

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Karlen Murray/Renewal by Andersen

LOCATION: Old and Historic Alexandria District
111 South Columbus Street

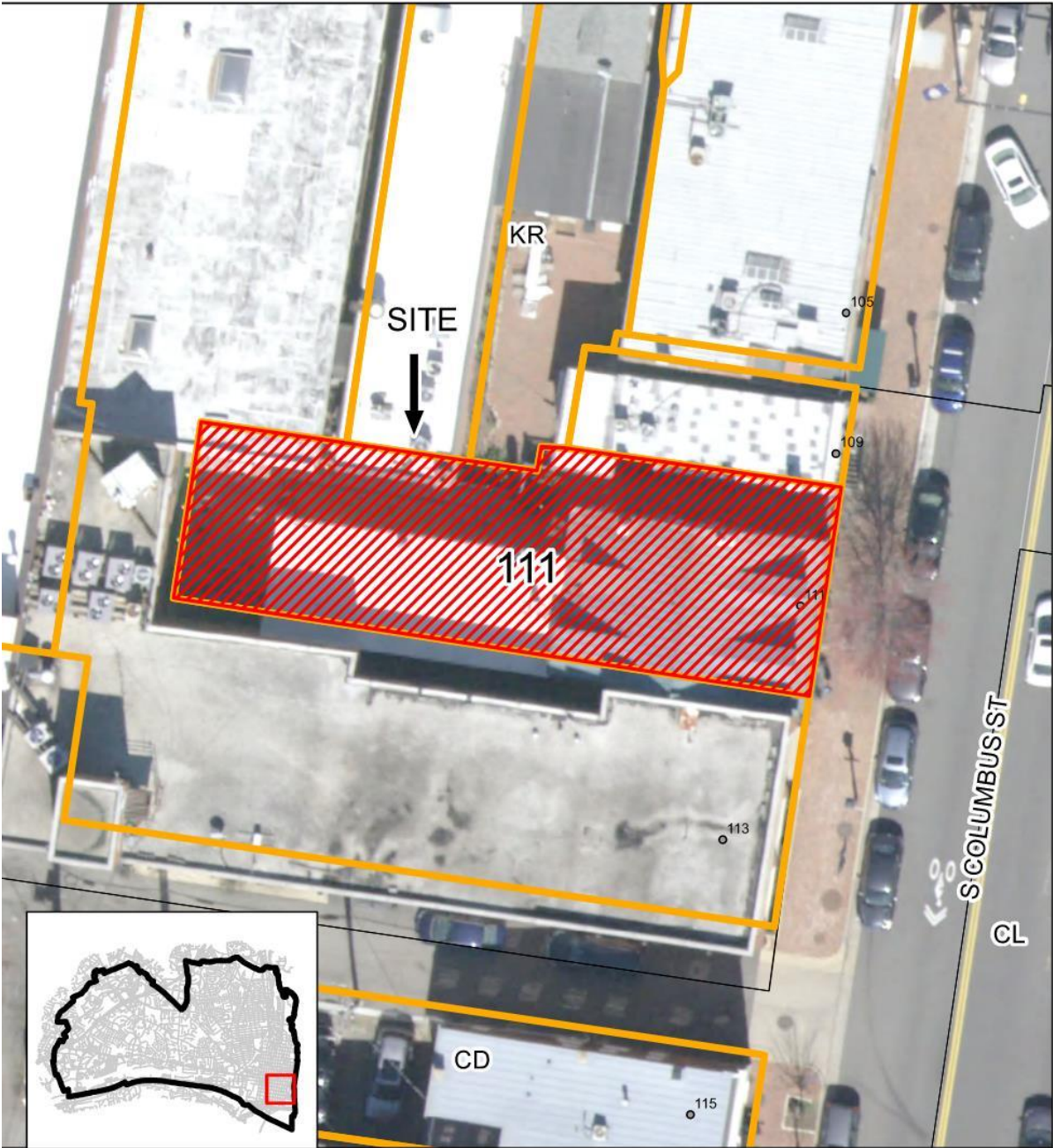
ZONE: CD/Commercial Downtown Zone

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



0 10 20 40 Feet

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

The *Design Guidelines* state that windows are a principal character defining feature of a building and serve both functional and aesthetic purposes. It also states that the size, location, type and trim of windows are a defining element of historic architectural styles.

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 windows on all elevations. While Fibrex, a composite window product, is permitted on Later buildings, it is not permitted on Early buildings.

Staff recommends denial of the proposed window installation.

STAFF

Amirah Lane, Historic Preservation Planner, 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

No Comments Received.

Alexandria Archaeology

No archaeological oversight is required for this project.

V. ATTACHMENTS

1 – Supplemental Materials

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



APPLICATION BOARD OF ARCHITECTURAL REVIEW

03.08.2023

Filing Fees Paid

Date of Submission

Board of Architectural Review Hearing Date

Applicants must send written notice of public hearings by regular mail to all abutting property owners at least 10 days prior to the Board of Architectural Review hearing, and not more than 30 days prior to the hearing.

Send notices by first-class U.S. mail between the dates of

_____ and _____

BAR Case # _____

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 RD, 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: _____

- | | | |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | is there an historic preservation easement on this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there a homeowner's association for this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> 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.*
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> 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
- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Survey plat showing the extent of the proposed demolition/encapsulation. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Description of the reason for demolition/encapsulation. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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: 03.08.2023



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

Existing Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other**

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7***

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

B1. 0.00 Sq. Ft.
 Existing Gross Floor Area*

B2. 0.00 Sq. Ft.
 Allowable Floor Exclusions**

B3. 0.00 Sq. Ft.
 Existing Floor Area Minus Exclusions
 (subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross** 0.00 B2. **Total Exclusions** 0.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7***

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

C1. 0.00 Sq. Ft.
 Proposed Gross Floor Area*

C2. 0.00 Sq. Ft.
 Allowable Floor Exclusions**

C3. 0.00 Sq. Ft.
 Proposed Floor Area Minus Exclusions
 (subtract C2 from C1)

C1. **Total Gross** 0.00 C2. **Total Exclusions** 0.00

D. Total Floor Area

D1. 0.00 Sq. Ft.
 Total Floor Area (add B3 and C3)

D2. 0.00 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

Notes

*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.

** 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.

***Lavatories may be excluded up to a maximum of 60 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

Signature: _____

10

Date: **03.08.2023**



CERTIFICATION OF NOTICE BOARD OF ARCHITECTURAL REVIEW

TO: DIRECTOR OF PLANNING & ZONING
CITY OF ALEXANDRIA, VIRGINIA

Article XI, Section 11-301(A)(3), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia states:

At least five days prior to the hearing, the applicant shall supply the director of Planning & Zoning with:

- a) a copy of the NOTICE OF PUBLIC HEARING sent;
- b) a copy of the PROPERTY OWNERS LIST; and,
- c) this completed CERTIFICATION OF NOTICE.

The applicant shall use the records and maps maintained by the Department of Real Estate Assessment to determine the proper recipients of notice and reliance upon such records shall constitute compliance with the requirements of this section. §11-301(A)(3).

THE UNDERSIGNED HEREBY CERTIFIES that the notice to adjoining property owners (copy attached), as required pursuant to Article XI, §11-301(A) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia, was **sent** to the attached list of property owners concerning the following issue:

DATE MAILED: 04.04.2023
HEARING DATE: APRIL 19TH, 2023
PROPERTY ADDRESS: 111 S COLUMBUS ST
ISSUE DESCRIPTION: RENEWAL by ANDERSEN, VA BOARD LIC 2705155684
TO REMOVE AND REPLACE 31 WINDOWS WITH FIBREX
FULL DIVIDED LIGHT WITH SPACER BAR, LIKE EXISTING
NO STRUCTURAL CHANGES, NO WIDENING OF EXISTING OPENINGS

KARLEN MURRAY

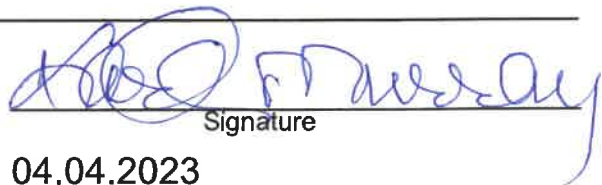
Print Name

443-829-4576

Telephone

KARLEN.MURRAY@ANDERSENCORP.COM

E-mail address



Signature

04.04.2023

Date

NOTE: Applicant to return this copy at least 5 days prior to the hearing to: Department of Planning and Zoning, 301 King Street, Room 2100.



NOTICE OF PUBLIC HEARING BOARD OF ARCHITECTURAL REVIEW

Dear Property Owner:

You are hereby notified of the following public hearing to be held on the issue described below by the Board of Architectural Review:

BOARD OF ARCHITECTURAL REVIEW MEETING DATE: APRIL 19TH
7:00 P.M., City Hall
301 King Street
City Council Chambers, 2nd Floor
Alexandria, Virginia 22314

ISSUE DESCRIPTION: RENEWAL by ANDERSEN, VA BOARD LIC 2705155684

TO REMOVE AND REPLACE 31 WINDOWS WITH FIBREX

FULL DIVIDED LIGHT WITH SPACER BARS LIKE EXISTING

NO STRUCTURAL CHANGES, NO WIDENING OF EXISTING OPENINGS

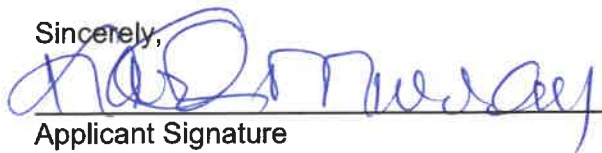
PROPERTY ADDRESS: 111 S COLUMBUS ST

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

TAX ASSESSMENT MAP NUMBER: 074.02-11-10

As a citizen and party of interest, you are invited to attend these meetings and express your views concerning the above issue. If you have any questions regarding the request, you can reach me at 443-829-4576 and below (e-mail optional).

Sincerely,


Applicant Signature

KARLEN.MURRAY@ANDERSENCORP.COM

Applicant Printed Name

***Date Mailed:** 04.04.2023

***Applicant to mail this notice to adjoining and abutting property owners at least ten but no more than thirty days prior to the hearing.**

NOTE: Applicant to return this copy at least five days prior to the hearing to: Department of Planning and Zoning, 301 King Street, Room 2100.



PROPERTY OWNER LIST BOARD OF ARCHITECTURAL REVIEW

111 S COLUMBUS ST

SUBJECT ADDRESS

074.02 _11 _10

TAX ASSESSMENT MAP NUMBER

Adjoining property owner names and addresses can be obtained by visiting the City website at www.alexandriava.gov and following the link to Real Estate Assessments, or by visiting the Office of Real Estate Assessments at City Hall, 301 King Street, Room 2600.

**ADJOINING PROPERTY OWNER
NAME & MAILING ADDRESS**

**TAX ASSESSMENT
MAP NUMBER**

Property Address	115 S COLUMBUS ST	074.02-11-12 - -
Owner Name	CAMUS, PATRICK SIMON & LYNNETTE MCDANIEL	
Mailing Address	115 S COLUMBUS ST	
City, State, Zip	ALEXANDRIA, VA 22314	

Property Address	112 S COLUMBUS ST	074.02-10-20 - -
Owner Name	WASHINGTON ST UNITED METHODIST CHURCH	
Mailing Address	109 S WASHINGTON ST	
City, State, Zip	ALEXANDRIA, VA 22314	

Property Address	110 S COLUMBUS ST	074.02-10-22 - -
Owner Name	REBIRTH LLC	
Mailing Address	110 S COLUMBUS ST	
City, State, Zip	ALEXANDRIA, VA 22314	

Property Address	110A S COLUMBUS ST	074.02-10-26 - -
Owner Name	EMERALD ISLE ENTERPRISES LLC	
Mailing Address	400 WOODLAND TER	
City, State, Zip	ALEXANDRIA, VA 22302	

Property Address	108 S COLUMBUS ST	074.02-10-23 - -
Owner Name	108 COLUMBUS STREET LLC	
Mailing Address	6606 FARMER DR	
City, State, Zip	FORT WASHINGTON, MD 20744-1018	

Property Address	108A S COLUMBUS ST	074.02-10-27 - -
Owner Name	CYRUS ELIZABETH PROPERTIES LLC	
Mailing Address	108A S COLUMBUS ST	
City, State, Zip	ALEXANDRIA, VA 22314	

Property Address	106 S COLUMBUS ST	074.02-10-24 - -
Owner Name	TARGETED CREATIVE CAPITAL LLC	
Mailing Address	106 S COLUMBUS ST	
City, State, Zip	ALEXANDRIA, VA 22314	

Property Address	106A S COLUMBUS ST	074.02-10-28 - -
Owner Name	NGUYEN-NGUYEN REAL ESTATE HOLDINGS LLC	
Mailing Address	5215 MONTGOMERY ST	
City, State, Zip	SPRINGFIELD, VA 22151	

Property Address	104 S COLUMBUS ST	074.02-10-25 - -
Owner Name	DIANE G MURPHY & JEANNE M BARTON LLC	
Mailing Address	9374 MOUNT VERNON CIR	
City, State, Zip	ALEXANDRIA, VA 22309	

NOTE: Applicant to return this copy at least 5 days prior to the hearing to: Department of Planning and Zoning, 301 King Street, Room 2100.

Property Address	109 S COLUMBUS ST	074.02-11-09 - -
Owner Name	KING STREET PROPERTIES LLLP	
Mailing Address	10921 BECKMAN WAY	
City, State, Zip	GREAT FALLS, VA 22066	

Property Address	806 KING ST	074.02-11-07 - -
Owner Name	HANSAN LEE TRADING CORP	
Mailing Address	716 KING ST	
City, State, Zip	ALEXANDRIA, VA 22314-3015	

Property Address	808 KING ST	074.02-11-06 - -
Owner Name	BOURSE LLC	
Mailing Address	6201 HILLVALE PL	
City, State, Zip	ALEXANDRIA, VA 22307	

Property Address	810 KING ST	074.02-11-05 - -
Owner Name	OLD TOWN 1 LLC	
Mailing Address	1616 CAMDEN RD, SUITE 210	
City, State, Zip	CHARLOTTE, NC 28203	

Property Address	112 S ALFRED ST	074.02-11-25 - -
Owner Name	ALFRED STREET BAPTIST CHURCH	
Mailing Address	301 S ALFRED ST	
City, State, Zip	ALEXANDRIA, VA 22314	

NOTE: Applicant to return this copy at least 5 days prior to the hearing to: Department of Planning and Zoning, 301 King Street, Room 2100.



PROPERTY OWNER LIST

BOARD OF ARCHITECTURAL REVIEW

SUBJECT ADDRESS

TAX ASSESSMENT MAP NUMBER

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**ADJOINING PROPERTY OWNER
NAME & MAILING ADDRESS**

**TAX ASSESSMENT
MAP NUMBER**

Property Address		<div>-</div> <div>-</div>
Owner Name		
Mailing Address		
City, State, Zip		

Property Address		<div>-</div> <div>-</div>
Owner Name		
Mailing Address		
City, State, Zip		

Property Address		<div>-</div> <div>-</div>
Owner Name		
Mailing Address		
City, State, Zip		

Property Address	111 S COLUMBUS ST	074.02-11-10 <div>-</div> <div>-</div>
Owner Name	MONOGRAM REAL ESTATE LLC	
Mailing Address	111 S COLUMBUS ST	
City, State, Zip	ALEXANDRIA, VA 22314	



Proposed


Andrew Ashleigh

Monagram Real Estate LLC

111 S Columbus St.

Alexandria, VA 22314

rsuite Capital Price 2.28.2022

ID#	ROOM	SIZE	DETAILS
101	front room	36 W 88 H	 <p>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.</p>
102	front room	36 W 88 H	<p>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.</p>
103	cash register room	36 W 66 H	<p>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.</p>
104	cash register room	36 W 66 H	<p>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.</p>

105 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.

106 kitchen 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.

107 kitchen 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.

108 kitchen 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.

109 back room main 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.

210 front 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.

211 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.

212 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.

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 s32yW
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 s32yW
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 s32yW
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



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.

327 bed 7

24 W
14 H



Window: Picture , Base Frame, Exterior White, Interior White
Performance Calculator: PG Rating: 50 | DP Rating: + 50 / - 50
Glass: All Sash: High Performance, No Pattern **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.

328 bed 8

28 W
46 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.

329 bed 7

24 W
14 H



Window: Picture , Base Frame, Exterior White, Interior White
Performance Calculator: PG Rating: 50 | DP Rating: + 50 / - 50
Glass: All Sash: High Performance, No Pattern **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.

330 bed 8

28 W
46 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.

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

26

104

332 not visible

218

219

331

221

220

216 217

105

106

107

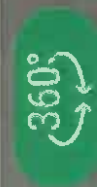
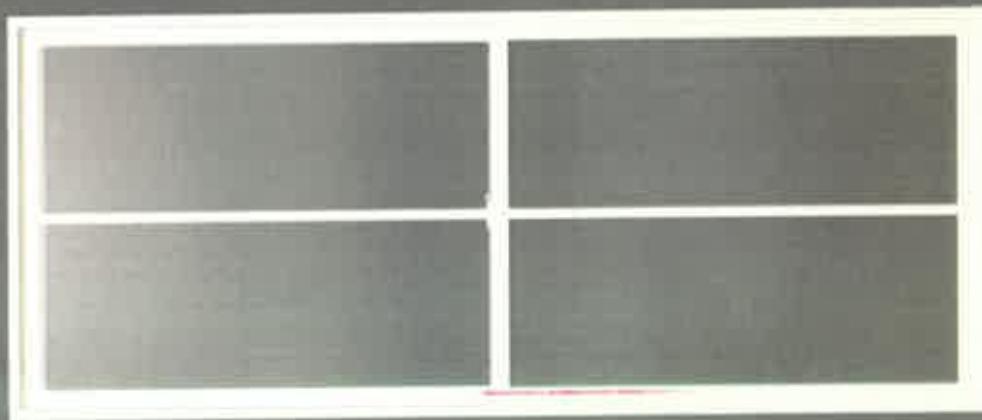
108

SIDE REAR



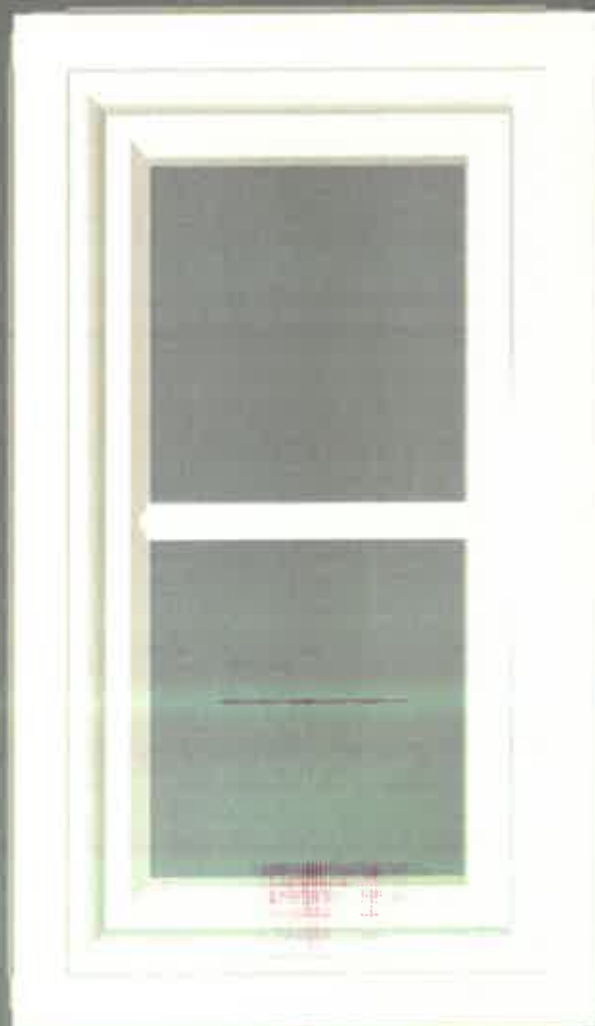
REAR ELEVATION

101 front room
Window - 36.00W x 88.00H

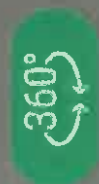


327 bed 7

Window - 24.00W x 14.00H



INTERIOR



EXTERIOR

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 twice as strong as vinyl, so weatherstript seals stay weathertight.

COLOR CHOICE

Our unique process fuses color to Fibrex® material for long-lasting beauty as well as offering stark exterior colors not available on most other replacement windows.

EXCEPTIONAL COMFORT

Fibrex® material blocks thermal transfer nearly 100 times better than aluminum to help reduce heating and cooling bills.

EXCEPTIONAL DURABILITY

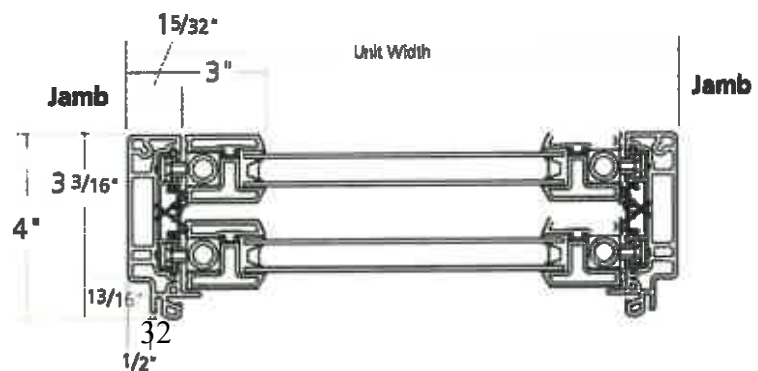
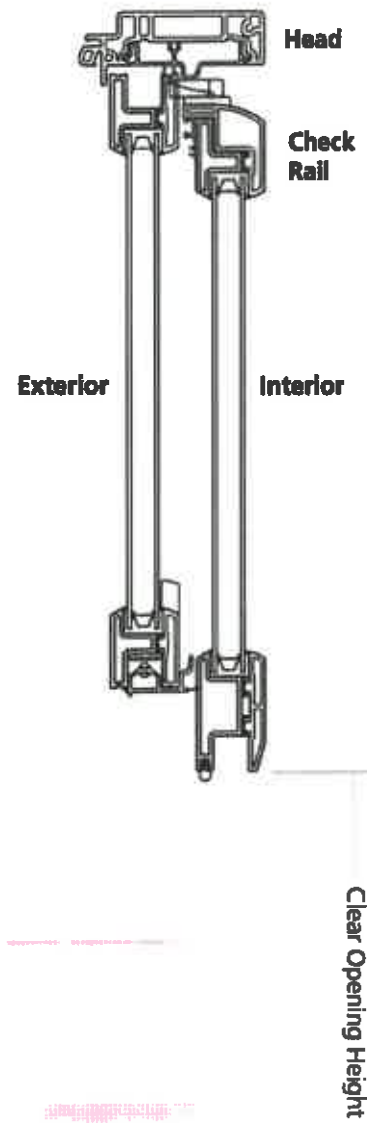
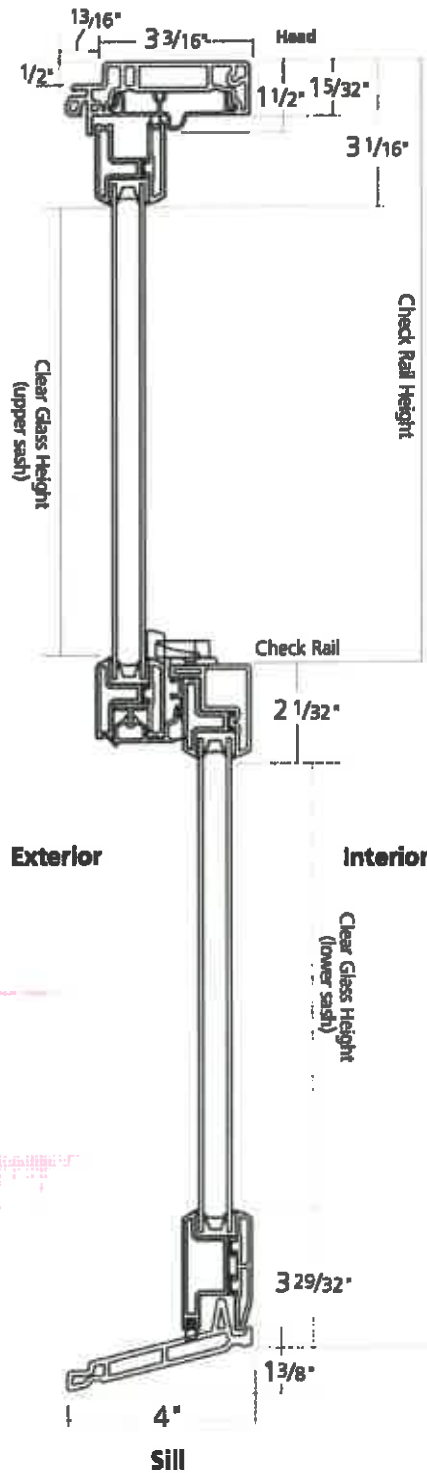
Fibrex® material retains its stability and rigidity in all climates.

	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



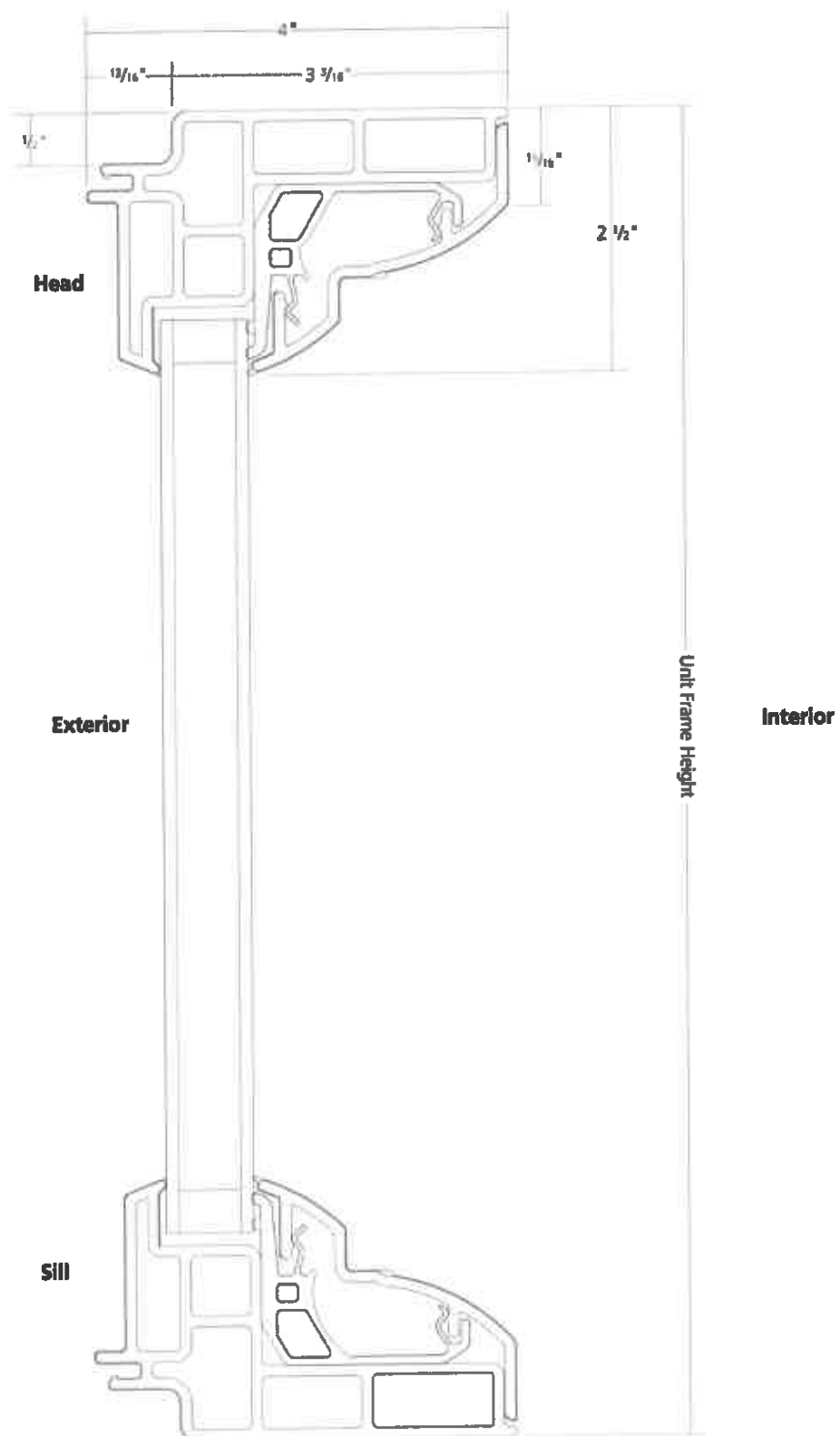
Window profiles shown for measurement purposes.

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

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

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

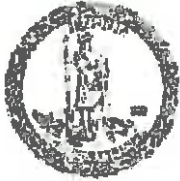
COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation
9960 Mayland Drive, Suite 400, Richmond, VA 23233
Telephone: (804) 367-8500

Expires On
09-31-2023

NUMBER
2705155684

BOARD FOR CONTRACTORS
CLASS A CONTRACTOR
CLASSIFICATIONS* CBC RBC



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



Mary Brock-Vaughan
Mary Brock-Vaughan, Director

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

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)

DPOC-LIC (02/2017)