



20LC-037

MEMORANDUM

TO: Fred Huddleston, Chair and Commissioners
Galveston Landmark Commission

FROM: Karen White, Planning Technician
Development Services Department

DATE: May 14, 2020

RE: **20LC-037 (1801 Avenue L) Request for the Landmark Commission to reconsider this request regarding a Certificate of Appropriateness.** Request for a Certificate of Appropriateness for alterations to the structure including painting exterior masonry, replacing exterior doors, and removing exterior shutters. Property is legally described as M. B. Menard Survey, North 67-8 Feet of Lot 7 (7-1), Block 18, in the City and County of Galveston, Texas.
Applicant: Becky Jolin
Property Owner: Sam and Becky Jolin

At the May 4th Landmark Commission meeting, the above case was presented to the Landmark Commission and was approved with staff's recommendations but omitting condition 1.b.

Staff is requesting that the case be reconsidered due to technical difficulties that prevented the applicant from presenting to the Commission.

According to the Galveston Land Development Regulations 13.310: Reconsideration or Rehearing of Decision, (B).

- B. Limitations.** A request for reconsideration or rehearing will be granted only if a member of the prevailing side of a vote of the board or commission finds, by majority vote of a quorum present, that:
1. There was substantial procedural error in the original proceeding;
 2. The board or commission acted without jurisdiction in the original proceeding, and such jurisdictional defect has been since remedied; or
 3. The original decision was based upon misunderstanding, fraud, or misrepresentation.

Since there was a misunderstanding between the applicant and staff regarding the technical issues, the Landmark Commission may vote to reconsider this case.

Exhibits

A – Minutes

B – Staff Report 20LC-037



City of Galveston

MINUTES OF THE LANDMARK COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – May 4, 2020

CALL MEETING TO ORDER

The meeting was called to order at 4:04 p.m.

ATTENDANCE

Members Present via Videoconference: Click, Griffin, Heatley (Alternate), Huddleston, Lang, Patterson, Swanson (Alternate), Wood, Collins (Ex-Officio)

Members Absent: McLean

Staff Present: Tim Tietjens, Development Services Director; Catherine Gorman, AICP, Assistant Director/Historic Preservation Officer

Staff Present via Telephone: Daniel Lunsford, Planner; Karen White, Planning Technician; Donna Fairweather, Assistant City Attorney

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The April 20, 2020 minutes were approved as presented.

COVID-19 UPDATE

Staff updated the Commission and the public on the City's steps to reduce the spread of COVID-19.

MEETING FORMAT

Staff explained the adjusted meeting format to the Commission and the public.

PUBLIC COMMENT

None

OLD BUSINESS AND ASSOCIATED PUBLIC HEARINGS

20LC-032 (1703/1705 Avenue M 1/2) Request for a Certificate of Appropriateness for alterations to the structure including window and door replacement. Property is legally described as the West 32.10 feet of Lot 6 (3006-1), Southeast Block 20, Galveston Outlots, in the City and County of Galveston, Texas. Applicant and Property Owner: Vanette Reita Johnson

Staff presented a memorandum requesting that case 20LC-032 be continued until the May 18, 2020 regular meeting in order to allow the applicant to provide additional information requested by staff.

Chairperson Fred Huddleston made a motion to continue case 20LC-032 per staff's request. Sarah Moore Click seconded, and the following votes were cast:

In favor: Click, Griffin, Huddleston, Lang, Patterson, Swanson (Alternate), Wood
Opposed: None
Absent: McLean

Non-voting participant(s): Heatley (Alternate), CM Collins (Ex-Officio)

The motion passed.

20LC-037 (1801 Avenue L) Request for a Certificate of Appropriateness for alterations to the structure including painting exterior masonry, replacing exterior doors, and removing exterior shutters. Property is legally described as M. B. Menard Survey, North 67-8 Feet of Lot 7 (7-1), Block 18, in the City and County of Galveston, Texas.

Applicant: Becky Jolin

Property Owner: Sam and Becky Jolin

Staff presented the staff report and noted that of six (6) notices of public hearing sent, one (1) had been returned without comment.

Staff read a statement prepared by the applicant.

Chairperson Fred Huddleston called for questions or comments from the Commission.

Constance Patterson made a motion to approve case 20LC-037 with staff's recommendations. Clyde Wood seconded.

Vice-Chairperson Joanne Griffin proposed a friendly amendment to omit condition 1.b.

Constance Patterson and Clyde Wood accepted the friendly amendment, and the following votes were cast:

In favor: Click, Griffin, Huddleston, Lang, Patterson, Swanson (Alternate), Wood

Opposed: None

Absent: McLean

Non-voting participant(s): Heatley (Alternate), CM Collins (Ex-Officio)

The motion passed.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

20LC-034 (1414 Church / Avenue F) Request for a Certificate of Appropriateness in order to retain existing windows. Property is legally described as M.B. Menard Survey, West 38 Feet of Lot 11 (11-1), Block 434, in the City and County of Galveston, Texas.

Applicants and Property Owners: Albert and Jennifer Peoples

Staff presented the staff report and noted that of seven (7) notices of public hearing sent, zero (0) had been returned.

Chairperson Fred Huddleston called for questions or comments from the Commission.

Sarah Moore Click made a motion to approve case 20LC-034 with staff's recommendations. Vice-Chairperson Joanne Griffin seconded, and the following votes were cast:

In favor: Click, Griffin, Huddleston, Lang, Patterson, Swanson (Alternate), Wood

Opposed: None

Absent: McLean

Non-voting participant(s): Heatley (Alternate), CM Collins (Ex-Officio)

The motion passed.

20LC-036 (2400 Mechanic/Avenue C) Request for a Certificate of Appropriateness for alterations to the structure including the application of an elastomeric coating to the building's exterior stucco. Property is legally described as the Stand Lofts Condos (2015), Abstract 628, Galveston Outlots, in the City and County of Galveston, Texas.

Applicant: Building Galveston, Inc. DBA Building Solutions

Property Owner: The Strand Lofts Condominium Association, Inc.

Staff presented the staff report and noted that of thirty-one (31) notices of public hearing sent, one (1) had been returned in favor.

Chairperson Fred Huddleston called for questions or comments from the Commission.

Chairperson Fred Huddleston made a motion to deny case 20LC-036 per staff's recommendation. Sarah Moore Click seconded, and the following votes were cast:

In favor:	Click, Griffin, Huddleston, Lang, Patterson, Swanson (Alternate), Wood
Opposed:	None
Absent:	McLean
Non-voting participant(s):	Heatley (Alternate), CM Collins (Ex-Officio)

The motion passed.

DISCUSSION AND ACTION ITEMS

THE MEETING ADJOURNED AT 4:57 PM





20LC-037

STAFF REPORT

ADDRESS:

1801 Avenue L

LEGAL DESCRIPTION:

Property is legally described as M. B. Menard Survey, North 67-8 Feet of Lot 7 (7-1), Block 18, in the City and County of Galveston, Texas.

APPLICANTS/REPRESENTATIVES:

Becky Jolin

PROPERTY OWNERS:

Sam & Becky Jolin

ZONING:

Residential, Single-Family – Historic (R-3-H)

HISTORIC DISTRICT:

Lost Bayou

REQUEST:

Request for a Certificate of Appropriateness for modifications to the structure including painting exterior masonry and replacing exterior doors.

STAFF RECOMMENDATION:

Approval based on findings and conditions.

EXHIBITS:

A – Applicants’ Submittal

STAFF:

Karen White
 Planning Technician
 (409) 797-3608
 kwhite@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
6				



Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Residential, Single-Family – Historic (R-3-H)	Vacant Building
North	Residential, Single-Family – Historic (R-3-H)	Residential
South	Residential, Single-Family – Historic (R-3-H)	Residential
East	Residential, Single-Family – Historic (R-3-H)	Residential
West	Residential, Single-Family – Historic (R-3-H)	Residential

Historical and/or Architectural Significance

Date	1932
Style	None
Condition	Good
Evaluation	Medium = Contributing
Note(s)	Windows and door shuttered

Executive Summary

The applicants are requesting a Certificate of Appropriateness for modifications to the structure including:

- Painting exterior masonry;
- Replacing/repairing seven (7) exterior doors as follows:
 - Door 1: Located on 18th Street façade (main entry). Will be replaced with impact wood single door with single impact glass lite with divided sidelites.
 - Door 2: Located on 18th Street façade (service door). Will be replaced with impact wood door.
 - Door 3: Located on Avenue L façade (entry to residential space). Will be replaced with wood door.
 - Door 4: Located on Avenue L façade. Presumed original wood door with divided lites. Will be painted but otherwise unaltered.
 - Doors 5 and 6: Located on south façade. Will be replaced with impact fiberglass doors with single impact glass lite (similar to Door 1).
 - Door 7: Located on south façade. Will be replaced with impact fiberglass solid door.
- Removing an aluminum screen on the Avenue L façade;
- Uncovering existing transoms on the Avenue L façade;
- Removing and enclosing a window on the south façade adjacent to Door 6;
- Replacing an aluminum window on the south façade.

The structure has been vacant since 2008. According to the applicant, six (6) of the existing doors are broken and/or rotted and in need of replacement.

Design Standards for Historic Properties

The following Design Standards are applicable to the project:

Historic Masonry

Brick, stone, terra cotta, stucco and concrete are the primary historic masonry building materials in Galveston. They are used as building walls, site walls, steps, and walkways. Historic masonry and concrete should be repaired and preserved whenever possible.

2.8 Do not paint brick or stone that was not painted historically.

Appropriate

- Maintain the natural uncovered water-protective layer, or patina, to protect masonry from the elements.

Inappropriate

- Do not paint masonry walls (this can seal in moisture, which may cause extensive damage over time).

Historic Paint

Historically, most wood surfaces on the exterior of a building were painted to protect them from weathering. Concrete and stucco structures were also sometimes painted. Note that all projects must meet lead-based paint requirements.

2.12 Plan repainting carefully.

Appropriate

- Always prepare a good substrate. Prior to painting, remove damaged or deteriorated paint only to the next intact layer, using the gentlest means possible.
- Use compatible paints. Some latex paints will not bond well to earlier oil-based paints without a primer coat.

Historic Windows

The character-defining features of a historic window should be preserved. Historic windows can be repaired by re-glazing and patching and splicing wood elements such as muntins, frame, sill and casing. Repair and weatherization is more energy efficient, and less expensive than replacement. If an original window cannot be repaired, new replacement windows should be in character with the historic building.

2.13 Preserve the functional and decorative features of a historic window.

Appropriate

- Preserve historic window features including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation and groupings of windows.
- Repair, rather than replace, frames and sashes, whenever possible.

2.14 Maintain original window proportions and components.

Appropriate

- Preserve the position, number and arrangement of historic windows in a building wall (flexibility in modifying a window on the rear of a contributing structure may be considered. See “Locating Façade Improvements” on page 29 for more information).
- Maintain the original size, shape and number of panes.
- Repair and maintain windows regularly, including wood trim, glazing putty and glass panes.
- Maintain historic art or stained glass.

Inappropriate

- Do not enclose a historic window opening or add a new opening.
- Do not significantly increase the amount of glass on a primary façade as it will negatively affect the integrity of the structure.

2.15 Preserve the proportions of historic window openings.

Appropriate

- Restore altered window openings on primary façades to their original configuration, when feasible.

Inappropriate

- Do not reduce an original opening to accommodate a smaller window or increase it to accommodate a larger window.

2.16 Match replacement window design to the original.

Appropriate

- If the original is double-hung, use a double-hung replacement window, or a window that appears to be double-hung.
- Give special attention to matching the original design on a key character-defining façade.

2.17 Use materials that appear similar to the original when replacing a window.

Appropriate

- Use the same material as the original window, especially on character-defining walls (preferred approach).
- Consider an alternative material only if the appearance of the window components will match those of the original in dimension, profile and finish.
- Use clear window glazing that conveys the visual appearance of historic glazing (transparent low-e glass is preferred).

Inappropriate

- Do not use vinyl and unfinished metals as window materials.
- Do not use metallic or reflective window glazing.

2.18 Match the profile of the sash and its components to that of the original window.

Appropriate

- Maintain the profile depth of the sash, which steps back to the plane of the glass in several increments.

2.19 Convey the character of historic sash divisions.

Appropriate

- Use genuine muntins that divide a window into smaller panes of glass on key walls and other highly visible places.

Inappropriate

- Do not use strips of material located between panes of glass to simulate muntins.

2.20 Enhance the energy efficiency of an existing historic window, rather than replace it.

Appropriate

- Add weather stripping and caulking around the window frame
- Install a storm window or insulated window shade
- Use clear UV films

Historic Doors

There are many different types and styles of front doors on historic Galveston buildings. Most common are single doors with wood panels, wooden doors with glass lights, or wooden doors with sidelights and/or transoms. The character-defining features of a historic door and its distinct materials and placement should be preserved. When a new door is needed, it should be in character with the building, especially when it is located on a primary wall.

2.25 Preserve the decorative and functional features of a primary entrance door.

Appropriate

- Repair locks and other hardware if feasible.
- Preserve original and decorative features, including door frames, sills, heads, jambs, moldings, detailing, transoms and flanking sidelights

Inappropriate

- Do not change the historic position of doors on primary façades.
- Do not add additional doors on primary façades.
- Do not enclose transoms or sidelights.

2.26 Maintain the original position and proportions of a historically significant door.

Inappropriate

- Do not alter the original size and shape of a historic door.

2.27 Repair or replace a damaged historic door to maintain its general historic appearance.

Appropriate

- Use materials that appear similar to that of the original.
- When replacing a historic door, use a design that appears similar to the original door.

Inappropriate

- Do not use solid core or flush doors.

2.28 If necessary, install simple screen doors.

Appropriate

- Use painted wooden screen and storm doors or louvered wooden doors that are backed with screening.

Inappropriate

- Do not use screen doors with highly decorative designs (metal scrollwork, etc.)

Treatment of Historic Signs

Historic signs contribute to the character of Galveston and have individual value. Historic signs should be retained whenever possible, especially when they are a significant part of a building's history or design.

4.32 Consider history, context, and design when determining whether to retain a historic sign.

Retaining a historic sign is especially important when it is:

- Associated with historic figures, events or places
- Significant to the building or historic district, or as evidence of the history of the product, business or service advertised
- Characteristic of a specific historic period
- Integral to the building's design or physical fabric
- Attached in a way that removal could harm the integrity of a historic property's design or damage its materials
- An outstanding example of the sign maker's art because of its craftsmanship, use of materials or design
- Recognized as a popular focal point in the community.

4.33 Maintain historic wall signs whenever possible.

Appropriate

- Leave historic painted wall signs, or "ghost signs", exposed whenever possible.

Inappropriate

- Do not over-restore historic wall signs to the point that they no longer provide evidence of a building's age and original function. May be Considered on a Case-by-Case Basis by the Landmark Commission
- The Commission will consider historic wall sign restoration, following appropriate procedures.

Conformance with the Design Standards

Staff finds that the request generally conforms to the Design Standards for Historic Properties.

Painting of Masonry

The *Design Standards* discourage painting masonry that was not painted historically. Presently, portions of the masonry walls on the ground floor are painted. Staff finds that repainting these portions is appropriate. However, since staff was not provided with evidence that the rest of the structure has been painted historically, staff recommends that the unpainted masonry walls remain unpainted.

There are existing painted wall signs on the 18th Street and Avenue L facades. The *Design Standards* encourage the preservation of these “ghost signs” whenever possible. Staff recommends that the existing signs are left exposed.

Historic Doors

Door 1: While wooden doors with sidelights are common in the historic districts, the *Design Standards* encourage preservation of the position, dimensions, and decorative features of doors on primary facades. Without evidence that a single door with sidelights existed at this location, staff finds the proposed door inappropriate. As an alternative, the applicant has proposed double wood impact doors with single lites in the existing configuration. Staff finds the double doors more appropriate.

Doors 2 and 3: When replacing a historic door, the *Design Standards* encourage using a design that matches that of the original door. Without evidence of what the original door looked like, staff finds that a simple design is appropriate.

Door 4: Staff finds that removing the aluminum screen is appropriate as doing so will reveal the original decorative features of the door.

Doors 5, 6, and 7: While the *Design Standards* encourage replacement doors to match the originals in material and design, doors 5, 6, and 7 are located in Location C: Less Visible Secondary Wall. Preservation is still preferred but additional flexibility exists for compatible replacement or alteration.

Transoms: The *Design Standards* encourage the preservation of original and decorative features. Staff finds that uncovering the transoms on the north façade is appropriate.

Historic Windows

According to the applicant, the windows on the south façade over the 1970s addition are aluminum. While the *Design Standards* discourage the enclosure of historic window openings and staff prefers that the replacement windows match the historic windows in design and material, the windows are located in Location C: Less Visible Secondary Wall. Preservation is still preferred but additional flexibility exists for compatible

replacement or alteration. Staff finds the proposed changes to the windows appropriate due to their location on the south façade.

Staff Recommendation Staff recommends approval of the request with the following conditions:

Specific Conditions to Case 20LC-037:

- 1) The applicant shall conform to the design, material, and placement shown in Attachment A of the staff report with the following modifications:
 - a. The unpainted masonry shall not be painted;
 - b. The existing painted wall sign shall remain exposed; and
 - c. The proposed Door 1 shall be omitted in favor of double wood impact doors with single lites.

Standard Conditions:

- 2) Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;
- 3) The applicant shall obtain a building permit prior to beginning construction;
- 4) Any additional work will require a separate building permit from the Building Department, and may require review by the Landmark Commission and/or the City's Historic Preservation Officer prior to construction;
- 5) The Landmark Commission approval shall expire after two years if no progress has been made toward completion of a project unless the applicant files a request for an extension or can show progress toward completion of a project; and,
- 6) In accordance with Section 10.110 of the Land Development Regulations, should the applicant be aggrieved by the decision of the Landmark Commission, a letter requesting an appeal must be submitted to the Historic Preservation Officer within 10 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Development Services Department by the next respective deadline date.

Respectfully Submitted:



Karen White
Planning Technician

5/1/2020

Date



Catherine Gorman, AICP
Assistant Director/Historic Preservation Officer

5/1/2020

Date

Attachment A

Certificate of Appropriateness - Landmark Commission

Property 1801 Avenue L

IV. Narrative of Requested Action – addendum

4. Remove aluminum window in upstairs 1970s addition.
5. Replace wood siding of upstairs 1970s addition with new wood siding that matches existing wood siding.
6. Install new 2020 impact fiberglass window to south face of upstairs 1970s addition on south (not street) face of building.

Materials List 1801 Ave L (updated)

- Door 1 – Front Door to Commercial Space: Impact wood door with single impact glass lite with divided sidelites
- Door 2 – Service Door to Commercial Space: Impact wood door
- Door 3 – Front Door to Residential Space: Wood door
- Doors 5 and 6 – Impact fiberglass door with single impact glass lite of similar shape/design as Door 1. Door 5 is the back door for the upstairs. Door 6 provides access to the roof and is set back 19'10" from the edge of the 1970s concrete building, then there is an additional 4' awning toward the street. (Note: the images of the new Doors 5 and 6 are mislabeled Doors 4 & 5. Door 4 is a presumed original wood door with divided lites that will not be altered other than painted.)
- Door 7 – Impact fiberglass solid door for downstairs back door at SW corner of building/property
- Window (there is only one) – Impact fiberglass 2020 Showcase window. This is an upstairs window in the 1970s era utility room with a south (not street) face.
- Existing wood siding on 1970s era utility room will be used to cover space of aluminum window that will be removed, which is adjacent to Door 6. (Visible on photo of Door 6)



MAYAS GROCERY & FOOD PRODUCTS

Door 1

Door 2

Painted



GROCERY & FOOD PRODUCTS

Door 1

MAYA'S GROCERY & FOOD PRODUCTS
1801
AVE L

Painted
Brick

2

Remove All
Armos
to be
on streets

Uncover
Parrsons

Door 3

Door 4

leave
existing
door
but
remove
aluminum
screen

Painted →

Ave L

MAYA'S GROCERY & FOOD PRODUCTS

1801
AVE-L

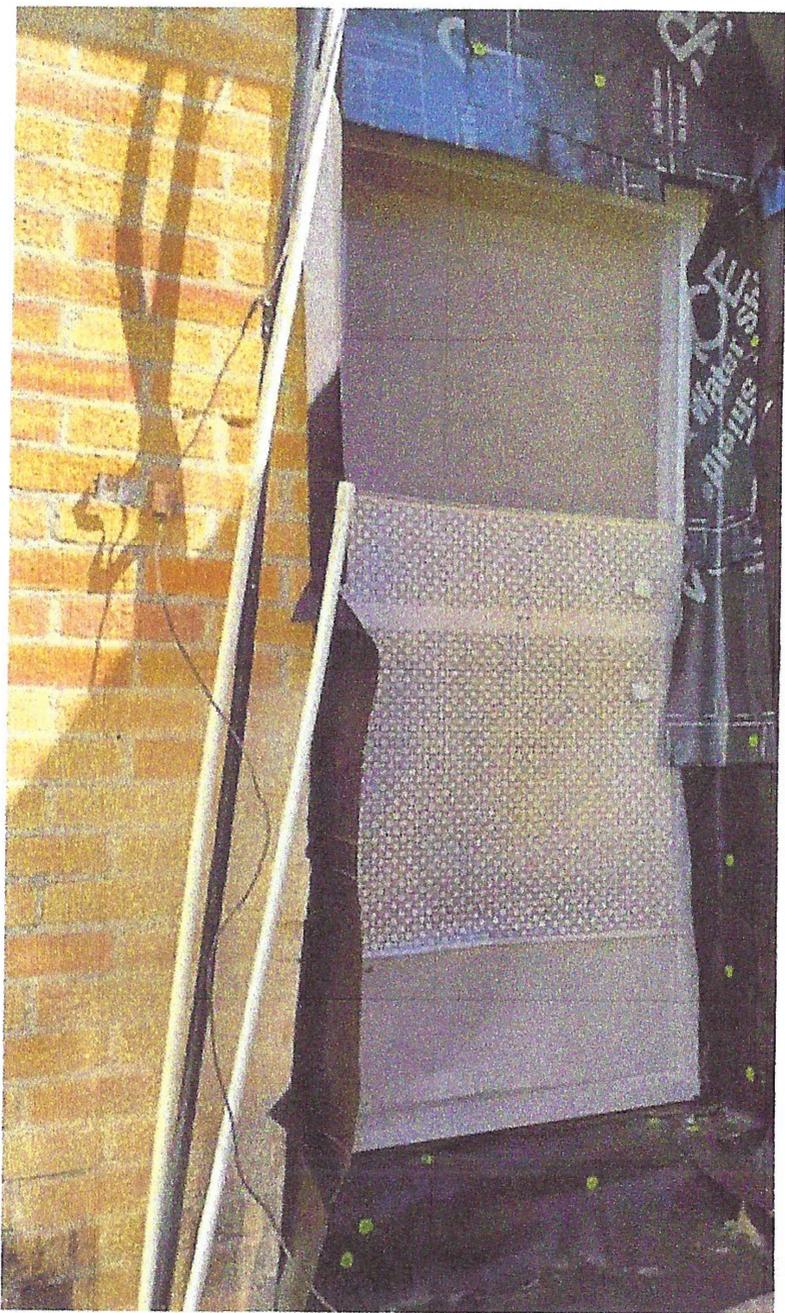




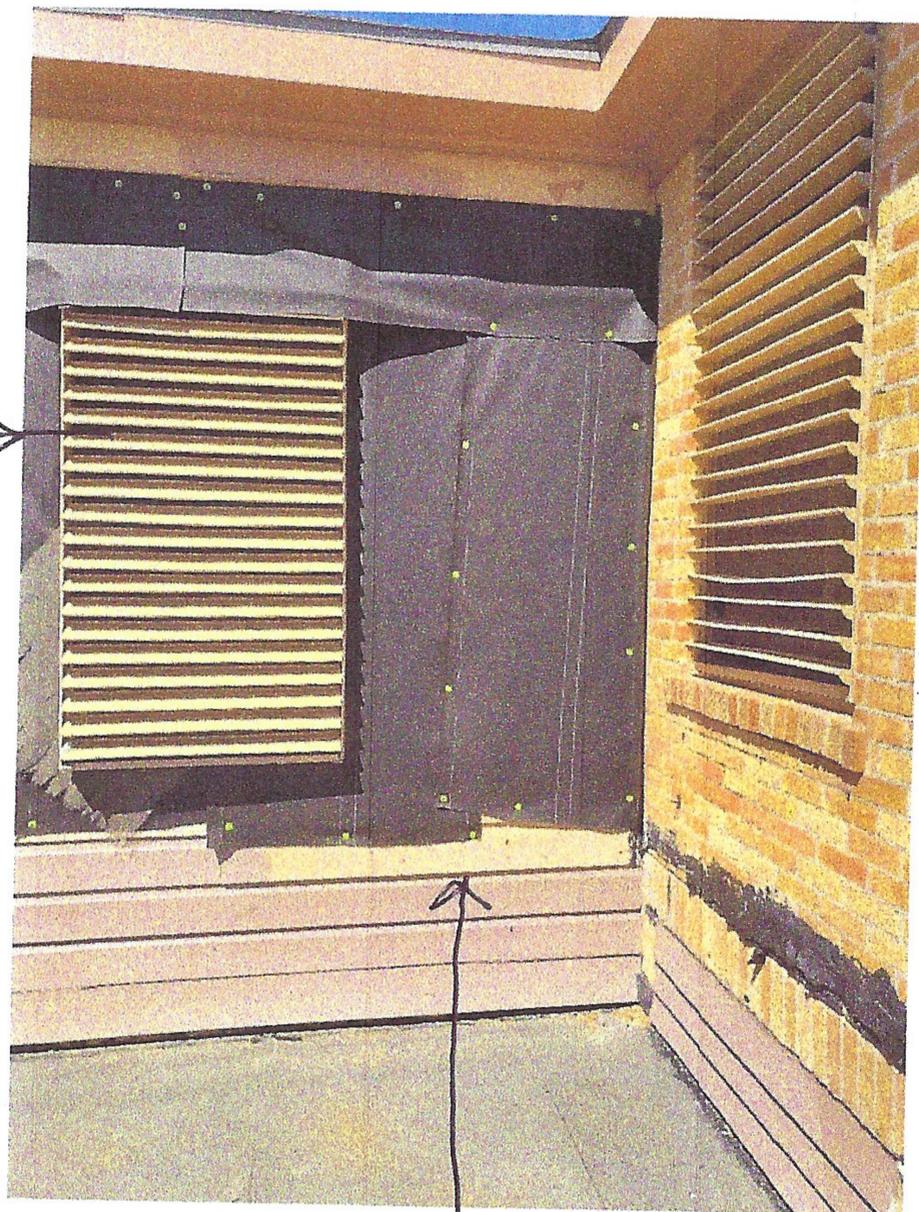
Existing Doors

Existing Side Door 4 36"x83"
will leave this in place.
This is inspiration for
divided sidelites on front door

Existing Front Door 1
to commercial space



Existing
Aluminum
Windows
removed
& covered
with
existing
wood
siding.

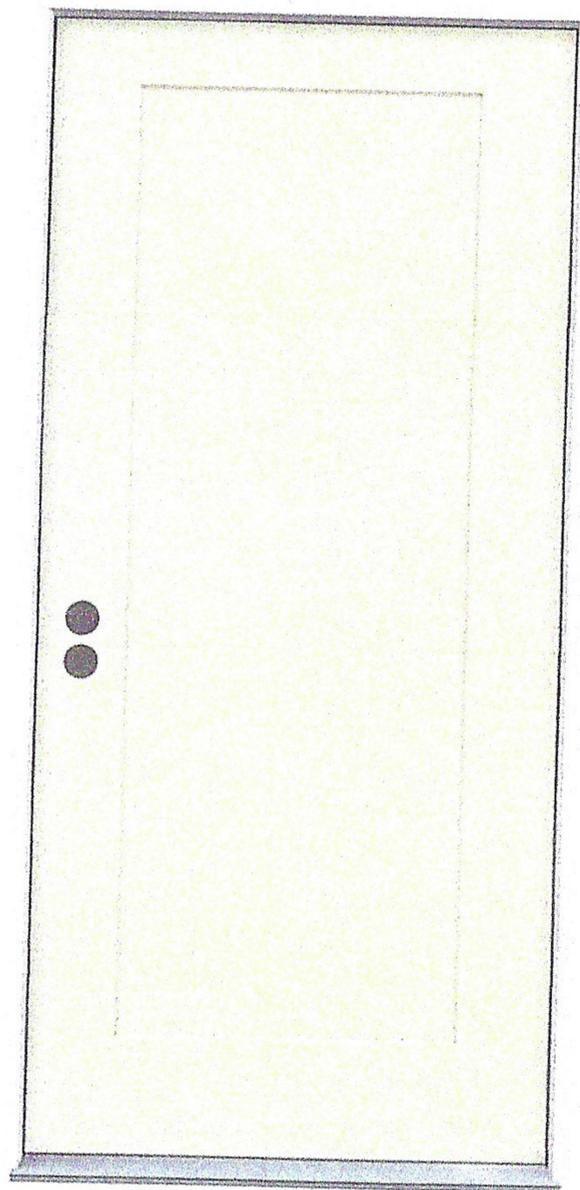


Existing Door 5
at top of backyard
stairs
(this room had extensive
fire damage that's repaired.)

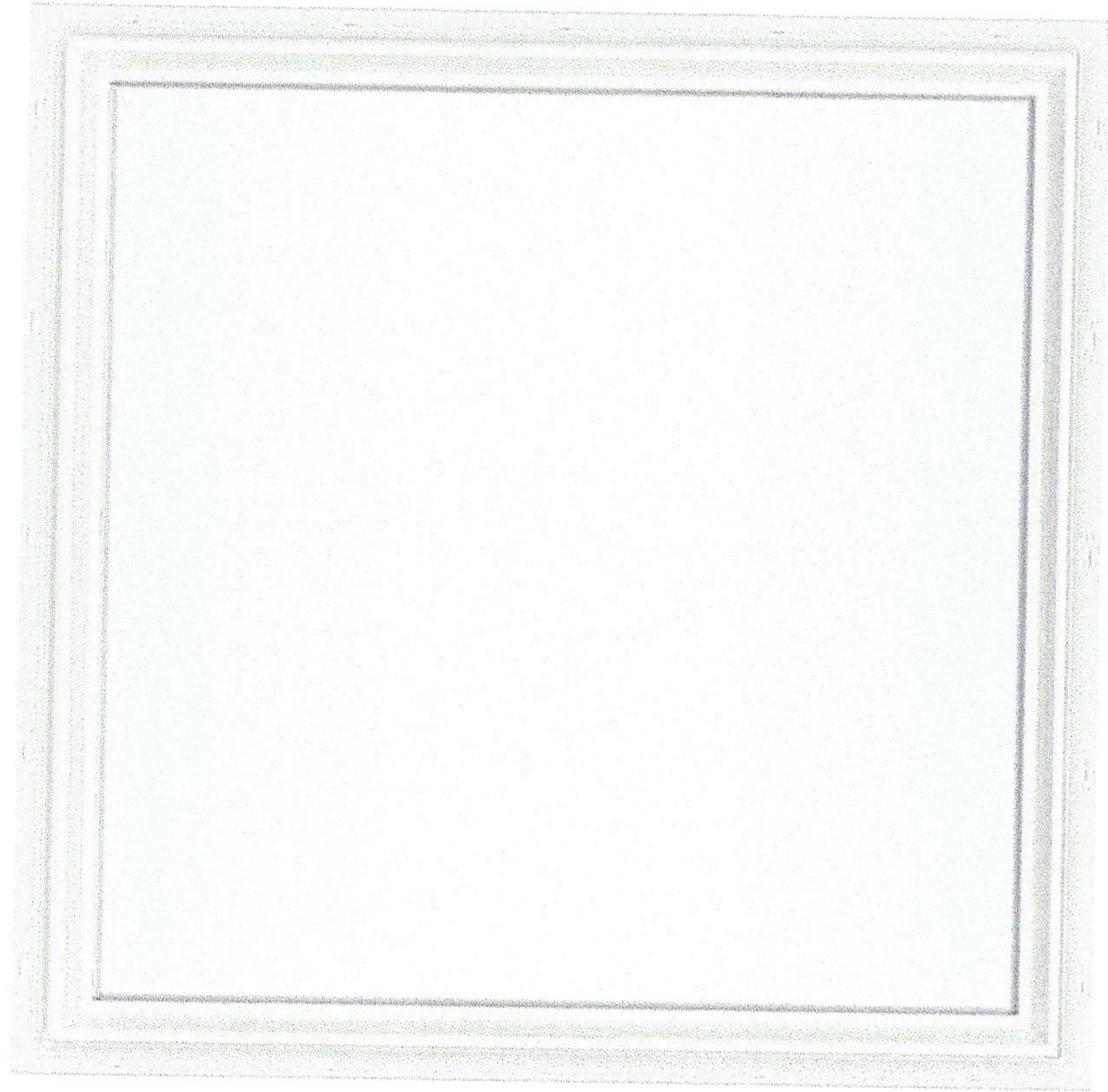
Door 6 to Rooftop
from laundry room.
Now just wood
over opening.



Existing Door 7



New Door 7
Impact Fiberglass



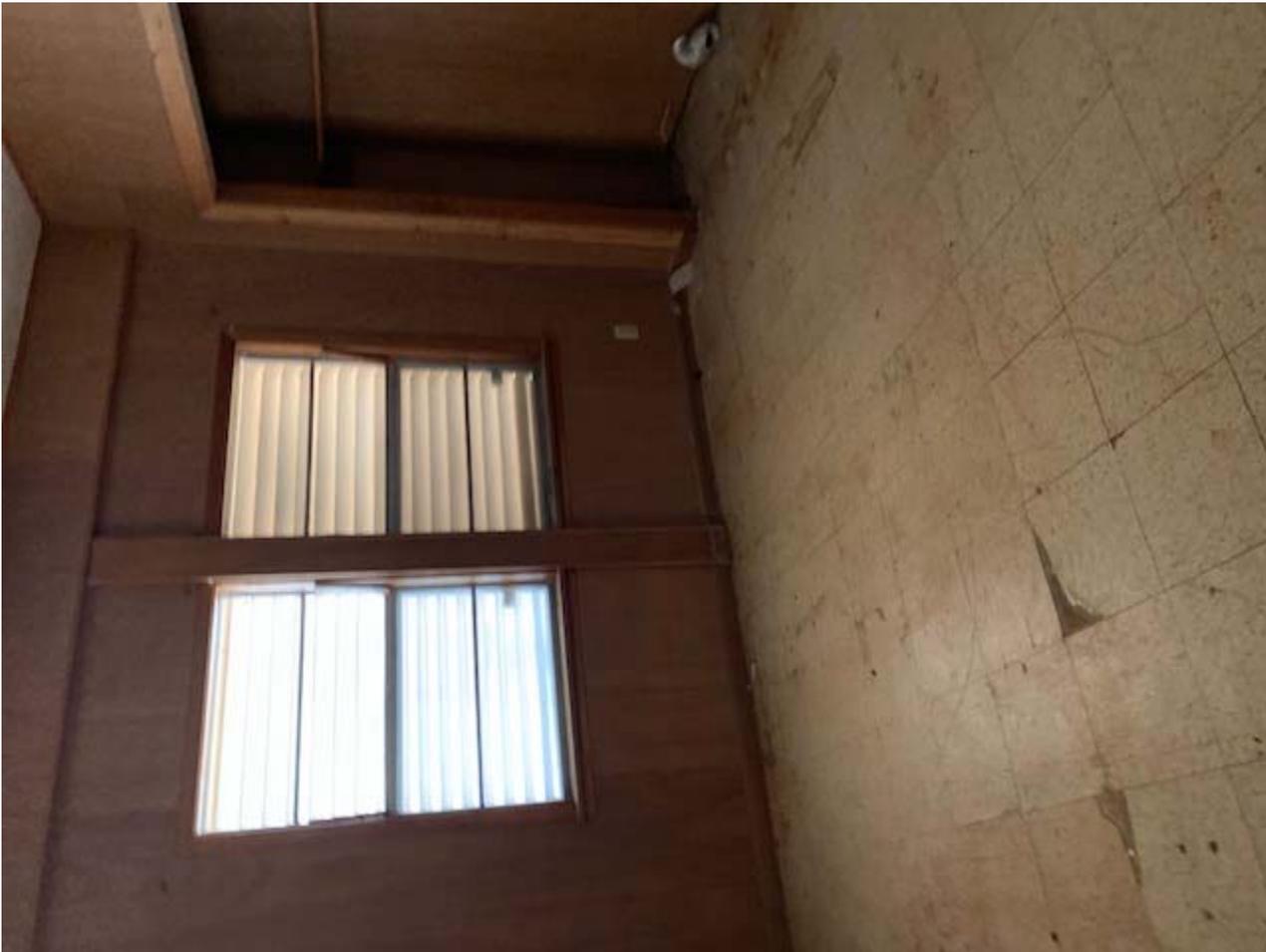
New 2020 Impact Fiberglass
window from Showcase.
This is on S face of upstairs
1970's Utility Room.

Karen White

From: Becky Jolin [REDACTED]
Sent: Wednesday, April 29, 2020 1:20 PM
To: Karen White
Subject: [EXTERNAL] 1801 Ave L

Karen, per your request, here is a photo of the aluminum windows being replaced with one small 2020 impact window. Please note, this is on the south (not street facing) of the upstairs 1970 addition of a porch/utility room over the 1970's concrete building addition.

Becky



Sent from my iPhone. Please excuse typos and autocorrect errors.

Becky L. Jolin
Partner

Smith Jolin LLP
[REDACTED]

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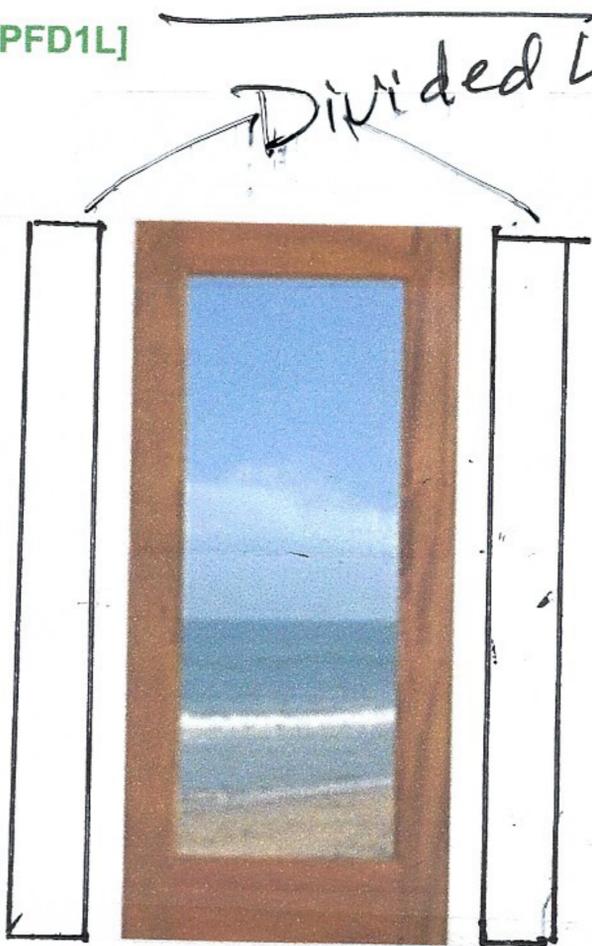
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[IMPFD1L]



Door 1 36" x 80"

Proposed Front Door
for Commercial Space

* With 2 side lites
divided to reflect
the existing Side Door
(4) to the Commercial
Space

Roll over image to zoom in



Size *: No Size Selected





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Door 2 - Service Door for Commercial Space.
36" x 80"

Roll over image to zoom in



Size *: **No Size Selected**

36"x96" = \$999 (Backordered 12 weeks)

36"x80" = \$899 (Backordered 12 weeks)

Custom Sizes and Volume Discounts Available!



4

NEW DOOR 3

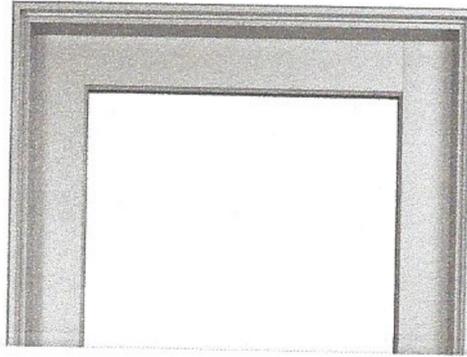


Proposed Door 3 - Entry to Residence
Will paint Trim color
36" x 83"

PROPOSED NEW DOORS 4+5

maximize views and access to the outdoors, select from inswing or outswing operation in sizes up to 14 feet wide, and if a more streamlined look is desired, choose our contemporary panel option with sleek 4 3/4" wood surround on all sides.

Hurricane-rated doors - Same style as front door of commercial space.



*These are for upstairs.
1 at back of property at top of stairs →*



MARVIN 



The other is for access to the flat roof above the concrete building.

INTERIOR

EXTERIOR

Features of the Ultimate Swinging French Door

- Available in heights up to 9 feet or widths up to 14 feet
- Choose a Traditional panel aesthetic with a 8" bottom rail or for a Contemporary look and more daylight opening, select a 4 3/4" bottom rail
- Handles available in a wide range of styles from traditional to contemporary

- Durable sill is engineered for years of energy-efficient and weathertight performance
- Unique multi-point lock offers security and a tight seal with no visible components
- Adjustable hinges for years of smooth operation
- Hidden Lock Status Sensor option connects with your smart home to indicate when door is closed and locked
- Available with IZ3 coastal/hurricane certification. IZ4 available for Ultimate Outswing French Door only.
- CE certified.

SIGNATURE

COLLECTION

Marvin Signature Ultimate

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