

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Karlen Murray/Renewal by Andersen

LOCATION: Old and Historic Alexandria District
111 South Columbus Street

ZONE: CD/Commercial Downtown Zone

April 19, 2023, BAR Hearing Minutes

BOARD ACTION: By unanimous consent, the Board of Architectural Review accepted the request for the deferral of BAR #2023-00113.

REASON

Based on the discussion regarding the prior case (BAR2023-00112), the applicant requested deferral to wait for a Board discussion on possible changes to the window policy.

SPEAKERS

Karlen Murray with Renewal by Andersen

DISCUSSION

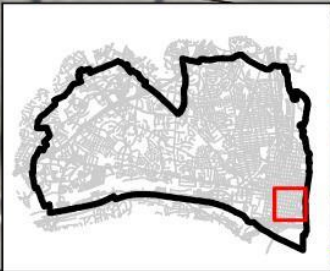
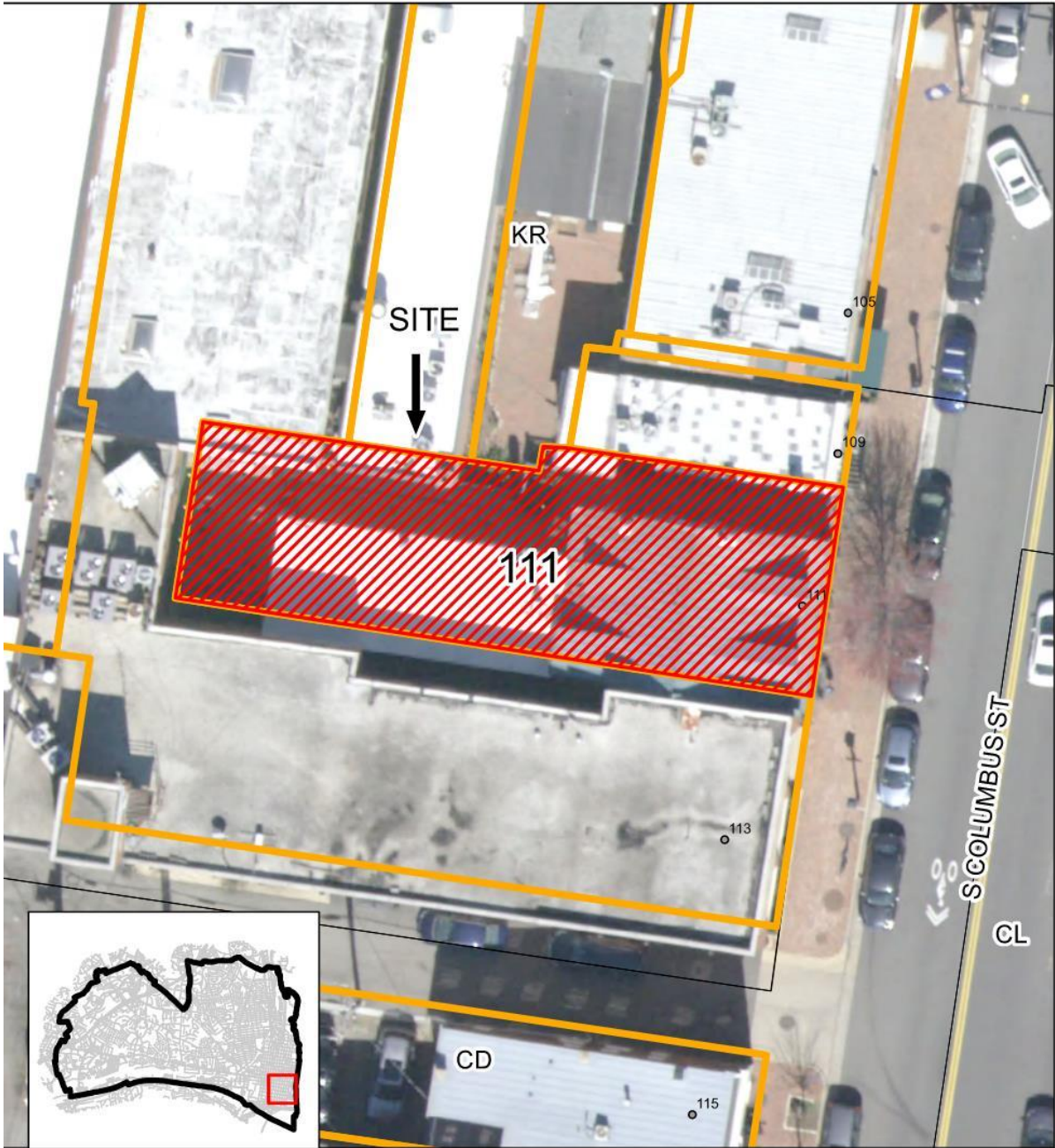
None.

STAFF RECOMMENDATION

Staff recommends **denial** of the Certificate of Appropriateness, as submitted.

GENERAL NOTES TO THE APPLICANT

1. APPEAL OF DECISION: In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. COMPLIANCE WITH BAR POLICIES: All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. BUILDING PERMITS: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH: Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. HISTORIC PROPERTY TAX CREDITS: Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR #2023-00113
111 S Columbus Street



UPDATE

The case was deferred at the request of the applicant at the April 19, 2023, hearing. Since that hearing, the Board has held a window workshop to explore the technical aspects of various window replacement projects. The Fibrex windows being proposed for this project were included in this workshop. The applicant returns to the Board with modified technical specifications and is requesting that the Board approve the use of Fibrex windows on this Early building.

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to install composite windows, at 111 South Columbus Street. The proposal includes replacing 31 existing windows on an Early building with inappropriate composite windows.

II. HISTORY

According to Ethelyn Cox's Historic Alexandria, Virginia Street by Street, the two-story brick building at 111 South Columbus Street was built by Charles Bennett as a residence sometime after 1810. The house was purchased by architect/builder Benjamin F. Price in 1865. It was likely Price who added the ornate Italianate cornice, door surround and window hoods.

Previous BAR Approvals

- BAR 2022-00336 Administrative approval of a sign (7/6/2022).
- BAR2015-00404 Administrative approval of a sign (12/22/2015).
- BAR2012-00253 Administrative approval of fence (7/24/2012).
- BAR99-00035 Administrative approval of a sign (4/7/1999).



Photo 1: Existing facade of 111 S. Columbus St.

III. ANALYSIS

Certificate of Appropriateness

The *BAR Policies for Administrative Approval* state that on buildings constructed before 1932, “Historically appropriate one-over-one and two-over-two windows may be replaced with double-glazed wood windows on any elevation.” Due to the architectural style of this building, staff finds two-over-two double-glazed wood windows to be appropriate. However, the applicant proposes installing Andersen Renewal Fibrex double-glazed windows on all elevations. While Fibrex is permitted on Later buildings, it is not permitted on Early buildings.

In the previous submission, the applicant proposed insert windows with Low E-4 SmartSun Glass. Per the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*, replacement windows should either be full frame or sash kits in lieu of insert windows. These performance specifications also require Low-E glass equivalent to Low-E 272 glazing.

In the revised submission, the applicant is now proposing to use sash kits with a glazing equivalent to Low-E 272 for the replacement windows. While staff appreciates the changes made to the application to bring the building closer to compliance with the Board’s policies, the use of Fibrex windows on Early buildings is still not permitted. Unlike the building at 1025 King Street, this property was originally constructed as a residence and retains the residential typology. Residential buildings of this age would typically feature wood windows, therefore staff recommends denial of the application.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning
Bill Conkey, AIA, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

Legend: C- code requirement R- recommendation S- suggestion F- finding

Zoning

C-1 Proposed window replacement will comply with zoning.

Code Administration

Building permit is required for replacing windows in historical area

Transportation and Environmental Services

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

- R3. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F1. After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F2. If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C1. The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C2. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C3. Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C6. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

No archaeological oversight is required for this project.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2023-00113: 111 South Columbus Street

ADDRESS OF PROJECT: 111 S COLUMBUS ST

DISTRICT: Old & Historic Alexandria Parker – Gray 100 Year Old Building

TAX MAP AND PARCEL: 11393500 ZONING: _____

APPLICATION FOR: (Please check all that apply)

- CERTIFICATE OF APPROPRIATENESS
- PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)
- WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)
- WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: Property Owner Business (Please provide business name & contact person)

Name: KARLEN MURRAY / RENEWAL by ANDERSEN

Address: 8265 PATUXENT RANGE ROAD, SUITE A

City: JESSUP State: MD Zip: 20794

Phone: 443-829-4576 E-mail: KARLEN.MURRAY@ANDERSENCORP.COM

Authorized Agent (if applicable): Attorney Architect CONTRACTOR

Name: KARLEN MURRAY Phone: 443-829-4576

E-mail: KARLEN.MURRAY@ANDERSENCORP.COM

Legal Property Owner:

Name: MONOGRAM REAL ESTATE

Address: 111 S COLUMBUS ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: 703-887-4763 E-mail: _____

- Yes No Is there an historic preservation easement on this property?
- Yes No If yes, has the easement holder agreed to the proposed alterations?
- Yes No Is there a homeowner's association for this property?
- Yes No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning fence, gate or garden wall HVAC equipment shutters
 - doors windows siding shed
 - lighting pergola/trellis painting unpainted masonry
 - other _____
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

RENEWAL by ANDERSEN TO REMOVE AND REPLACE 31 WINDOWS IN KIND WITH RENEWAL by ANDERSEN FIBREX, SIMULATED DIVIDED LITES WITH SPACER BARS. ALL GLASS LOWE 272, NO STRUCTURAL CHANGES, NO WIDENING OF EXISTING OPENINGS, SEE ATTACHED

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- Survey plat showing the extent of the proposed demolition/encapsulation.
 - Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
 - Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
 - Description of the reason for demolition/encapsulation.
 - Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

- N/A Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- N/A Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- Square feet of existing signs to remain: _____.
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- N/A Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: 

Printed Name: KARLEN MURRAY

Date: 12.04.2023



Department of Planning and Zoning
 Floor Area Ratio and Open Space Calculations
 as of 12/20/18

B

A. Property Information

A1. Street Address RB
 Zone

A2. Total Lot Area x Floor Area Ratio Allowed by Zone = 0.00
 Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement	Basement**	B1. <input type="text" value="0.00"/> Sq. Ft. Existing Gross Floor Area*
First Floor	Stairways**	B2. <input type="text" value="0.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	Mechanical**	B3. <input type="text" value="0.00"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	Attic less than 7'***	Comments for Existing Gross Floor Area <div style="border: 1px solid gray; height: 100px; width: 100%;"></div>
Attic	Porches**	
Porches	Balcony/Deck**	
Balcony/Deck	Lavatory***	
Lavatory***	Other**	
Other**	Other**	
B1. Total Gross <input type="text" value="0.00"/>	B2. Total Exclusions <input type="text" value="0.00"/>	

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement	Basement**	C1. <input type="text" value="0.00"/> Sq. Ft. Proposed Gross Floor Area*
First Floor	Stairways**	C2. <input type="text" value="0.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	Mechanical**	C3. <input type="text" value="0.00"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	Attic less than 7'***	Notes <i>*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.</i> <i>** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.</i> <i>***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.</i>
Attic	Porches**	
Porches	Balcony/Deck**	
Balcony/Deck	Lavatory***	
Lavatory***	Other**	
Other	Other**	
C1. Total Gross <input type="text" value="0.00"/>	C2. Total Exclusions <input type="text" value="0.00"/>	

D. Total Floor Area

D1. Sq. Ft.
Total Floor Area (add B3 and C3)

D2. Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: _____

Date: 12.04.2023



Proposed
Andrew Ashleigh

Monogram Real Estate LLC

111 S Columbus St.
Alexandria, VA 22314

rsuite Capital Price 2.28.2022

ID#	ROOM	SIZE	DETAILS
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101 front room 36 W
88 H



Window: Double-Hung (DG) , 1:1, Limited Travel Reduced 1.625, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White **Performance Calculator:** PG Rating: 30 | DP Rating: + 30 / - 30 **Glass:** All Sash: High Performance, No Pattern **Hardware:** White **Screen:** Fiberglass , Full Screen **Grille Style:** Full Divided Light (FDL with spacer) , Wide Bar **Grille Pattern:** All Sash: Colonial 2w x 1h **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

102 front room 36 W
88 H

Window: Double-Hung (DG) , 1:1, Limited Travel Reduced 1.625, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White **Performance Calculator:** PG Rating: 30 | DP Rating: + 30 / - 30 **Glass:** All Sash: High Performance, No Pattern **Hardware:** White **Screen:** Fiberglass , Full Screen **Grille Style:** Full Divided Light (FDL with spacer) , Wide Bar **Grille Pattern:** All Sash: Colonial 2w x 1h **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

103 cash register room 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance, No Pattern **Hardware:** White **Screen:** Fiberglass , Full Screen **Grille Style:** Full Divided Light (FDL with spacer) , Wide Bar **Grille Pattern:** All Sash: Colonial 2w x 1h **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

104 cash register room 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance, No Pattern **Hardware:** White **Screen:** Fiberglass , Full Screen **Grille Style:** Full Divided Light (FDL with spacer) , Wide Bar **Grille Pattern:** All Sash: Colonial 2w x 1h **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

105 cash register room 36 W
66 H



Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrall, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance, No Pattern
Hardware: White **Screen:** Fiberglass , Full Screen **Grille**
Style: Full Divided Light (FDL with spacer) , Wide Bar **Grille**
Pattern: All Sash: Colonial 2w x 1h **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

106 kitchen 32 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrall, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance, No Pattern
Hardware: White **Screen:** Fiberglass , Full Screen **Grille**
Style: Full Divided Light (FDL with spacer) , Wide Bar **Grille**
Pattern: All Sash: Colonial 2w x 1h **Misc:** Trim- Omit interior , New Interior Trim not needed/desired.

107 kitchen 32 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrall, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance, No Pattern
Hardware: White **Screen:** Fiberglass , Full Screen **Grille**
Style: Full Divided Light (FDL with spacer) , Wide Bar **Grille**
Pattern: All Sash: Colonial 2w x 1h **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

108 kitchen 32 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrall, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance, No Pattern
Hardware: White **Screen:** Fiberglass , Full Screen **Grille**
Style: Full Divided Light (FDL with spacer) , Wide Bar **Grille**
Pattern: All Sash: Colonial 2w x 1h **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

109 back room main 32 W
66 H



Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrall, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance, No Pattern
Hardware: White **Screen:** Fiberglass , Full Screen **Grille**
Style: Full Divided Light (FDL with spacer) , Wide Bar **Grille**
Pattern: All Sash: Colonial 2w x 1h **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

210 front room 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrall, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance, No Pattern
Hardware: White **Screen:** Fiberglass , Full Screen **Grille**
Style: Full Divided Light (FDL with spacer) , Wide Bar **Grille**
Pattern: All Sash: Colonial 2w x 1h **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

211 corner front 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrall, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance, No Pattern
Hardware: White **Screen:** Fiberglass , Full Screen **Grille**
Style: Full Divided Light (FDL with spacer) , Wide Bar **Grille**
Pattern: All Sash: Colonial 2w x 1h **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

212 corner front 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrall, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance, No Pattern
Hardware: White **Screen:** Fiberglass , Full Screen **Grille**
Style: Full Divided Light (FDL with spacer) , Wide Bar **Grille**
Pattern: All Sash: Colonial 2w x 1h **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

213 corner front 36 W
66 H



Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / 40
Glass: All Sash: High Performance, No Pattern
Hardware: White **Screen:** Fiberglass , Full Screen **Grille**
Style: Full Divided Light (FDL with spacer) , Wide Bar **Grille**
Pattern: All Sash: Colonial 2w x 1h **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

214 bed 2 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance, No Pattern
Hardware: White **Screen:** Fiberglass , Full Screen **Grille**
Style: Full Divided Light (FDL with spacer) , Wide Bar **Grille**
Pattern: All Sash: Colonial 2w x 1h **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

215 bed 2 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / 40
Glass: All Sash: High Performance, No Pattern
Hardware: White **Screen:** Fiberglass , Full Screen **Grille**
Style: Full Divided Light (FDL with spacer) , Wide Bar **Grille**
Pattern: All Sash: Colonial 2w x 1h **Misc:** Trim- Omit interior , New Interior Trim not needed/desired.

216 bed 2 36 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance, No Pattern
Hardware: White **Screen:** Fiberglass , Full Screen **Grille**
Style: Full Divided Light (FDL with spacer) , Wide Bar **Grille**
Pattern: All Sash: Colonial 2w x 1h **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

217 bath 32 W
66 H



Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance, No Pattern , Tempered Glass
Hardware: White
Screen: Fiberglass , Full Screen
Grille Style: Full Divided Light (FDL with spacer) ,
Wide Bar Grille Pattern: All Sash: Colonial 2w x 1h
Misc: Trim- Omit Interior , New Interior Trim not needed/desired.

218 bed 3 32 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance, No Pattern
Hardware: White
Screen: Fiberglass , Full Screen
Grille Style: Full Divided Light (FDL with spacer) , Wide Bar
Grille Pattern: All Sash: Colonial 2w x 1h
Misc: Trim- Omit Interior , New Interior Trim not needed/desired.

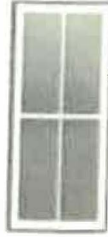
219 bed 4 32 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance, No Pattern
Hardware: White
Screen: Fiberglass , Full Screen
Grille Style: Full Divided Light (FDL with spacer) , Wide Bar
Grille Pattern: All Sash: Colonial 2w x 1h
Misc: Trim- Omit Interior , New interior Trim not needed/desired.

220 bed 5 32 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance, No Pattern
Hardware: White
Screen: Fiberglass , Full Screen
Grille Style: Full Divided Light (FDL with spacer) , Wide Bar
Grille Pattern: All Sash: Colonial 2w x 1h
Misc: Trim- Omit Interior , New Interior Trim not needed/desired.

221 back room 2nd s22 W
66 H



Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance, No Pattern
Hardware: White **Screen:** Fiberglass , Full Screen **Grille**
Style: Full Divided Light (FDL with spacer) , Wide Bar **Grille**
Pattern: All Sash: Colonial 2w x 1h **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

222 back room 2nd s22 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance, No Pattern
Hardware: White **Screen:** Fiberglass , Full Screen **Grille**
Style: Full Divided Light (FDL with spacer) , Wide Bar **Grille**
Pattern: All Sash: Colonial 2w x 1h **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

223 back room 2nd s22 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance, No Pattern
Hardware: White **Screen:** Fiberglass , Full Screen **Grille**
Style: Full Divided Light (FDL with spacer) , Wide Bar **Grille**
Pattern: All Sash: Colonial 2w x 1h **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

325 bed 6 32 W
66 H

Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance, No Pattern
Hardware: White **Screen:** Fiberglass , Full Screen **Grille**
Style: Full Divided Light (FDL with spacer) , Wide Bar **Grille**
Pattern: All Sash: Colonial 2w x 1h **Misc:** Trim- Omit Interior , New Interior Trim not needed/desired.

326 bed 7	32 W 66 H		<p>Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White</p> <p>Performance Calculator: PG Rating: 40 DP Rating: + 40 / 40</p> <p>Glass: All Sash: High Performance, No Pattern</p> <p>Hardware: White Screen: Fiberglass , Full Screen Grille</p> <p>Style: Full Divided Light (FDL with spacer) , Wide Bar Grille</p> <p>Pattern: All Sash: Colonial 2w x 1h Misc: Trim- Omit Interior , New Interior Trim not needed/desired.</p>
327 bed 7	24 W 14 H		<p>Window: Picture , Base Frame, Exterior White, Interior White</p> <p>Performance Calculator: PG Rating: 50 DP Rating: + 50 / 50</p> <p>Glass: All Sash: High Performance, No Pattern Grille</p> <p>Style: Full Divided Light (FDL with spacer) , Wide Bar Grille</p> <p>Pattern: All Sash: Colonial 2w x 1h Misc: Trim- Omit Interior , New Interior Trim not needed/desired.</p>
328 bed 8	28 W 46 H		<p>Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White</p> <p>Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40</p> <p>Glass: All Sash: High Performance, No Pattern</p> <p>Hardware: White Screen: Fiberglass , Full Screen Grille</p> <p>Style: Full Divided Light (FDL with spacer) , Wide Bar Grille</p> <p>Pattern: All Sash: Colonial 2w x 1h Misc: Trim- Omit interior , New Interior Trim not needed/desired.</p>
329 bed 7	24 W 14 H		<p>Window: Picture , Base Frame, Exterior White, Interior White</p> <p>Performance Calculator: PG Rating: 50 DP Rating: + 50 / 50</p> <p>Glass: All Sash: High Performance, No Pattern Grille</p> <p>Style: Full Divided Light (FDL with spacer) , Wide Bar Grille</p> <p>Pattern: All Sash: Colonial 2w x 1h Misc: Trim- Omit interior , New Interior Trim not needed/desired.</p>
330 bed 8	28 W 46 H		<p>Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White</p> <p>Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40</p> <p>Glass: All Sash: High Performance, No Pattern</p> <p>Hardware: White Screen: Fiberglass , Full Screen Grille</p> <p>Style: Full Divided Light (FDL with spacer) , Wide Bar Grille</p> <p>Pattern: All Sash: Colonial 2w x 1h Misc: Trim- Omit Interior , New Interior Trim not needed/desired.</p>

331 stair

32 W
66 H



Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance, No Pattern
Hardware: White **Screen:** Fiberglass , Full Screen **Grille**
Style: Full Divided Light (FDL with spacer) , Wide Bar **Grille**
Pattern: All Sash: Colonial 2w x 1h **Misc:** Trim- Omit interior , New Interior Trim not needed/desired.

332 stair

32 W
66 H



Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance, No Pattern
Hardware: White **Screen:** Fiberglass , Full Screen **Grille**
Style: Full Divided Light (FDL with spacer) , Wide Bar **Grille** .
Pattern: All Sash: Colonial 2w x 1h **Misc:** Trim- Omit interior , New Interior Trim not needed/desired.

WINDOWS: 31 PATIO DOORS: 0 SPECIALTY: 0 MISC: 0

UPDATED: 05/13/22



329

330

328

327

215

214

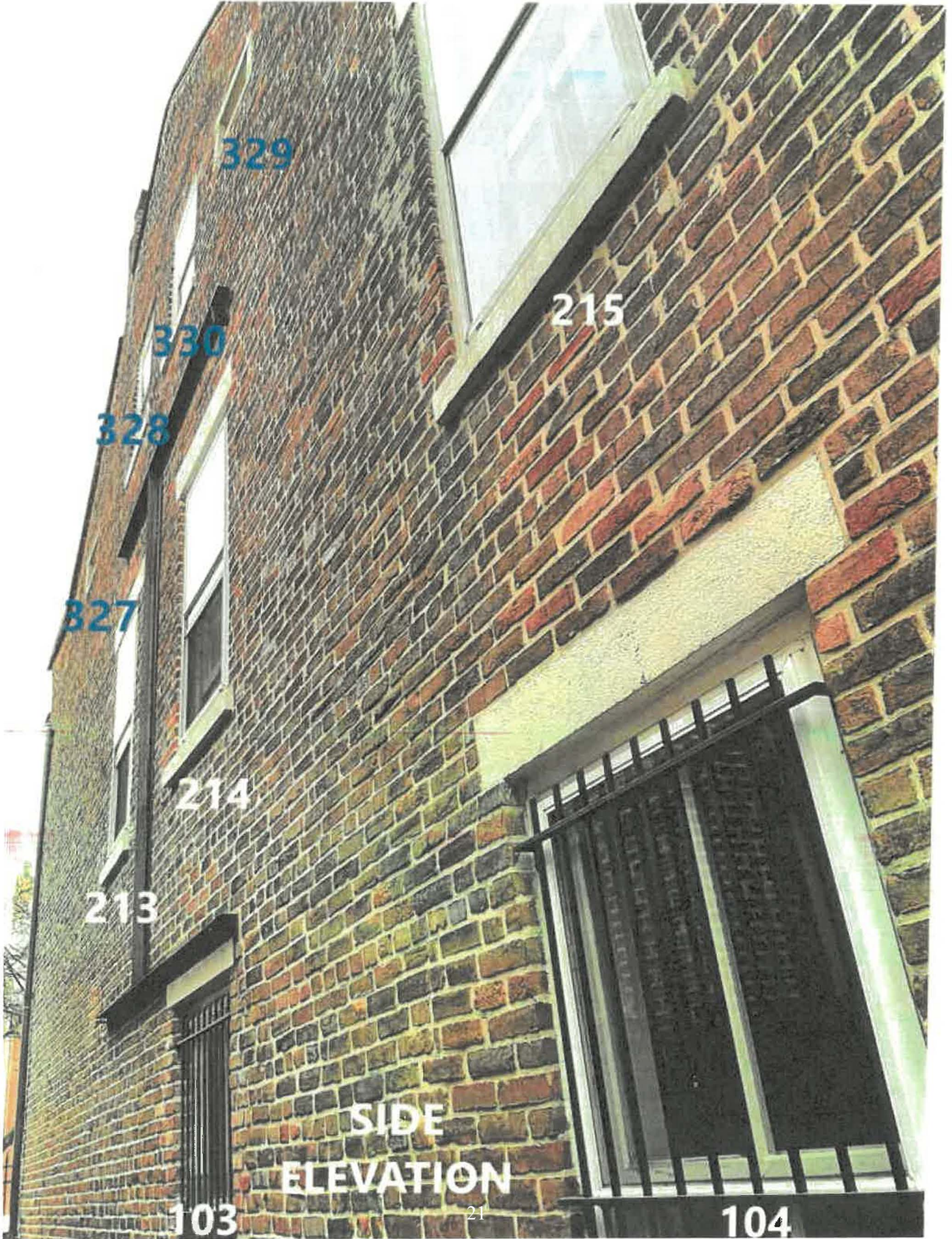
213

SIDE
ELEVATION

103

21

104



332 not visible

218

219

331

221

220

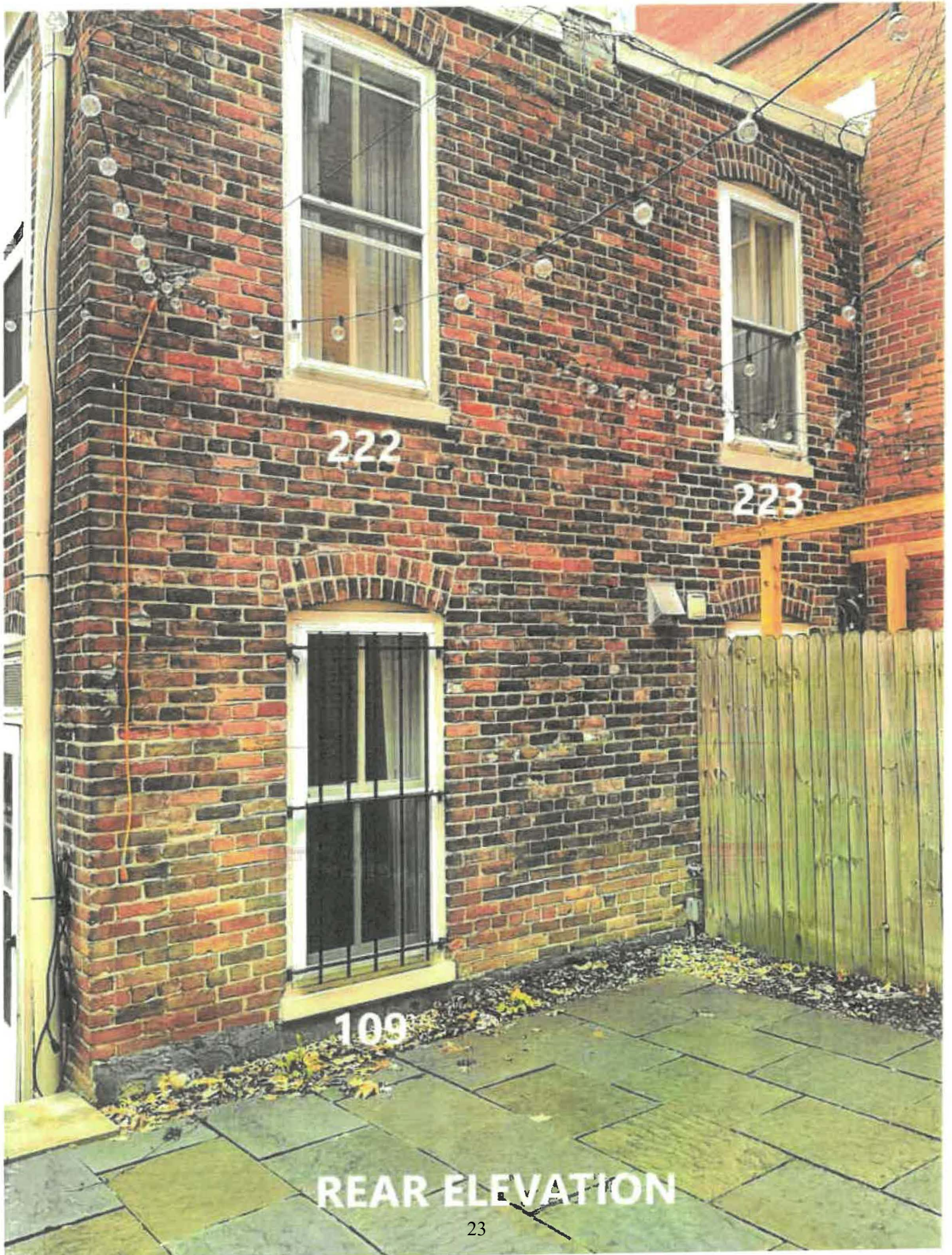
216 217

105

106

107

108



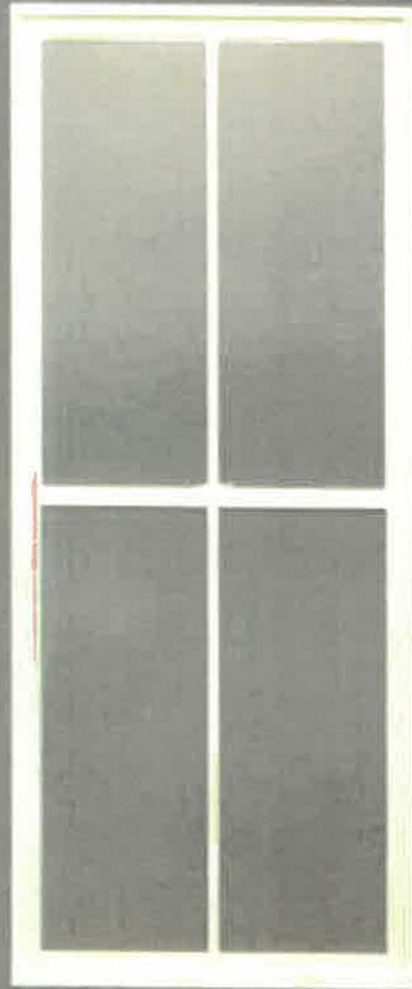
222

223

100

REAR ELEVATION

101 front room
Window - 36.00W x 88.00H



EXTERIOR

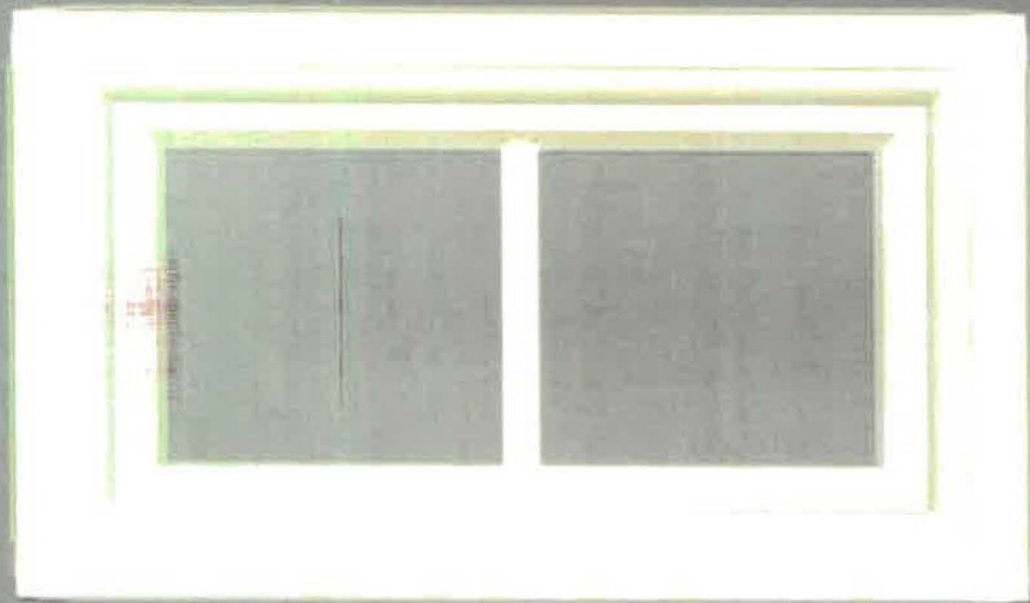
360°

INTERIOR

TILT
TO CLEAN



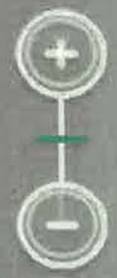
327 bed 7
Window - 24.00W x 14.00H



EXTERIOR

360°

INTERIOR



What are Renewal by Andersen® windows made of?

All of our windows are made of Fibrex® material, a revolutionary composite made from reclaimed wood fiber blended with a polymer. This gives our windows the strength and durability of wood and the low-maintenance features of vinyl, while greatly limiting thermal transmittance found in other window materials such as metal.

Unlike many other window materials, Fibrex composite material won't flake, rust, blister, peel, crack, pit, or corrode.¹ It is also two times stronger than vinyl and resists warping and bowing. Never worry about scraping or painting your windows again.

Andersen
EXCLUSIVE
FEATURE

ENGINEERED WITH

FIBREX
MATERIAL

SMART MATERIALS

Fibrex® material is made of strong, smart, (1) weatherproof fibers that weatherproof.

COLOR CHOICE

Our unique process fuses color to Fibrex® material for long-lasting beauty as well as vibrant stain-resistant colors that protect you from other replacement windows.

EXCEPTIONAL COMFORT

Fibrex® material blocks unwanted heat, so you get better energy efficiency in high-temperature and cooling climates.

EXCEPTIONAL DURABILITY

Fibrex® material resists the constant wind, rain, and snow in all climates.

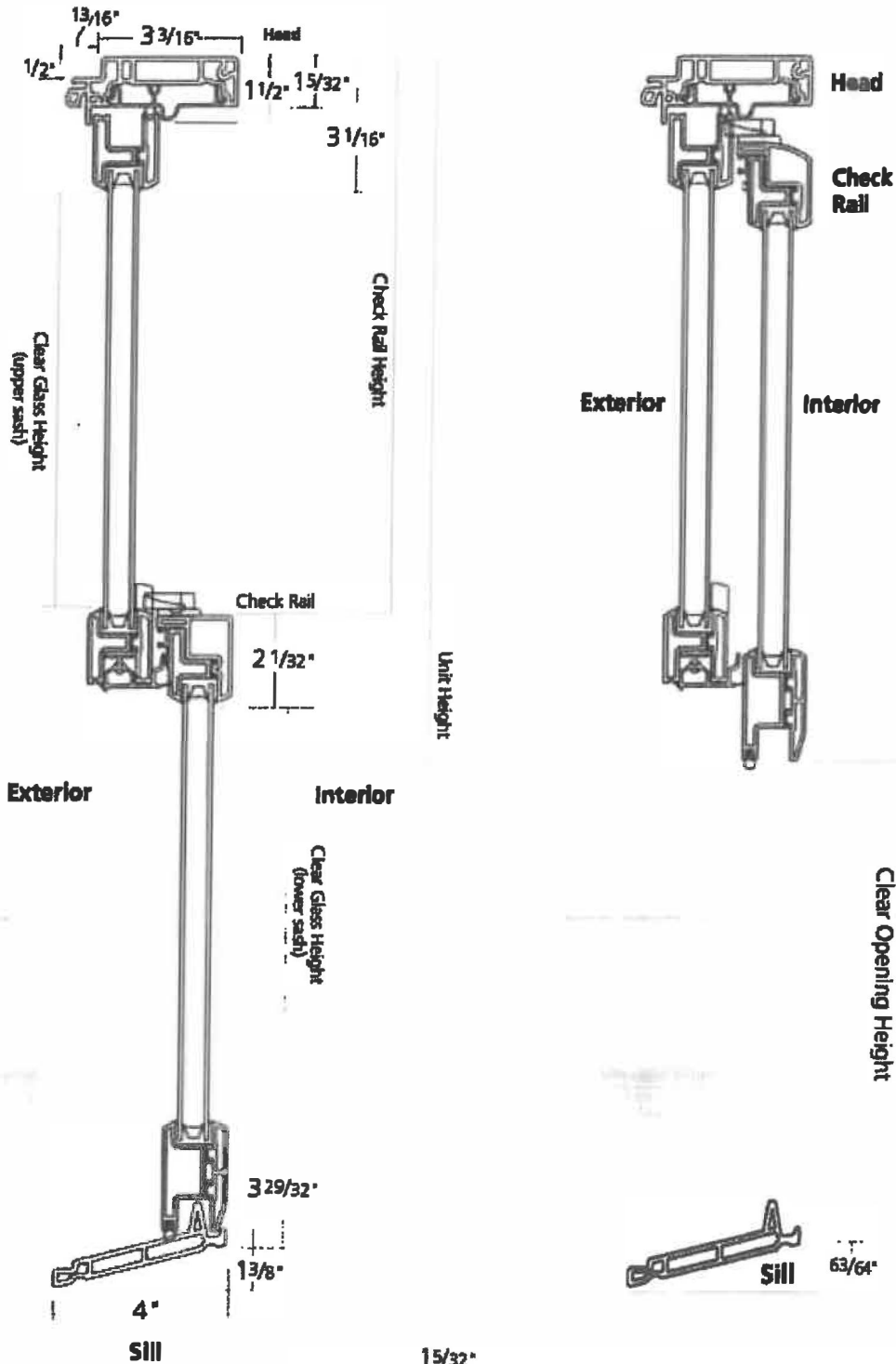
- Insulating Properties
- Low Maintenance
- Resistance to Decay/Corrosion
- Structural Rigidity
- Durability
- Color/Finish Choices
- Maximum Glass Area
- Dark Color Performance

	Fibrex®	Aluminum	Vinyl	Wood
Insulating Properties	✓		✓	✓
Low Maintenance	✓	✓	✓	
Resistance to Decay/Corrosion	✓		✓	
Structural Rigidity	✓	✓		✓
Durability	✓	✓		✓
Color/Finish Choices	✓			✓
Maximum Glass Area	✓	✓		varies
Dark Color Performance	✓	✓		✓

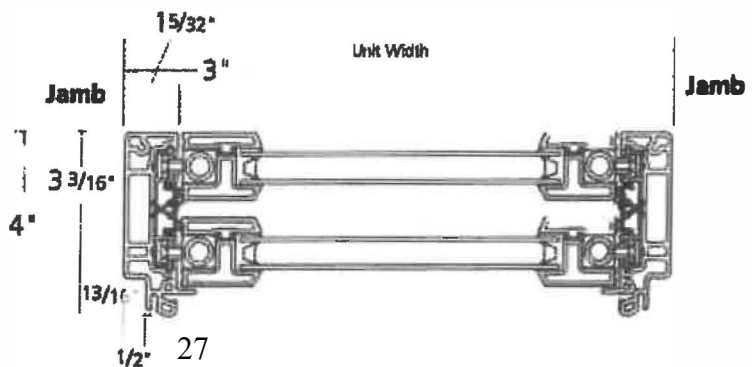
CLEAR OPENING AND CLEAR GLASS DIMENSIONS, cont.

DOUBLE-HUNG WINDOW

SLOPED SILL INSERT



Window profiles shown for measurement purposes.

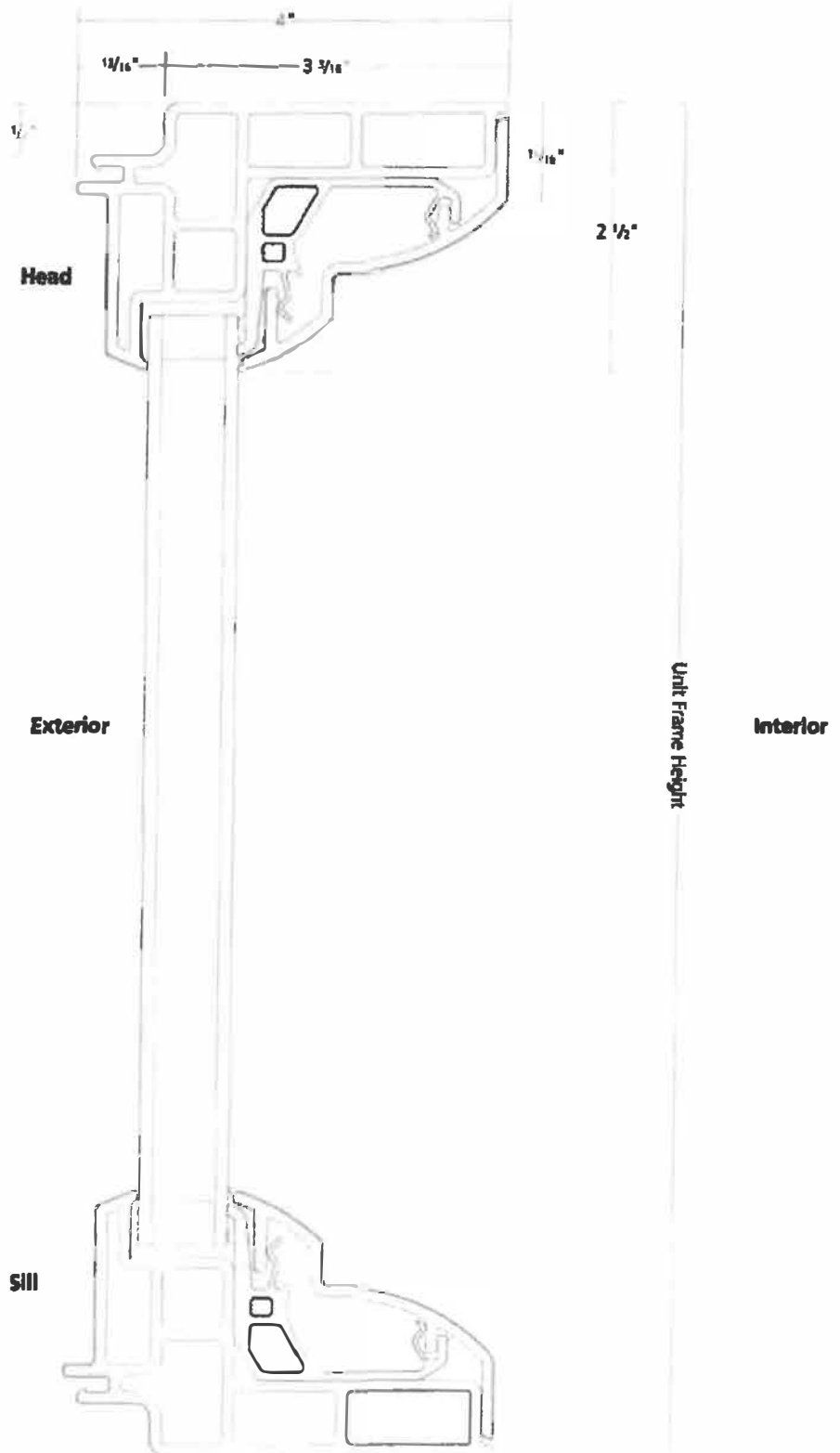


WINDOW OPENING AND DIMENSIONAL SPECS

PICTURE WINDOW



Window profiles shown for measurement purposes.





2023 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria
301 King Street, Room 1700, Alexandria, VA 22314
Phone: 703.746.4800 <http://www.alexandriava.gov/>

License Number: 141258-2023
Account Number: 141258
Tax Period: 2023
Business Name: Renewal By Andersen, LLC
Trade Name: Renewal By Andersen, LLC
Business Location: NO CITY ADDRESS
Bayport , MN 55003

Renewal By Andersen, LLC
Tax Dept. MN 126-01-J6A
551 N Maine Street
Bayport , MN 55003

License Classification(s):

Out of State Contractor
0-000-000
Out of State Contractor

March 6, 2023

Dear Taxpayer:

This is your 2023 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.4800.

Finance Department, Revenue Administration Division, City of Alexandria

Keep this letter for your records.

City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



License Number: 141258-2023
Account Number: 141258
Tax Period: 2023
Business Name: Renewal By Andersen, LLC
Trade Name: Renewal By Andersen, LLC
Business Location: NO CITY ADDRESS
Bayport , MN 55003

This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:

Renewal By Andersen, LLC
NO CITY ADDRESS
Bayport , MN 55003

License Classification(s): Out of State Contractor
0-000-000
Out of State Contractor

COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation

9960 Mayland Drive, Suite 400, Richmond, VA 23233

Telephone: (804) 367-8500

EXPIRES ON

08-31-2025

NUMBER

2705155684

BOARD FOR CONTRACTORS
CLASS A CONTRACTOR
CLASSIFICATIONS CBC RBC



RENEWAL BY ANDERSEN LLC
2814 A MERRILLE DRIVE
FAIRFAX, VA 22031



[Signature]
Director

Status can be verified at <http://www.dpor.virginia.gov>

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)

DPOR-LIC (02/2017)

(DETACH HERE)



COMMONWEALTH of VIRGINIA
Department of Professional and Occupational Regulation

CLASS A BOARD FOR CONTRACTORS
CONTRACTOR

CLASSIFICATIONS CBC RBC

NUMBER: 2705155684 EXPIRES: 08-31-2025

RENEWAL BY ANDERSEN LLC
2814 A MERRILLE DRIVE
FAIRFAX, VA 22031



FOLD

Status can be verified at <http://www.dpor.virginia.gov>

DPOR-PC (02/2017)