

Mess, Camie

From: Mess, Camie
Sent: Thursday, December 21, 2017 11:45 AM
To: 'chris@henningsenkestner.com'
Subject: BAR Action- December 19, 2017 - 122 Maywood Lane

December 21, 2017

Henningsen Kestner Architects, Inc.
c/o Christian E. Henningsen
1108 East High Street
Charlottesville, VA 22902

Certificate of Appropriateness Application
BAR 17-12-03
122 Maywood Lane
Tax Parcel 110060000
Neighborhood Properties, LLC, Owner/Henningsen Kestner Architects, Inc., Applicant
Additions and Renovations

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on December 19, 2017. The following action was taken:

Sarafin moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation and for New Construction, I move to find that the proposed partial demolitions, new additions and rehabilitations to the house and cottage satisfy the BAR's criteria and are compatible with this property and other properties in the Oakhurst Circle- Gildersleeve Wood ADC district, and that the BAR approves the application as submitted with either retention of the original, slightly cantilevered entrance hood [on the main house] or to extend the cantilevered hood for functional purposes. Also, a window sample will come back to the BAR to be reviewed. Balut seconded. Approved (7-0).

This certificate of appropriateness shall expire in 18 months (June 19, 2019), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

If you have any questions, please contact me at 434-970-3398 or messc@charlottesville.org.

Sincerely yours,

Camie Mess
Assistant Preservation and Design Planner

Camie Mess
Assistant Preservation and Design Planner
City of Charlottesville Neighborhood Development Services
610 E. Market Street, P.O. Box 911, Charlottesville, Virginia 22902

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
October 17, 2017**



Certificate of Appropriateness

BAR 17-12-03

122 Maywood Lane

Tax Parcel 110060000

Neighborhood Properties, LLC, Owner/Henningsen Kestner Architects, Inc., Applicant
Additions and Renovations

Background

122 Maywood Lane (ca. 1937) and the accessory cottage behind it, 124 (previously 222) Maywood Lane (ca. 1952), are both contributing structures in the Oakhurst Circle-Gildersleeve Wood ADC District. (Historic surveys attached)

Application

The applicant is seeking approval for partial demolitions, additions and rehabilitations of both houses.

122 Maywood Lane

Demolitions

Front - Demolish door, trim, and gable-roofed hood over entrance,

West side - Demolish porch and basement room; encapsulate with new addition.

Rear - Demolish steps; Remove/relocate/resize all doors and windows except one window; create skylight.

East side - Enlarge one window.

Additions

Front - New concrete stair and stoop; painted composite columns; 12:12 shingle roof; painted PVC trim; painted metal railings.

West side - New 1-1/2 story addition with fiber cement siding, and hardcoat stucco on CMU.

Rear - New pressure-treated wood deck and stair; new door and windows; new skylight.

East side - New triple window.

Rehabilitations

New roof shingles; repaint existing siding and trim; repaint existing stucco.

Rear Cottage

Demolitions

Rear stair; front door, stoop, and shed-roofed hood with brackets. Replace all window sashes.

Replace kitchen window entirely. Replace trim as needed.

Additions

New rear pressure-treated wood deck and stair.

New horizontal fiber cement siding to match main house.

New aluminum clad wood windows to match existing 3/1 muntin pattern; and relocated front door with concrete stoop and stair.

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

In considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Design Review Guidelines for Rehabilitation

D. Entrances, Porches, and Doors

Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence.

The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.

- 1. The original details and shape of porches should be retained including the outline, roof height, and roof pitch.*
- 2. Inspect masonry, wood, and metal or porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.*
- 3. Repair damaged elements, matching the detail of the existing original fabric.*
- 4. Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.*
- 5. Do not strip entrances and porches of historic material and details.*
- 6. Give more importance to front or side porches than to utilitarian back porches.*

7. Do not remove or radically change entrances and porches important in defining the building's overall historic character.
8. Avoid adding decorative elements incompatible with the existing structure.
9. In general, avoid adding a new entrance to the primary facade, or facades visible from the street.
10. Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.
11. Provide needed barrier-free access in ways that least alter the features of the building.
 - a. For residential buildings, try to use ramps that are removable or portable rather than permanent.
 - b. On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.
12. The original size and shape of door openings should be maintained.
13. Original door openings should not be filled in.
14. When possible, reuse hardware and locks that are original or important to the historical evolution of the building.
15. Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.
16. Retain transom windows and sidelights.

....

C. WINDOWS

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows.

Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.

- 1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.
- 2) Retain original windows when possible.
- 3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.
- 4) If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.
- 5) Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.
- 6) Replace historic components of a window that are beyond repair with matching components.
- 7) Replace entire windows only when they are missing or beyond repair.
- 8) If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.
- 9) Reconstruction should be based on physical evidence or old photographs.

- 10) Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.
- 11) Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.
- 12) Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.
- 13) If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.
- 14) False muntins and internal removable grilles do not present an historic appearance and should not be used.
- 15) Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.
- 16) Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.
- 17) Storm windows should not damage or obscure the windows and frames.
- 18) Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.
- 19) The addition of shutters may be appropriate if not previously installed but if compatible with the style of the building or neighborhood.
- 20) **In general, shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.**
- 21) The size of the shutters should result in their covering the window opening when closed.
- 22) Avoid shutters on composite or bay windows.
- 23) If using awnings, ensure that they align with the opening being covered.
- 24) Use awning colors that are compatible with the colors of the building.

Pertinent Design Review Guidelines for New Construction and Additions

P. Additions

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

1. **Function and Size** a. Attempt to accommodate needed functions within the existing structure without building an addition. b. Limit the size of the addition so that it does not visually overpower the existing building.
2. **Location** a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
 - b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
 - c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.

3. Design

- a. *New additions should not destroy historic materials that characterize the property.*
- b. *The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

4. Replication of Style

- a. *A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.*
 - b. *If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.*
- ### 5. Materials and Features
- a. *Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.*

6. Attachment to Existing Building

- a. *Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.*
- b. *The new design should not use the same wall plane, roof line, or cornice line of the existing structure.*

Discussion and Recommendations

Confirm material of new doors and windows in main house. Aluminum clad wood windows are preferred. The BAR may wish to see a sample of proposed PVC trim.

Suggested motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation and for New Construction, I move to find that the proposed partial demolitions, new additions and rehabilitations to the house and cottage satisfy the BAR's criteria and are compatible with this property and other properties in the Oakhurst Circle- Gildersleeve Wood ADC district, and that the BAR approves the application as submitted (or with the following modifications...).

122 Maywood Lane (DHR # 104-5092-0062)



STREET ADDRESS:	122 Maywood Lane
MAP & PARCEL:	11-60
PRESENT ZONING:	R-2U
ORIGINAL OWNER:	Robert M. Lawrence
ORIGINAL USE:	Residential
PRESENT USE:	Residential
PRESENT OWNER:	SNB, LLC
ADDRESS:	Hasbrouck Real Estate Corp P. O. Box 5384 Charlottesville, VA 22905
DATE/ PERIOD:	Ca. 1937
STYLE:	Colonial Revival
HEIGHT IN STORIES:	1.5 Stories
DIMENSIONS AND LAND AREA:	1068 sq.ft./0.303 Acres
SOURCES:	Charlottesville City Records and 2004 Architectural Survey
CONTRIBUTING:	Yes

ARCHITECTURAL DESCRIPTION

This 1 ½-story, gable-roofed, frame (weatherboard), vernacular Colonial Revival-style dwelling was constructed ca. 1937. It features 2 gable-roofed dormers with 6/6 windows, rear shed-roofed dormer, a parged foundation, a central brick chimney, 6/6-sash

windows, a gable-roofed hood over the entrance, trim with bull's-eye corner blocks around the door, and side porch.

HISTORICAL DESCRIPTION

According to local historian Eugenia Bibb, the original owner of this house was Robert M. Lawrence, a salesman. He built the cottage in the rear (222 Maywood) for his daughter and family in 1950-1952. Architecturally the house is a representative example of a vernacular Colonial Revival style dwelling and is of the same era and form as many of the other contributing resources in the potential Oakhurst-Gildersleeve Neighborhood Historic District.

222 Maywood Lane (DHR # 104-5092-0063)



STREET ADDRESS:	222 Maywood Lane
MAP & PARCEL:	11-60
PRESENT ZONING:	R-2U
ORIGINAL OWNER:	Robert M. Lawrence
ORIGINAL USE:	Residential
PRESENT USE:	Residential
PRESENT OWNER:	SNB, LLC
ADDRESS:	Hasbrouck Real Estate Corp P. O. Box 5384 Charlottesville, VA 22905
DATE/ PERIOD:	Ca.1952
STYLE:	Vernacular
HEIGHT IN STORIES:	1.0 Stories
DIMENSIONS AND LAND AREA:	687 sq.ft./0.303 Acres
SOURCES:	Charlottesville City Records and 2004 Architectural Survey
CONTRIBUTING:	Yes

ARCHITECTURAL DESCRIPTION

This 1-story, 5-bay, gable-roofed, frame (asbestos shingle) vernacular dwelling was constructed 1950-1952. It features an interior brick chimney, 3/1-sash windows, a concrete stoop, and a shed-roofed hood supported by wooden brackets.

HISTORICAL DESCRIPTION

According to local historian Eugenia Bibb, this house was constructed 1950-1952 by Robert M. Lawrence for his daughter. Mr. Lawrence, a salesman, lived in the house just in front of this one (122 Maywood Lane). Architecturally the house is a representative example of a vernacular cottage from this time period and is of the same era and form as many of the other contributing resources in the potential Oakhurst-Gildersleeve Neighborhood Historic District.



Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Email scala@charlottesville.org

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name Neighborhood Properties, LLC Applicant Name Henningsen Kestner Architects, Inc.
Project Name/Description Additions & renovations 122 Maywood Ln. Parcel Number 110060000
Project Property Address 122 Maywood Lane, Charlottesville, VA 22901

Applicant Information

Address: 1108 E. High St.
Charlottesville, VA 22902
Email: chris@henningsenkestner.com
Phone: (W) 434-971-7202 (C) _____

Property Owner Information (if not applicant)

Address: 810 Catalpa Ct.
Charlottesville, VA 22903
Email: richard@neighborhoodprops.com
Phone: (W) 923-8900 (C) _____

Do you intend to apply for Federal or State Tax Credits
for this project? No

Signature of Applicant

I hereby attest that the information I have provided is, to the
best of my knowledge, correct.

Christian E. Henningsen 11-28-17
Signature Date

Christian E. Henningsen 11/28/17
Print Name Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to
its submission.

Richard T. Spurzen 11/28/17
Signature Date
Richard T. Spurzen 11/28/17
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Additions and renovations to existing house and accessory cottage, as described in attached submittal package.

List All Attachments (see reverse side for submittal requirements): BAR submittal package dated 11/28/17

For Office Use Only

Received by: D. Eubank
Fee paid: 125.00 Cash/Ck. # 3248
Date Received: 11/28/17

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



December 5, 2017

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application

BAR 17-12-03

122 Maywood Lane

Tax Parcel 110060000

Neighborhood Properties, LLC, Owner/Henningsen Kestner Architects, Inc., Applicant
Additions and Renovations

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, December 19, 2017, starting at 5:30 pm in the City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up one floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner



Double Hung
Sash Set
Transom
Casement
Segment Top
2-Lite Slider
Awning
Half Round
Round Top
Elliptical
Palladian
Octagonal &
Acrylic Block
Oval
Round
Quarter Round

Legacy Windows

Combine the traditional beauty of wood windows with the superior thermal and structural characteristics of cellular PVC. Legacy Products' Legacy Windows line has the following features:

- They **will never rot**
- Pre-finished, needs no further painting, yet can be painted any color
- The look and feel of a wood window
- Thermal characteristics of cellular PVC windows are better than wood, hollow vinyl, and aluminum windows
- Sized like traditional wood windows
- Requires virtually no maintenance
- 10 year warranty on finish
- 20 year warranty on glass

We offer the most flexibility in choices of window options with Grill Between the Glass (GBG) and Simulated Divided Light (SDL) grids. 1" contoured GBG is standard in all windows and optional on casements and specialty windows. By combining 1" GBG with our SDL bar on the outside, you can have the appearance of a true divided light window from the outside, coupled with the easy to clean GBG inside. Or you can get SDL on both sides with a Shadow Bar between the glass for the truly authentic look of divided lights.



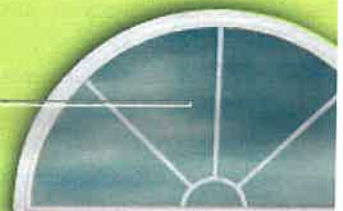
Legacy Double Hung window with bullnose sill.

To get a more clear picture of what we offer, pick any one of the products from the left sidebar and read the details about what you are interested in. As soon as you decide what you like, you can order your selections right through our website! If you have a custom request, simply [contact us](#) via phone or email and we will work our hardest to meet your needs.

Legacy Windows: Blending traditional design with modern materials.

[Legacy Product Specifications](#)

[Legacy Warranty Information](#)



28 NOVEMBER 2017



HENNINGSEN KESTNER
ARCHITECTS
108 EAST HIGH STREET CHARLOTTEVILLE VA 22903

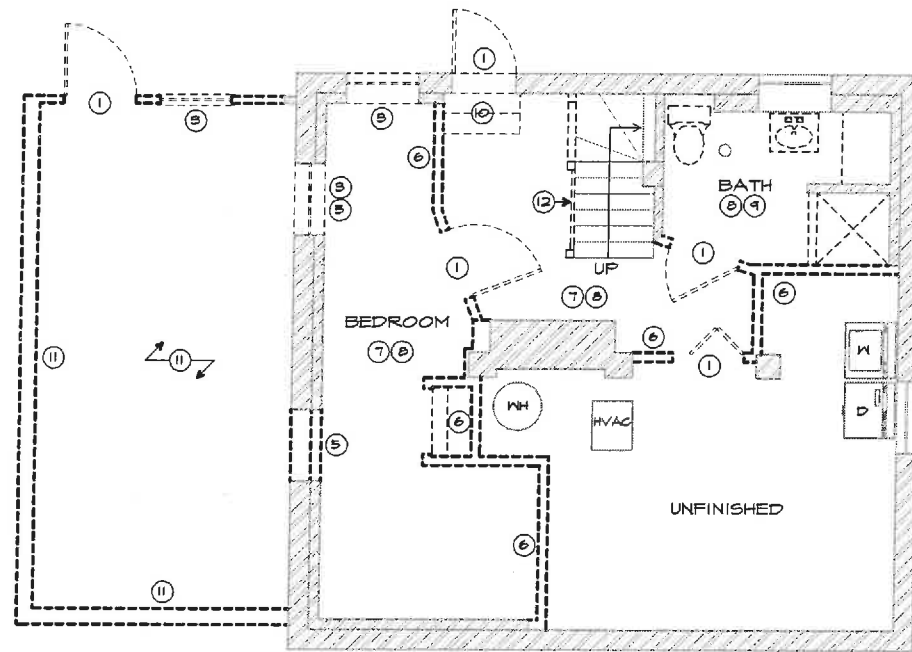
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

NO.	DATE	DRAWING RELEASE
1	11/28/17	INITIAL SUBMISSION
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NO.	DATE	REVISION
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122 MAYWOOD LANE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE
COVER SHEET

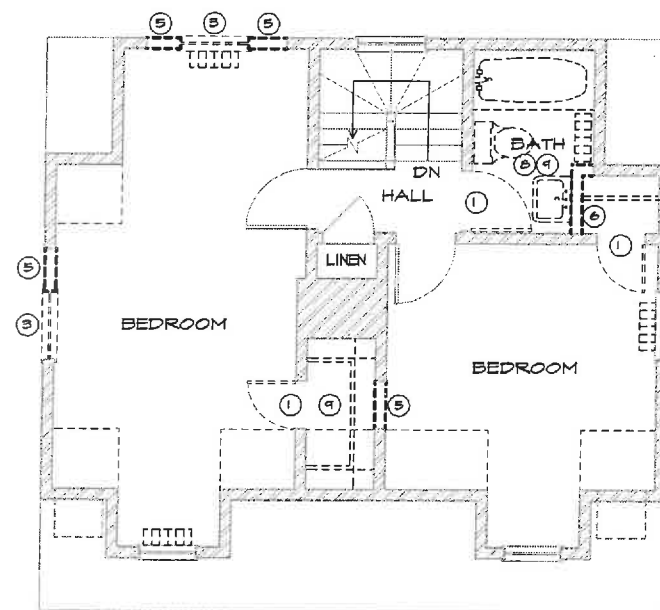
FILE NO. 1738-BAR	
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BAR.00



1 BASEMENT DEMOLITION PLAN

1/8"=1'-0"



2 SECOND FLOOR DEMOLITION PLAN

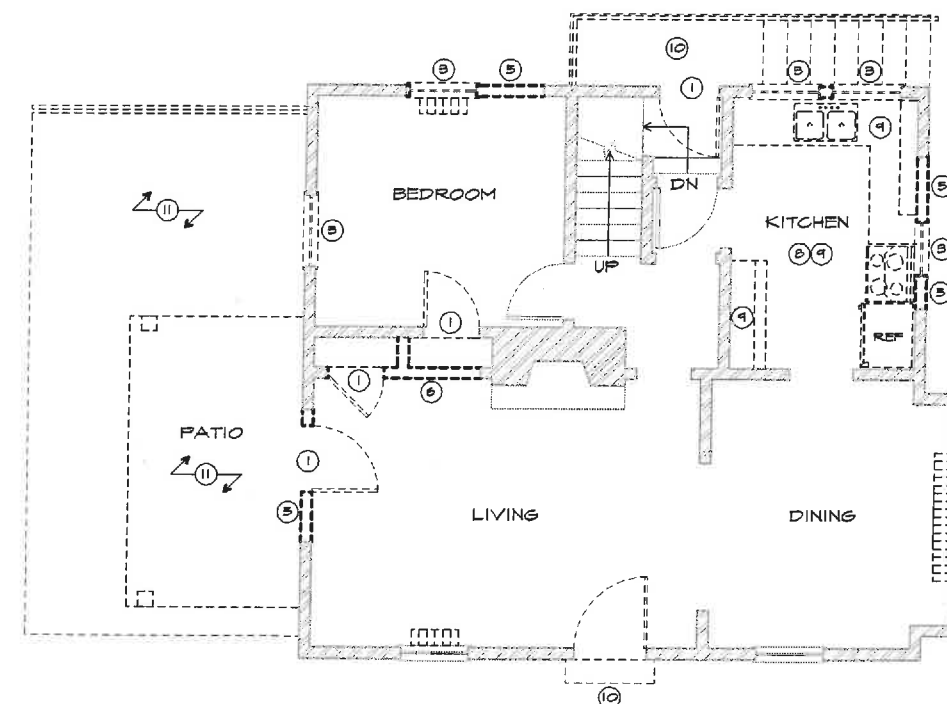
1/8"=1'-0"

DEMOLITION KEY

- 1 REMOVE DOOR AND/OR FRAME, THRESHOLD, CASING, AND TRIM COMPLETE. PREPARE ADJOINING SURFACES TO RECEIVE NEW WORK.
- 2 REMOVE DOOR SLAB, HARDWARE & EXTERIOR TRIM COMPLETE. PREPARE FRAME TO RECEIVE NEW DOOR & EXTERIOR TRIM.
- 3 REMOVE WINDOW, FRAME, CASING AND TRIM COMPLETE. PREPARE ADJOINING SURFACES TO RECEIVE NEW WORK.
- 4 REMOVE WINDOW SASHES AND FRAME IF REQUIRED. PREPARE OPENING TO RECEIVE NEW REPLACEMENT WINDOW UNIT.
- 5 REMOVE SECTION OF WALL REQUIRED TO INSTALL NEW DOOR, WINDOW, OR CASED OPENING, HEADER AND FRAME.
- 6 REMOVE EXISTING PARTITION UP TO STRUCTURE. PREP ADJACENT SURFACES TO RECEIVE NEW WORK.
- 7 REMOVE FINISHED CEILING COMPLETE, INCLUDING LIGHT FIXTURES, CROWN MOULDING, TRIM, ETC., AND PREP ADJACENT WALLS TO RECEIVE NEW WORK.
- 8 REMOVE FLOOR FINISH COMPLETE AND PREPARE SUBFLOOR TO RECEIVE NEW FLOOR FINISH.
- 9 REMOVE CASEWORK, COUNTERTOPS, BACKSPASHES, AND/OR SHELVEYS COMPLETE.
- 10 REMOVE STAIR COMPLETE, INCLUDING STAIRS, LANDINGS, AND HANDRAILS.
- 11 REMOVE EXTERIOR STRUCTURE COMPLETE, INCLUDING FOOTINGS, FOUNDATIONS, SLABS, COLUMNS, ROOF, GUARDRAILS, ETC.
- 12 REMOVE STAIR HANDRAILS & POSTS.

DEMOLITION NOTES

1. REFURBISH ALL EXISTING DOORS TO REMAIN. REPLACE ALL HARDWARE, KNOBS, LOCKS, ETC. & PREPARE DOOR TO BE REPAINTED.
2. REFURBISH ALL EXISTING WOOD TRIM TO REMAIN. SAND AND PUTTY AS REQ. TO ACHIEVE LIKE-NEW APPEARANCE AND PREPARE TO BE REPAINTED.
3. REMOVE ALL EXISTING APPLIANCES AND DISPOSE OR RETURN TO OWNER IF DESIRED.
4. REMOVE ALL PLUMBING FIXTURES UNLESS NOTED, AND DISPOSE OR DELIVER TO OWNER IF DESIRED.
5. REMOVE ALL RADIATORS, BOILER, AND ASSOCIATED PIPING.



3 FIRST FLOOR DEMOLITION PLAN

1/8"=1'-0"



HENNINGSEN KESTNER
ARCHITECTS

1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

NO.	DATE	DRAWING RELEASE	
		INITIAL	SUBMISSION
1	11/28/17		
NO.	DATE	REVISION	

122 MAYWOOD LANE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE
EXISTING / DEMOLITION PLANS

JOB NUMBER 1758 FILE NO. 1758-BAR

BAR.01

- (1) REMOVE DOOR AND/OR FRAME, THRESHOLD, CASING, AND TRIM COMPLETE. PREPARE ADJOINING SURFACES TO RECEIVE NEW WORK.
- (2) REMOVE DOOR SLAB, HARDWARE & EXTERIOR TRIM COMPLETE. PREPARE FRAME TO RECEIVE NEW DOOR & EXTERIOR TRIM.
- (3) REMOVE WINDOW, FRAME, CASING AND TRIM COMPLETE. PREPARE ADJOINING SURFACES TO RECEIVE NEW WORK.
- (4) REMOVE WINDOW SASHES AND FRAME IF REQUIRED. PREPARE OPENING TO RECEIVE NEW REPLACEMENT WINDOW UNIT.
- (5) REMOVE SECTION OF WALL REQUIRED TO INSTALL NEW DOOR, WINDOW, OR CASED OPENING, HEADER AND FRAME.
- (6) REMOVE EXISTING PARTITION UP TO STRUCTURE. PREP ADJACENT SURFACES TO RECEIVE NEW WORK.
- (7) REMOVE FINISHED CEILING COMPLETE, INCLUDING LIGHT FIXTURES, CROWN MOULDING, TRIM, ETC. AND PREP ADJACENT WALLS TO RECEIVE NEW WORK.
- (8) REMOVE FLOOR FINISH COMPLETE AND PREPARE SUBFLOOR TO RECEIVE NEW FLOOR FINISH.
- (9) REMOVE CASEWORK, COUNTERTOPS, BACKSPLASHES, AND/OR SHELVING COMPLETE.
- (10) REMOVE STAIR COMPLETE, INCLUDING STAIRS, LANDINGS, AND HANDRAILS.
- (11) REMOVE EXTERIOR STRUCTURE COMPLETE, INCLUDING FOOTINGS, FOUNDATIONS, SLABS, COLUMNS, ROOF, GUARDRAILS, ETC.
- (12) REMOVE STAIR HANDRAILS & POSTS.

1. REPAIR/REPLACE ALL EXISTING DOORS TO REMAIN. REPLACE ALL HARDWARE, KNOBS, LOCKS, ETC. & PREPARE DOOR TO BE REPAINTED.
2. REPAIR/REPLACE ALL EXISTING WOOD TRIM TO REMAIN. SAND AND PUTTY AS REQ. TO ACHIEVE LIKE-NEW APPEARANCE AND PREPARE TO BE REPAINTED.
3. REMOVE ALL EXISTING APPLIANCES AND DISPOSE OR RETURN TO OWNER IF DESIRED.
4. REMOVE ALL PLUMBING FIXTURES UNLESS NOTED, AND DISPOSE OR DELIVER TO OWNER IF DESIRED.
5. REMOVE ALL RADIATORS, BOILER, AND ASSOCIATED PIPING.



HK

HENNINGSEN KESTNER
ARCHITECTS

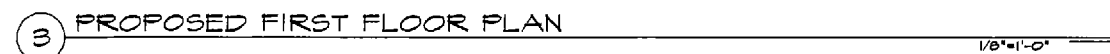
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NO.	DATE	DRAWING RELEASE
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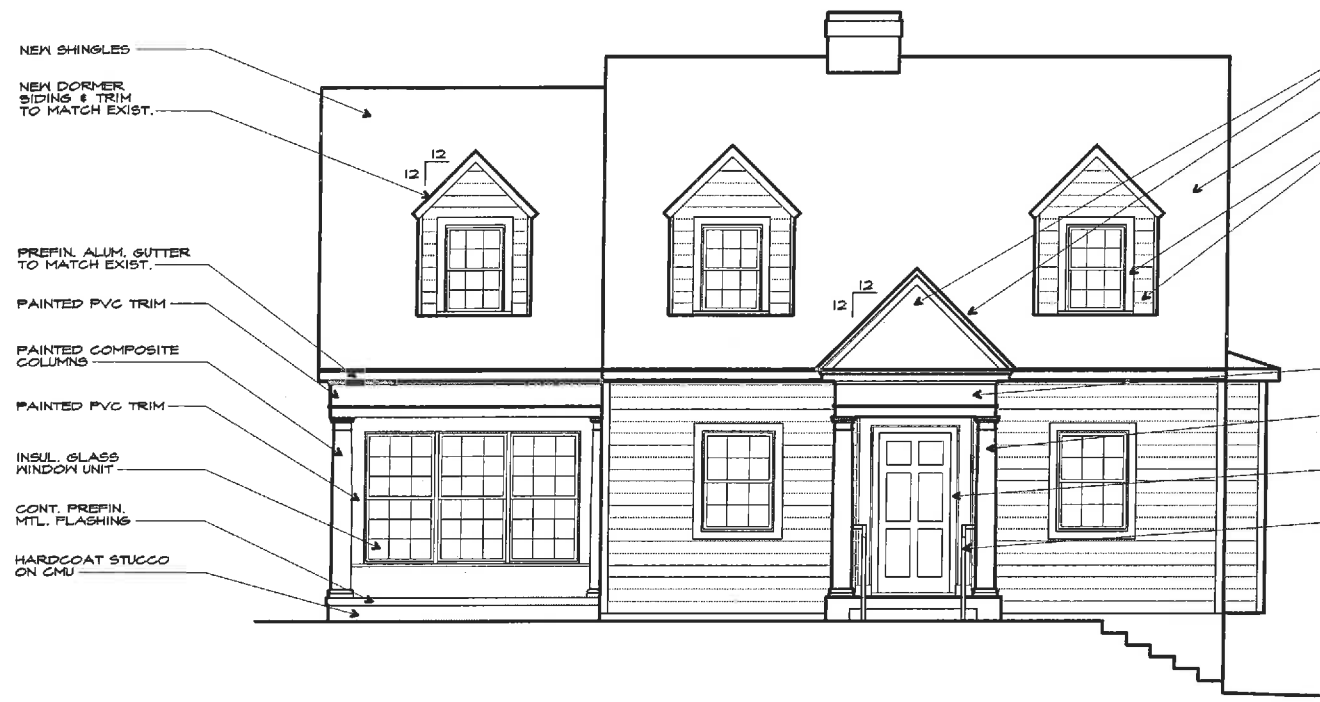
122 MAYWOOD LANE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE
EXISTING / DEMOLITION ELEVATIONS

JOB NUMBER	1798	FILE NO.	1798-BAR
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BAR.02

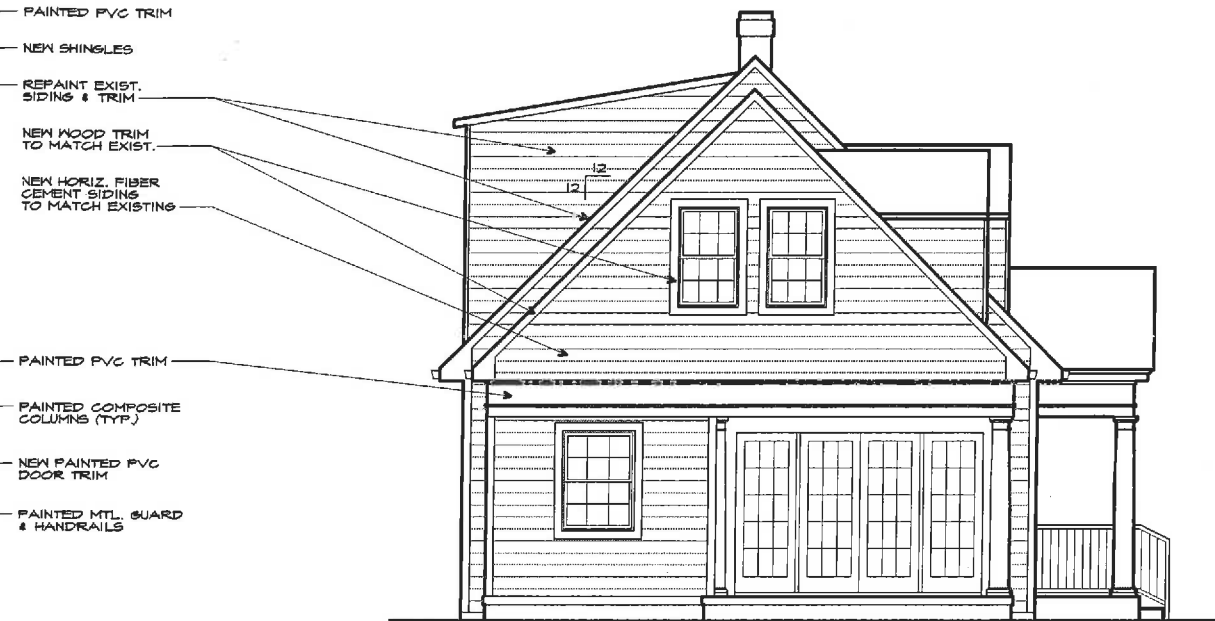


BAR.03



1 PROPOSED FRONT ELEVATION

1/8"=1'-0"



2 PROPOSED LEFT SIDE ELEVATION

1/8"=1'-0"



3 PROPOSED RIGHT SIDE ELEVATION

1/8"=1'-0"



4 PROPOSED REAR ELEVATION

1/8"=1'-0"

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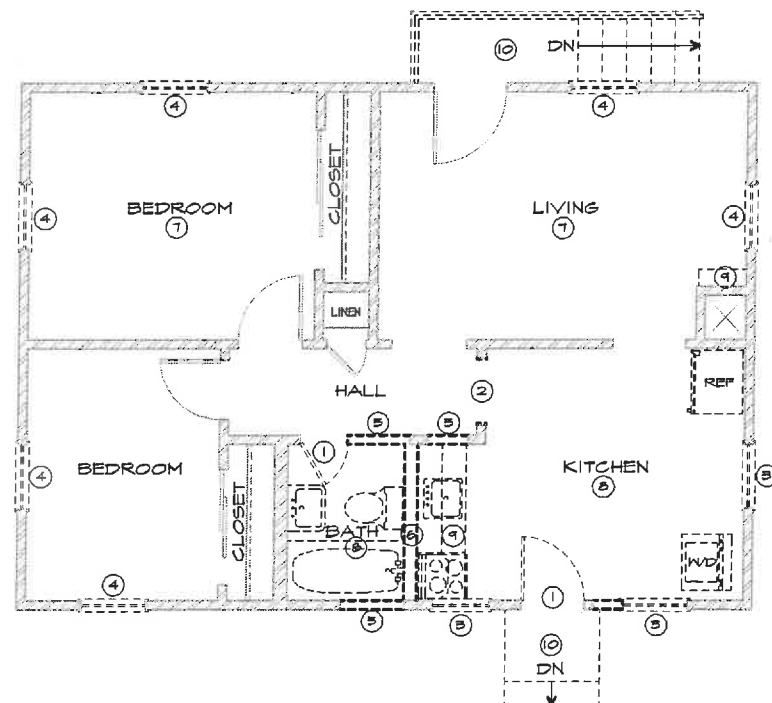
122 MAYWOOD LANE
 CERT. OF APPROPRIATENESS
 APPLICATION PACKAGE
 PROPOSED ELEVATIONS

JOB NUMBER 1758 FILE NO. 1758-BAR

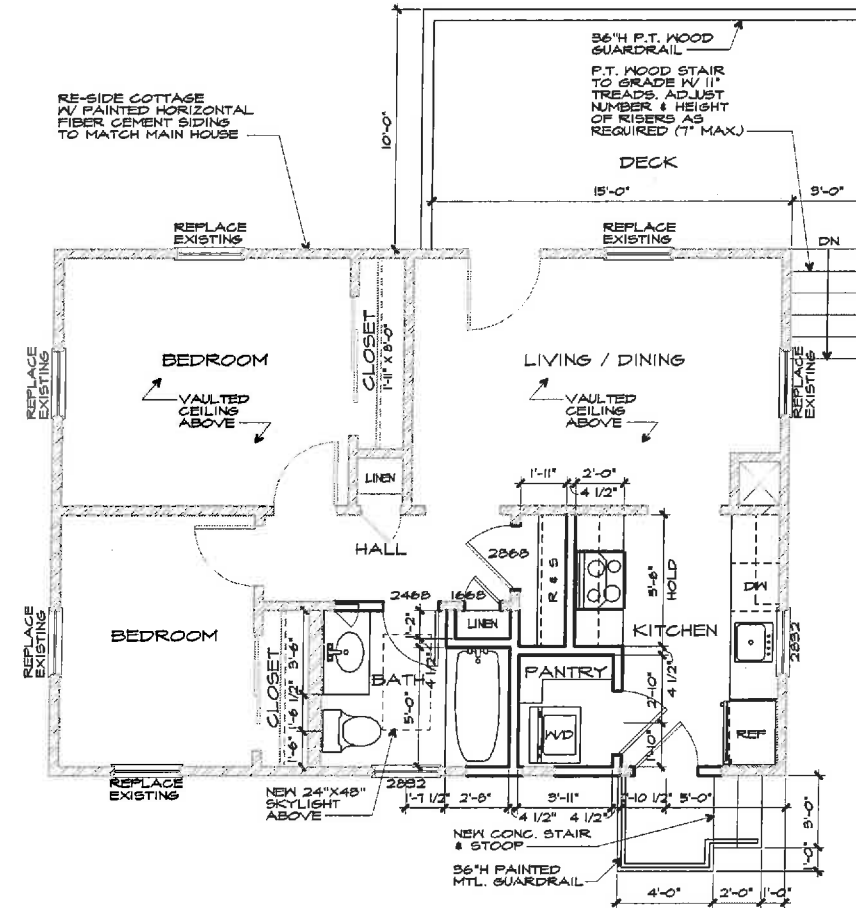
BAR.04

- ① REMOVE DOOR AND/OR FRAME THRESHOLD, CASING, AND TRIM COMPLETE. PREPARE ADJOINING SURFACES TO RECEIVE NEW WORK.
- ② REMOVE CASED OPENING AND TRIM COMPLETE. PREPARE OPENING TO RECEIVE NEW DOOR & FRAME.
- ③ REMOVE WINDOW FRAME, CASINGS AND TRIM COMPLETE. PREPARE ADJOINING SURFACES TO RECEIVE NEW WORK.
- ④ REMOVE WINDOW SASHES AND FRAME IF REQUIRED. PREPARE OPENING TO RECEIVE NEW REPLACEMENT WINDOW UNIT.
- ⑤ REMOVE SECTION OF WALL, REQUIRED TO INSTALL NEW DOOR, WINDOW, OR CASED OPENING, HEADER AND FRAME.
- ⑥ REMOVE EXISTING PARTITION UP TO STRUCTURE. PREP ADJACENT SURFACES TO RECEIVE NEW WORK.
- ⑦ REMOVE FINISHED CEILING COMPLETE, INCLUDING LIGHT FIXTURES, CROWN MOULDING, TRIM, ETC., AND PREP ADJACENT WALLS TO RECEIVE NEW WORK.
- ⑧ REMOVE FLOOR FINISH COMPLETE AND PREPARE SUBFLOOR TO RECEIVE NEW FLOOR FINISH.
- ⑨ REMOVE GASBWORK, COUNTERTOPS, BACKSPASHES, AND/OR SHELVING COMPLETE.
- ⑩ REMOVE EXTERIOR STAIR COMPLETE, INCLUDING STAIRS, LANDINGS, AND HANDRAILS.

1. REFURBISH ALL EXISTING DOORS TO REMAIN. REPLACE ALL HARDWARE, KNOBS, LOCKS, ETC. & PREPARE DOOR TO BE REPAINTED.
2. REFURBISH ALL EXISTING WOOD TRIM TO REMAIN. SAND AND PUTTY AS REQ. TO ACHIEVE LIKE-NEW APPEARANCE AND PREPARE TO BE REPAINTED.
3. REMOVE ALL EXISTING APPLIANCES AND DISPOSE OR RETURN TO OWNER IF DESIRED.
4. REMOVE ALL PLUMBING FIXTURES UNLESS NOTED, AND DISPOSE OR DELIVER TO OWNER IF DESIRED.



PROPOSED DEMOLITION PLAN



2. PROPOSED FLOOR PLAN

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122 MAYWOOD LANE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE
COTTAGE (124 MAYWOOD) PLANS

JOB NUMBER	FILE NO.
1798	1798-BAR

BAR.05



RENDERING OF PROPOSED ADDITIONS

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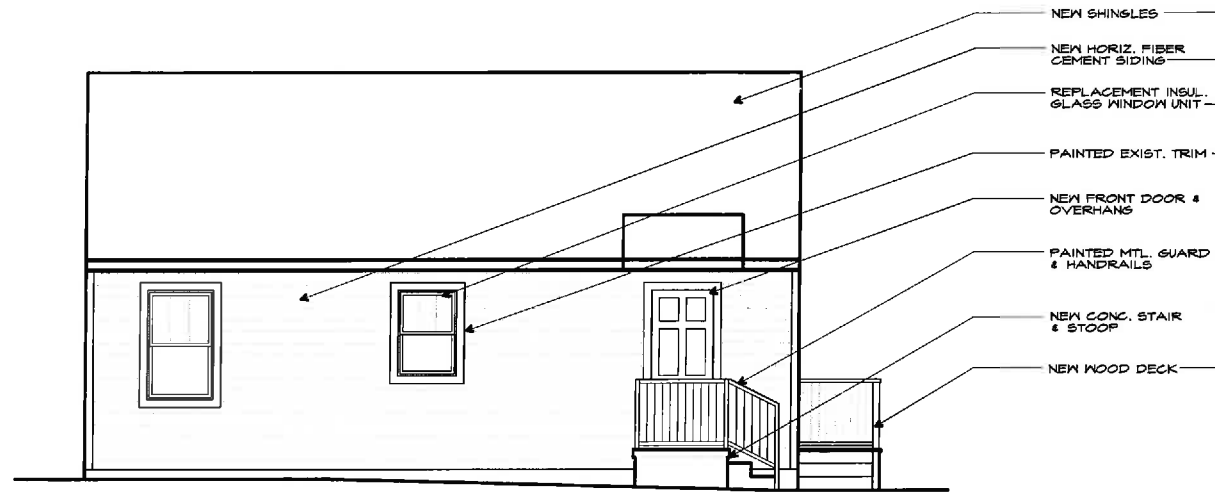
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122 MAYWOOD LANE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE
RENDERING OF PROPOSED ADDITIONS

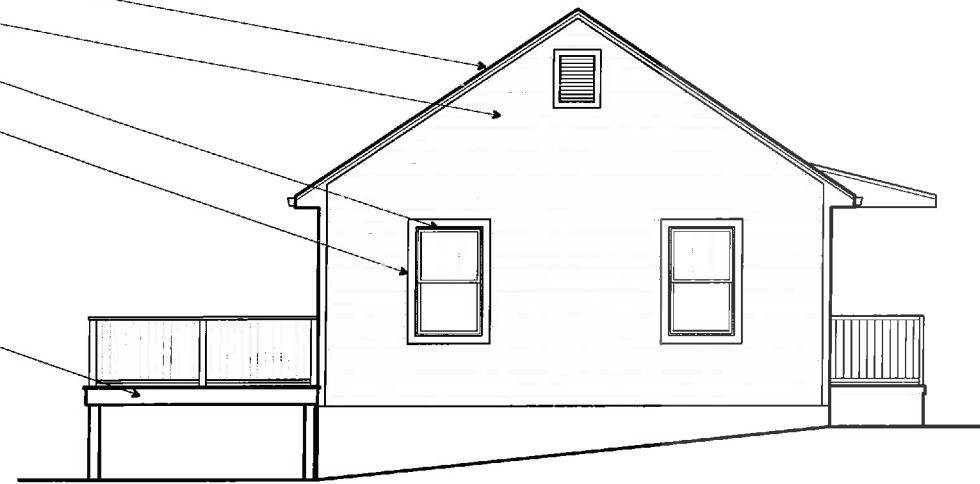
JOB NUMBER 1756 FILE NO. 1756-BAR

BAR.08



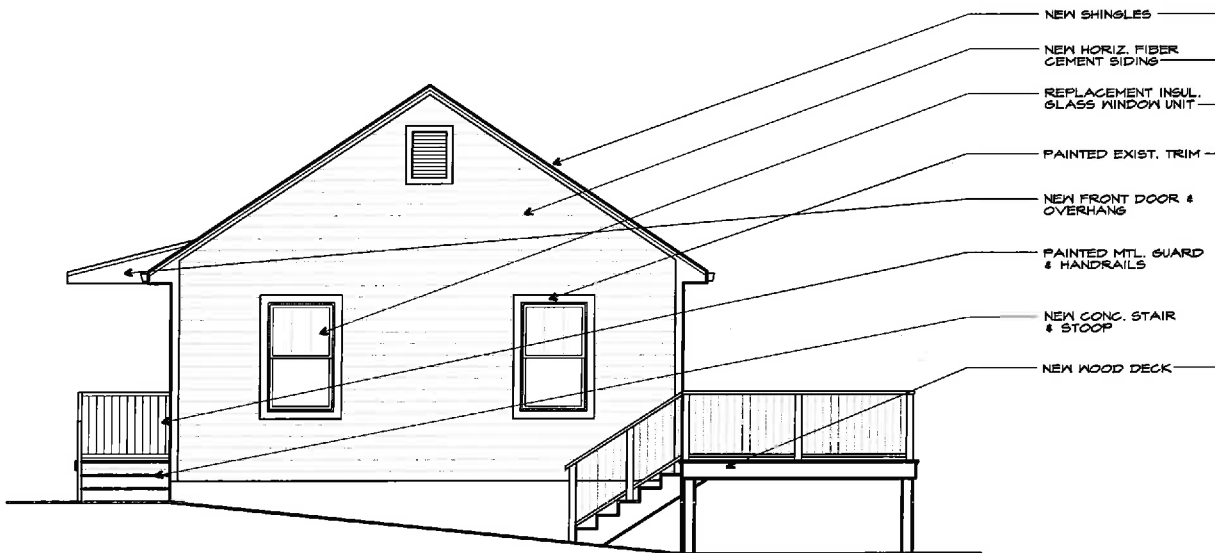
1 PROPOSED FRONT ELEVATION

1/8"=1'-0"



2 PROPOSED LEFT SIDE ELEVATION

1/8"=1'-0"



3 PROPOSED RIGHT SIDE ELEVATION

1/8"=1'-0"



4 PROPOSED REAR ELEVATION

1/8"=1'-0"



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122 MAYWOOD LANE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE
COTTAGE (124 MAYWOOD) PLANS

JOB NUMBER 1736 FILE NO. 1736-BAR

BAR.10



BAR.09