

Watkins, Robert

From: Watkins, Robert
Sent: Thursday, November 18, 2021 12:57 PM
To: Caitlin Byrd Schafer; Chris Henningsen
Cc: Werner, Jeffrey B
Subject: November 2021 BAR Decision

Certificate of Appropriateness

BAR 21-11-03

122 Maywood Lane, Tax Parcel 110060000

Owner: Neighborhood Properties, LLC

Applicant: Chris Henningsen, Henningsen Kestner Architects, Inc.

Project: Partial demolition, additions and rehabilitation to the house and cottage

Certificate of Appropriateness

BAR 21-11-08

111-115 West Main Street (also 113), TMP 330259000

Downtown ADC District

Owner: West Mall, LLC

Applicant: Caitlin Schafer, Henningsen-Kestner Architects

Project: Storefront alteration

Dear Chris and Caitlin,

Thanks for your participation in the Board of Architectural Review meeting Tuesday. The BAR reviewed the two above-referenced projects. First, they approved a Certificate of Appropriateness for your project at 122 Maywood Lane with the consent agenda. Please find the motion to approve the consent agenda below, along with the motion for approval from the staff report:

Breck Gastinger asks to remove 106 Oakhurst Circle from the consent agenda and moves to approve the remaining items.

James Zehmer seconds motion. Motion approved (7-0).

Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed alterations at 122 Maywood Lane satisfy the BAR's criteria and are compatible with this property and other properties in the Oakhurst Gildersleeve ADC District, and that the BAR approves the application as submitted, with the following conditions:

- Cut sheets for the windows and doors will be provided [to staff] for the BAR record.*
- The insulated glass will have internal spacer bars that align with simulated divided lites*

The BAR also passed the following motion regarding your project at 111-115 West Main Street:

James Zehmer moves: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed façade rehabilitation and storefront alterations for 111-115 West Main Street satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application as submitted.

Ron Bailey seconds motion. Motion approved (7-0).

Please let me know if you have any further questions.

All the best,

Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
November 16, 2021**



Certificate of Appropriateness

BAR 21-11-03

122 Maywood Lane, Tax Parcel 110060000

Oakhurst Circle-Gildersleeve ADC District

Owner: Neighborhood Properties, LLC

Applicant: Henningsen Kestner Architects, Inc.

Project: Partial demolitions, new addition, and rehabilitation of dwelling



Background

Year Built: 1937

District: Oakhurst Circle-Gildersleeve ADC District

Status: Contributing

1-1/2 story, gable-roofed, vernacular Colonial-Revival with two, gabled dormers.

Prior BAR Actions

December 19, 2017 – BAR approved CoA (7-0) for the partial demolitions, new additions and rehabilitations to the house and cottage... 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.

http://weblink.charlottesville.org/public/0/edoc/739599/BAR_122%20Maywood%20Lane_Dec2017.pdf

Application

- Applicant submittal: Henningsen and Kestner Architects drawings Renovation of 111-115 W Main St Storefront, dated 25 October 2021: Sheets BAR.00 - BAR.06. (7 sheets.)

Request CoA for partial demolitions, additions and rehabilitations. (Note: This request does not include alterations to the cottage, which were part of the 2017 submittal.)

Front

- Remove entry door; install new door and trim
- New concrete stair and stoop
- Painted metal railings

West (left side elevation)

- Demolish porch and basement room
- Construct 1-1/2 story addition with new windows and doors.
- Foundation: hard-coat stucco on CMU, painted.
- Siding: fiber cement siding, painted.
- Roof: asphalt shingles.

Rear

- Demolish steps, entry deck and brick piers; construct pressure-treated wood deck and stairs.
- Remove six (6) windows (retain one) and two (2) doors; install new entry door and windows (two double and one single)
- Install new door and windows.
- Install skylight.

East (right side elevation)

- Remove one (1) single window; install triple window.

Existing:

Roof: Install new shingles

Siding and trim: Repaint

Stucco foundation: Repaint existing

New:

Windows: Legacy

http://legacy-products.com/prod_leg_spec.php and http://legacy-products.com/pdf/legacy_dh.pdf

Doors: (Applicant to provide information.)

Discussion and Recommendations

A CoA for the proposed work was approved (7-0) on December 19, 2017. (Meeting minutes in the Appendix.) That CoA expired in June 2019. Staff recommends approval as submitted with the conditions noted in the motion below.

Suggested motion

Approval: Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed alterations at 122 Maywood Lane satisfy the BAR's criteria and are compatible with this property and other properties in the Oakhurst-Gildersleeve ADC District, and that the BAR approves the application as submitted, with the following conditions:

- Cut sheets for the windows and doors will be provided [to staff] for the BAR record.
- The insulated glass will have internal spacer bars that align with simulated divided lites.

Denial: Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed alterations at 122 Maywood Lane do not satisfy the BAR's criteria and are not compatible with this property and other properties in the Oakhurst-Gildersleeve ADC District, and that for the following reasons the BAR denies the application as submitted: ...

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
- 4) Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- 5) The effect of the proposed change on the historic district neighborhood;
- 6) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- 7) 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 New Construction and Additions

IV: New Construction and Additions

P. Additions

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.

Pertinent Design Review Guidelines for Rehabilitation

V: Rehabilitation

D. Entrances, Porches, and Doors

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

- 1) Retain original windows when possible.
- 2) Uncover and repair covered up windows and reinstall windows where they have been blocked in.
- 3) 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.

- 4) 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.
- 5) Replace historic components of a window that are beyond repair with matching components.
- 6) Replace entire windows only when they are missing or beyond repair.
- 7) 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.
- 8) Reconstruction should be based on physical evidence or old photographs.
- 9) 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.
- 10) 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.
- 11) Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.
- 12) 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.
- 13) False muntins and internal removable grilles do not present an historic appearance and should not be used.
- 14) 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.
- 15) 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.
- 16) Storm windows should not damage or obscure the windows and frames.
- 17) Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.
- 18) The addition of shutters may be appropriate if not previously installed but if compatible with the style of the building or neighborhood.
- 19) 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.
- 20) The size of the shutters should result in their covering the window opening when closed.
- 21) Avoid shutters on composite or bay windows.
- 22) If using awnings, ensure that they align with the opening being covered.
- 23) Use awning colors that are compatible with the colors of the building.

Appendix

BAR meeting minutes December 19, 2017

BAR 17-12-03, 122 Maywood Lane, Tax Parcel 110060000

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

Applicant: Planning on using cellular PVC as opposed to wood aluminum clad windows. He also said that they had already taken off the asbestos siding from the cottage.

Mohr: Generally, I don't have a problem with the proposal, other than that front stoop and the little hood, which seems to be a real part of the character of the house.

Schwarz: Is there anything that needs to be done to differentiate the addition? Or once it is built, will it be different enough.

Mohr: It isn't stridently modern, but it is clearly an addition.

Applicant: We don't want to have any siding on the addition; we wanted it to look more like an enclosed porch.

Schwarz: The changes you are making are how a house would naturally evolve.

Balut: I agree with Tim's comment that it is unfortunate to lose one of the key identifying features of the house. What you have proposed with it extruding out, is perfectly within our regulations. Is the size of that pediment larger than what currently exists?

Applicant: It is not significantly larger.

Balut: I think with that addition and the larger addition on the side, I think it looks like how a house would evolve in Virginia. It is called telescoping, when you put that side piece on, and it is very common. The fact that you proposed something that is trimmed that out and you proposed something that is more like a porch extension addition. From a massing standpoint I think it fits the guidelines. I could go either way on the front; I think it is similar enough that it is keeping with the original design intent of the house. Just to conclude, I think the other additions and modifications are fine as well.

Mohr: I think it makes more sense to take that existing hood and extend it. The scale of it seems right for the building, and the one you are proposing looks a little bit too fancy, for lack of a better word. If you extend it to 3 or 3 ½ feet out, then you get the coverage while you are under the door.

Balut: I agree, I think that is a better solution.

Applicant: I think the problem with extending it, is that is raised so we can have the right entablature and such on top of the columns. I do not think you can extend that.

Mohr: You wouldn't include the columns. You could just have it cantilevered. It would be little tricky, but it is possible. My concern is that little hood seems like a character defining feature of the house.

Sarafin: The hood with the dormers makes the composition of the house. I would be inclined to not alter the entrance; I think everything else is entirely appropriate.

Mohr: That would be my first choice.

Clayborne: I could go either way. I do like the scale of the original hood, I like that better than what I see here.

Graves: Where do we stand on the window conversation?

Miller: That is a great point, if we look at the guidelines, it would say no, but we are currently working on updating them.

Mohr: We are talking about a composite material correct? They can be painted and are not flimsy like a vinyl window. I am not adverse to it.

Miller: Are the muntins a similar size?

Applicant: Whatever you all decide, we can do that.

Graves: I don't think our guidelines support it, but I think it is comparable to aluminum clad windows and it might even be a superior material over time. Plus, it is paintable and we could specify a simulated divided light.

Mohr: These actually look more like a wood window than aluminum clad and they will take paint.

Schwarz: I wanted to clarify that it is only the windows marked for demolition that you would change out correct? Also, you offered to bring in a sample correct.

Applicant: Yes.

Graves: I am supportive of the windows and the porch either way.

Schwarz: I can support the porch and what is proposed. It is how a house would evolve over time and it also makes it a little dressier.

Sarafin: I would argue that the porch with the slight cantilevered overhang as it exists is a character defining feature of this style colonial style house that I would argue ought to be retained. It is such a character defining feature of this style and time period of house and I would hate to lose it.

Applicant: In that case would you suggest having wrought iron railing projecting out?

Mohr: Yes, that way you still have the entablature, and the greater detail of the addition and it helps distinguish the two.

Miller: I see agreement from everyone. I like the original and it seems like you would be able to extend it, but if someone strongly agreed with the new porch, it is not something that makes or breaks it for me. Overall, I think the demolitions are appropriate.

Mohr: I think the hood has a lot to do with the character of the building.

Clayborne: I am not going to dig my heels on that one, like I said I could go either way.

Sarafin: It looks entirely appropriate to me.

Schwarz: I am curious on what you are planning for the overhang of this door.

Applicant: The existing overhang is low, and the approach to the door is straight ahead, so the brackets are not a problem with the current configuration. With the proposed configuration, we want to raise the structure to have the same eave line as the rest of the house.

Schwarz: So you are going to bring a downspout down but the front of the steps?

Applicant: Correct.

Schwarz: What is your reasoning for replacing all of the windows?

Applicant: The windows are in pretty bad condition.

Schwarz: Is the muntin pattern going to change?

Applicant: No.

Schwarz: I feel this one is losing any character it had, but then again it is an outbuilding.

Mohr: Are the windows rearranged because you have changed the inside configuration?

Applicant: Yes.

Schwarz: Can you see this from the street?

Applicant: No.

Sarafin: Is there a driveway that continues along the right, down to two more houses?

Applicant: No, it continues along the house, but goes to the back of the property.

Sarafin: So, I think the motion stands as it is, adding in the cottage.

Mohr: I think that should be up to them, if you want to extend it for functionality reasons,

Motion: 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).



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

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 Investments, LLC Applicant Name Christian E Henningsen, HK Architects
Project Name/Description Additions & Renovations Parcel Number 1100600000
Project Property Address 122 Maywood Lane, Charlottesville, VA, 22903

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: nchard@neighborhoodprops.com

Phone: (W) 434-923-8900 (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 10-25-21
Signature Date

Christian E. Henningsen, AIA 10-25-2021

Print Name Date

Property Owner Permission (if not applicant)

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

Richard T. Spurzem 10-25-21
Signature Date

Richard T. Spurzem 10-25-2021

Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Addition and interior renovation
(This is a resubmission of a previously approved proposal due to expiration of the original COA)

List All Attachments (see reverse side for submittal requirements): BAR application package, sheets 00-06
Submitted electronically

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

ADDITIONS & RENOVATIONS

FOR

122 MAYWOOD LANE

CHARLOTTESVILLE, VIRGINIA

(PARCEL ID: 110060000)

NEIGHBORHOOD INVESTMENTS, LLC

BOARD OF ARCHITECTURAL REVIEW

RESUBMISSION DUE TO EXPIRATION OF PREVIOUSLY

APPROVED CERTIFICATE OF APPROPRIATENESS

(WITH ADJUSTMENTS PER PRIOR BOARD COMMENTS)

25 OCTOBER, 2021



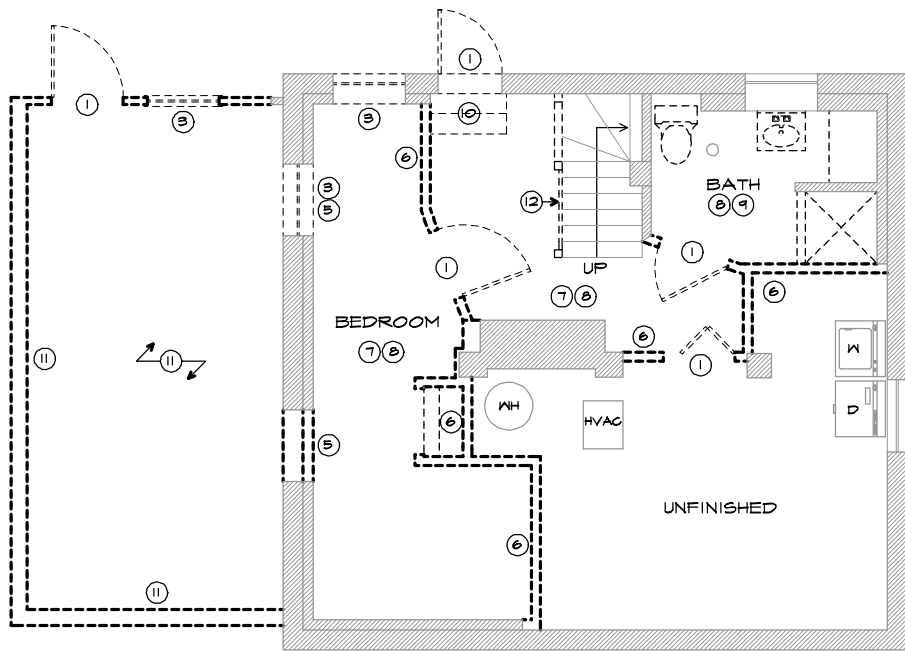
HENNINGSEN KESTNER
ARCHITECTS

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

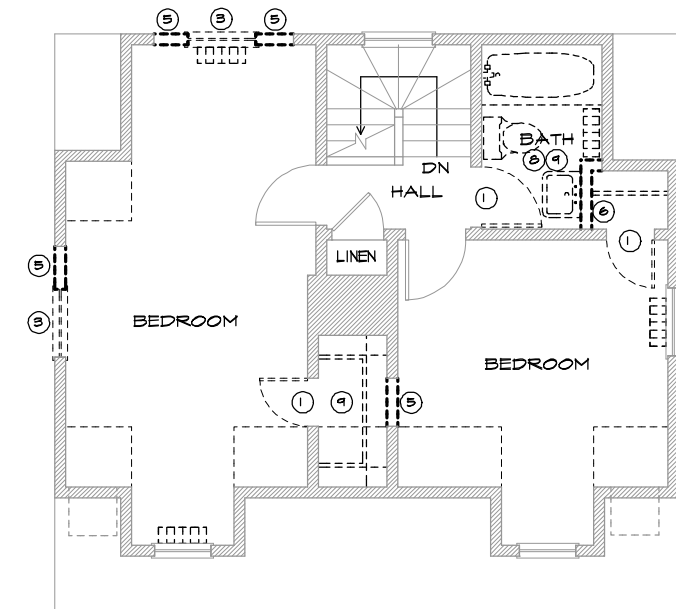
NO.	DATE	DRAWING RELEASE	
		INITIAL SUBMISSION	RESUBMISSION DUE TO COA EXPIRATION
1	11/28/17		
2	10/25/21		
NO.	DATE	REVISION	

122 MAYWOOD LANE CERT. OF APPROPRIATENESS APPLICATION PACKAGE COVER SHEET	FILE NO. 1758-BAR
JOB NUMBER 1758	

BAR.00



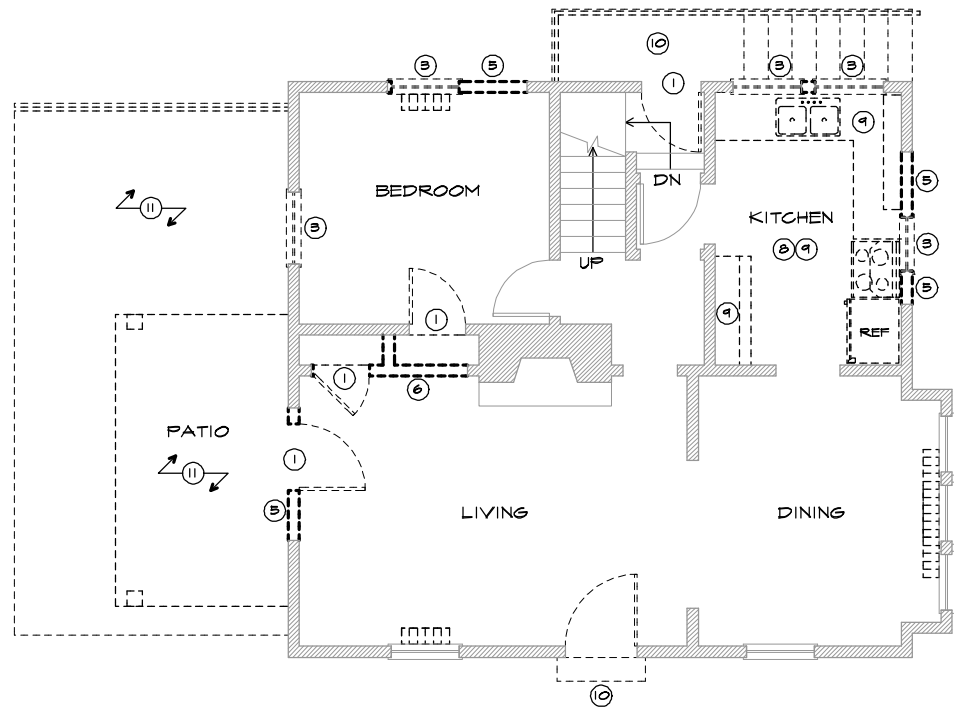
1 BASEMENT DEMOLITION PLAN 1/8"=1'-0"



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, 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.

- 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

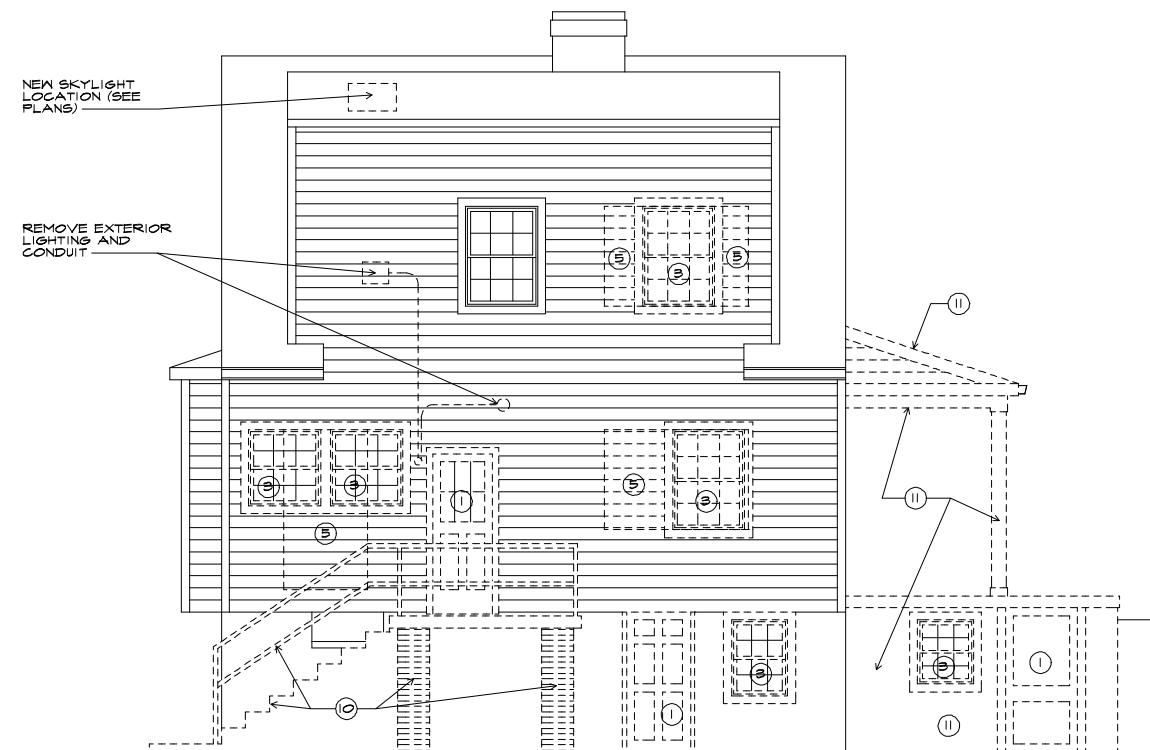
1108 EAST HIGH STREET, CHARLOTTEVILLE, VA 22902
PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

NO.	DATE	DRAWING RELEASE
1	11/28/17	INITIAL SUBMISSION
2	10/25/21	RESUBMISSION DUE TO COA EXPIRATION
NO.	DATE	REVISION

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

JOB NUMBER 1798 FILE NO. 1798-BAR

BAR.01



BAR.02



NO.	DATE	DRAWING RELEASE
1	11/28/17	INITIAL SUBMISSION
2	10/25/21	RESUBMISSION DUE TO COA EXPIRATION
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NO.	DATE	REVISION
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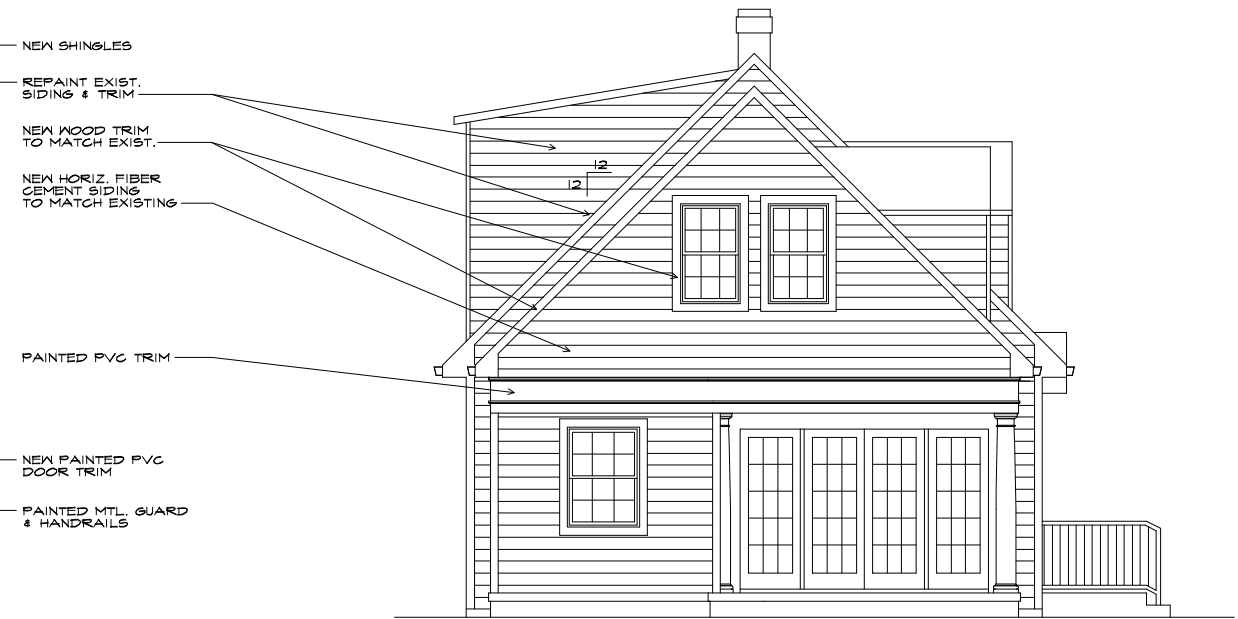
122 MAYWOOD LANE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE
PROPOSED FLOOR PLANS

JOB NUMBER	1738	FILE NO.	1738-BAR
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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"

DRAWING RELEASE		DATE	NO.
INITIAL SUBMISSION	11/28/17	1	
RESUBMISSION DUE TO COA EXPIRATION	10/25/21	2	
REVISION	DATE	NO.	

122 MAYWOOD LANE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE
PROPOSED ELEVATIONS

JOB NUMBER 1798 FILE NO. 1798-BAR



KHK

HENNINGSEN KESTNER
ARCHITECTS
108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902

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

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NO.	DATE	REVISION
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122 MAYWOOD LANE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE
PHOTOS OF EXISTING HOUSE

JOB NUMBER	1738	FILE NO.	1738-BAR
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BAR.05



RENDERING OF PROPOSED ADDITION



HENNINGSEN KESTNER
ARCHITECTS

1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
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DRAWING RELEASE		
NO.	DATE	
1	11/20/17	INITIAL SUBMISSION
2	10/25/21	RESUBMISSION DUE TO COA EXPIRATION
.	.	.
.	.	.
NO.	DATE	REVISION
.	.	.
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122 MAYWOOD LANE
CERT. OF APPROPRIATENESS
APPLICATION PACKAGE
RENDERING OF PROPOSED ADDITIONS

JOB NUMBER 1798 FILE NO. 1798-BAR

Ultimate Swinging French Door Collection

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Outswing Handing Configurations.....	9

Unit Features

Swinging French Door Collection consists of:

UIFD IZ3: Ultimate Inswing French Door IZ3

UOFDIZ3/UOFDIZ4: Ultimate Outswing French Door IZ3/IZ4

UIFDAT: Ultimate Inswing French Door Arch Top

UOFDAT: Ultimate Outswing French Door Arch Top

UIFD2.25IZ3: Ultimate Inswing French Door 2 1/4" IZ3

UOFD2.25IZ3: Ultimate Outswing French Door 2 1/4" IZ3

UIFD2.25AT: Ultimate Inswing French Door Arch Top and IZ3

UOFD2.25AT: Ultimate Outswing Arch Top 2 1/4" and IZ3/IZ4

NOTE: IZ3 and IZ4 units are not available with the CE mark

For the following products, please reference their individual chapters:

Ultimate Inswing French Door G2

Ultimate Inswing French Door 2 1/4" G2

Ultimate Inswing Door (3" stiles)

Ultimate Outswing French Door G2

Ultimate Outswing French Door 2 1/4" G2

Ultimate Outswing Door (3" stiles)

Frame:

- Frame thickness: 1 1/16" (27)
- Frame width: 4 9/16" (116)
- Fiberglass reinforced pultruded sill with water shed and weep system
 - Standard color: beige
 - Optional color: bronze
- Optional interior sill liner of Oak, Mahogany or Cherry
- Standard Oak sill liner
- Optional interior sill liner of Mahogany or Cherry

Panel:

- Panel thickness: 1 3/4" (44) - UIFD IZ3, UOFD IZ3/IZ4, UIFDAT, UOFDAT
 - Top rail height and stile width: 4 3/4" (121)
 - Sidelite stile width: 3" (76)
 - Traditional French Door bottom rail height: 8 1/8" (206)
 - Contemporary Door bottom rail height: 4 3/4" (121)
 - Bottom rail:
 - Stave core is used for Pine, Cherry, Douglas Fir and Mahogany
 - Laminated veneer lumber (LVL) is used for White Oak
 - Stationary stile and hinged stile:
 - LVL is used for White Oak, Mahogany and Cherry
 - Stave core is used for Pine and Douglas Fir
 - Locking stile: all wood species use LVL
 - Top rail:
 - LVL is used for White Oak
 - Solid wood for Mahogany and Cherry
 - Stave core is used for Pine and Douglas Fir
 - Intermediate rail: solid wood for all species
- Panel thickness: 2 1/4" (57) - UIFD2.25 IZ3, UOFD2.25 IZ3, UIFD2.25AT, UOFD2.25AT
 - Top rail height and stile width: 6" (152)
 - Bottom rail height: 8 1/8" (206)
 - Bottom rail, stationary stile, locking stile, hinged stile and top rail for all species use LVL
 - Top rail is solid wood for arch top doors
 - Intermediate rail: solid face laminated
- Standard interior wood cope sticking: ogee
- Optional interior wood cope sticking: square

NOTE: Contemporary doors will default to square sticking with an option to select ogee

- Panels are interior glazed

Raised/Flat Panel Option:

- Standard stamped raised panel uses .080" (2) aluminum to the exterior with foam backing
- Core is medium density fiberboard (MDF) with non finger-jointed wood laminated to the interior

NOTE:

- Panel option not available with Contemporary door
- Ultimate Inswing / Outswing French Door Arch Top products with Raised and Flat panel options are not available with CE mark.

Unit Features

Hardware:

- Multi-point lock: applied to active and optional on inactive panels, 2 3/8" (60) backset, with latch engagement and three locking points, with option of keyed alike.
 - Dead bolt
 - Head jamb bolt
- Manual head and foot bolt standard on inactive panel with option of multi-point lock
- Multi-point lock is standard on 2 1/4" inactive panels
- Optional mortise lock and passage latch on active panel
- Optional prep for passage latch with deadbolt
- Optional no lock/no bore
- Optional lever handle set: active, inactive and dummy
- Traditional handle set finish options:
 - Powder coat finishes: Satin Taupe, White, Dark Bronze, Matte Black
 - Metal finishes: Satin Chrome, Polished Chrome, Antique Brass, Oil Rubbed Bronze, Brass PVD, Oil Rubbed Bronze PVD, Satin Nickel PVD
- Contemporary handle set finish options:
 - Painted finishes: Matte Black, Dark Bronze,
 - Metal finishes: Oil Rubbed Bronze PVD, Satin Nickel PVD

Hinges:

- Adjustable hinges
 - Standard finish: Satin Taupe with a steel substrate
 - Optional powder coat finish: Gold Tone, Dark Bronze, Silver Frost, White, Matte Black
 - Optional finish: Antique Brass, Satin Chrome, Oil Rubbed Bronze, Polished Chrome, Brass PVD, Satin Nickel PVD, Oil Rubbed Bronze PVD
 - Dimensions are 4 1/4"(108) x 3 3/4"(95) with 3/8"(10) radius corners
 - Adjustment is 3/16"(5) for horizontal and vertical of panels in frame
 - Quantity per panel for UIFD IZ3, UOFD IZ3
 - Unit rough opening height ≤ 96" (2438) = three hinges per panel
 - Optional four hinges for unit rough opening height ≥ 86 1/2" (2197) and ≤ 96"(2438)
 - Quantity per panel for UIFDAT, UOFDAT
 - Unit rough opening height ≤ 80" (2032) = three hinges per panel
 - Unit rough opening height ≥ 84" (2134) and ≤ 96"(2438) = four hinges per panel
 - Quantity per panel for UIFD2.25 IZ3, UOFD2.25 IZ3, UIFD2.25AT, and UOFD2.25AT
 - Unit rough opening height ≤ 86 1/2"(2197) = three hinges per panel
 - Unit rough opening height > 86 1/2" (2197) and ≤ 96 (2438) = four hinges per panel
 - Unit rough opening height > 96" (2438) = five hinges per panel
 - Optional four hinges for unit rough opening height ≤ 96"(2438)
- Optional butt hinge for 1 3/4" doors
 - Default finish (Inswing): Satin Taupe with steel substrate; Optional finishes: Brass Plated, Solid Brass, Antique Brass, Oil Rubbed Bronze, Satin Chrome, Satin Nickel, White, Stainless Steel, Satin Nickel PVD
 - Default finish (Outswing): Solid Brass or Stainless Steel with non-removable pin
 - Dimensions: 4" (102) x 4" (102) with radius corners
 - Quantity per panel
 - Unit rough opening height < 86 1/2" (2198) = three hinges per panel
 - Unit rough opening height ≥ 86 1/2" (2198) up to ≤ 110 1/2"(2807) = four hinges per panel
 - Unit rough opening height > 110 1/2" (2807) = five hinges per panel
- Optional ball bearing hinges for 2 1/4" doors and 1 3/4" doors
 - Default finish is Satin Chrome with a brass substrate; Optional finish: Solid Brass, Bronze with a brass substrate or stainless steel (2 1/4" only)
 - Dimensions:
 - For 2 1/4" doors, 4 1/2" (114) x 4 1/2" (114) with square corners.
 - For 1 3/4" doors, 4 1/2" (114) x 4 1/2" (114) with radius corners
 - Quantity per panel
 - Unit rough opening height < 86 1/2" (2198) = three hinges per panel
 - For 2 1/4" doors: Unit rough opening height ≥ 86 1/2" (2198) up to ≤ 96"(2438) = four hinges per panel
 - For 2 1/4" doors: Unit rough opening height > 96" (2438) = five hinges per panel
 - For 1 3/4" doors: Unit rough opening height ≥ 86 1/2" (2198) up to ≤ 110 1/2"(2807) = four hinges per panel
 - For 1 3/4" doors: Unit rough opening height > 110 1/2" (2807) = five hinges per panel

Unit Features**Optional Screens: (Inswing Units only)**

- Ultimate swinging screen:
 - Four concealed hinges per panel are factory installed within the Z bar
 - Handle includes latch with exterior handle and internal locking mechanism
 - Default: Contemporary Handle available in Bronze PVD, Nickel PVD, Matte Black, Dark Bronze
 - Optional: Traditional Handle available in Brass PVD, Bronze PVD, Satin Taupe, Satin Nickel PVD.
 - Screen Colors: Pebble Gray, Bahama Brown, Evergreen, Bronze, Stone White, Ebony, Wineberry, Coconut Cream, Hampton Sage, Cashmere, Sierra White, Cadet Gray, Cascade Blue, Liberty Bronze (Pearlescent), Gunmetal, Suede, Clay
 - Standard screen mesh: charcoal fiberglass
- Optional screen mesh: bronze, charcoal aluminum, silver aluminum, black aluminum, or charcoal high transparency fiberglass mesh (CH Hi-Tran)

Weather Strip:

- Weather strip at all panel perimeter points
- Standard color: beige
- Optional color: black

Mulling:

- For mull performance, refer to the General Mulling chapter of the ADM.

Unit Features Continued

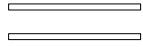
Glass and Glazing:

- Glazing method: Insulating - Dual Pane or Tri Pane
- Glazing seal: Silicone glazed
- Standard glass: Insulating Dual Pane Low E2 with Argon or Air
- Optional dual-pane glass make-ups:
 - Low E1 Argon or Air,
 - Low E3 Argon or Air,
 - Low E2/ERS Argon or air,
 - Low E3/ERS Argon or air, clear, tints, tempered, obscure, and decorative glass options
- Optional Tri Pane glass make-ups:
 - Low E2/E1 Argon, Krypton-Argon, or Air
 - Low E3/E1 Argon, Krypton-Argon, or Air
 - Low E1 Argon, Krypton-Argon, or Air
- Available glass types:
 - Laminated
 - Tempered
 - Obscure
- Tints:
 - Bronze
 - Gray
 - Green
 - Reflective Bronze
- Decorative glass options:
 - Frost
 - Reed
 - Narrow Reed
 - Rain
 - Sandblasted
 - Glue Chip
- All glass is of select quality complying with ASTM C 1036. Tempered or Laminated safety glazing per CPSC 16 CFR 1201. Insulating glass is manufactured and tested to pass level ASTM 2190 and is IGCC certified.
- IZ3 has tempered exterior pane.
- For additional specialty glazing options, please contact your Marvin representative.

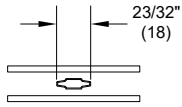
Lock Status Sensor (Optional):

- Available for UIFD IZ3, UIFD2.25 IZ3, UIFD2.25AT, UOFD IZ3, UOFD2.25 IZ3, UOFD2.25AT.
- Refer to **Lock Status Sensor Installation Instructions** for requirements.
- To achieve a closed and locked status, The Lock Status Sensor requires that the door must be closed to depress the anti-slam mechanism so that the door can be manually locked. It allows easy integration with home automation systems using a wireless connection.
 - Requires purchase of secondary transmitter for operation. Marvin will prep for this option. Wired connection not available.
- Wireless Lock Status Sensor is located within the width and height of the operating panel.
- Sensor Location will always be integrated into the locking hardware system.

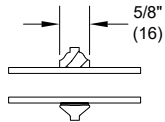
Standard Divided Lite Options



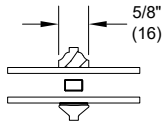
Insulating Glass



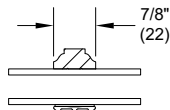
Aluminum 23/32"
Contour GBG



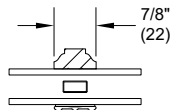
5/8" SDL



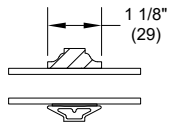
5/8" SDL
W/Spacer



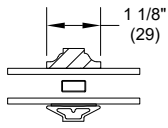
7/8" SDL



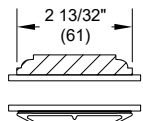
7/8" SDL
W/Spacer Bar



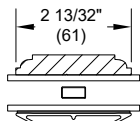
1 1/8" SDL



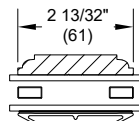
1 1/8" SDL
W/Spacer Bar



2 13/32" SDL

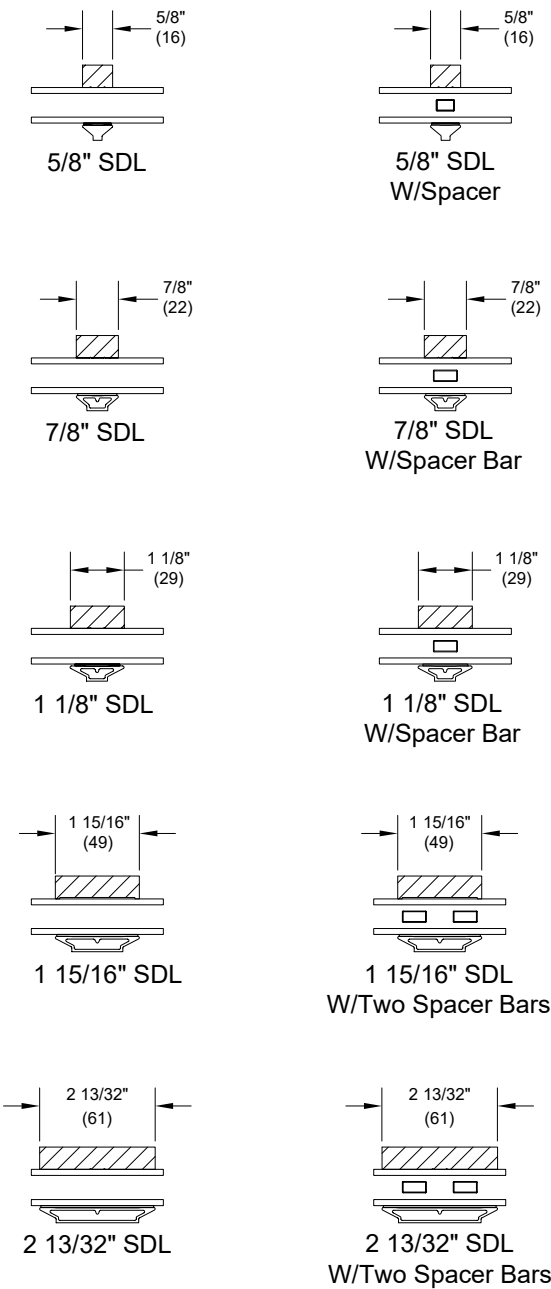


2 13/32" SDL
W/One Spacer Bar



2 13/32" SDL
W/Two Spacer Bars

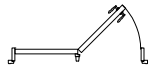
Optional Interior Square Simulated Divided Lite



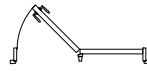
Inswing Handing Configurations



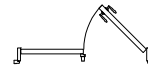
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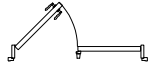
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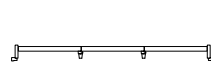
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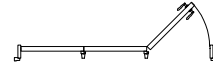
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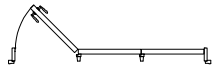
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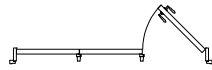
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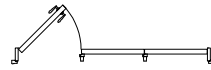
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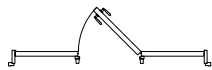
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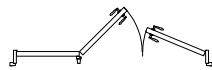
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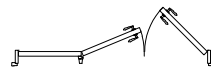
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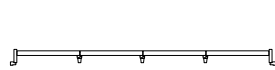
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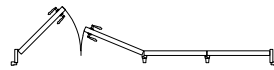
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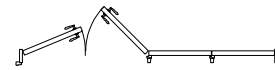
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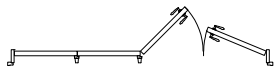
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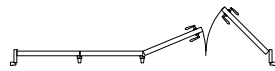
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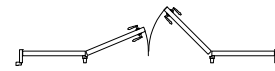
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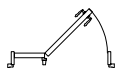


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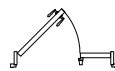
Entrance Systems



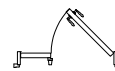
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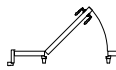
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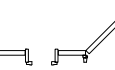
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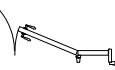
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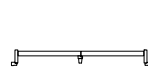
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**1 3/4" Archtop Doors
2 1/4" Rectangular and Archtop Doors**



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XL

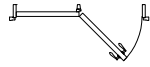


XR

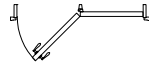
Outswing Handing Configurations



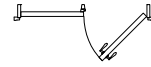
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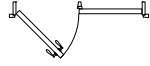
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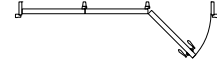
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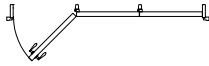
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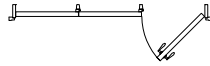
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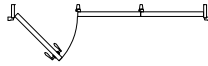
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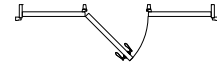
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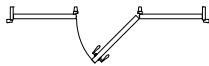
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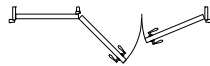
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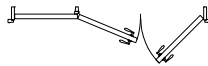
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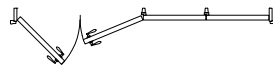
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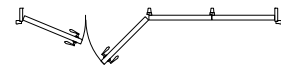
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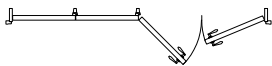
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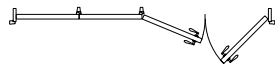
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XXOO L



OOX R



OOX L



OXXO R

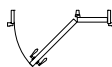


OXXO L

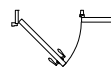
Entrance Systems



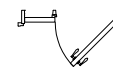
OX R



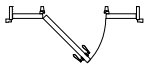
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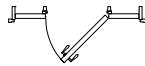
XO R



OX L



OXO R



OXO L



OXXO R



OXXO L

**1 3/4" Archtop Doors
2 1/4" Rectangular and Archtop Doors**



O



XR



XL



XX L



XX R