

Docket Item # 6
BAR CASE # 2017-00360

BAR Meeting
October 18, 2017

ISSUE: Alterations (Window Replacement)

APPLICANT: Brad Fleetwood

LOCATION: 312 North Columbus Street

ZONE: RM / Residential

STAFF RECOMMENDATION

Staff recommends approval of the application as submitted.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped 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.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire 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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official 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 #2017-00360 312 N Columbus



I. ISSUE

The applicant is requesting approval for replacement windows on the rear addition of 312 North Columbus Street. The existing windows are multilight windows and the applicant desires single-light, aluminum-clad replacement windows.

II. HISTORY

312 North Columbus Street is a two-story, three-bay, semi-detached Victorian period townhouse constructed **between 1902 and 1907**. Its distinguishing features include a corbelled cornice and segmental arches over the windows.

In 2004, the Board approved shutters on the front elevation (BAR Case #2004-00219, 11/3/2004). In **1990**, the Board approved alterations to the rear facade (BAR Case #90-134, 7/18/90). The Board approved rear additions in 1982 and 1970 (10/6/82, 10/17/79). In 1965, the Board approved the replacement of the rear wood stairway with steel (1/13/65).

The alley behind the property is public.

III. ANALYSIS

West Elevation

Based on the BAR's adopted Window Policy, staff may administratively approve replacement of non-historic windows with windows constructed of a range of materials – painted wood, aluminum-clad wood or high-quality composite – in an architecturally appropriate light configuration and design. This application is before the BAR because the applicant wishes to change the light configuration to one that is not characteristic of this architectural style. The 1990 rear addition has the character of the Shingle Style or Arts and Crafts and includes custom 16/1 double-hung windows as well as 12-light casements that were approved by the BAR. The existing multi-light configurations certainly complement the early 20th century architectural style and character of the addition, giving it texture and scale.

The application materials describe the poor condition of the existing windows, notes the “substantial cost savings” to delete the muntins and offers several alternatives for the BAR's consideration. Staff reminds the Board that deferred maintenance and cost are not criteria that the zoning ordinance allows the BAR to consider when reviewing a Certificate of Appropriateness. However, as this portion of the house is only visible from a public alley, staff has no strong objection to the switch to one-over-one double-hung windows and single-light casement windows. While staff does not believe that the request improves the design of the rear elevation, the change will also not be detrimental to the historic ca.1902 portion of the townhouse visible on the east elevation nor adjacent historic properties. It is not possible to view the east and west elevations of this townhouse at the same time and the rear of most of the neighboring houses were also altered in the late 20th century and. The question before the BAR is whether the proposed single light windows are appropriate designs in this specific context.

East Elevation

In visiting the property while preparing this report, staff observed that the style of the 6/6 windows on the front (east) elevation are not historically correct for this dwelling. As confirmation, the other half of this semi-detached pair of townhouse retains its original 2/2 wood windows (Figure 1). The BAR's *Design Guidelines*, adopted in 1993, state: "New and Replacement windows should be appropriate to the historic period of the architectural style of the building. For example, two-over-two and two-over-one windows are appropriate on Victorian Style buildings dating from the late-19th to early 20th century. Multi-paned windows are not appropriate on structures dating from this period." (Windows – Page 2)

Furthermore, the existing replacement windows at 312 North Columbus Street have simulated divided lights (SDL), where the muntin pattern is permanently affixed to both the interior and exterior of a single panel of insulated glass in each sash. SDL glazing has only been commonly available for approximately the past 10 years. The BAR's current Window Policy, adopted in 2010, states that: "Double glazed (insulated) and simulated divided light painted wood windows may be used throughout on buildings or additions constructed after 1930, when Thermopane brand insulated glass windows were invented." The policy goes on to clarify, however, that: "1-over-1, or 2-over-2 sash windows...may be replaced with double glazed painted wood windows on any façade."

Staff was unable to locate any prior approvals for replacement windows at this property. Therefore, staff strongly encourages the applicant to replace the inappropriate, non-complying windows with 2/2 painted wood windows or sash kits to match the adjacent historic windows, noting that 2/2 sash may be double-glazed and can be administratively approved per the present Window Policy.

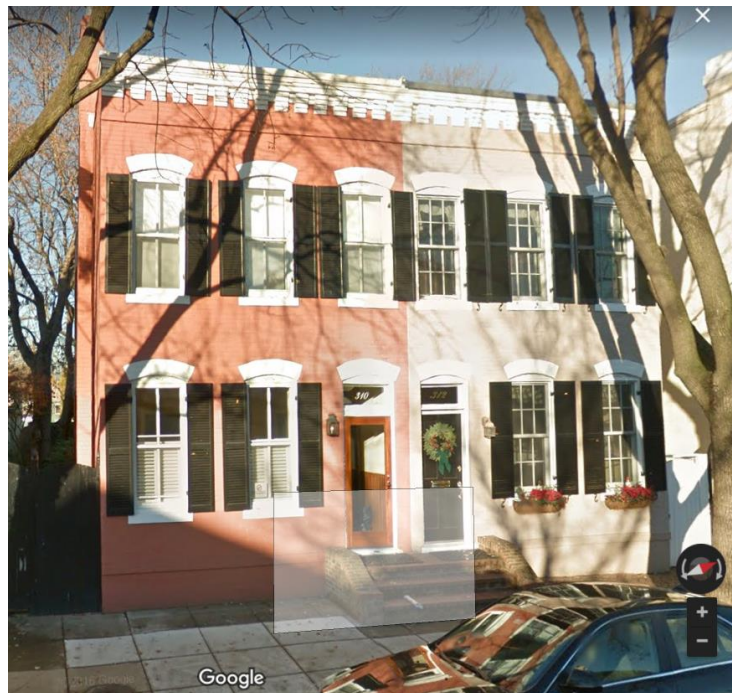


Figure 1. Front elevation of 310 (left) and 312 (right) North Columbus Street with the townhouse on the left retaining its original 2/2 wood windows.

STAFF

Catherine K. Miliaras, Principal Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed door and window replacement complies with zoning.

Code Administration

No comments received.

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)
- 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)

V. ATTACHMENTS

- 1– Application for BAR 2017-00360: 312 North Columbus Street*
- 2 – Supplemental Materials*

BAR Case # _____

ADDRESS OF PROJECT: 312 N. Columbus St., Alex., VA 22314

TAX MAP AND PARCEL: _____ 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: Brad FleetwoodAddress: 312 N Columbus StCity: Alexandria State: VA Zip: 22314Phone: 703-965-2776 E-mail: bradfleetwood@outlook.com**Authorized Agent** *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:Name: Brad FleetwoodAddress: 312 N Columbus StCity: Alexandria State: VA Zip: 22314Phone: 703-965-2776 E-mail: bradfleetwood@outlook.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.

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. 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.

BAR Case # _____

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).*

See Attachment A

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.

Electronic copies of submission materials should be submitted whenever possible.

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.

BAR Case # _____

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 3 sets of 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: _____

Date: _____

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.		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 312 N Columbus Street (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. <u>Brad Fleetwood</u>	<u>312 N Columbus St</u>	<u>100 as right/ctrs</u>
2. <u>Janet Fleetwood</u>	<u>312 N Columbus St</u>	<u>100</u>
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. <u>N/A</u>		
2.		
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.

9/12/17 Brad Fleetwood [Signature]
Date Printed Name Signature

**Attachment A
to Application for Certificate of Appropriateness
re windows for 312 N Columbus St**

We are submitting this application to propose the replacement of certain windows located in the rear first and second levels of our home at 312 N Columbus Street, Alexandria, Virginia 22314. We purchased this property as our primary residence in late May 2017 and have since discovered that certain of the windows are badly in need of replacement due both to bent frames and extensive wood rot of the frames. Unfortunately, due to the age of the windows (approximately 20 – 30 years old), replacement of one or more of the windows necessitates replacement of all of the grouping. We have attached photographs of the relevant windows to support our request in a separate email.

The effected section of the home is not part of the original structure, which was built in 1890, but an addition that I was added after 1965. This portion of the house, which faces the rear, is not sided with the original brick, but with either wood or hardy plank siding. (We have included photographs indicating this. All of the windows subject to this request are located in this addition and are rear facing to a little trafficked public alley. These windows, which were purportedly subject to approval by this Board at an earlier date, do not replicate the style of the windows found in the original section of the house. The wooden double hung windows in the original structure vary from four to six panes, whereas the windows proposed for replacement contain 12 to 16 panes in some cases.

With regard to the rear upstairs windows, we propose to replace the two full sized double-hung windows and the two awning windows with clear pane aluminum-clad wood windows (no muntins – a word I was not familiar with until this exercise. The two full-sized windows both have no muntins in the larger lower pane and muntins for 16 panes in the smaller upper pane. The two small awning windows have muntins for 16 panes. There is a clear pane half-moon window above, which we do not intend to replace, with no muntins.

We propose clear view panels both to match the clear pane half-moon window and to do away with the overly busy many-paned windows. These windows are rear facing only to a little trafficked public alley, are made to the newest portion of the house and do not impact the integrity of either the existing structure or the surrounding historic neighborhood. Indeed, the rear exterior windows of a number of the structures facing our home from across the public alley also have clear pane windows. There is also a substantial cost savings to clear pane windows, which is relevant because this is an unanticipated expense discovered only after we purchased the home.

Alternatively, with regard to the rear upstairs windows, if the Board is unwilling to approve clear view windows, we would ask the Board to approve the replacement of upstairs rear windows with a similar configuration of the existing windows except that the top window of the full-sized windows and the two awning windows be replaced either four or six-paned windows. This is not optimal because it will be inconsistent with the clear pane half-moon window and because it will be significantly more expensive. However, to the extent that the Board is only

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C

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Attachment A
to Application for Certificate of Appropriateness
re windows for 312 N Columbus St

inclined to grant this request, it would be consistent with the windows in the original structure of the home. Nevertheless, this is our far less favored position.

With regard to the rear downstairs windows, we propose to replace four full-sized twelve-pane casement windows, due to their rotting condition (as demonstrated in the photographs submitted with this application), with four clear-panel double hung windows. We also propose to replace the existing rear single-entry door and the two five-pane side panels with a clear-panel set of French doors. Clear view panels are appropriate since these windows are not only rear-facing to a little trafficked public alley, but because they are less visible due to the fence along the back of the property. They are also in the newest portion of the house and do not impact the integrity of either the existing structure or the surrounding historic neighborhood. As previously stated, the rear exterior windows of the structures facing our home from across the alley all have clear pane windows. The replacement of the existing rear entry door is necessary to improve ingress and egress into the house. The existing single-entry door is only 27-inches wide, so having to move large objects (furniture and appliances) becomes prohibitive. Replacement of the single-entry door will also better integrate with the new windows.

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Alternatively, with regard to the rear downstairs windows, if the Board is unwilling to approve the clear view windows and door, we would ask the Board to approve the replacement of the rear downstairs windows with double hung windows with either four or six pane windows. This is not optimal because it will be significantly more expensive; however, to the extent that the Board is only inclined to grant this request, it would be consistent with the windows in the original structure of the home. Nevertheless, this is our far less favored position.

ATTACH
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We have also included estimates for the proposals that include manufacturer's specifications for materials for the windows and doors, which include drawings representing the proposed windows. I welcome the opportunity to discuss this further with the Board at the hearing and look forward to a favorable determination.

Brad Fleetwood ultimate insert DH

Quote #: VUAYY77

A Proposal for Window and Door Products prepared for:

Shipping Address:

THE HODGES CO INC
44190 WAXPOOL RD STE 192
ASHBURN, VA 20147-5953

RAFAEL LOBOS
THE HODGES CO INC
120 W JEFFERSON ST
FALLS CHURCH, VA 22046-3417
Phone: (703) 532-0184
Fax: (703) 532-0666
Email: rlobos@hodescompany.com

This report was generated on 9/11/2017 3:07:19 PM using the Marvin Order Management System, version 0002.16.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Project Description:

White aluminum clad exterior painted white wood interior replacement windows.,

Featuring products from:



NO guide or Mountings

Best option

Global Specs

The following product and option choices were designated as part of this project's Global Spec. Global Specs can be overridden on a line item basis. Exceptions to the specification are outlined in Line Item Quotes. Please proof all units thoroughly to ensure accuracy.

Marvin Clad Spec



Exterior/Interior Colors/Finishes - Exterior Color	Stone White
Exterior/Interior Colors/Finishes - Species	Pine
Exterior/Interior Colors/Finishes - Interior Finish	Painted Interior Finish - White
Exterior/Interior Colors/Finishes - Back Prime	False
Window Glass Type - Glazing	IG
Window Glass Type - Glass Types	Low E2 w/Argon
Window Glass Type - Perimeter Bar Color	Stainless
Door Glass Type - Glazing	IG
Door Glass Type - Glass Types	Tempered Low E2 w/Argon
Door Glass Type - Perimeter Bar Color	Stainless
Divided Lites - Divided Lite Type	None
Window Hardware - Window Hardware Color	Satin Taupe
Door Hardware - Company	Marvin
Door Hardware - Primary Handle Color	Satin Taupe
Door Hardware - Secondary Handle Color	Satin Taupe
Door Hardware - Keyed	True
Door Hardware - Keyed Alike	False
Door Hardware - Door Hinge Type	Adjustable Hinges
Door Hardware - Door Hinge Color	Satin Taupe
Door Hardware - Hinges Per Panel	3 Per Panel
Door Hardware - Marvin Lever/Handle Style	Traditional
Interior Shade - Shade Placement	No Shade
Window Screens - Exterior Screen Type	Aluminum Screen
Window Screens - Exterior Screen Surround Color	Stone White
Window Screens - Mesh Type	Charcoal Fiberglass Mesh
Door Screens - Screen Type	No Screen
Jambs - Jamb Depth	6 9/16"
Jambs - Frame Depth	6 9/16"
Casing/Subsill - Top Casing Type	None
Assembly Accessories - Interior Accessory	None
Installation Method - Installation Options	No Installation Method
Unit Multiplier - Unit Multiplier	False
Finish / Species Multiplier - Finish / Species Multiplier	False
Glass Multiplier - Glass Multiplier	False
Divided Lite Multiplier - Divided Lites Multiplier	False
Hardware Multiplier - Hardware Multiplier	False
Screen Multiplier - Screen Multiplier	False
Shade Multiplier - Shade Multiplier	False
Casing Multiplier - Exterior Casing Multiplier	False
Jamb Extension Multiplier - Jamb Extension Multiplier	False
Miscellaneous Options - Interior Glazing Profile Options	Ogee
Miscellaneous Options - Jamb Hardware Color	White
Miscellaneous Options - Door Sill Colors	Bronze

Accepted:

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Miscellaneous Options - Door Sill Weatherstrip Color	Black
Miscellaneous Options - Sash Exterior Color	Stone White
Miscellaneous Options - Sash Species	Pine
Miscellaneous Options - Sash Interior Finish	Painted Interior Finish - White
Miscellaneous Options - Door Style	Traditional Panels
Sill Liner Options - Sill Liner Species	Oak Sill Liner

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 4		TOTAL UNIT QTY: 9		EXT LIST PRICE: USD 12,116.00		
LINE	MARK UNIT	BRAND	ITEM	LIST PRICE	QTY	EXTENDED LIST PRICE
1	Cottage DH Back room	Marvin	Clad Ultimate Insert Double Hung	1,110.00	2	2,220.00
2	Awning rear room	Marvin	Clad Ultimate Replacement Awning	795.00	2	1,590.00
3	First floor rear	Marvin	Clad Ultimate Insert Double Hung	953.00	4	3,812.00
4	French door rear first floor	Marvin	Clad Ultimate Inswing French Door	4,494.00	1	4,494.00

Accepted:

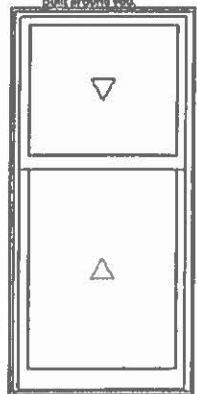
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LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

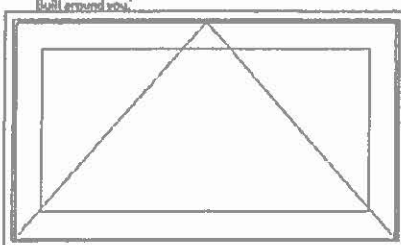
Line #1	Mark Unit: Cottage DH Back room	List Price:		1,110.00
Qty: 2		Ext. List Price:	USD	2,220.00



As Viewed From The Exterior
 FS 31 5/8" X 65 3/4"

Stone White Clad Exterior
 Painted Interior Finish - White - Pine Interior 117.00
 Clad Ultimate Insert Double Hung..... 978.00
 Inside Opening 32" X 66"
 0 Degree Frame Bevel
 Cottage 2.0:5.0
 Top Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 G.S. 26 5/16" X 23 13/64"
 IG - 1 Lite
 Low E2 w/Argon
 Stainless Perimeter Bar
 Ovolo Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 G.S. 26 5/16" X 34 51/64"
 IG - 1 Lite
 Low E2 w/Argon
 Stainless Perimeter Bar
 Ovolo Interior Glazing Profile
 Satin Taupe Sash Lock
 White Jamb Hardware 15.00
 Aluminum Screen
 Charcoal Fiberglass Mesh
 Stone White Surround
 3 1/4" Jambs

Line #2	Mark Unit: Awning rear room	List Price:		795.00
Qty: 2		Ext. List Price:	USD	1,590.00



As Viewed From The Exterior
 FS 31 1/8" X 18 1/4"

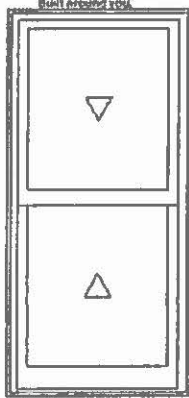
Stone White Clad Exterior
 Painted Interior Finish - White - Pine Interior 117.00
 Clad Ultimate Replacement Awning - Roto Operating 609.00
 Inside Opening 31 1/2" X 18 1/2"
 0 Degree Frame Bevel
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Stainless Perimeter Bar
 Ovolo Interior Glazing Profile..... 69.00
 Standard Bottom Rail
 White Weather Strip
 Satin Taupe Folding Handle
 Satin Taupe Multi - Point Lock
 Aluminum Screen
 Charcoal Fiberglass Mesh
 Satin Taupe Surround
 2 3/16" Jambs
 No Installation Method
 ***Note: The overall frame depth will be 1 1/16" larger than the jamb size shown above. For example, a 3 1/4" overall frame depth will have a 2 3/16" jamb.

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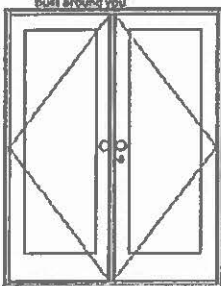
Line #3	Mark Unit: First floor rear	List Price:		953.00
Qty: 4		Ext. List Price:	USD	3,812.00



As Viewed From The Exterior
FS 27 5/8" X 58"

Stone White Clad Exterior
Painted Interior Finish - White - Pine Interior117.00
Clad Ultimate Insert Double Hung.....821.00
Inside Opening 28" X 58 1/4"
0 Degree Frame Bevel
Top Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ovalo Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ovalo Interior Glazing Profile
Satin Taupe Sash Lock
White Jamb Hardware15.00
Aluminum Screen
Charcoal Fiberglass Mesh
Stone White Surround
3 1/4" Jambs

Line #4	Mark Unit: French door rear first floor	List Price:		4,494.00
Qty: 1		Ext. List Price:	USD	4,494.00



Inactive Active
As Viewed From The Exterior
FS 64 5/8" X 82"

Stone White Clad Exterior
Painted Interior Finish - White - Pine Interior400.00
Clad Ultimate Inswing French Door 6 9/16" - XX Right Hand3,804.00
CN 5468
Rough Opening 65 5/8" X 82 1/2"
Traditional Panels
Left Panel
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Tempered Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Right Panel
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Tempered Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Traditional Lever(s)
Multi-Point Lock on Active Panel
Satin Taupe Active Exterior Handle Set on Active Panel Keyed110.00
Satin Taupe Active Interior Handle Set on Active Panel
Satin Taupe Dummy Exterior Handle Set on Inactive Panel95.00
Satin Taupe Dummy Interior Handle Set on Inactive Panel
Satin Taupe Adjustable Hinges 3 Per Panel
Bronze Ultrex Sill
Black Weather Strip.....55.00
Oak Sill Liner.....30.00

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6 9/16" Jambs
No Installation Method

Project Subtotal List Price: USD	12,116.00
0.000% Sales Tax: USD	0.00
Project Total List Price: USD	12,116.00
Tax	726.96

Labor 3500.00

\$ 16,342.96

Product and Performance Information

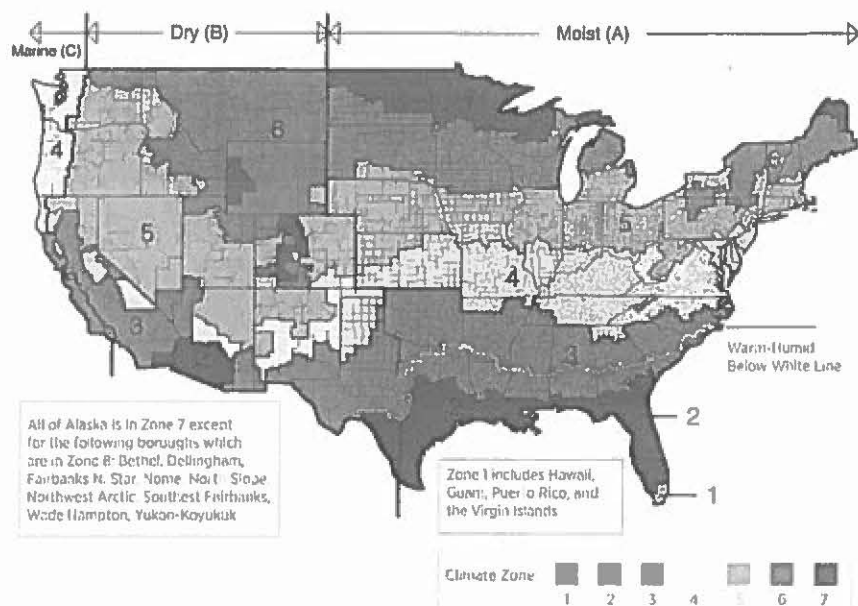
NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org/WindowRatings.

Review the map below to determine if your units meet ENERGY STAR for your location.



International Energy Conservation Code (IECC) Climate Regions



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Brad Fleetwood ultimate insert DH

Quote #: VUAYY77

A Proposal for Window and Door Products prepared for:

Shipping Address:

THE HODGES CO INC
44190 WAXPOOL RD STE 192
ASHBURN, VA 20147-5953

RAFAEL LOBOS
THE HODGES CO INC
120 W JEFFERSON ST
FALLS CHURCH, VA 22046-3417
Phone: (703) 532-0184
Fax: (703) 532-0666
Email: rlobos@hodescompany.com

This report was generated on 9/11/2017 3:44:05 PM using the Marvin Order Management System, version 0002.16.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Project Description:

White aluminum clad exterior painted white wood interior replacement windows.,

Featuring products from:



Windows SDL (simulated Divided Lite) DH. For
bottom windows (look best)

ATTACHMENT C

Global Specs

The following product and option choices were designated as part of this project's Global Spec. Global Specs can be overridden on a line item basis. Exceptions to the specification are outlined in Line Item Quotes. Please proof all units thoroughly to ensure accuracy.

Marvin Clad Spec



Exterior/Interior Colors/Finishes - Exterior Color	Stone White
Exterior/Interior Colors/Finishes - Species	Pine
Exterior/Interior Colors/Finishes - Interior Finish	Painted Interior Finish - White
Exterior/Interior Colors/Finishes - Back Prime	False
Window Glass Type - Glazing	IG
Window Glass Type - Glass Types	Low E2 w/Argon
Window Glass Type - Perimeter Bar Color	Stainless
Door Glass Type - Glazing	IG
Door Glass Type - Glass Types	Tempered Low E2 w/Argon
Door Glass Type - Perimeter Bar Color	Stainless
Divided Lites - Divided Lite Type	None
Divided Lites - Bar Width	7/8"
Divided Lites - With Spacer	True
Window Hardware - Window Hardware Color	Satin Taupe
Door Hardware - Company	Marvin
Door Hardware - Primary Handle Color	Satin Taupe
Door Hardware - Secondary Handle Color	Satin Taupe
Door Hardware - Keyed	True
Door Hardware - Keyed Alike	False
Door Hardware - Door Hinge Type	Adjustable Hinges
Door Hardware - Door Hinge Color	Satin Taupe
Door Hardware - Hinges Per Panel	3 Per Panel
Door Hardware - Marvin Lever/Handle Style	Traditional
Interior Shade - Shade Placement	No Shade
Window Screens - Exterior Screen Type	Aluminum Screen
Window Screens - Exterior Screen Surround Color	Stone White
Window Screens - Mesh Type	Charcoal Fiberglass Mesh
Door Screens - Screen Type	No Screen
Jambs - Frame Depth	6 9/16"
Casing/Subsill - Top Casing Type	None
Assembly Accessories - Interior Accessory	None
Installation Method - Installation Options	No Installation Method
Unit Multiplier - Unit Multiplier	False
Finish / Species Multiplier - Finish / Species Multiplier	False
Glass Multiplier - Glass Multiplier	False
Divided Lite Multiplier - Divided Lites Multiplier	False
Hardware Multiplier - Hardware Multiplier	False
Screen Multiplier - Screen Multiplier	False
Shade Multiplier - Shade Multiplier	False
Casing Multiplier - Exterior Casing Multiplier	False
Jamb Extension Multiplier - Jamb Extension Multiplier	False
Miscellaneous Options - Interior Glazing Profile Options	Ovolo
Miscellaneous Options - Jamb Hardware Color	White

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Miscellaneous Options - Door Sill Colors	Bronze
Miscellaneous Options - Door Sill Weatherstrip Color	Black
Miscellaneous Options - Sash Exterior Color	Stone White
Miscellaneous Options - Sash Species	Pine
Miscellaneous Options - Sash Interior Finish	Painted Interior Finish - White
Miscellaneous Options - Door Style	Traditional Panels
Sill Liner Options - Sill Liner Species	Oak Sill Liner

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

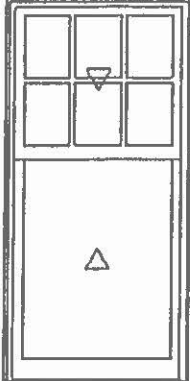
NUMBER OF LINES: 4	TOTAL UNIT QTY: 9	EXT LIST PRICE: USD	15,358.00
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LINE	MARK UNIT	BRAND	ITEM	LIST PRICE	QTY	EXTENDED LIST PRICE
1	Cottage DH Back room	Marvin	Clad Ultimate Insert Double Hung	1,307.00	2	2,614.00
2	Awning rear room	Marvin	Clad Ultimate Replacement Awning	953.00	2	1,906.00
3	First floor rear	Marvin	Clad Ultimate Insert Double Hung	1,331.00	4	5,324.00
4	French door rear first floor	Marvin	Clad Ultimate Inswing French Door	5,514.00	1	5,514.00

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

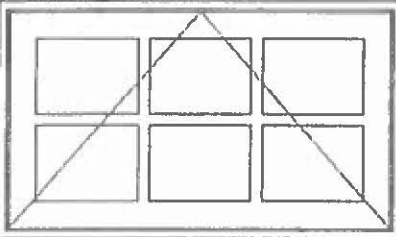
Line #1	Mark Unit: Cottage DH Back room	List Price:		1,307.00
Qty: 2		Ext. List Price:	USD	2,614.00



As Viewed From The Exterior
FS 31 5/8" X 65 3/4"

Stone White Clad Exterior
Painted Interior Finish - White - Pine Interior117.00
Clad Ultimate Insert Double Hung.....978.00
Inside Opening 32" X 66"
0 Degree Frame Bevel
Cottage 2.0:5.0
Top Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
G.S. 26 5/16" X 23 13/64"
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless197.00
Rectangular - Special Cut 3W2H
Stone White Clad Ext - Painted Interior Finish - White - Pine Int
Ovolo Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
G.S. 26 5/16" X 34 51/64"
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ovolo Interior Glazing Profile
Satin Taupe Sash Lock
White Jamb Hardware15.00
Aluminum Screen
Charcoal Fiberglass Mesh
Stone White Surround
3 1/4" Jamb

Line #2	Mark Unit: Awning rear room	List Price:		953.00
Qty: 2		Ext. List Price:	USD	1,906.00



As Viewed From The Exterior
FS 31 1/8" X 18 1/4"

Stone White Clad Exterior
Painted Interior Finish - White - Pine Interior117.00
Clad Ultimate Replacement Awning - Roto Operating609.00
Inside Opening 31 1/2" X 18 1/2"
0 Degree Frame Bevel
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless158.00
Rectangular - Special Cut 3W2H
Stone White Clad Ext - Painted Interior Finish - White - Pine Int
Ovolo Interior Glazing Profile.....69.00
Standard Bottom Rail
White Weather Strip
Satin Taupe Folding Handle
Satin Taupe Multi - Point Lock
Aluminum Screen

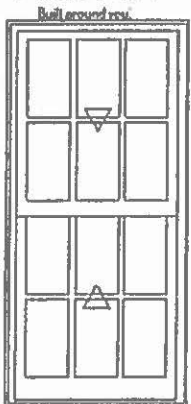
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Charcoal Fiberglass Mesh
 Satin Taupe Surround
 2 3/16" Jamb
 No Installation Method
 ***Note: The overall frame depth will be 1 1/16" larger than the jamb size shown above. For example, a 3 1/4" overall frame depth will have a 2 3/16" jamb.

Line #3	Mark Unit: First floor rear	List Price:		1,331.00
Qty: 4		Ext. List Price:	USD	5,324.00



As Viewed From The
 Exterior
 FS 27 5/8" X 58"

Stone White Clad Exterior
 Painted Interior Finish - White - Pine Interior117.00
 Clad Ultimate Insert Double Hung.....821.00
 Inside Opening 28" X 58 1/4"
 0 Degree Frame Bevel
 Top Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless189.00
 Rectangular - Special Cut 3W2H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ovolo Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless189.00
 Rectangular - Special Cut 3W2H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ovolo Interior Glazing Profile
 Satin Taupe Sash Lock
 White Jamb Hardware15.00
 Aluminum Screen
 Charcoal Fiberglass Mesh
 Stone White Surround
 3 1/4" Jamb

Line #4	Mark Unit: French door rear first floor	List Price:		5,514.00
Qty: 1		Ext. List Price:	USD	5,514.00

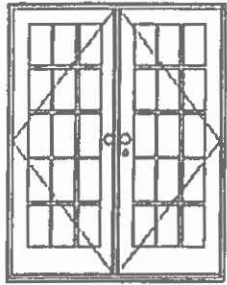


Stone White Clad Exterior
 Painted Interior Finish - White - Pine Interior400.00
 Clad Ultimate Inswing French Door 6 9/16" - XX Right Hand3,804.00
 CN 5468
 Rough Opening 65 5/8" X 82 1/2"
 Traditional Panels
 Left Panel
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Tempered Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless510.00
 Rectangular - Standard Cut 3W5H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 Right Panel
 Stone White Clad Sash Exterior

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As Viewed From The
 Exterior
 FS 64 5/8" X 82"

Painted Interior Finish - White - Pine Sash Interior	
IG	
Tempered Low E2 w/Argon	
Stainless Perimeter and Spacer Bar	
7/8" SDL - With Spacer Bar - Stainless	510.00
Rectangular - Standard Cut 3W5H	
Stone White Clad Ext - Painted Interior Finish - White - Pine Int	
Ogee Interior Glazing Profile	
Traditional Lever(s)	
Multi-Point Lock on Active Panel	
Satin Taupe Active Exterior Handle Set on Active Panel Keyed	110.00
Satin Taupe Active Interior Handle Set on Active Panel	
Satin Taupe Dummy Exterior Handle Set on Inactive Panel	95.00
Satin Taupe Dummy Interior Handle Set on Inactive Panel	
Satin Taupe Adjustable Hinges 3 Per Panel	
Bronze Ultrex Sill	
Black Weather Strip.....	55.00
Oak Sill Lner.....	30.00
6 9/16" Jambs	
No Installation Method	

Project Subtotal List Price: USD	15,358.00
0.000% Sales Tax: USD	0.00
Project Total List Price: USD	15,358.00
TAX	921.48

Labor 3500.00

\$19,779.48

Product and Performance Information

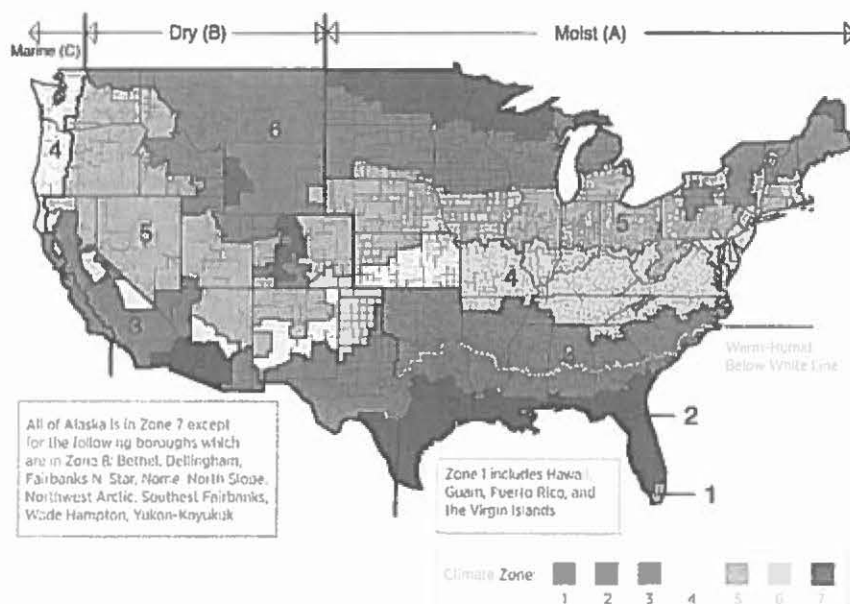
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