is stainless steel
 - hinge arm is E-coated high strength, low alloy steel
 - hinge shoe is injection molded with a stainless steel insert.
- Folding handle with removable snap fit covers
- A single point or double point lock on each jamb/stile, depending on unit size, with a removable escutcheon and handle
- Optional coastal hardware is available
- Optional field or factory applied Sash Limiter - 3" Travel is available (min size: 17 1/2" (445) x 23" (584) - max size: 47 1/2" (1207) x 35 1/2" (902)). Custodial and Non-Custodial options are available.
- Head jamb and top rail, on wider units, have one set of snubbers to interlock the sash to the frame.

Unit Features Continued**Installation:**

- Factory applied folding nailing fin
 - Optional installation brackets for masonry applications are available
 - Optional through jamb installation method
- Factory supplied field mulling kits are available for standard assemblies

Glazing:

- Dual-pane units are manufactured with an 11/16" (17) IG with Low E1, Low E2, Low E2/ERS, Low E3, Low E3/ERS, or no coating.
 - 3.1/4.7 glass is available.
- Gas Fill: Argon or Air
- Glazing Seal: Silicone bedding on the exterior surface and a vinyl glazing seal inserted on the interior surface in a one-piece sash.
- The Perimeter spacer default color is silver (mill finish) and an optional black perimeter spacer color is available for all interior color selections.
- Available Glass Types:
 - Laminated, STC/OITC, Tempered and/or obscure, and California Fire glass (annealed exterior and tempered interior glazing configuration)
 - Insulating glass is manufactured and tested.
 - Decorative glass options: Glue Chip, Rain, Reed, Narrow Reed, Frost, Tinted (bronze, gray, or green)
 - Decorative glass is not available with Low E1, Low E3/ERS, or STC/OITC
 - STC/OITC values are available for 3.1mm glass.
 - Optional 3.1/4.7 mm STC/OITC upgrade glass is available for. See Product Performance chapter for STC and OITC ratings

Grilles-Between-The-Glass (GBG):

- 23/32" (18) contoured aluminum bar placed between two panes of glass
- Patterns: Rectangular, 6 or 9 lite Prairie cut, or Cottage style
- Exterior colors: Stone White, Pebble Gray, Bronze, Gunmetal, Cashmere, or Ebony
- Interior colors: Stone White, Bronze, Gunmetal, or Ebony (matches unit interior color)
- GBG is not available with tinted glass.
- GBG is available on Laminated glass with a spacer bar 9.8mm or larger.

Weather Strip:

- All units are dual weather stripped.
- The primary weather strip is a black extruded PVC foam filled bulb that attaches to all four sides of the frame.
- The secondary weather strip is a black extruded PVC hollow that is attached to the sash.

Insect Screen:

- Charcoal fiberglass (non-corrosive) screen cloth.
- Roll formed aluminum frame finish
 - Available in Stone White, Bronze, Gunmetal, or Ebony (matches unit interior color).
- Features a bottom rail lift and top rail mounted springs that allow it to be removed from the interior of the unit.

Accessories:

- Field applied j-channel, a 1" (25) or a 3" (76) frame expander, or flush fin installation kit.
- Factory applied: sheet rock return 1/2" (13) or 5/8" (16) drywall, a 3/4" (19) receiver, a frame filler or a flush fin.
 - Sheet rock return and 3/4" receiver are available for all interior color selections.

Exterior Casing:

- Non-integral to the unit.
- Fastened to the exterior wall with barb and kerf: 2" (51) brick mould as a full surround or with sill nosing.
- 3 1/2" (89) flat casing available as full surround or with sill nosing.
- Also available with 1" (25) ranch style sill and header overhang.

Mulling:

- For mull performance, refer to the Essential Mulling Chapter of the ADM.
- Mull kits are available for field assembly. Kits include instructions, mull covers, mull plugs and brackets.

Certified Sizes and Rating

Product	Air Tested to PSF	Water Tested to psf	Design Pressure (DP)	Certification Rating	Max Overall Width		Max Overall Height	
					in	mm	in	mm
Essential Casement	1.57	6	40	LC-PG40-C	27 1/2	(699)	71 1/2	(1816)
Essential Casement	1.57	6	40	R-PG40-C	27 1/2	(699)	83 1/2	(2121)
Essential Casement	1.57	6	40	LC-PG40-C	35 1/2	(902)	34	(864)
Essential Casement	1.57	6	40	LC-PG40-C	35 1/2	(902)	54	(1372)
Essential Casement	1.57	6	40	LC-PG40-C	30 19/64	(770)	83 1/2	(2121)
Essential Casement	1.57	6	40	LC-PG40-C	35 1/2	(902)	71 1/2	(1816)
Essential Casement	1.57	6	40	LC-PG40-C	35 1/2	(902)	83 1/2	(2121)
Essential Awning	1.57	6	40	LC-PG40-AP	47 1/2	(1207)	35 1/2	(902)
Essential Awning	1.57	6	40	LC-PG40-AP	59 1/2	(1511)	47 1/2	(1207)
Essential Casement Picture/Transom	1.57	6	40	LC-PG40-FW	71 1/2	(1816)	71 1/2	(1816)
Essential Casement Picture/Transom	1.57	6	40	LC-PG40-FW	47 1/2	(1207)	83 1/2	(2121)

Sizing Guidelines and Measurement Conversions

Unit Measurements - Operator Casement and Awning					
From	To	Width		Height	
Frame Measurements		in	mm	in	mm
Masonry Opening	Rough Opening	0	()	+ 1/4	(6)
OM of Frame	Rough Opening	+ 1/2	(13)	+ 1/2	(13)
J-Channel OM	Rough Opening	-3/4	(19)	-3/4	-(19)
Glass Size	Rough Opening	+ 5 1/16	(129)	+ 5 1/16	(129)
Sash Opening	Rough Opening	+ 2 5/32	(55)	+ 2 5/32	(55)
Masonry Opening	Inside Opening	-1/8	(3)	0	()
OM of Frame	Inside Opening	+ 3/8	(10)	+ 1/4	(6)
J-Channel OM	Inside Opening	-7/8	(22)	-1	-(25)
Glass Size	Inside Opening	+ 4 15/16	(126)	+ 4 13/16	(122)
Sash Opening	Inside Opening	+ 2 1/32	(52)	+ 1 29/32	(49)
Sash		in	mm	in	mm
Glass Size	OM of Sash	+ 2 19/32	(66)	+ 2 19/32	(66)
OM of Sash	Rough Opening	+ 2 15/32	(63)	+ 2 15/32	(63)
OM of Sash	Inside Opening	+ 2 11/32	(60)	+ 2 7/32	(57)
Glass Size	Daylight Opening	-1 7/64	(28)	-1 7/64	(28)
Rough Opening	Daylight Opening	-6 11/64	(157)	-6 11/64	(157)
Inside Opening	Daylight Opening	-6 3/64	(154)	-5 59/64	(151)
Screen		in	mm	in	mm
Rough Opening	OM of Screen	-4 49/64	(121)	-5 11/64	(131)
Inside Opening	OM of Screen	-4 41/64	(118)	-4 59/64	(125)
Daylight Opening	OM of Screen	+ 1 27/64	(36)	+ 1 1/64	(26)

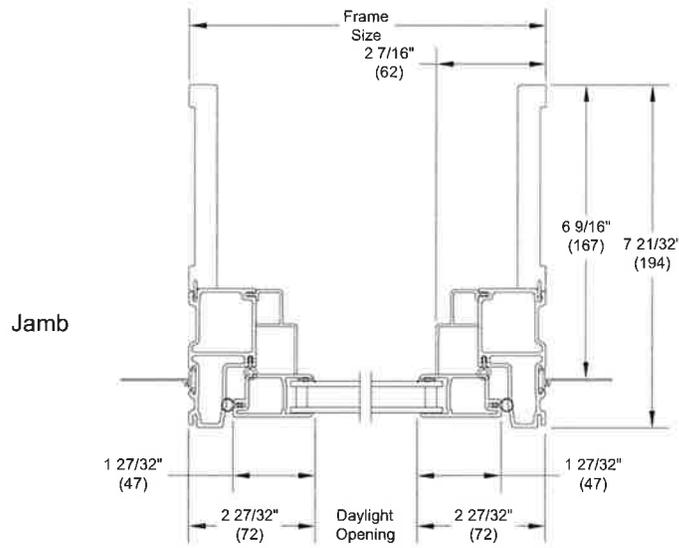
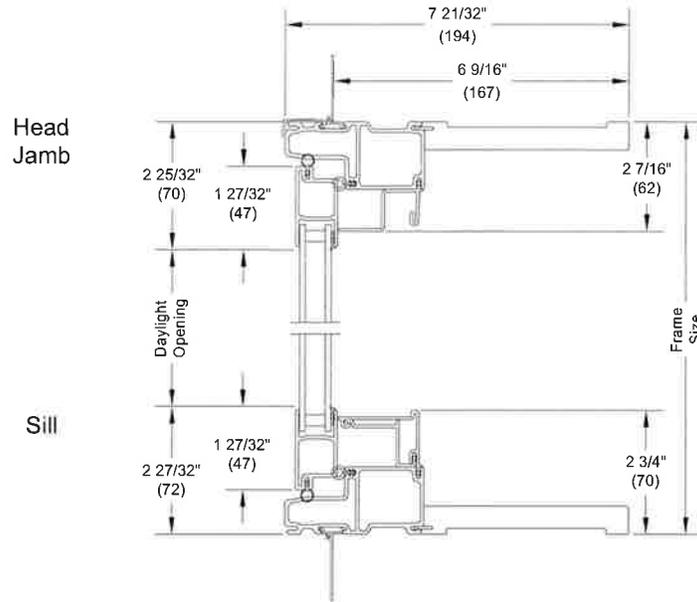
Standard Unit Measurements: Casement Pictures

Standard Casement Picture Unit Measurements												
Width												
Call Number	Masonry Opening		Rough Opening		Inside Opening		Frame Size		Sash Size		Daylight Opening	
	ft-in	mm	ft-in	mm	ft-in	mm	ft-in	mm	ft-in	mm	in	mm
16	1-6	(457)	1-6	(457)	1-5 7/8	(454)	1-5 1/2	(445)	1-3 17/32	(394)	11 53/64	(300)
20	2-0	(610)	2-0	(610)	1-11 7/8	(606)	1-11 1/2	(597)	1-9 17/32	(547)	17 53/64	(453)
26	2-6	(762)	2-6	(762)	2-5 7/8	(759)	2-5 1/2	(749)	2-3 17/32	(699)	23 53/64	(605)
30	3-0	(914)	3-0	(914)	2-11 7/8	(911)	2-11 1/2	(902)	2-9 17/32	(852)	29 53/64	(757)
36	3-6	(1067)	3-6	(1067)	3-5 7/8	(1064)	3-5 1/2	(1054)	3-3 17/32	(1004)	35 53/64	(910)
40	4-0	(1219)	4-0	(1219)	3-11 7/8	(1216)	3-11 1/2	(1207)	3-9 17/32	(1156)	41 53/64	(1062)
46	4-6	(1372)	4-6	(1372)	4-5 7/8	(1368)	4-5 1/2	(1359)	4-3 17/32	(1309)	47 53/64	(1215)
50	5-0	(1524)	5-0	(1524)	4-11 7/8	(1521)	4-11 1/2	(1511)	4-9 17/32	(1461)	53 53/64	(1367)
60	6-0	(1829)	6-0	(1829)	5-11 7/8	(1826)	5-11 1/2	(1816)	5-9 17/32	(1766)	65 53/64	(1672)

Standard Casement Picture Unit Measurements												
Height												
Call Number	Masonry Opening		Rough Opening		Inside Opening		Frame Size		Sash Size		Daylight Opening	
	ft-in	mm	ft-in	mm	ft-in	mm	ft-in	mm	ft-in	mm	in	mm
20	1-11 3/4	(603)	2-0	(610)	1-11 3/4	(603)	1-11 1/2	(597)	1-9 17/32	(547)	17 53/64	(453)
26	2-5 3/4	(756)	2-6	(762)	2-5 3/4	(756)	2-5 1/2	(749)	2-3 17/32	(699)	23 53/64	(605)
30	2-11 3/4	(908)	3-0	(914)	2-11 3/4	(908)	2-11 1/2	(902)	2-9 17/32	(852)	29 53/64	(757)
36	3-5 3/4	(1060)	3-6	(1067)	3-5 3/4	(1060)	3-5 1/2	(1054)	3-3 17/32	(1004)	35 53/64	(910)
40	3-11 3/4	(1213)	4-0	(1219)	3-11 3/4	(1213)	3-11 1/2	(1207)	3-9 17/32	(1156)	41 53/64	(1062)
46	4-5 3/4	(1365)	4-6	(1372)	4-5 3/4	(1365)	4-5 1/2	(1359)	4-3 17/32	(1309)	47 53/64	(1215)
50	4-11 3/4	(1518)	5-0	(1524)	4-11 3/4	(1518)	4-11 1/2	(1511)	4-9 17/32	(1461)	53 53/64	(1367)
56	5-5 3/4	(1670)	5-6	(1676)	5-5 3/4	(1670)	5-5 1/2	(1664)	5-3 17/32	(1614)	59 53/64	(1519)
60	5-11 3/4	(1822)	6-0	(1829)	5-11 3/4	(1822)	5-11 1/2	(1816)	5-9 17/32	(1766)	65 53/64	(1672)
66	6-5 3/4	(1975)	6-6	(1981)	6-5 3/4	(1975)	6-5 1/2	(1969)	6-3 17/32	(1918)	71 53/64	(1824)
70	6-11 3/4	(2127)	7-0	(2134)	6-11 3/4	(2127)	6-11 1/2	(2121)	6-9 17/32	(2071)	77 53/64	(1977)

Section Details: Stationary - Picture/Transom - 6 9/16"

Scale: 3" = 1' 0"



GBG Lite Cuts

Divided Lite Patterns

Default Rectangular Lite Pattern per sash - GBG

Standard CN Height	Standard CN Width								
	16	20	26	30	36	40	46	50	60
10	2W1H	3W1H	3W1H	3W1H	4W1H	4W1H	5W1H	5W1H	7W1H
16	2W1H	3W1H	3W1H	3W1H	4W1H	4W1H	5W1H	5W1H	7W1H
20	2W2H	3W2H	3W2H	3W2H	4W2H	4W2H	5W2H	5W2H	7W2H
26	2W2H	3W2H	3W2H	3W2H	4W2H	4W2H	5W2H	5W2H	7W2H
30	2W2H	3W2H	3W2H	3W2H	4W2H	4W2H	5W2H	5W2H	7W2H
36	2W3H	3W3H	3W3H	3W3H	4W3H	4W3H	5W3H	5W3H	7W3H
40	2W3H	3W3H	3W3H	3W3H	4W3H	4W3H	5W3H	5W3H	7W3H
46	2W4H	3W4H	3W4H	3W4H	4W4H	4W4H	5W4H	5W4H	7W4H
50	2W4H	3W4H	3W4H	3W4H	4W4H	4W4H	5W4H	5W4H	7W4H
56	2W5H	3W5H	3W5H	3W5H	4W5H	4W5H	5W5H	5W5H	N/A
60	2W5H	3W5H	3W5H	3W5H	4W5H	4W5H	5W5H	5W5H	N/A
66	2W6H	3W6H	3W6H	3W6H	4W6H	4W6H	N/A	N/A	N/A
70	2W6H	3W6H	3W6H	3W6H	4W6H	4W6H	N/A	N/A	N/A

Optional Standard Cottage Pattern per sash - GBG

Standard CN Height	Standard CN Width								
	16	20	26	30	36	40	46	50	60
All Heights	4-Lite	4-Lite	4-Lite	4-Lite	5-Lite	5-Lite	6-Lite	6-Lite	8-Lite

NOTES:

- Rectangle GBGs for special size units will default to the next smaller standard size lite pattern. Also available will be Prairie patterns, Cottage patterns, and customer specified equal rectangular lite pattern.
- Prairie available in 9 lite and 6 lite top, bottom, left, and right patterns.
- Cottage GBGs for special size units will default to the next smaller standard size lite pattern. Cottage GBGs are also available in customer selected lite patterns.
- Minimum DLO measurement for equal lite GBG option is 3" (76) and will be validated by OMS.
- Standard DLO measurement for Prairie GBG option is 4" (102). Special DLO corners are not applicable.
- Standard DLO height measurement for Cottage GBG option is 10" (254). Minimum DLO height is 3" (76) for both one and two high patterns.
- GBG is available on Laminated glass with a spacer bar 9.8mm or larger.

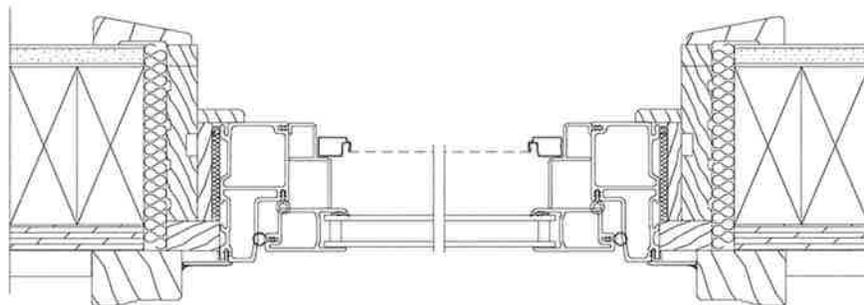
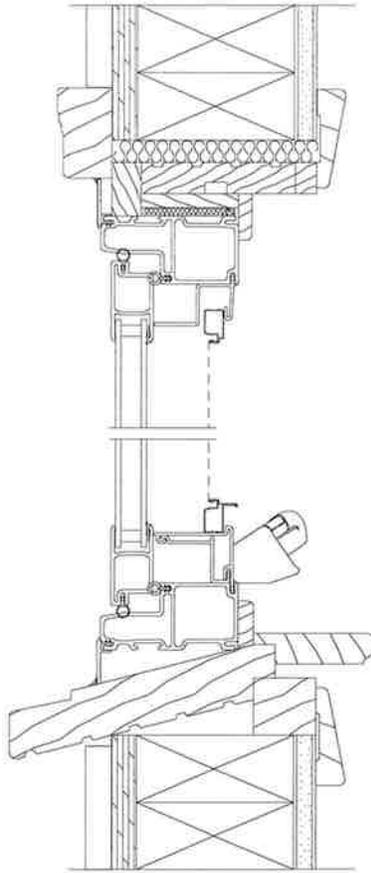
Installation Suggestion - Frame Expander

Scale: 1 1/2" - 1' 0"

Head
Jamb

Sill

Jamb



NOTES:

The above wall sections represent typical wall conditions, these details are not intended as installation instructions. Please refer to the installation instructions provided with the purchased units.



ENTRY DOORS BROCHURE



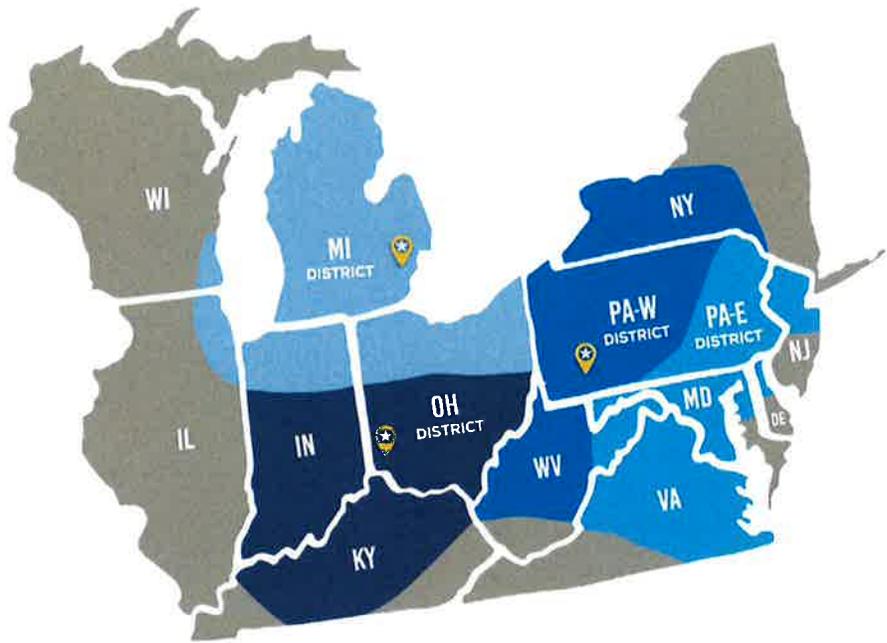


ABOUT MMI DOOR

YOUR DOORWAY TO A BEAUTIFUL HOME

For over 70 years, MMI DOOR, a wholly owned subsidiary of JELD-WEN Holdings, Inc., has earned the reputation of being the preferred door supplier to building supply dealers and home centers. With 3 locations, MMI DOOR is a true, single source door provider. We strive to be the most dependable and innovative, value-add fabricator in the marketplace.

Our products are stored, assembled and staged in over 700,000 square feet of heated warehouses. Strict quality control standards are followed allowing us to deliver maximum value. With one of the largest and most diverse inventories in the country, MMI DOOR offers product choices that are second to none.



ABOUT JELD-WEN

JELD-WEN is a leading global designer, manufacturer and distributor of high-performance interior and exterior doors, windows, and related building products serving the new construction and repair and remodeling sectors. Headquartered in Charlotte, N.C., the company operates facilities in 16 countries in North America and Europe and employs approximately 18,000 people.

Since 1960, the JELD-WEN team has been committed to making quality products that create safe and sustainable environments for customers, associates and local communities. The JELD-WEN family of brands includes JELD-WEN® worldwide; LaCantina® and VPI™ in North America; and Swedoor® and DANA® in Europe. For more information, visit jeld-wen.com



FS686DG with Vapor glass, shown in Salty Tide



Combining our extensive selection of premium fiberglass, fiberglass and steel door styles with stocked and special order collections of decorative, energy efficient glass designs allows you to create the perfect exterior door for every application

"Replacing your front door can increase the perceived value of your home 6%"

- ODL Proprietary Research



TABLE OF CONTENTS

Choose Your Door	4
Door Glass	5
Pre-finish Program	6-7
Fiberglass Doors	8-9
Steel Doors	10-11
Components & Hardware	12-13
Frames	14-15
Astragals	16
Hardware & Accessories	17
Multi-Point Locks	18-19
Patio & Double Doors	20-22
Pet Doors	23
Retractable Screens	24
Fire-Rated Doors	25-26
Severe Weather Fiberglass Doors	27-30
Simulated Divided Lites	31-32
Direct Glazed Collection	33-36
Modern Collection	37

DECORATIVE GLASS

Elegant Star	38
Grace	39
Harris	40
Heirlooms	41
Majestic	42
Montclair	43
Nouveau	44
Oak Park	45
Pembrook	46
Selwyn	47

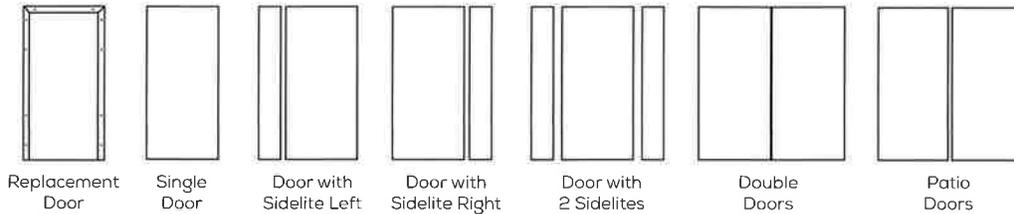
PRIVACY GLASS

Blanca	48
Chinchilla	49
Rain	50
Vapor	51
Special Order Glass	52
Mini Blinds Collection	53
Grilles Between Glass Collection	54-55
Classic Collection	56-59
Exterior Door Order Form	60
Openings	61
Warranties	62-63

CHOOSE YOUR DOOR

MMI DOOR offers one of the widest selections of fiberglass and steel entry doors in the country. We understand the need and desire for custom millwork products and have based our diverse product offering around that simple fact. Sometimes, with all of the options that are available, simplification is key. Follow these 5 easy steps to choose your new entry door from MMI DOOR.

1. CHOOSE YOUR DOOR CONFIGURATION



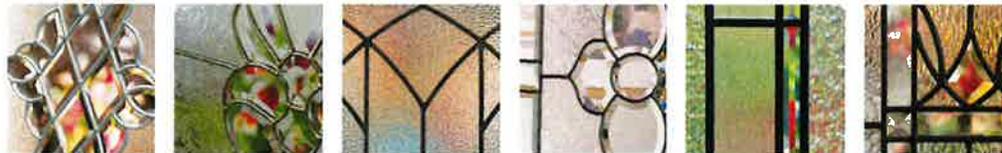
2. CHOOSE YOUR DOOR STYLE

We offer a wide variety of architectural styles and glass options to choose from.



3. CHOOSE YOUR GLASS DESIGN

We stock 10 decorative glass collections some with multiple casing options. Plus, we offer over 23 special order decorative glass collections.



4. CHOOSE YOUR DOOR SURFACE



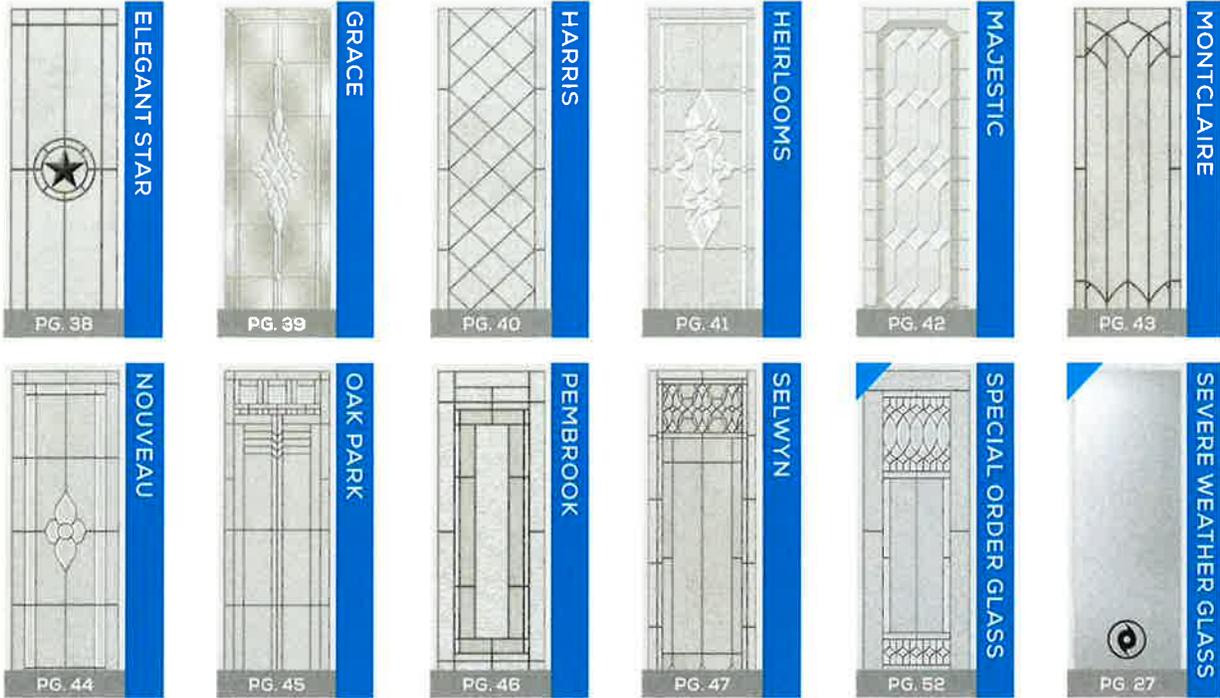
5. CHOOSE YOUR DOOR FINISH

Choose from our 26 paint colors and 8 stain colors!

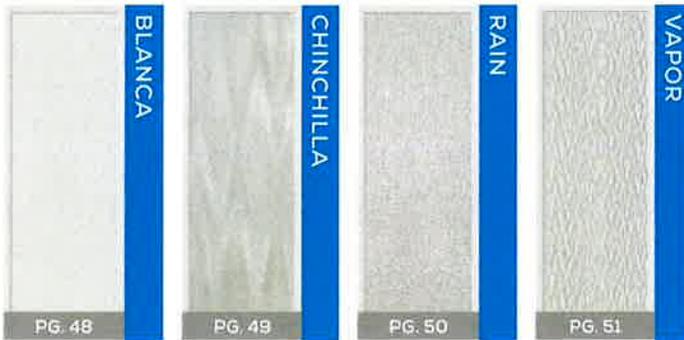


DOOR GLASS

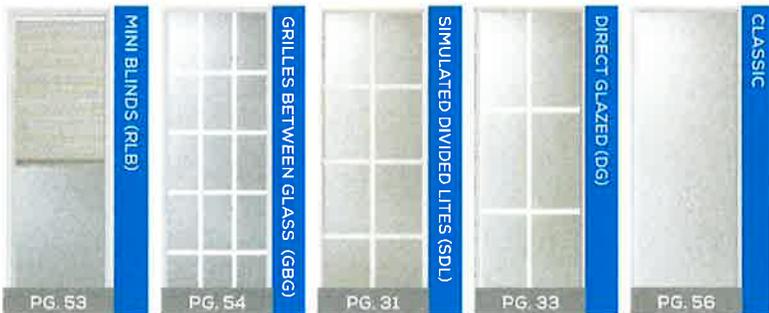
DECORATIVE GLASS COLLECTION



TEXTURED PRIVACY GLASS COLLECTION



ADDITIONAL GLASS OPTIONS



CAMING OPTIONS

Caming is the metal banding that joins panels of glass together in a unique design. Simply said, it is "the lead in leaded glass".

Make sure to choose a caming finish that coordinates your door hardware, outdoor fixtures and interior furnishings to fit your personal style. It may seem like a small detail but it can have a big impact on the overall look of your entryway.

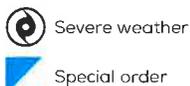


Brass Caming Nickel Caming Satin Nickel Caming Zinc Caming Patina Caming



Black Chrome Caming Oil Rubbed Bronze Caming Bronze Vein Wrought Iron Nickel Vein Wrought Iron Wrought Iron

YOUR ENTRY WAY IS A GUEST'S FIRST IMPRESSION - MAKE SURE IT REFLECTS YOU!



PRE-FINISH PROGRAM



FS686DG 6-Lite shown in Serenity

NOTHING BEATS A QUALITY FINISH

Our process begins with a dust-free, rigorously inspected unfinished door followed by multi-coat paint or stain applications, baked on at every step. The result is a finish as durable as it is beautiful.

THE MMI DOOR PROMISE

THE PRE-FINISH 10-YEAR LIMITED WARRANTY INCLUDES:

10-year limited coverage from the date of purchase for the painted or stained finish by MMI DOOR on the door component of any residential premium or standard fiberglass exterior prehung door unit when properly protected from the environment. Please evaluate your current weather exposure and home overhangs, as certain applications of prefinished doors with excessive exposure to weather can void the warranty.



MMI also offers already pigmented fiberglass skin door which does not require finishing. Please see page 36 for more details.

Please see pages 62-63 for pre-finished warranty information.

PAINT OPTIONS

					
Brilliant White	Modern White	Ash	Desert Sand	Reclaimed Bark	Gray Pearl
					
Salty Tide	Serenity	Blush Silk	Sunset Quartz	Warm Hibiscus	Cranberry
					
Organic Gray	Renew	Flower Sprout	Revival Blue	Marine	Colony
					
Currant	Fresh Fig	Clay Hearth	Harvest	Dark Chocolate	Chestnut Bronze
					
Steele Gray	Black				

Smooth painted finish may vary slightly between manufacturers.
Actual colors may vary from samples shown due to printing process and/or differing monitor calibrations.

STAIN OPTIONS



Amaretto



Coffee Bean



Espresso



Hazelnut



Milk Chocolate



Mocha



Warm Toffee



Earl Grey

Woodgrain patterns may vary slightly between species, textures, and manufacturers.
Actual colors may vary from samples shown due to printing process and/or differing monitor calibrations.



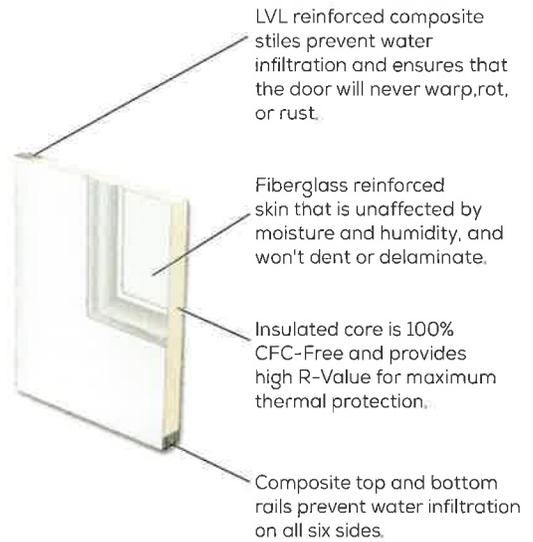
FIBERGLASS DOORS

A new fiberglass entry door can add substantial curb appeal to your home. Fiberglass is virtually maintenance free and will not warp, rot, dent, or split.



FS659 5-lite with Sunburst glass, shown in Dark Chocolate

- Limited Lifetime Warranty (Full warranty details on page 62)
- Fiberglass reinforced door skins, full length composite stiles and composite top and bottom rails to prevent water infiltration on all 6 sides
- Available in smooth or woodgrain designs
- The woodgrain series (Oak, Mahogany, Fir or Rustic) provides the rich appearance of wood with the strength and stability of fiberglass



At MMI DOOR, it is important to make sure our fiberglass exterior door offering meets our customer's goals. Below are examples of the fiberglass door options available. Fiberglass doors are available in a smooth series for easy painting and four distinctive woodgrain patterns (Fir, Mahogany, Oak and Rustic) suitable for staining or painting.



Fir Grain

Mahogany Grain

Oak Grain

Rustic Grain

Smooth

Onyx Black

COMPONENTS & HARDWARE



MJ21 Majestic Steel 6-Panel, shown in Desert Sand

TYPES OF SILLS



COMPOSITE
ADJUSTABLE SILL

CONTINUOUS
SILL



SILL
COVER



ADA
SILL

TYPES OF FRAMES



PRIMED
WOOD



ROT
RESISTANT



SMOOTH
OR GRAINED
COMPOSITE

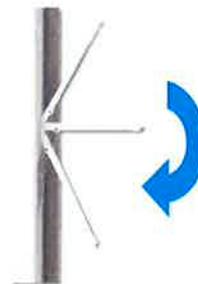


WHITE
CAPPED
COMPOSITE

GLASS-LITE FRAMES



ULTIMATE FLIP LEVER™ ASTRAGAL



HARDWARE & ACCESSORIES



RETRACTABLE SCREENS



PET DOORS



TYPES OF SILLS

COMPOSITE ADJUSTABLE SILL



Advanced technology sills are made of all-composite substrates, synthetic caps and nosing. These materials prevent rotting, warping or deteriorating over time.

CONTINUOUS SILL



By providing a continuous sill across the door unit, you receive a better fit that prevents leaks. Patented inactive Sidelite Seats are repositionable for Mull or Patio System convenience.

SILL COVER



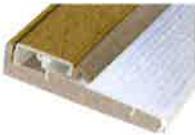
Composed of a durable material, sill covers give valuable protection against damage to the sill during the construction process.

FIXED INSWING



This sill is perfect for garage and utility doors and comes with a convertible cap to allow easy conversion to an adjustable cap.

FIXED OUTSWING BUMPER



Ultimate protection with increased pressure against the door producing a tight seal and excellent protection for high exposure areas.

ADA COMPLIANT THERMALLY BROKEN



By incorporating a dam that meets ADA height requirements, a better seal is created between the door and sill, while providing ease of entry.

FINISHES



MILL



BLACK

CONTINUOUS HEADERS AND SILLS



Continuous headers and sills are part of an error-free system, built to spec, for greater structural integrity.



One piece mulls feature superior strength, a perfect fit and no additional finishing.



Sill gasket provides a water tight seal between the end of the sill and the door jamb.



Our mull systems include inactive seats engineered for perfect panel placement.

FRAMES

TYPES OF FRAMES

Prefinishing the frame the same paint or stain color has always been a challenge in our industry. Fortunately, we can prefinish both! Listed below, you will see our 8 frame options and whether they can be painted, stained, or both.



PRIMED WOOD
(Paintable)

Our standard wood frame is made of finger-jointed pine and is pre-machined to accept MSystem components - weather-strip, sills, gaskets and corner seals. The entire frame is pre-primed, ready for paint.



ROT RESISTANT
(Primed - Paintable)

A revolutionary wood composite material so resistant to rot and insect damage, we guarantee the frame with a 15-year Limited Warranty (nontransferable).



SMOOTH COMPOSITE
(Paintable)

The closed cellular structure ensures door frame will not absorb or wick moisture, and prevent warping, rotting and splitting. Twice the screw holding power of traditional wood door frames.



WHITE CAPPED
(No paint required)

This ready to use pre-painted white frame is long-lasting and rot-free. With its strong screw-holding power this frame will maintain its integrity today and tomorrow.



OAK GRAINED COMPOSITE
(Paintable & Stainable)

Oak grain poly-fiber door frame system that combines all the strength and convenience of wood with enhanced properties that make it moisture, rot and insect resistant.



FIR GRAINED COMPOSITE
(Paintable & Stainable)

Fir grain poly-fiber door frame system that combines all the strength and convenience of wood with enhanced properties that make it moisture, rot, and insect resistant.



MAHOGANY GRAINED COMPOSITE
(Paintable & Stainable)

Mahogany grain poly-fiber door frame system that combines all the strength and convenience of wood with enhanced properties that make it moisture, rot, and insect resistant.



REPLACEMENT DOOR 18 GAUGE STEEL
(Paintable)

Our Steel Replacement Door is assembled on an 18-gauge steel frame that is pre-prepped and pre-primed. Reinforced to ensure a proper installation and provide increased security.

CLADDING



Brickmould
Matches wood brickmould dimensions exactly

Crownline
Compatible with most clad window profiles



Transoms
Clear and decorative glass in all shapes: rectangle, round top, elliptical, and springline.

MAINTENANCE-FREE ALUMINUM ENTRY DOOR CLADDING

- Heavy Duty - resists denting
- No painting
- Limited lifetime warranty*



- Storm door ready
- No exposed fasteners
- Entry doors, sidelites and transoms



* For full warranty details please call customer service

GLASS-LITE FRAMES



FEATURE / BENEFIT	EVOLVE® White	EVOLVE® Oak	ZEEL White
FRAME MATERIAL	High Performance (HP®)	FiberPRO®	FiberMate Plus®
Compression seal/ no squeeze out	•	•	•
Designed to reduce scalloping	•	•	•
Best defense against air/ water infiltration	•	•	•
No screw plugs			•
Easy-install screw plugs	•	•	
UV Resistant	•	•	•
High heat tolerant			•
Paints without adhesion promoter		•	•
Stainable		•	•
No finishing required	•		
Flat Profile			•



Meet ZEEL. A minimal design with endless opportunities.

1. ZEEL is a sleek, versatile frame designed to be stained or painted that blends seamlessly into the entry door, allowing the doorglass to take center stage. This clean, low-profile look offers an alternative to flush glazed doors that provides the benefits of a frame system with the style homeowners desire.

2. Traditional frames can warp when subject to severe temperature changes or direct sunlight exposure, especially when painted dark colors. **FiberMate Plus™** is our strongest material yet and exceeds performance expectations in extreme environments.

3. **Resolve®** sealant is immune to squeeze out and doesn't degrade over time, reducing service calls and warranty issues. This clean thermoset foam seal can be repositioned and stays consistent over time.

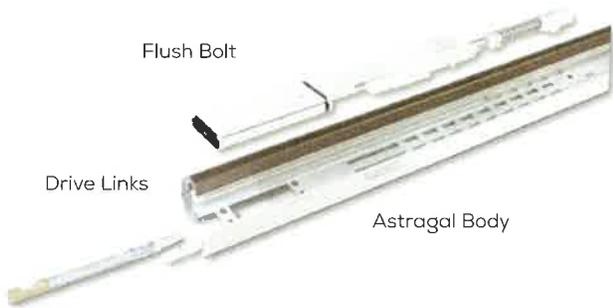
4. ZEEL eliminates the need for screws and cumbersome screw hole covers with an innovative clip system. This allows each frame to sit flush, streamlining installation and greatly reducing installation time and effort. This efficient installation offers an alternative to costly flush glazed doors.

ASTRAGALS

MULTI-POINT ASTRAGAL (MPA)

MPA's cost-effective design works with most standard deadbolt packages, eliminating the need for expensive hardware, extensive machining and allowing for easy installation or retrofitting to existing door units.

- Three secure locking points stop air and water infiltration
- Ease of installation or retrofit
- Works with most standard deadbolt lock sets
- Flip Lever standard enhances sealing power
- 4-way adjustable strike

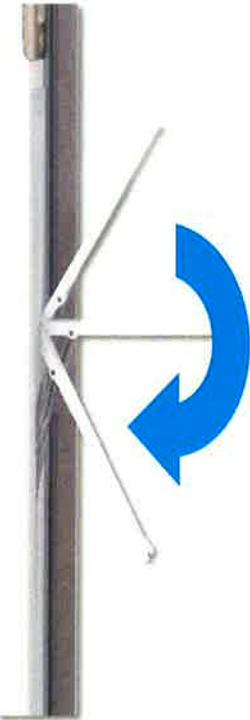


INTUITIVE CUT DOWN AND ADJUSTMENT

Multi-Point Astragal and Flip Lever Astragal

The Multi-Point Astragal and Ultimate Flip Lever™ Astragal can be cut down by up to 7 inches to accommodate all applications.

ULTIMATE FLIP LEVER™ ASTRAGAL



The **Ultimate Flip Lever™ Astragal** – One flip of the lever activates both Flush Bolts and the Floating Boot, eliminating the need for bending and reaching – a must-have for taller door systems.

PATENTED DESIGN

- Easy-to-use, enhanced accessibility
- Spring-loaded Floating Boot and Flush Bolts operate independently, allowing the Floating Boot to form a tight seal against the cap
- Standard in Multi-Point Locking Astragal and Trilennium® Compatible Astragals
- Upgrade option in Ultimate Astragal

RETRACTABLE FLOATING BOOT

Lifts with the Flush Bolt to prevent excessive rubbing and wear that lead to poor performance with traditional boot-type seals.



4-WAY ADJUSTABLE STRIKE RETAINER



Adjustable strike plates with hardware in place

Adjustable strike retainer available only on Flip Lever Upgrade and Multi-Point Astragals

TAKE DOUBLE DOOR PROTECTION TO THE ULTIMATE LEVEL

HARDWARE & ACCESSORIES

EXTERIOR LOCKSETS

Box set finish options: Colonial Bronze, Satin Nickel



Decorative Handle and Deadbolt

- Solid brass 1 piece cylinder housing
- 1" throw deadbolt with hardened anti-saw rod



Standard Levers

- All metal construction
- 5 pin solid brass cylinder with nickel plated keys
- Cylinder removable for rekeying
- Tubular locks keyed together with single cylinder deadbolts



Standard Knobs



Standard Deadbolt

- Full 1" throw deadbolt with hardened steel rod insert
- 5 pin tumbler solid brass cylinder

PEEPHOLE DOOR VIEWER & DOOR KNOCKERS WITH VIEWERS



Colonial Bronze



Satin Nickel



Oil Rubbed Bronze



Satin Nickel

Door Peephole Viewer

- 180 degree viewing
- Adjusted to fit doors from 1-3/8" to 2-1/4" thick

Door Knocker with Viewer

- 5 1/4" with 1/2" bore 180 degree viewer
- Mounting Hardware: Two 2" length brass screws included

MAIL SLOTS



US15 Satin/Dull Nickel
3-9/16" x 13"



US10B Dark/Colonial Bronze
3-9/16" x 13"

KICK PLATES

AVAILABLE FINISHES



US10B
Dark/Colonial
Bronze



US15
Satin/Dull
Nickel



US32D
Stainless Steel



KPLT634SN (Satin/Dull Nickel)
6" x 34"

DOOR HINGES

TYPES



Standard Hinge



Ball Bearing



Square Hinge



Spring Loaded

FINISHES (finish availability varies by hinge type)



US3/4*
Light
Brass



US3
Bright
Brass



US26
Bright
Chrome



US26D*
Dull
Chrome



US15
Satin/Dull
Nickel™



US15A*
Antique
Nickel



US5*
Antique
Brass



US10B
Dark/
Colonial
Bronze*



US19
Flat
Black



USP*
White
Primed

*Available in Spring Loaded

~ Available in Spring Loaded and Ball Bearing as US-15 Satin Nickel

PANOLOCK + MULTI-POINT LOCK

WORKS WITH STANDARD HARDWARE

Historically, the use of multi-point locks has been limited, primarily due to **high cost, difficult installation and operation**, and the **limitations of dedicated handset hardware** that are required for each manufacturer's lock offering.

PanoLock+ is the first and only multi-point lock that works with most off-the-shelf hardware, including **electronic deadbolts**. Brands like **Schlage, Kwikset** **And more.**

PanoLock+ integrates with almost every brand and type of handset through an innovative system of adapters.

PanoLock Adaptor



PanoLock Adaptor Pack (ships with door)



1



2



3



Most multi-point locks operate separately, and require extra steps to lock the door. PanoLock+ delivers a single operation system by integrating the handset with the multi-point system. All three locking points activate with a simple turn of a key or thumbpress, lever, or knob and resulting in a product that is easy to live with, even after years of use.



A. Tapered bolt.
Unlike other locks that tend to catch, PanoLock+'s tapered bolts engage easily, even when the door is out of alignment.

B. Adjustable roller strike.
Rollers lower operating force and allow the tapered bolt to gently snug the door panel against the weatherstrip.



MULTI-POINT LOCKING SYSTEM

Trilennium delivers three times the strength, the security and the performance with one multi-point locking system, resulting in maximum peace of mind and homeowner satisfaction.



PROTECTION
Trilennium delivers the strength of 3 full dead-bolts for uncompromised protection.

No weak hooks or delivering catches, only tested, proven strength.



PERFORMANCE
Trilennium corrects misalignment in 3 different directions, even fighting deflection when unlocked for lasting, error-free operation.



EASY OPERATION
Unlike other systems, Trilennium is easy to use, activating with a single turn of the key or thumb-turn, and releasing with just a single turn of the interior handle.



STRENGTH
Unlike other competitors, Trilennium's one-piece I-Beam lock construction is so strong, it even strengthens the door panel.

HARDWARE COLLECTION

For optimum performance with our locking system, Trilennium® hardware combines elegant design with precision engineering for beautiful, reliable performance. Hardware, active and inactive, is available for entry, patio and passage doors in a variety of styles and finishes.



ECLIPSE
Shown in Satin Nickel
*Available in Victorian Bronze -- In-Stock
SPECIAL ORDER
Available in 3-6 Weeks



PINNACLE
Shown in Victorian Bronze
SPECIAL ORDER
Available in 3-6 Weeks



GRIP SET
Shown in Victorian Bronze
SPECIAL ORDER
Available in 3-6 Weeks



Trilennium® compatible hardware is also available from EMTEK® and Rocky Mountain Hardware®.



HORIZON
Shown in Bright Brass
SPECIAL ORDER
Available in 3-6 Weeks

CLASSIC COLLECTION

The timeless Classic Collection offers a large variety of designs and styles to choose from, allowing for a completely customized look.



FS21 and (2) FS SL145 shown in Brilliant White

Glass Details



Clear Glass

Available in Low-E Glass

Glass-Lite Frame



Low-E door glass

Privacy Rating



One Lite, No Grid



External Standard Grille

Transoms



Model	Size
3713R	35-3/4 X 11-7/8 X 3/4
3715R	35-3/4 X 13-3/8 X 3/4



Model	Size
6813R	66-3/4 X 11-7/8 X 3/4
6815R	66-3/4 X 13-3/8 X 3/4

6/8

1	2 10"x10"	4* 22"x36"	5V 22"x36"	10 SHK	20	20 SHK
21	22	23 (2) 8"x6"	24 22"x10"	26 22"x64"	30 CRF	40
55* 22"x36"	59* 22"x64"	61* 22"x64"	62 (2) 8"x36"	65 20"x56"	110	122* 22"x36"
122V* 22"x36"	131 22"x36"	132 22"x36"	140	147 22"x48"	158	187 7"x18"
200	220 22"x10"	225 22"x10"	608 22"x48"	630	682 22"x36"	683 22"x36"
300	400	SL140L 7"x64"	SL141 8"x36"	SL143 8"x36"	SL145 7"x64"	SL147 8"x48"
						SL1400 11-7/8"x79" or 13-7/8"x79"

- Dentil Shelf Available

* Different glass size dimensions for 2/6 models



P559 shown in Brilliant White

CLASSIC COLLECTION

6/8 Low-E Glass



6/8 Zeel Frames with Low-E Glass

See page 15 for more information on the Zeel frame.



8/0



8/0 Low-E Glass



Low-E door glass

* Dentil Shelf Available

^ Different glass size dimensions for 2/6 models



DOOR WIDTHS	STANDARD FIBERGLASS DOORS															STEEL DOORS																						
	Fir		Mahogany			Oak				Rustic	Smooth				Builder's Classic				Majestic Steel			Majestic Steel Wood Edge			Replacement Steel													
	2/8	3/0	2/8	3/0	12"	14"	2/6	2/8	2/10	3/0	12"	14"	3/0	2/6	2/8	2/10	3/0	12"	14"	2/6	2/8	2/10	3/0	12"	14"	2/6	2/8	2/10	3/0	12"	14"	2/6	2/8	2/10	3/0			
6/8 MODELS																																						
1								*	*					*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
2														*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
4							*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
4 LOW-E							*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
5V														*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
10 SHK														*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
20														*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
20 SHK														*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
21				*			*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
22													*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
23													*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
24													*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
26													*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
30 SHK	*	*												*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
30 CRF														*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
40														*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
55														*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
55 LOW-E														*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
59			*	*			*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
59 LOW-E			*	*			*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
61			*	*			*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
61 LOW-E			*	*			*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
62														*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
65							*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
110														*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
122			*	*			*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
122 LOW-E			*	*			*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
122V			*	*			*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
131			*	*			*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
132			*	*			*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
140														*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
147														*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
158														*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
187														*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
200													*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
220			*	*			*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
225			*	*			*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
300			*	*			*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
400														*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
608														*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
630														*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
682														*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
682 LOW-E														*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
683														*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
683 LOW-E														*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
814 LOW-E														*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
866 LOW-E	*	*												*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
SL140			*	*										*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
SL140 LOW-E			*	*										*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
SL141			*	*										*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
SL143			*	*										*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
SL145			*	*										*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
SL147			*	*										*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
SL1400			*	*										*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
6/8 ZEEL FRAME MODELS																																						
607 LOW-E														*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
608 LOW-E														*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
682 LOW-E														*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
683 LOW-E														*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
684 LOW-E			*	*			*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
686 LOW-E			*	*			*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
8/0 MODELS																																						
1																																						
21																																						
59																																						
59 LOW-E																																						
61																																						
147																																						
147 LOW-E																																						
300																																						
906																																						
SL147																																						
SL147 LOW-E																																						

* Dentil Shelf Available

Double door units available. Call for availability.

EXTERIOR DOOR ORDER FORM

Dealer Name _____ Location _____ Ordered by: _____ PO Number _____ Order Date _____

1 Size: Door Width: 2/0 2/8 5/0 Other _____ Height: 6/8 Other _____ Sidelite Width: 1/0 1/2 Other _____
 Width: 2/4 2/10 5/4 _____ 7/0 _____
 2/6 3/0 6/0 _____ 8/0 _____

2 Configuration: (When looking at the unit from the exterior of the building)

Single 1 Sidelite 1 Sidelite 2 Sidelites Double Patio 2 Door Patio 3 Door

3 Door Handing (EXT = Exterior • INT = Interior)

<input type="checkbox"/> LH Inswing INT EXT	<input type="checkbox"/> LH Strike Side Inswing INT EXT	<input type="checkbox"/> RH Strike Side Inswing INT EXT	<input type="checkbox"/> LH Inswing INT EXT	<input type="checkbox"/> LH Inswing INT EXT	<input type="checkbox"/> LH Inswing INT EXT	<input type="checkbox"/> LH Center Swing INT EXT
<input type="checkbox"/> RH Inswing INT EXT	<input type="checkbox"/> RH Hinge Side Inswing INT EXT	<input type="checkbox"/> LH Hinge Side Inswing INT EXT	<input type="checkbox"/> RH Inswing INT EXT	<input type="checkbox"/> RH Inswing INT EXT	<input type="checkbox"/> RH Inswing INT EXT	<input type="checkbox"/> RH Center Swing INT EXT
<input type="checkbox"/> LH Outswing INT EXT			<input type="checkbox"/> LH Outswing INT EXT	<input type="checkbox"/> LH Outswing INT EXT		<input type="checkbox"/> LH End Swing INT EXT
<input type="checkbox"/> RH Outswing INT EXT			<input type="checkbox"/> RH Outswing INT EXT	<input type="checkbox"/> RH Outswing INT EXT		<input type="checkbox"/> RH End Swing INT EXT

4 Sidelite Unit: Is a storm door extender required? Yes No

5 Double Unit: The inactive (stationary) door to be bored? Yes No

6 Door(s) and Sidelite(s):

- FF Fiberglass Fir Grained
- FG Fiberglass Oak Grained
- FS Fiberglass Smooth
- FM Fiberglass Mahogany
- BCF Builder's Classic Fiberglass
- MJ Majestic Steel (Steel Edge)
- MJ Majestic Steel (Wood Edge)
- MP Replacement Steel (Steel Edge)

Door Model # _____
 Sidelite Model # _____
 Paint/Stain Door(s) Sidelite(s) _____
 Outside Color _____
 Inside Color _____

7 Frame Options:

- Slab only, no frame
- 4-9/16"
- 5-1/4"
- 6-9/16"
- Other _____
- Prime Standard
- Rot Resistant
- White Capped
- Primed Composite
- Woodgrain Composite
- Aluminum Clad
 - White
 - Sandstone
 - Other _____

8 Sill Options:

- Mill Finish Adjustable Standard
- Bronze Adjustable
- Mill Finish Fixed
- Other _____

9 Hinge Options:

- Dull Nickel Standard
- Lite Brass
- Bright Brass
- Antique Brass
- Dark Bronze
- Antique Nickel
- Flat Black
- Bright Chrome
- Dull Chrome
- Spring
- Ball-Bearing
- NRP

10 Preps Options:

Deadbolt Bore: 2-1/8" Other _____ Peep Prep: 1/2" (20" from top of door) Other _____ Weatherstrip: Compression Standard Magnetic Optional

Cardboard Door Protector: 1 Side 2 Sides

11 Transoms:

Model # _____
 Other _____

12 Special Instructions: _____

OPENINGS

Exterior Fiberglass & Steel Rough Opening Widths - Measure stud-to-stud for inswing or outswing units

Door Size	Base Unit	One 6"	Two 6"	One 12"	Two 12"	One 14"	Two 14"	6/8	7/0	8/0
2/0 Single	26"	33-1/2"	41"	39-1/2"	53"	41-1/2"	57"	82-1/4"	86-1/4"	98-1/4"
2/4 Single	30"	37-1/2"	45"	43-1/2"	57"	45-1/2"	61"	82-1/4"	86-1/4"	98-1/4"
2/6 Single	32"	39-1/2"	47"	45-1/2"	59"	47-1/2"	63"	82-1/4"	86-1/4"	98-1/4"
2/8 Single	34"	41-1/2"	49"	47-1/2"	61"	49-1/2"	65"	82-1/4"	86-1/4"	98-1/4"
2/10 Single	36"	43-1/2"	51"	49-1/2"	63"	51-1/2"	67"	82-1/4"	86-1/4"	98-1/4"
3/0 Single	38"	45-1/2"	53"	51-1/2"	65"	53-1/2"	69"	82-1/4"	86-1/4"	98-1/4"
3/6 Single	44"	51-1/2"	59"	57-1/2"	71"	59-1/2"	75"	82-1/4"	86-1/4"	98-1/4"
5/0 Pair	62-1/2"	-	77-1/2"	-	89-1/2"	-	93-1/2"	82-1/4"	86-1/4"	98-1/4"
5/4 Pair	66-1/2"	-	81-1/2"	-	93-1/2"	-	97-1/2"	82-1/4"	86-1/4"	98-1/4"
6/0 Pair	74-1/2"	-	89-1/2"	-	101-1/2"	-	105-1/2"	-	86-1/4"	98-1/4"

Unit Dimensions - Measured from outside frame to outside of frame, not including brickmould.

2/0 Single	25-1/2"	33"	40-1/2"	39"	52-1/2"	41"	56-1/2"	81-5/8"	85-5/8"	97-5/8"
2/4 Single	29-1/2"	37"	44-1/2"	43"	56-1/2"	45"	60-1/2"	81-5/8"	85-5/8"	97-5/8"
2/6 Single	31-1/2"	39"	46-1/2"	45"	58-1/2"	47"	62-1/2"	81-5/8"	85-5/8"	97-5/8"
2/8 Single	33-1/2"	41"	48-1/2"	47"	60-1/2"	49"	64-1/2"	81-5/8"	85-5/8"	97-5/8"
2/10 Single	35-1/2"	43"	50-1/2"	49"	62-1/2"	51"	66-1/2"	81-5/8"	85-5/8"	97-5/8"
3/0 Single	37-1/2"	45"	52-1/2"	51"	64-1/2"	53"	68-1/2"	81-5/8"	85-5/8"	97-5/8"
3/6 Single	43-1/2"	51"	58-1/2"	57"	70-1/2"	59"	74-1/2"	81-5/8"	85-5/8"	97-5/8"
5/0 Pair	62"	-	77"	-	89"	-	93"	81-5/8"	85-5/8"	97-5/8"
5/4 Pair	66"	-	81"	-	93"	-	97"	81-5/8"	85-5/8"	97-5/8"
6/0 Pair	74"	-	89"	-	101"	-	105"	81-5/8"	85-5/8"	97-5/8"

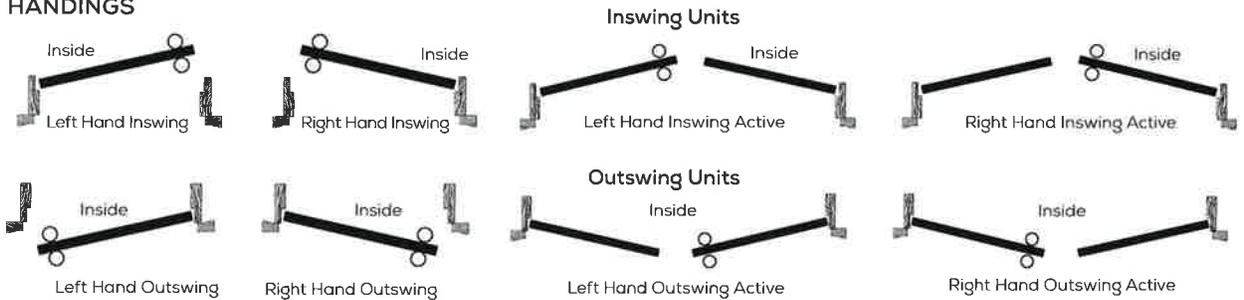
Outswing unit height and low profile ADA unit: Deduct 3/4" from standard unit dimension height.

For outside brickmould to outside brickmould **INSWING** unit add to frame sizes: Width 2-1/2" and height 1-1/4"

For outside brickmould to outside brickmould **OUTSWING** unit add to frame sizes: Width 3" and height 1-1/4"

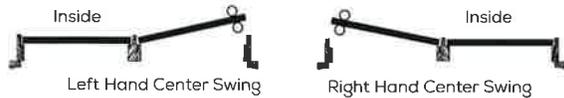
For **patio doors** units: Add 1-1/4" to the double door and rough opening dimension sizes.

HANDINGS

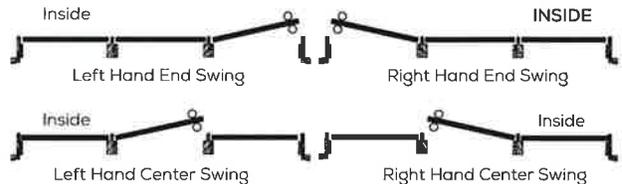


PATIO HANDINGS

2 Door



3 Door



Elliptical Transoms

Model	Outside Dimension	Fits Over	Rough Opening with 6/8 Door
6411E	68-1/2" x 11"	1/2 • 3/0 • 1/2	69" x 93"
6413E	64-1/2" x 13-1/2"	1/0 • 3/0 • 1/0	65" x 95-1/2"

Rectangle Transoms

Model	Outside Dimension	Fits Over	Rough Opening with 6/8 Door
3713R	37-1/2" x 13-1/2"	3/0	38" x 95-1/2"
3715R	37-1/2" x 15-1/2"	3/0	38" x 97-1/2"
6813R	68-1/2" x 13-1/2"	1/2 • 3/0 • 1/2	69" x 95-1/2"
6815R	68-1/2" x 15-1/2"	1/2 • 3/0 • 1/2	69" x 97-1/2"

GBG Transoms

Model	Outside Dimension	Fits Over	Rough Opening with 6/8 Door
3711RIM	37-1/2" x 11"	3/0	38" x 93"
6411RIM	64-1/2" x 11"	1/0 • 3/0 • 1/0	65" x 93"
6415RIM	64-1/2" x 15-1/2"	1/0 • 3/0 • 1/0	65" x 97-1/2"
6811RIM	68-1/2" x 11"	1/2 • 3/0 • 1/2	69" x 93"
6815RIM	68-1/2" x 15-1/2"	1/2 • 3/0 • 1/2	69" x 97-1/2"

Decorative Transoms

Model	Outside Dimension	Fits Over	Rough Opening with 6/8 Door
521	64-1/2" x 13-1/2"	1/0 • 3/0 • 1/0	65" x 14"

WARRANTIES

Fiberglass Doors Limited Warranty Limited Lifetime Door Component • 2-Years - Prehung System

WARRANTY COVERAGE:

MMI DOOR warrants that its fiberglass entry door component product ("Product") is free from defects in material and workmanship which will make the Product unfit for its normal and recommended use. THE DURATION OF THIS WARRANTY BEGINS ON THE DATE OF PURCHASE BY THE CUSTOMER AND EXTENDS FOR THE FOLLOWING PERIOD:

1. Limited Lifetime Warranty for the door component of the base prehung system*.
2. Two (2) years for the Builder's Classic door component of the base prehung system*.
3. Two (2) years on our Msystem2 base prehung door system* MMI DOOR will adjust, repair or replace the product if it fails to perform to the published performance criteria based on independent testing. This warranty extends for 2 years as long as you own your home. This warranty is non-transferable.
4. Limited Lifetime Warranty when upgrading to Composite or Rot Resistant Frames for our MSystem Lifetime Warranty. This extends warranty of prehung door unit and door component, without extending the 10 year door lite component warranty.
5. MMI DOOR warrants the stained or painted finish on the door component of its fiberglass prehung door units as follows:
 - For units purchased on or after September 1, 2025: The finish is warranted for ten (10) years from the date of installation.
 - For units purchased prior to this date: The finish is warranted for five (5) years from the date of installation.

This warranty covers deficiencies in material and workmanship of the finish, including: **flaking, cracking, checking, blistering, and peeling**

EXCLUSIONS FROM COVERAGE:

This warranty does not cover:

1. Door units not installed according to published unit dimensions and installation instructions.
 - a. Double doors with an astragal should not be installed in a direct weather exposure and must have a proper overhang. An ideal overhang must extend at least four feet wider (two feet each side) than the door unit and at least five feet out from the house. Failure to adhere to these overhang and directional requirements will void any warranty coverage.
2. Defects or damages arising out of shipment by common carriers, private transportation or other means of transportation.
3. Defects of damages arising out of improper handling or cleaning, defective or improper installation, defective or improper glazing, accident, act of God, intentional human act, misuse or abuse, or any other circumstances beyond the control of MMI DOOR.
4. Warp not exceeding 1/4" in the plane of the door panel, bow or misalignment in the door frame in which the door panel is hung.
5. Products installed in high-moisture environments, such as swimming pool enclosures or greenhouses.
6. Product used or installed in non-residential environments, including but not limited to, retail or commercial applications.
7. Products not finished/painted, or in accordance with installation instructions.
8. Products finished/painted a dark color with prolonged exposure to direct sunlight.
9. Products finished with non-recommended paints or topcoats.
10. Performance of finish paints.
11. Labor, shipping or other charges incurred or claimed by the Customer.
12. Use of chemical based cleaners on a prefinished unit.

10-Year Exterior Door Glass-Lite Warranty

WARRANTY COVERAGE:

MMI DOOR warrants that its Glass component product ("Product") is free from defects in material and workmanship which will make the Product unfit for its normal and recommended use. THE DURATION OF THIS WARRANTY BEGINS ON THE DATE OF PURCHASE BY THE CUSTOMER AND EXTENDS FOR THE FOLLOWING PERIOD:

1. Ten (10) years for the glass component for seal failure.
2. Lifetime for Frame component against warping and cracking

EXCLUSION FROM COVERAGE:

This warranty does not cover:

1. Defects or damages arising out of shipment by common carriers, private transportation or other means of transportation.
2. Defects of damages arising out of improper handling or cleaning, defective or improper installation, defective or improper glazing, accident, act of God, intentional human act, misuse or abuse, or any other circumstances beyond the control of MMI DOOR.
3. Products installed in high-moisture environments, such as swimming pool enclosures or greenhouses.
4. Product used or installed in high-vibration environments.
5. Products not finished-painted in accordance with door edge label or installation instructions.
6. Product finished with non-recommended paints, stains or topcoats.
7. Performance of finish paints.
8. Labor, shipping or other charges incurred or claimed by the Customer.

SUBMITTING A WARRANTY CLAIM:

Warranty claims may be submitted through:

- Your Dealer (who will forward the claim to MMI), or
- Directly via MMI Door's Warranty Portal:
mmidoor.com/resources/product-warranties/warranty-claims

Required Information

To process your claim, please provide:

- Completed MMI Warranty Claim Form
- Homeowner contact details (name, address, phone, email) *continued>>*

SUBMITTING A WARRANTY CLAIM:

Warranty claims may be submitted through:

- Your Dealer (who will forward the claim to MMI), or
- Directly via MMI Door's Warranty Portal:
mmidoor.com/resources/product-warranties/warranty-claims

Required Information

To process your claim, please provide:

- Completed MMI Warranty Claim Form
- Homeowner contact details (name, address, phone, email)
- Contractor contact information (if applicable)
- Invoice or order number
- Date of installation
- Detailed description of the issue
- Photographs of the unit and defect(s)

Privacy Notice: Personal information collected will be used solely for claim processing and handled in accordance with our privacy policies.

REMEDIES:

After receiving a valid claim, MMI DOOR will, at its option, (a) repair the Product, or (b) provide a replacement Product (or part, as appropriate) of like kind and design.

DISCLAIMER OF WARRANTY:

MMI DOOR MAKES NO IMPLIED WARRANTY, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, WITH RESPECT TO THE PRODUCT (OR ANY REPLACEMENT), AND MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, STATUTORY OR OTHERWISE, WITH RESPECT TO THE PRODUCT (OR ANY REPLACEMENT), EXCEPT TO THE EXTENT PROVIDED HEREIN.

LIMITATION OF REMEDIES:

THE REMEDIES SET FORTH ABOVE ARE THE CUSTOMER'S EXCLUSIVE REMEDIES FOR BREACH OF WARRANTY. IN NO CASE SHALL MMI DOOR BE LIABLE TO THE CUSTOMER OR ANY OTHER PERSON FOR ANY GENERAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES. SOME STATES DO NOT PERMIT ANY LIMITATION ON THE LENGTH OF AN IMPLIED WARRANTY, OR ANY EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, AND THEREFORE SOME LIMITATION OR EXCLUSIONS IN THIS WARRANTY MAY NOT APPLY.

Unless modified in a later writing signed by both MMI DOOR and the claimant, this warranty is the complete and exclusive warranty relating to the Product, superseding all earlier agreements and other communications relating to the Product. No employee of MMI DOOR or any other party is authorized to make any warranty in addition to this warranty. Invalidation of any one or more of the provisions of this warranty shall not invalidate or affect any one of the other provisions hereof, which shall remain in full force and effect.

This warranty is not transferable. This warranty provides specific legal rights, and other rights, which vary from state to state, may be available.

* Storm doors void warranty due to possible excessive heat buildup.

If deemed necessary by MMI, labor may be provided for assembly defects reported within 1 year of shipment.

- Contractor contact information (if applicable)
- Invoice or order number
- Date of installation
- Detailed description of the issue
- Photographs of the unit and defect(s)

Privacy Notice: Personal information collected will be used solely for claim processing and handled in accordance with our privacy policies.

REMEDIES:

After receiving a valid claim, MMI DOOR will, at its option, (a) repair the Product, or (b) provide a replacement Product (or part, as appropriate) of like kind and design.

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Unless modified in a later writing signed by both MMI DOOR and the claimant, this warranty is the complete and exclusive warranty relating to the Product, superseding all earlier agreements and other communications relating to the Product. No employee of MMI DOOR or any other party is authorized to make any warranty in addition to this warranty. Invalidation of any one or more of the provisions of this warranty shall not invalidate or affect any one of the other provisions hereof, which shall remain in full force and effect.

This warranty is not transferable. This warranty provides specific legal rights, and other rights, which vary from state to state, may be available.

*After year 5, Homeowner may be responsible for a prorated portion of glass warranty cost.

If deemed necessary by MMI, labor may be provided for assembly defects reported within 1 year of shipment.

Majestic Steel Limited Warranty 10-Years - Majestic Door Component • 2-Years - Prehung System

WARRANTY COVERAGE:

MMI DOOR warrants that its Majestic Steel entry door component product ("Product") is free from defects in material and workmanship which will make the Product unfit for its normal and recommended use. THE DURATION OF THIS WARRANTY BEGINS ON THE DATE OF PURCHASE BY THE CUSTOMER AND EXTENDS FOR THE FOLLOWING PERIOD:

1. Ten (10) years for the Majestic door component of the base prehung system*
2. Two (2) years on our MSystem2 base prehung door system*. MMI DOOR will adjust, repair or replace the product if it fails to perform to the published performance criteria based on independent testing. This warranty extends for 2 years as long as you own your home. This warranty is nontransferable.
3. Limited Lifetime Warranty when upgrading to Composite or Rot Resistant Frames for our MSystem Lifetime Warranty. This extends warranty of prehung door unit and door component, without extending the 10 year door lite component warranty.
4. MMI DOOR warrants the painted finish on the door component of its Majestic Premium prehung door units as follows:
 - For units purchased on or after September 1, 2025: The finish is warranted for ten (10) years from the date of installation.
 - For units purchased prior to this date: The finish is warranted for five (5) years from the date of installation.

This warranty covers deficiencies in material and workmanship of the finish, including: flaking, cracking, checking, blistering, and peeling.

EXCLUSIONS FROM COVERAGE:

This warranty does not cover:

1. Door units not installed according to published unit dimensions and installation instructions.
 - a. Double doors with an astragal should not be installed in a direct weather exposure and must have a proper overhang. An ideal overhang must extend at least four feet wider (two feet each side) than the door unit and at least five feet out from the house. Failure to adhere to these overhang and directional requirements will void any warranty coverage.
2. Defects or damages arising out of shipment by common carriers, private transportation or other means of transportation.
3. Defects or damages arising out of improper handling or cleaning, defective or improper installation, defective or improper glazing, accident, act of God, intentional human act, misuse or abuse, or any other circumstances beyond the control of MMI DOOR.
4. Warp not exceeding 1/4" in the plane of the door panel, bow or misalignment in the door frame in which the door panel is hung.
5. Products installed in high-moisture environments, such as swimming pool enclosures or greenhouses.
6. Product used or installed in non-residential environments, including but not limited to, retail or commercial applications.
7. Products not finished/painted in accordance with installation instructions.
8. Products finished/painted a dark color with prolonged exposure to direct sunlight.
9. Product finished with non-recommended paints or topcoats.
10. Performance of finish paints.
11. Labor, shipping or other charges incurred or claimed by the Customer.
12. Use of chemical based cleaners on a prefinished unit.

SUBMITTING A WARRANTY CLAIM:

Warranty claims may be submitted through:

- Your Dealer (who will forward the claim to MMI), or
- Directly via MMI Door's Warranty Portal: mmidoor.com/resources/product-warranties/warranty-claims

Required Information

To process your claim, please provide:

- Completed MMI Warranty Claim Form
- Homeowner contact details (name, address, phone, email)
- Contractor contact information (if applicable)
- Invoice or order number
- Date of installation
- Detailed description of the issue
- Photographs of the unit and defect(s)

Privacy Notice: Personal information collected will be used solely for claim processing and handled in accordance with our privacy policies.

REMEDIES:

After receiving a valid claim, MMI DOOR will, at its option, (a) repair the Product, or (b) provide a replacement Product (or part, as appropriate) of like kind and design.

DISCLAIMER OF WARRANTY:

MMI DOOR MAKES NO IMPLIED WARRANTY, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, WITH RESPECT TO THE PRODUCT (OR ANY REPLACEMENT), AND MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, STATUTORY OR OTHERWISE, WITH RESPECT TO THE PRODUCT (OR ANY REPLACEMENT), EXCEPT TO THE EXTENT PROVIDED HEREIN.

LIMITATION OF REMEDIES:

THE REMEDIES SET FORTH ABOVE ARE THE CUSTOMER'S EXCLUSIVE REMEDIES FOR BREACH OF WARRANTY. IN NO CASE SHALL MMI DOOR BE LIABLE TO THE CUSTOMER OR ANY OTHER PERSON FOR ANY GENERAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES. SOME STATES DO NOT PERMIT ANY LIMITATION ON THE LENGTH OF AN IMPLIED WARRANTY, OR ANY EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, AND THEREFORE SOME LIMITATION OR EXCLUSIONS IN THIS WARRANTY MAY NOT APPLY.

Unless modified in a later writing signed by both MMI DOOR and the claimant, this warranty is the complete and exclusive warranty relating to the Product, superseding all earlier agreements and other communications relating to the Product. No employee of MMI DOOR or any other party is authorized to make any warranty in addition to this warranty. Invalidation of any one or more of the provisions of this warranty shall not invalidate or affect any one of the other provisions hereof, which shall remain in full force and effect.

This warranty is not transferable. This warranty provides specific legal rights, and other rights, which vary from state to state, may be available.

If deemed necessary by MMI, labor may be provided for assembly defects reported within 1 year of shipment.

Pre-Finish 10-Year Limited Warranty

WARRANTY COVERAGE:

5-year if purchased on/before August 31, 2025

10-year if purchased on/after September 1, 2025

MMI DOOR will warranty our finish painted or stained doors for a period of ten (10) years from the original date of purchase by the dealer. This warranty covers paint failure in the form of peeling with no evidence of abuse. We cannot warranty paint or stain finish chipping or scratches caused by product abuse or improper installation. Paint and stain samples may vary from the actual finish. For further examples of our paint and stain options, please refer to our Paint and Stain Selection Chart for Fiberglass and Steel Entry Systems. Color fading caused by exposure to natural elements also is beyond ours and the paint or stain manufacturer's control.

APPLICATION:

This is the most important step in your new entry system selection process. Protecting it properly can lower maintenance, improve performance and extend the life of your new entry system.

Every exterior door requires protection and there are many factors to consider such as exposure to natural elements, color choices, storm door use and the degree of homeowner maintenance required. All of these factors must be evaluated to determine your final choice.

OVERHANG:

In short, every exterior door—Entry, Patio or French Doors—should have an overhang to protect the unit from natural elements, lowering care and maintenance and extending the life of the unit. Overhangs should extend at least four feet wider (two feet each side) than the door unit and at least five feet out from the house. In extreme exposures (facing south or west) or climates (desert or coastal) overhangs should be double that size. Inadequate overhang protection can lead to color fading, component damage and water related issues such as warping, wood failure or leakage. Adequate overhangs increase your choice of door types, design, colors and specifications. They also insure years of dependable performance.

COLORS:

The effect of natural elements, especially the sun, is generally under estimated. The face of an exterior door can exceed 120 degrees in many applications. Prolonged exposure at these temperatures can quickly deteriorate the finish and physically damage the door. Remember – light colors reflect heat, dark colors absorb heat. Consider sun exposure and overhang protection when selecting a color for your door.



For more information on MMI DOOR products and services, please visit:

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MMI DOOR LOCATIONS

MICHIGAN (HQ)

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Sterling Heights, MI 48312
833.344.0031
Fax: 586.264.5430

OHIO

400 Circle Freeway Drive
Cincinnati, OH 45246
833.344.0031
Fax: 513.870.0242

PENNSYLVANIA

172 Plummer Road
Sidman, PA 15955
833.344.0031
Fax: 814.487.7850

STLFGENTBROCH

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35-98998 0126



MMI DOOR is proud to be part of the JELD-WEN global family of product brands and companies.

ITEM	DATA
Address	106 The Strand
Date Received	1/30/2026
Year Built	1890
Status	C
Previously Reviewed	NO
Scope of work	<p>Construct a 380 SF one-story sunroom addition to their existing 1-1/2 story home to accommodate a therapy pool. The pool is required for treating their on-going disabling condition. The sunroom is sized to accommodate the clearances required for the pool and to also provide an accessible entrance to the house.</p>
Review Tier	CONSULTATION
Conformance	<p>New sunroom addition. Proposed work will be reviewed by A/E with HAC Architect prior to being reviewed at the March 2026 HAC meeting.</p> <p>02/13/2026 Update: Email sent by Architect to designer of record for follow-up week of 1/16/26.</p>
Finding	<i>To be Determined</i>
Comments	N/A
Action	SUBMIT FOR REVIEW
Status	OPEN
HAC Review Required	HAC REVIEW REQUIRED

ITEM	DATA
Address	106 The Strand
Date Received	1/30/2026
Year Built	1890
Status	C
Previously Reviewed	NO
Scope of work	Construct a 380 SF one-story sunroom addition to their existing 1-1/2 story home to accommodate a therapy pool. The pool is required for treating their on-going disabling condition. The sunroom is sized to accommodate the clearances required for the pool and to also provide an accessible entrance to the house.
Review Tier	CONSULTATION
Conformance	New sunroom addition. Proposed work will be reviewed by A/E with HAC Architect prior to being reviewed at the March 2026 HAC meeting.
Finding	To be Determined
Comments	N/A
Action	SUBMIT FOR REVIEW
Status	OPEN
HAC Review Required	HAC REVIEW REQUIRED