

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Timothy Shaheen and Meaghan Foran

LOCATION: Old and Historic Alexandria District
1120 Prince Street

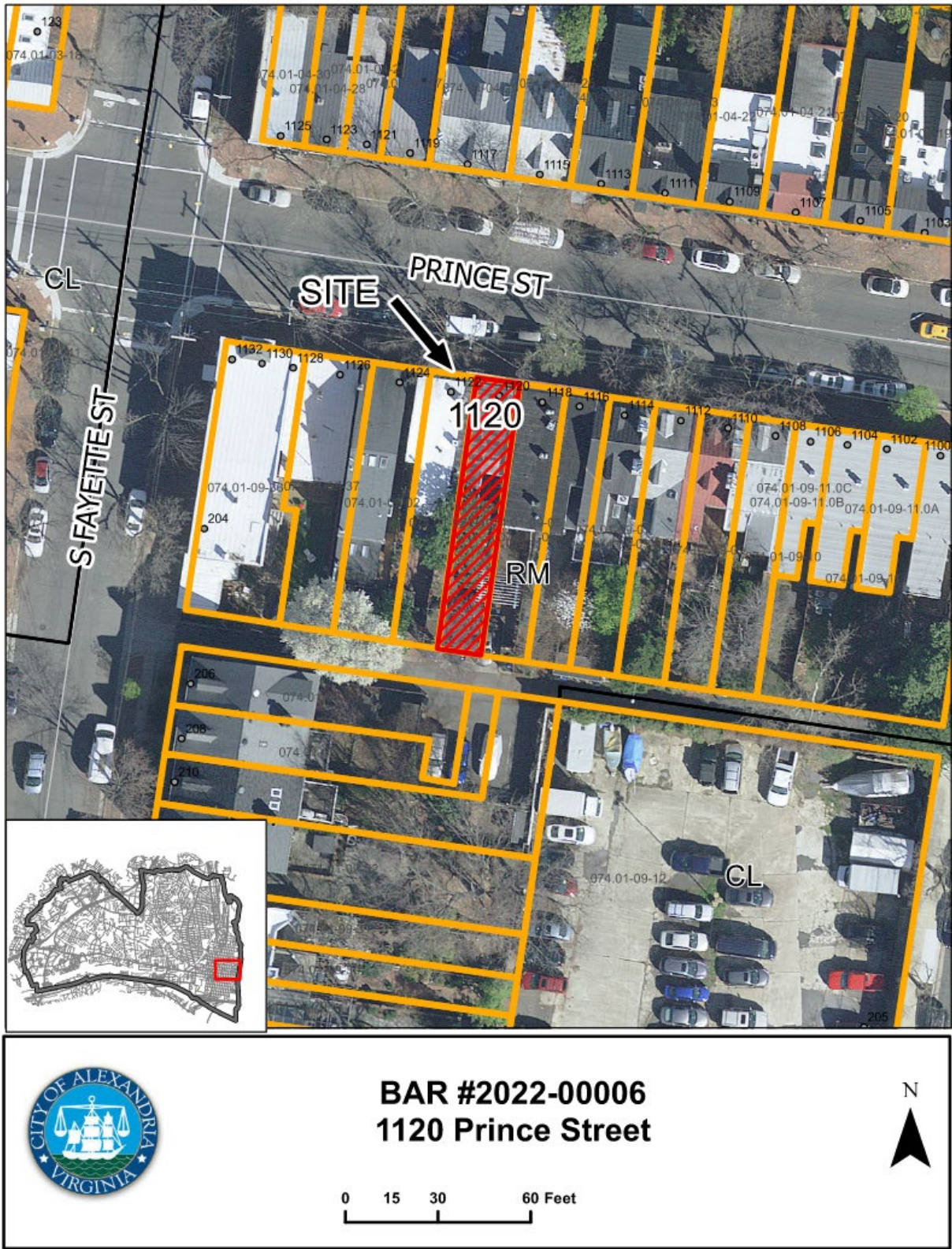
ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends denial of the Certificate of Appropriateness for alterations.

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.



I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to replace five windows at the rear of the property, at 1120 Prince Street.

The applicant is proposing to replace five wood, six-over-six double-hung windows at the rear elevation (Figures 1 and 2) with Pella Lifestyle, twelve-light casement, aluminum-clad wood, SDL windows. The windows to be replaced are: two on the main block rear/south elevation, first and second stories (windows 1 and 2); two on the ell, east elevation on the second story (windows 3 and 4); and one on the ell rear/south elevation second story (window 5).



Figures 1 and 2- Windows to be replaced

Site context

The subject property sits in middle of the 1100 Block of Prince Street on the south side. There is a public alley running behind the property from which the rear of the property is visible (Figure 3 and 4).



Figure 3 and 4 – Rear/alley visibility

II. HISTORY

The two-story, two-bay frame vernacular Victorian townhouse first appears in the Sanborn Fire Insurance of **1891**. The building hasn't changed its footprint since.

Previous BAR Approvals

BAR2014-00087, sash kit window replacements on 4/1/2014.

III. ANALYSIS

The *Design Guidelines* states that “Windows are a principal character defining feature of a building and serve both functional and aesthetic purposes. Windows allow the interior of a building to receive natural light, provide a means to see from the inside of a building to the outside and allow ventilation of a building interior.” Furthermore “The size, location, type and trim of windows are a defining element of historic architectural styles.” The *Guidelines* also state that casement windows are acceptable on the rear façades of buildings.

The window replacement policy for administrative approval states that:

Buildings or portions of buildings constructed before 1932 with previously replaced windows (not having wood-pegged mortise and tenon sash joinery or cylinder “wavy” glass), or historic windows too deteriorated to repair, as determined by staff:

- *Historically appropriate multi-light sash must be single-glazed wood windows on street facing elevations (energy panels may be used). On non-street-facing elevations, wood windows may be double-glazed (insulated).*
- *Historically appropriate one-over-one and two-over-two windows may be replaced with double-glazed wood windows on any elevation.*
- *Original window frames and trim must be preserved and repaired.*

Staff finds that even though the windows to be replaced are on the rear elevations of the property, approving a modern material on a portion of the building built prior to 1934 will compromise the integrity of the building. The BAR policies for administrative approval for buildings in the Old and Historic Alexandria District and Parker-Gray District differ, that is, if the subject building was in Parker-Gray, the proposed aluminum-clad wood windows on the rear elevations could be approved administratively. However, if an exception is to be made every time an applicant requires approval of a non-appropriate material due to its location on the building (rear x front), the Board may as well amend the administrative approval policies to equalize both districts.

Therefore, staff recommends denial of the Certificate of Appropriateness for alterations.

STAFF

Marina Novaes, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

F-1 The proposed new windows comply with zoning.

Code Administration

C-1 A building permit and plan review are required prior to the start of construction.

Transportation and Environmental Services

- R-1 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)
- R-2 The applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 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)
- F-1 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)

- F-2 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)
- C-1 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)
- C-2 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)
- C-3 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-5 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

- F-1 No archaeological oversight will be necessary for this undertaking.

V. ATTACHMENTS

- 1 – Application Materials*
2 – Supplemental Materials

ADDRESS OF PROJECT: 1120 Prince Street, Alexandria, VA 22314

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

TAX MAP AND PARCEL: 074.01-09-04

ZONING: RM

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: Timothy Shaheen

Address: 1120 Prince Street

City: Alexandria State: VA Zip: 22314

Phone: 6152104716 E-mail: tim@alxandcompany.com

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: SHAHEEN TIMOTHY A OR FORAN MEAGHAN C

Address: 1120 Prince Street

City: Alexandria State: VA Zip: 22314

Phone: 6152104716 E-mail: tim@alxandcompany.com

- ☐ 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
☐ doors
☐ lighting
☐ other _____

☐ fence, gate or garden wall
☒ windows
☐ pergola/trellis

☐ HVAC equipment
☐ siding
☐ painting unpainted masonry

☐ shutters
☐ shed

☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

Replace five rear facing windows with Pella Lifestyle series windows. Replacement windows will be pine clad casement windows with twelve sectioned SDL grill.

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: Timothy Shaheen _____

Date: 1/19/2022 _____

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
¹ Timothy Shaheen	1120 Prince Street, Alexandria, VA 22314	50
² Meaghan Foran	1120 Prince Street, Alexandria, VA 22314	50
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
¹ Timothy Shaheen	1120 Prince Street, Alexandria, VA 22314	50
² Meaghan Foran	1120 Prince Street, Alexandria, VA 22314	50
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
¹ Timothy Shaheen	NA	NA
² Meaghan Foran	NA	NA
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

1/19/2022

Date

Timothy Shaheen

Printed Name

Signature



#5
MSTR Sit Room
Rear



#4
MSTR Sit Room
Side

#3
MSTR Hall
Side

#2
MSTR BDRM
Rear

#1
DR Rear



#2
MSTR BDRM
Rear

#1
DR Rear



#4
MSTR Sit Room
Side

#3
MSTR Hall
Side

#2
MSTR BDRM
Rear

#1
DR Rear



Proposal - Detailed

Sales Rep Name: McCreight, Scott
Sales Rep Phone: 301-957-7000
Sales Rep E-Mail: smccreight@pellamidatlantic.com
Sales Rep Fax:

Customer Information	Project/Delivery Address	Order Information
Primary Phone: Mobile Phone: Fax Number: E-Mail: Contact Name: Great Plains #: Customer Number: Customer Account:	Shaheen, Tim - Lifestyle Lot # County: Owner Name: Owner Phone:	Quote Name: Shaheen, Tim - Lifestyle Order Number: 717 Quote Number: 14908071 Order Type: Installed Sales Wall Depth: Payment Terms: Tax Code: Cust Delivery Date: None Quoted Date: 12/7/2021 Contracted Date: Booked Date: Customer PO #:

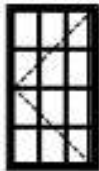
Line #	Location:	Attributes
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10 DR rear

Lifestyle, Casement Left, Without HGP, White

Qty

1



Viewed From Exterior

PK #
2104

1: SizeNon-Standard Size Left Casement

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", No Certification

Exterior Color / Finish: Standard Enduraclad, White

Interior Color / Finish: Prefinished White Paint Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Limited Opening Hardware, No Integrated Sensor

Screen: Full Screen, White, InView™

Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.46, CPD PEL-N-14-00687-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08/11, Clear Opening Width 24.25, Clear Opening Height 63.875, Clear Opening Area 10.75673, Egress Meets Typical 5.7 sqft (E) (United States Only)

Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W4H)

RIW210 - Full Tear Out Installation - Single Unit

Qty 1

PSPAINTRR24 - PAINTRR24 Paint Picture Frame, Stool, Shirt for Full Tear Ou


Qty 1


For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com


Printed on 12/16/2021

Detailed Proposal

Page 1 of 7

Line #	Location:	Attributes	
15	mstr bdrm rear	Lifestyle, Casement Left, Without HGP, White	Qty 1
	 <p>Viewed From Exterior</p>	<p>PK # 2104</p> <p>1: SizeNon-Standard Size Left Casement General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", No Certification Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Prefinished White Paint Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Limited Opening Hardware, No Integrated Sensor Screen: Full Screen, White, InView™ Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.46, CPD PEL-N-14-00687-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08/11, Clear Opening Width 24.25, Clear Opening Height 61.875, Clear Opening Area 10.41992, Egress Meets Typical 5.7 sqft (E) (United States Only) Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W4H)</p>	
		RIW210 - Full Tear Out Installation - Single Unit	Qty 1
		PSPAINTRR24 - PAINTRR24 Paint Picture Frame, Stool, Shirt for Full Tear Ou	Qty 1


Line #	Location:	Attributes	
20	mstr hall side	Lifestyle, Casement Left, Without HGP, White	Qty 1
	 <p>Viewed From Exterior</p>	<p>PK # 2104</p> <p>1: SizeNon-Standard Size Left Casement General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", No Certification Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Prefinished White Paint Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Limited Opening Hardware, No Integrated Sensor Screen: Full Screen, White, InView™ Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.46, CPD PEL-N-14-00687-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08/11, Clear Opening Width 24.25, Clear Opening Height 59.875, Clear Opening Area 10.08312, Egress Meets Typical 5.7 sqft (E) (United States Only) Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W4H)</p>	
		PSPAINTRR24 - PAINTRR24 Paint Picture Frame, Stool, Shirt for Full Tear Ou	Qty 1
		RIW210 - Full Tear Out Installation - Single Unit	Qty 1

Line #	Location:	Attributes	
25	mstr sit room side	Lifestyle, Casement Left, Without HGP, White	Qty 1
		<p>PK # 2104</p> <p>1: SizeNon-Standard Size Left Casement General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", No Certification Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Prefinished White Paint Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Limited Opening Hardware, No Integrated Sensor Screen: Full Screen, White, InView™ Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.46, CPD PEL-N-14-00687-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08 11, Clear Opening Width 24.25, Clear Opening Height 59.875, Clear Opening Area 10.08312, Egress Meets Typical 5.7 sqft (E) (United States Only) Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W4H)</p>	
	Viewed From Exterior		

Customer Notes: leave interior trim/casing off. will get framed out during room remodel

RIW210 - Full Tear Out Installation - Single Unit

Qty 1

Line #	Location:	Attributes	
30	mstr sit room rear	Lifestyle, Casement Left, Without HGP, White	Qty 1
		<p>PK # 2104</p> <p>1: SizeNon-Standard Size Left Casement General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", No Certification Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Prefinished White Paint Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Limited Opening Hardware, No Integrated Sensor Screen: Full Screen, White, InView™ Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.46, CPD PEL-N-14-00687-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08 11, Clear Opening Width 24.25, Clear Opening Height 59.875, Clear Opening Area 10.08312, Egress Meets Typical 5.7 sqft (E) (United States Only) Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W4H)</p>	
	Viewed From Exterior		

Customer Notes: leave interior trim/casing off....will get finished and framed during room remodel

RIW210 - Full Tear Out Installation - Single Unit

Qty 1