

Docket Item # 7  
BAR CASE # 2018-00095

BAR Meeting  
April 4, 2018

**ISSUE:** Alterations

**APPLICANT:** Robert and Barbara Szumowski

**LOCATION:** 813 South Columbus Street

**ZONE:** RM / Townhouse zone

---

**STAFF RECOMMENDATION**

Staff recommends approval as submitted with the following condition:

1. As required by the BAR's adopted window policy, all glazing must be clear, non-reflective and without tint. Low-E (low emissivity) glazing is encouraged for energy conservation but the glass must have a minimum 72% visible light transmission (VLT) with a through-the-glass shading coefficient between 0.87-1.0, and reflectance of less than 10%. Low-E 272 generally meets these criteria.

## **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](mailto: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.



## **I. ISSUE**

The applicant requests approval of a Certificate of Appropriateness to replace French doors with two double-hung windows on the rear elevation, replace the existing siding, replace six double-hung windows, replace the front door and storm door, and replace gutters and downspouts. All the work proposed could be administratively approved except for the alteration changing the French doors into double-hung windows but the applicant has chosen to combine all of this work in a single application to reduce the application fee.

The French doors are on the rear (west) elevation of 813 South Columbus Street and visible from adjacent public alleys. The proposed windows will replace a pair of multi-light French doors with similar dimensions. The windows that will replace the pair of French doors are a pair of double hung windows with a six-over-six configuration. The transom window currently above the French doors will remain.

## **II. HISTORY**

The two-story townhouse at 813 South Columbus Street is one of a group of eight townhouses on the west side of the 800 block of South Columbus Street which were constructed in **1979 and 1980** by altering and adding to an existing 1950s two story apartment building. The Board approved the project in a series of decisions in 1979 (April 18, 1979; May 2, 1979; and, October 3, 1979). The building permit drawings indicate that the rear ells were newly constructed in 1979 and 1980 (Permit #10502). 813 South Columbus had one previous approval for a roof repair and replacement in 2013 (BAR Case #2013-00325).

## **I. ANALYSIS**

Staff supports the proposed conversion of the French doors into a pair of double-hung windows because it is compatible with the other townhouses in this row (Figures 1-3). Most of the project (siding, gutters, door replacement, window replacement) could be administratively approved, but the change from doors to windows on the rear elevation is beyond a repair and requires approval by the BAR at a full hearing. The proposed alteration of the French doors into double-hung windows will not be visible from South Columbus Street but rather from the public alley and parking lot behind the 800 block of South Columbus Street and South Alfred Street.





Figure 1: back of property 813 South Columbus

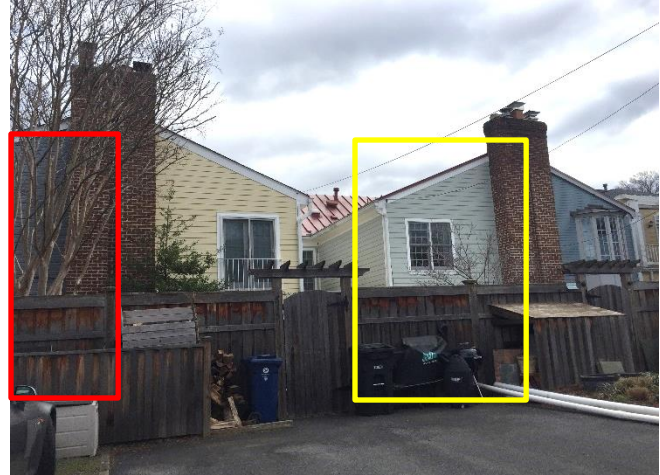


Figure 2: Back of property, 813 South Columbus boxed in red, 819 South Columbus converted French doors into windows, boxed in yellow.



Figure 3: Rear of 821 and 823 South Columbus

The alteration is compatible in style, material and fenestration with the existing townhouses. The French doors were original to the design approved by the Board in 1979. Many of these townhouses have either converted their French doors into windows or added a porch to use the French doors (Figures 1-3). Although the proposed alteration departs from the original design, the double-hung windows are compatible with the architectural character of the townhouse and its neighbors.

The *Design Guidelines* state that “new and replacement windows should be appropriate to the historic period of the architectural style of the building.” The new double-hung windows will match the configuration of the other windows in the townhouse and will be similar to 819 South Columbus (Figure 2). These six-over-six, double-hung windows are appropriate for the Colonial Revival style of the building.

The proposed aluminum-clad wood windows comply with the *Window Policy* with the change of the Low-E glass from Low-E 366 to Low-E 272, in order to comply with the *Alexandria Replacement Window Performance Specifications*: “All glazing must be clear, non-reflective and

without tint. Low-E (low emissivity) glazing is encouraged for energy conservation but the glass must have a minimum 72% visible light transmission (VLT) with a through-the-glass shading coefficient between 0.87-1.0, and reflectance of less than 10%. Low-E 272 generally meets these criteria.”

The applicant proposes to replace the front door and storm door. The new entry door is made of fiberglass and is in the same configuration as the present door. The *BAR Policies for Administrative Approval in OHAD* states that “fiberglass or metal doors, in the appropriate architectural style and detailing on buildings or portions of buildings constructed after 1934” may be administratively approved. Full view storm doors do not require BAR review; the proposed storm door has one horizontal muntin.

The applicant proposes to replace all siding with new beaded HardiePlank siding with a smooth finish. The newly adopted *BAR Policies for Administrative Approval in OHAD* (adopted 2/21/2018) states that “buildings and additions constructed after 1934 may use fiber cement (e.g. HardiePlank) or composite (e.g. Boral) siding and trim with an architecturally appropriate profile, provided it has a smooth finish.” The proposed siding complies with the BAR’s policies.

The applicant also will replace their gutters and downspouts. The new gutter systems will match the current gutter system.

#### **STAFF**

Jenny Rowan, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

## **II. CITY DEPARTMENT COMMENTS**

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

#### **Zoning**

C-1 Proposed work complies with zoning.

#### **Code Administration**

No comments received.

#### **Transportation and Environmental Services**

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

- F-1 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
- For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
- For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-5 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)
- C-6 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 2018-000095: 813 South Columbus*  
*2 – Supplemental Materials*

BAR Case # \_\_\_\_\_

ADDRESS OF PROJECT: 813 S. COLUMBUS ST.TAX MAP AND PARCEL: 080.03-03-13 ZONING: RM**APPLICATION FOR:** *(Please check all that apply)*

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

**Applicant:** ☒ Property Owner ☐ Business *(Please provide business name & contact person)*Name: ROBERT & BARBARA SZUMOWSKIAddress: 813 S. COLUMBUS STCity: ALEXANDRIA State: VA Zip: 22314Phone: 571-431-6655 E-mail: RSZUMOWSKI92@gmail.com**Authorized Agent** *(if applicable)*: ☐ Attorney ☐ Architect ☐ \_\_\_\_\_

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

**Legal Property Owner:**Name: SAME AS APPLICANT

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

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

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



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

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

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

- REPLACE EXISTING SIDING WITH JAMES HARDIE COLORPLUS
- REPLACE 6 DOUBLE HUNG WINDOWS WITH SIMILAR UPGRADED WINDOWS W/KNEEWALL
- REPLACE MBR FRENCH DOOR WITH DOUBLE HUNG WINDOWS
- REPLACE FRONT DOOR WITH COMPLIANT UPGRADE
- REPLACE GUTTERS
- CONTRACT SPECIFICATIONS 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.

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.

- NON-FUNCTION - SECOND STORY DOOR LEADS TO NOWHERE  
 • IMPROVE INSULATION  
 • PICTURES ATTACHED

**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.



**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: ROBERT SZUMOWSKI / BARBARA SZUMOWSKIDate: 2-12-18

## 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. ROBERT SZUMOWSKI	813 S. COLUMBUS ST	JOINT
2. BARBARA SZUMOWSKI	813 S. COLUMBUS ST	JOINT
3.		

2. **Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 813 S. COLUMBUS ST (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. ROBERT SZUMOWSKI	813 S. COLUMBUS ST	JOINT
2. BARBARA SZUMOWSKI	813 S. COLUMBUS ST	JOINT
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.		
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.

Date

Printed Name

Signature





11350 Random Hills Rd. Ste#800

Fairfax, VA 22030

(Fairfax) 703-534-0800 (Gainesville) 703-754-8805 (fax) 703-534-7055

[WWW.COLONIALREMODELING.COM](http://WWW.COLONIALREMODELING.COM)

## REMODELING PROPOSAL

### DESCRIPTION OF SPECIFIED WORK AND MATERIALS:

DATE: 10/29/2017 – Rev 01/24/2018 CUST. CODE: 10-2017-Szumowski-22314 – AS – WD – JH - T

BUYER(S): Rob Szumowski

ADDRESS: 813 South Columbus St

CITY: Alexandria

STATE: VA

ZIP: 22314

### DESCRIPTION OF SPECIFIED WORK AND MATERIALS:

#### SIDING PROJECT -

Remove all existing siding ( Wood ) \$ 480

- Additional charges may apply if more layers are removed

Furnish & install James Hardie wrap moisture barrier. \$ 460

Va State / County Code Requirement

Furnish & install energy tax credit compliant **R-4 DC14 Drain wrap** insulation board on all siding areas. \$ 780

( JamesHardie Siding )

Siding Color : Boothbay Blue

Corner Board Color : White

Face Exposure: 7"

Style : \*\*\* Beaded \*\*\*

Finish : Smooth

Furnish & Install 8 ¼ ", (7" exposure) James Hardie Colorplus siding. \$ 8, 285

- Siding will be cedar-milled or smooth finish lap siding.
- Install includes siding in main home areas , no detached structures included.
- Corner boards will be JH ColorPlus pre-finished and color will be : Color : White finish.
- Price includes all inside and outside siding corner boards, vents, mount blocks, outlets, fixtures, and accessories in new siding areas.
- Includes all necessary counter flashing and kick out flashing as per the JH " Best Practices " installation guide and to be all James Hardie / composite material.
- All flashing, taping and caulking included for professional James Hardie install
- Work areas includes main house only and does not include any detached structures

JH TRIM, GUTTER & OTHER OPTIONS

Trim Option to replace all fascia, soffits, rakes, & freeze, with James Hardie / composite pre-finished trim board. \$ 3, 950  
Options are Smooth or Woodgrain finish Smooth  
Color: White

Furnish and Install Gutters & Downspouts – Entire Home \$ 1, 200

- Price includes oversized 5" gutter with 2"x3" downs
- Colonial to remove old gutters and downspouts and haul away for disposal. To include all prep & clean up for all job site materials. All labor and material included in price
- Gutters and downs will be Color : WHITE
- Price does not include any type of gutter cover system

Gutter Covers - Entire Home

"Rhino" Aluminum mesh metal enforced gutter cover \$ 1, 100

WINDOW AND DOORS

\*\*\*\* Remove and Replace windows and doors. – Remove specified old windows and doors in home and install new windows in home where existing windows are located. Front upper and lower windows, Change MBR double door into large pix window and leave transom above new added window on rear side of home. Remove and replace triple door on rear side of home. All custom sizing, caulking and finishing work to be included in work scope. No structural work involved in window work scope. No electrical, plumbing, or interior paint beyond window and door trim finishing to be included in this work scope. All installation, labor, prep, clean up and haul away all debris and job materials included in work scope.

Jeld-Wen Sitaline Series Aluminum - Wood Clad Double Hung Aluminum – Clad Windows

Qty ( 6 ) \$ 8, 200

Price to include new custom sized window, new interior trim finish where needed. All exterior window trim to be aluminum clad wrapped and caulked to finish. New install / construction style window where framing adjustment may be needed in master bedroom window change depending on existing framing conditions. Custom size windows are measured and finalized before order. Aluminum / Wood interior clad windows with trim to match existing style and size. All windows are Dual Pane w/ Argon Gas, Energy Star Rated, Insulated, Low E Glass package. Solar Intercept spacers, Full screens on all functioning windows. Complete removal and haul away of old and install new. All prep and clean up included in window work scope.

- (2) Front Lower - 32x74 , 9/9 w/ 7/8 - SDL , ( Int & Exterior Side of Glass ) White Int / Ext color
- (3) Front Upper - 32X54 , 6/6 w/ 7/8 - SDL , ( Int & Exterior Side of Glass ) White Int / Ext color
- (1) Rear Upper - 32X65 , 6/6 w/ 7/8 - SDL , ( Int & Exterior Side of Glass ) White Int / Ext color



Change Double Door to Pix Window @ MBR Rear ( Leave Transom )

\$ 3,100

Jeld-Wen Sitaline Series Aluminum - Wood Clad Casement Aluminum - Clad Windows

Qty and Style ( 1 )

Price to include new custom sized window in Master bedroom area where door is located. New exterior and interior trim finish included. Any additional framing in master bedroom window for change included in estimate. Window will be custom size windows and measured for final before order. Aluminum / Wood interior clad windows with trim to match existing style and size. All windows are Dual Pane w/ Argon Gas, Energy Star Rated, Insulated, Low E Glass package. Solar Intercept spacers, Full screens on all functioning windows. Complete removal and haul away of old and install new. All prep and clean up included in window work scope. **ANTICIPATE  $\approx$  18" KNEE WALL BELOW WINDOW.**

\*\*\* Colonial Remodeling will handle the process of getting any County / State permits and inspections needed for complete window install. Homeowner must handle the HOA process for Alexandria / Alexandria Historical District area approvals. Colonial will provide all documentation for homeowner to get that process done.

Qty ( 1 ) MBR - Rear Upper Area Door / Propose New Window - 57 x <sup>60</sup>78 , 7/8 External SDL Grids , White Int/Ext color. All caulking and finishing work to be included.

Provia Signet Fiberglass Single Entry Door w/ Screen @ Front Side  
Glass Option @ Bottom

\$ 3,850

Qty (1) Provia Mahogany Signet Fiberglass Entry Door

Color : Ext - Mountain Berry Int - White

Insulated frame, security plate, and hardware to match the rest of the fixture and trim areas.

Full install included ( prep, install, remove and haul away old door and all job material and debris.

**Door with Glass Add - \$ 525.00**

DUMPSTER / ROLL AWAY LOADER DROP OFF / DELIVERY & HAUL  
AWAY OF DEBRIS & OLD MATERIAL

\$ 890.00

Colonial to deliver either 30 yard roll off dumpster or load truck to job site to throw away old material and haul away for disposal.

( Location Drop @ Driveway or Curbside )

\*Any electrical work beyond detach & resetting all existing fixtures or mounting new fixtures to existing openings is not included in this estimate unless specified in contract description.

\*Prices listed above do not include interior painting, electrical, plumbing work, permits, and drawings unless specified as an estimate will be provided upon completion of the project for any necessary work

**TOTAL INCLUDING ALL PROJECTS -**

\$ \_\_\_\_\_

(Any Continuation of the proposed work and materials description appearing on a separate document shall be incorporated into this Agreement)

## Attachment 2

All checks must be endorsed or made payable to:  
COLONIAL REMODELING, L.L.C.

Work is to start on \_\_\_\_\_ or within three days of obtaining the relevant materials or outstanding permits and is estimated to be completed on \_\_\_\_\_.

Total price of job: \$ \_\_\_\_\_

Schedule for Progress Payments:

Initial Contract Payment: \$1/3 \_\_\_\_\_ (Upon Contract Agreement)

Second Payment Due: \$1/3 \_\_\_\_\_ ( Upon possession of permits/material and first day of construction)

Third Payment Due: \$1/3 \_\_\_\_\_ ( Upon completion of framing / start of punch list finishing list work and end of project finishing work . Touch up and finishing work to be scheduled at this time )

Final Payment Due: Balance: \_\_\_\_\_ (Upon completion of all aspects of work)

(Subject to 5% withholding by Buyer for Final Punchlist; See Below)

\*Labor warranty for all aspects of work executed is implied at 10 years and material warranties are as is

### BUYER'S RIGHT TO CANCEL

Regardless of whether this Agreement was solicited at a residence, if you do not want the materials or services, you the buyer, may cancel this transaction at any time prior to midnight of the third business day after the initial date of this transaction. Any such cancellation must be in writing and sent to the address or fax number listed above.

IN WITNESS WHERE OF Buyer(s) acknowledge receipt of a completed copy of this Agreement on the day and year written above. I/WE have read, understand accept the terms included on the front and back of this Agreement

\_\_\_\_\_  
Salesperson Signature and Lic# (if applicable)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Colonial Remodeling, L.L.C. acceptance

\_\_\_\_\_  
Date

\_\_\_\_\_  
Customer Acceptance

\_\_\_\_\_  
Date

VA CLASS A CONTRACTORS LICENSE # 2705 081772A BLD HIC MARYLAND M.H.I.C. #82360 PA HIC #079493

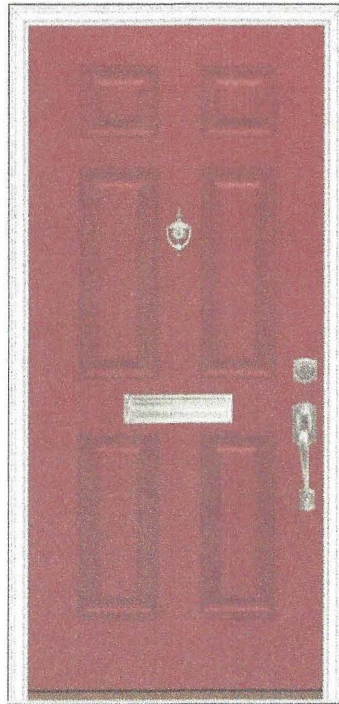


# YOUR PROFESSIONAL-CLASS PRODUCT

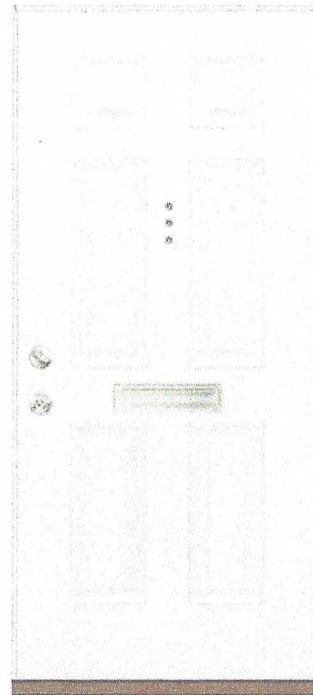
Signet Mahogany Fiberglass Entry Door



877.389.0835  
2150 State Route 39  
Sugar Creek, OH 44681



OUTSIDE VIEW

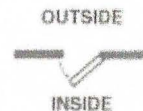


INSIDE VIEW

## SIZING

Contact your dealer for sizing and pricing.

## HANDING



## ENERGY

Energy rating information is not available for this product.

## QUOTE INFORMATION

Job: Szumowski

Tag: Adam Colonial - Szumowski

Order #4439218-2

## DETAILS

### Signet Single Entry Door in Full Wood Frame

With Storm Door - Sized to Fit on Brickmold

Left Hand Inswing - Inside Looking Out

### Entry Door

006 Style Signet Mahogany Fiberglass Door

Snow Mist White Inside / Mountain Berry Red Outside

### Hardware

All Hardware in Satin Nickel Finish

Camelot Grip Entrance Handle Outside

Georgian Handle Inside

Thumbturn Deadbolt

Knocker Viewer (At 58" from floor)

Magazine Slot (3-9/16" x 13")

### Frame

Textured Snow Mist White Aluminum Frame Cladding

Snow Mist White Inside Frame

3 Tubes of Snow Mist White Caulk

Bronze Sahara Threshold

Satin Nickel Ball Bearing Hinges

Security Plate

## INFORMATION AND WARNINGS

Mail slot location may allow exterior access to interior handleset (potential security concern).

# YOUR PROFESSIONAL-CLASS PRODUCT

Spectrum Series Storm Door - Model 291 Full View



877.389.0835  
2150 State Route 39  
Sugarcreek, OH 44681

## QUOTE INFORMATION

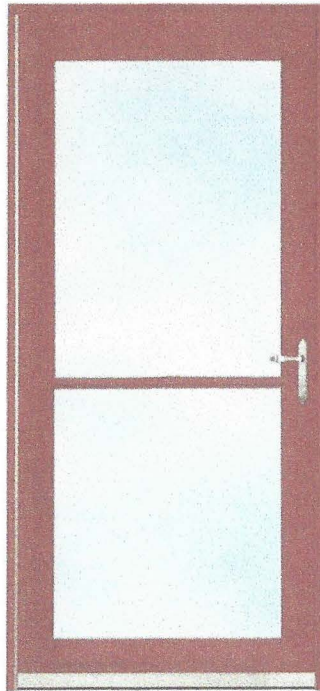
Job: Szumowski  
Tag: Adam @ Colonial - Szumowski  
Order #4439218-3

## DETAILS

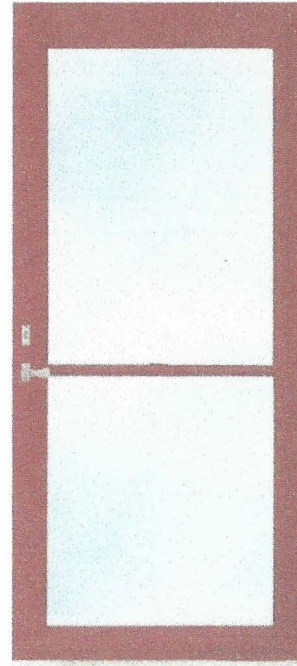
Spectrum 291 Full View  
Mountain Berry Red - white  
Standard Z-Bar  
Pre-Hung  
Satin Nickel Piano Hinge  
Hinge on Left (Viewed from Outside)  
1-1/2" Satin Nickel Bottom Expander  
Satin Nickel Windsor Handleset (DH241)  
Assign a Random Key Number  
Color Matched Dual Closers (DH220-20)  
Clear Glass  
Two Screens

## INFORMATION AND WARNINGS

Per ECN-06-SD-008 storm door build-out may be required to prevent the entry door handle from interfering with the storm door.



OUTSIDE VIEW



INSIDE VIEW

### SIZING

Contact your dealer for sizing and pricing.

### HANDING

Hinge on the Left  
Outside Looking In

### ENERGY

#### ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P)	Solar Heat Gain Coefficient
1.04	0.86

#### ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Total UV
0.90	0.73

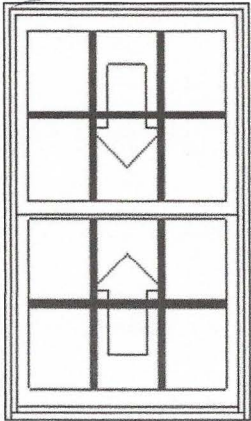


## Attachment 2

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	QTY
----------	-----------------------	--------------------------	-----

Line-2

Rough Opening: 32 3/4 X 54 3/4



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 32 X 54

Siteline Clad Double Hung, Auralast Pine,  
Brilliant White Exterior,  
Interior-PrePaint/Brilliant White/M64WL890,  
No Drip Cap/No Nail Fin,  
4 9/16 Jamb,  
Standard Double Hung, No Finger Plows, White Jambliner, Concealed  
Jambliner  
White Hardware, **272**  
US National-WDMA/ASTM, PG 35,  
Insulated Low-E ~~366~~ Annealed Glass, Neat, Preserve Film, Standard  
Spacer, Argon Filled, Traditional Glz Bd,  
7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Brilliant White  
SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top,  
3 Wide 2 High Btm,  
BetterVue Mesh Brilliant White Screen,  
\*Custom-Width\*, \*Custom-Height\*, GlassThick=0.698, (To Calculate  
True Window or Patio Door Depth Add 1-1/4" To Specified Jamb  
Width).

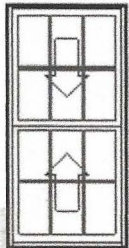
Clear Opening: 28.2w, 23.4h, 4.5 sf

PEV 2017.2.0.1927/PDV 6.281 (10/16/17) NW

3

Line-3

Rough Opening: 32 3/4 X 65 3/4



Viewed from Exterior. Scale: 1/4" = 1'

Frame Size : 32 X 65

Siteline Clad Double Hung, Auralast Pine,  
Brilliant White Exterior,  
Interior-PrePaint/Brilliant White/M64WL890,  
No Drip Cap/No Nail Fin,  
4 9/16 Jamb,  
Standard Double Hung, No Finger Plows, White Jambliner, Concealed  
Jambliner  
White Hardware, **272**  
US National-WDMA/ASTM, PG 35,  
Insulated Low-E ~~366~~ Annealed Glass, Neat, Preserve Film, Standard  
Spacer, Argon Filled, Traditional Glz Bd,  
7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Brilliant White  
SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top,  
3 Wide 2 High Btm,  
BetterVue Mesh Brilliant White Screen,  
\*Custom-Width\*, \*Custom-Height\*, GlassThick=0.698, (To Calculate  
True Window or Patio Door Depth Add 1-1/4" To Specified Jamb  
Width).

Clear Opening: 28.2w, 28.9h, 5.6 sf

PEV 2017.2.0.1927/PDV 6.281 (10/16/17) NW

1

Total Units:

6





**QUOTE BY:** Hardy  
**SOLD TO:** Colonial Remodeling

**QUOTE #:** JDXH00882  
**SHIP TO:**

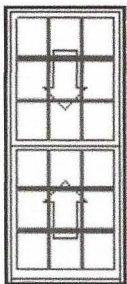
**PO#:**  
**Ship Via:** Ground/Next Truck

**PROJECT NAME:** Szumowski  
**REFERENCE:**

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	QTY
----------	-----------------------	--------------------------	-----

Line-1

Rough Opening: 32 3/4 X 74 3/4



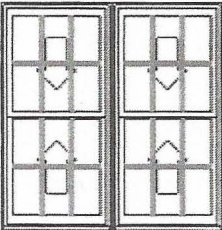
Viewed from Exterior. Scale: 1/4" = 1'

Frame Size : 32 X 74  
 Sitrine Clad Double Hung, Auralast Pine,  
 Brilliant White Exterior,  
 Interior-PrePaint/Brilliant White/M64WL890,  
 No Drip Cap/No Nail Fin,  
 4 9/16 Jamb,  
 Standard Double Hung, No Finger Plows, White Jambliner, Concealed  
 Jambliner  
 White Hardware, **272**  
 US National-WDMA/ASTM, PG 35,  
 Insulated Low-E ~~366~~ Annealed Glass, Neat, Preserve Film, Standard  
 Spacer, Argon Filled, Traditional Glz Bd,  
 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Brilliant White  
 SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 3 High Top,  
 3 Wide 3 High Btm,  
 BetterVue Mesh Brilliant White Screen,  
 \*Custom-Width\*, \*Custom-Height\*, GlassThick=0.698, (To Calculate  
 True Window or Patio Door Depth Add 1-1/4" To Specified Jamb  
 Width).  
 Clear Opening: 28.2w, 33.4h, 6.5 sf  
 PEV 2017.2.0.1927/PDV 6.281 (10/16/17) NW

2

**Low E 272**



LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-4	REAR BEDROOM	Main Line Item			
	Rough Opening: 59 1/4 X 60 3/4	Frame Size : 58 1/2 X 60			
		Siteline Clad Double Hung, Auralast Pine, 2 Wide Brilliant White Exterior, Interior-PrePaint/Brilliant White/M64WL890, No Drip Cap/No Nail Fin, 4 9/16 Jamb, White Jambliner, Concealed Jambliner No Finger Plows, Satin Nickel Hardware, US National-WDMA/ASTM, DP 35, <b>272</b> Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Brilliant White SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm BetterVue Mesh Brilliant White Screen, This mull configuration complies with AAMA 450 standards and is professional engineer-approved.(To Calculate True Window or Patio Door Depth Add 1-1/4" To Specified Jamb Width). <small>PEV 2017.2.0.1809/PDV 6.280 (05/23/17) NW</small>			
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$2,813.73	1	\$2,813.73

Line-4-1 (A1)



## Attachment 2

Proposed change: Remove existing doorframe (Fig 1) and replace with similar width window. The transom will remain. Similar door replacement has been done on other homes in this block of townhouses. Most recent – at 817 S. Columbus – is shown below (Fig 2).



Figure 2 Existing door frame to be replaced by window.

**813 S. COLUMBUS**



Figure 1) Neighbor (817 S. Columbus) previously replaced similar door with window

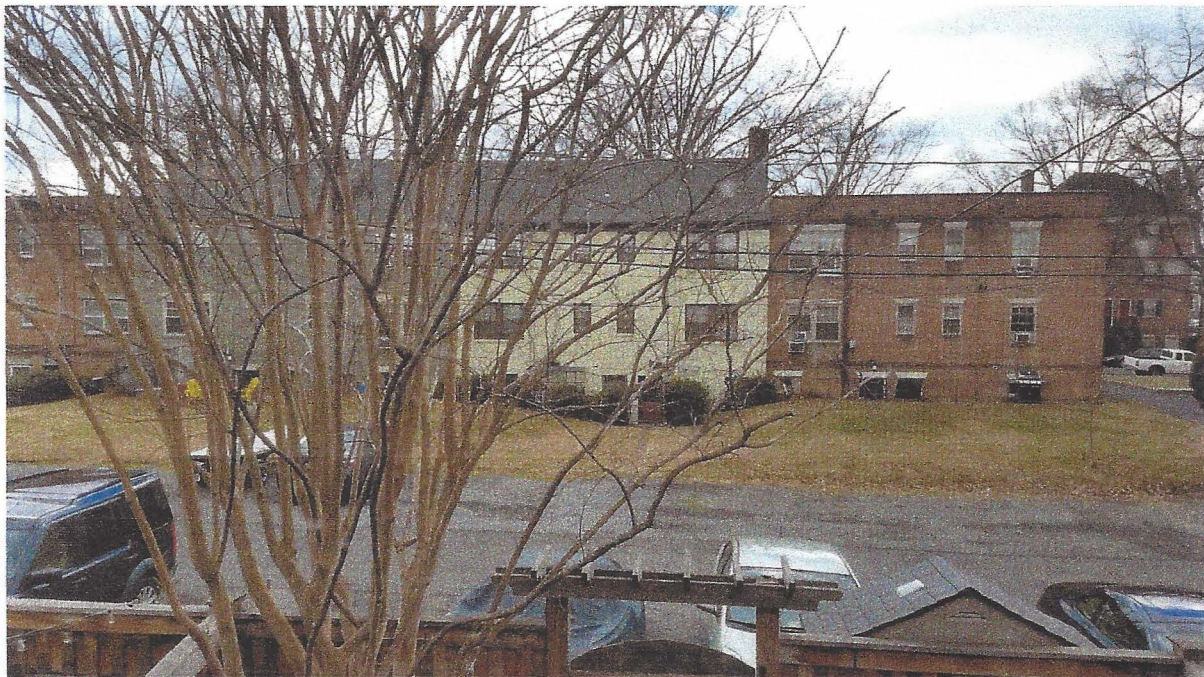


Figure 3 View showing both applicant door at 815 and similar replacement at 817.





*Figure 4 View of alley facing proposed door-window conversion*



*Figure 5 View of neighbors facing door-window conversion.*

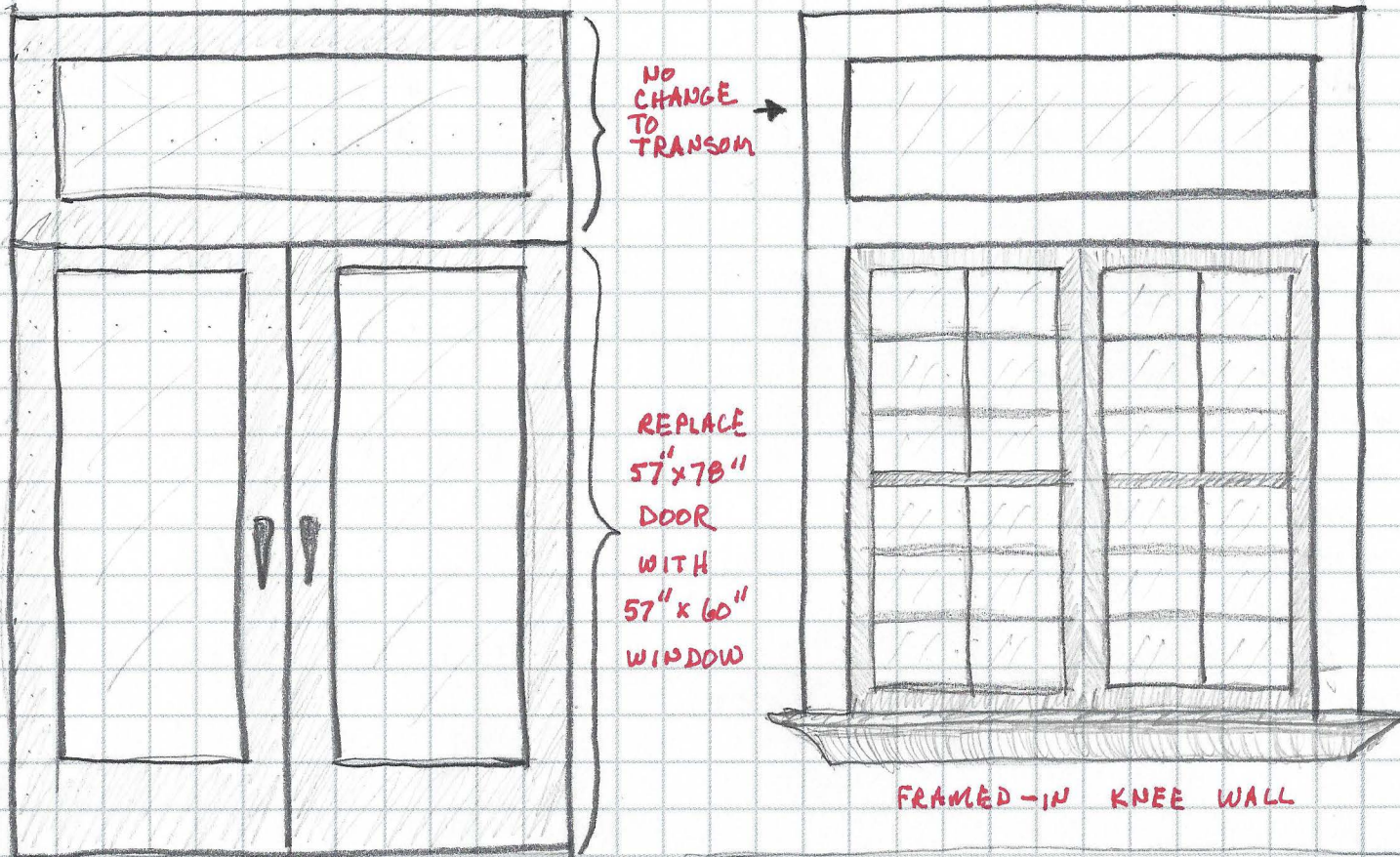




*Figure 6 View of front. Doors, windows, and siding to be replaced. Similar conforming products were used in recent (last 3 years) upgrades to 815 and 817 S. Columbus*



813 S. COLUMBUS ST



PROPOSED CONVERSION OF DOOR TO WINDOW  
2ND STORY REAR MBR