

**ISSUE:** Certificate of Appropriateness for alterations (after the fact)

**APPLICANT:** Shawn Tyrie

**LOCATION:** Old and Historic Alexandria District  
205 North Pitt Street

**ZONE:** RM/Townhouse zone

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**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](mailto:preservation@alexandriava.gov) for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



**I. APPLICANT'S PROPOSAL**

The applicant is requesting a Certificate of Appropriateness for after-the-fact installation of vinyl windows at the property located at 205 North Pitt Street. The application is in response to a violation that was issued on January 4, 2024.

Site Context

The subject property sits on the north side of the intersection of North Pitt Street and Pitt Mews, both of which are public rights of way. The windows in question are visible on the west, south, and east elevations.

**II. HISTORY**

The three story brick house at 205 North Pitt Street was originally constructed in 1978, (Certificate of Occupancy #5149, 6/29/78) making this a Later Building.

The subject property was constructed along with 207-211 North Pitt Street, the houses that face Pitt Mews, and 419-429 Cameron Street as one of the many Urban Renewal projects during the 1960s and 1970s. As shown on the 1959 Sanborn Insurance Map (Figure 1), this area was previously home to a series of single unit homes, apartment buildings and rooming houses. 205 and 207 North Pitt Street were indicated as a General Store.

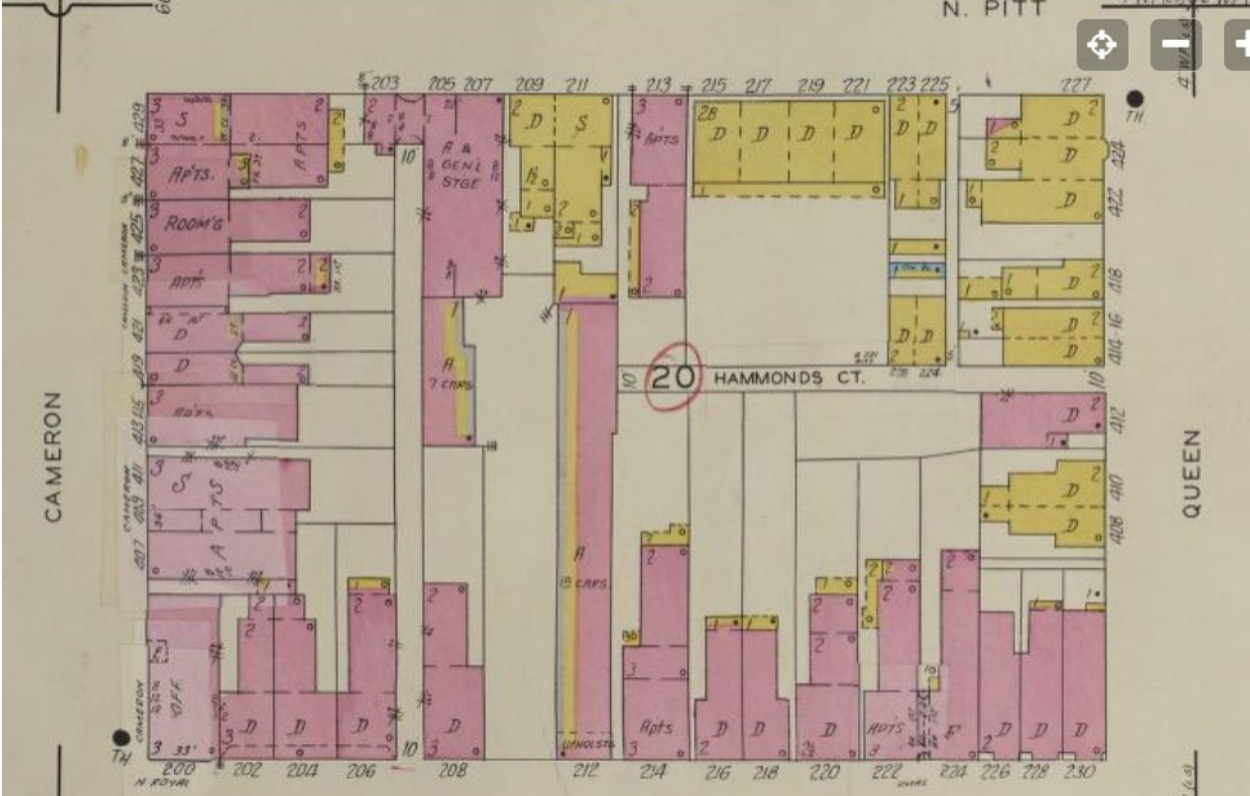


Figure 1: 1959 Sanborn Insurance Map showing 205 N Pitt Street prior to the redevelopment of the area.

*Previous BAR Approvals*

BAR 2005-0138 – Install handrails at front steps

**III. ANALYSIS**

The applicant replaced the previous windows with vinyl windows (Figure 2). The contract included in the submission materials indicates that the installed windows are SoftLite Classic Pro Series Double Hung windows with 5/8” flat grids located between the two panes of glass. The glazing is a low E+ and the frames and sashes are an extruded vinyl filled with insulating foam. The replacement windows have been custom sized so that they fit within the masonry openings without the need for additional trim. The window configuration matches the previously installed windows.



**Figure 2: Installed vinyl window with sandwich muntins**

The *Design Guidelines* state that “Windows are a principal character defining feature of a building and serve both functional and aesthetic purposes.” The *BAR Policies for Administrative Approval* state that “On buildings or portions of buildings constructed after 1931 (Later Buildings), modern window materials, such as aluminum-clad wood, wood composite, or fiberglass, as well as double glazing may be used. Hollow vinyl and vinyl cladding are not appropriate.” These policies go on to say that “Where permitted, multi-light insulated glass windows must have permanently fixed muntins on both the interior and exterior of the glass, with spacer bars between the glass. These are typically referred to as Simulated Divided Light (SDL) windows.”

Staff finds that the installed windows do not comply with the relevant guidelines and policies for this Later building in the Old and Historic Alexandria District. The Administrative Review Policy allows for a wide variety of window materials to be used on Later buildings with the only type of window specifically not allowed being hollow vinyl or vinyl clad. Because of this, the application for an after-the-fact approval for the replacement of windows is before the Board.

The installed windows are a high quality vinyl window that, unlike some examples, have been custom fit to the existing masonry wall openings. This custom fit allows the replacement windows to retain the maximum possible glazing area. In some previous examples of vinyl windows, stock sizes have necessitated the use of additional trim within the rough opening that reduces the glazing area, that is not the case in this installation.

The applicant notes in the submission that the administrative review policy specifically mentions hollow vinyl windows and that the specified windows are filled with an insulating foam. The insulating foam helps with the thermal performance of the windows but they are still made from an extruded vinyl material and are considered to be a hollow construction.

In addition to hollow vinyl windows, the administrative review policy specifically prohibits the use of vinyl clad windows. On numerous occasions the Board has found that vinyl cladding does not closely approximate the finish and look of historic windows. Some vinyl windows include mitered corners at the sashes and frames. The installed windows use an overlapping joint at the sashes and mitered corners at the frame. The Board has found that this type of joinery and the vinyl finish are not appropriate within the historic district.

Regardless of the window material, the Board has noted that where double glazed windows feature a multi-light configuration, Simulated Divided Lights should be installed. This means that the individual lights are separated by muntins on the inside and outside of the glass with dark spacer bars between the glass. The installed windows are known as sandwich muntins, with a flat muntin located between the panes of glass without trim on the exterior of the window. The Board has found that this type of muntin configuration is not appropriate on any type of windows in the historic district. In some instances, this has been remedied by the application of muntin trim to the interior and exterior of the glazing surfaces.

Staff recognizes that the installed windows are a high quality vinyl material and have been custom fit to the rough opening sizes of the existing windows. However, the Board has consistently found vinyl to be an inappropriate material for windows in the Old and Historic Alexandria District and that the use of sandwich muntins, no matter the material, is not consistent with the window construction found on historic properties. With these factors, staff recommends the denial of the requested Certificate of Appropriateness for the after-the-fact installation of vinyl windows. The property owner should work with staff to replace these elements with ones that comply with the guidelines and policies of the Old and Historic Alexandria District.

**STAFF**

Bill Conkey, AIA, 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 replacement of windows will comply with zoning.

#### Code Administration

No comments

#### Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

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

R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

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 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-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (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)

**Alexandria Archaeology**

F-1 No archaeological oversight necessary for this undertaking

**V. ATTACHMENTS**

*I* – Application Materials

- Completed application
- Plans (included in application)
- Material specifications (included in application)
- Photographs (included in application)

*2* – Supplemental Materials

ADDRESS OF PROJECT: 205 N Pitt Street

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

TAX MAP AND PARCEL: 064.04-10-44 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: Shawn Tyrie

Address: 205 N Pitt Street

City: Alexandria State: VA Zip: 22314

Phone: 3025407187 E-mail: tyrie@me.com

**Authorized Agent** *(if applicable):*  Attorney  Architect  \_\_\_\_\_

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

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

**Legal Property Owner:**

Name: Shawn Tyrie

Address: 205 N Pitt Street

City: Alexandria State: VA Zip: 22314

Phone: 302-540-7187 E-mail: tyrie@me.com



**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).*

Original home windows were replaced with custom windows (see attachments for specifications and details).

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**SUBMITTAL REQUIREMENTS:**

Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

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

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

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

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

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

- <sup>N/A</sup> 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.

- <sup>N/A</sup> 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.

- <sup>N/A</sup> 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 understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- 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.

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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: shawn tyrie Digitally signed by shawn tyrie  
Date: 2024.06.11 12:08:44 -04'00'

Printed Name: Shawn Tyrie

Date: June 11, 2024

**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. Shawn Tyrie	205 N Pitt Street	100
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 \_\_\_\_\_ (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. Shawn Tyrie	205 N Pitt Street	100
2.		
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. N/A		
2. N/A		
3. N/A		

**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.

June 12, 2024  
Date

Shawn Tyrie  
Printed Name

shawn tyrie  
Shawn Tyrie  
Signature

Digitally signed by shawn tyrie  
Date: 2024.06.12 12:58:10 -04'00'

Letter to the Alexandria Board of Architectural Review (BAR)  
Consideration of After-the-Fact Approval for Windows at 205 N Pitt Street

Background: Since purchasing my home in May 2021 after living in a condo in Old Town for approximately 10 years I elected to replace my very dated windows at 205 North Pitt Street. The windows were extremely drafty, many were inoperable and they also let in significant road and outside noise. After conducting research I selected Zen Windows (<https://www.google.com/url?sa=t&source=web&rct=j&opi=89978449&url=https://zenwindows.com/&ved=2ahUKEwj6e47qOFAXW8VUEAHZGXA4UQFnoECBEQAQ&usg=AOvVaw1Jwja2tjbjDsc74pB958lL>) based on their overall rating in the DMV area and their quality and efficiency ratings when compared to other brands. After a consultation with the contractor in early September, I settled on obtaining SoftLite Classic Plus Series Double Hung windows that were laminated for additional efficiency, sound proofing and storm resilience, nearly doubling the cost of the windows. The windows were custom made using exacting measurements specific to my home and took nearly 3 months to be constructed and delivered. On December 20, 2023 I had windows installed in my home by Zen Windows. In early January, I was notified that I needed to submit a BAR After-the-Fact approval in APEX due to a local complaint. My approval request was denied based on research by city staff as the windows contained elements of vinyl. On February 8, 2024 I requested a meeting to discuss the issue with William Conkey who was extremely helpful and recommended I pursue approval by the BAR in a public hearing. To this point, I was unaware that window maintenance or even specific types of windows required approval as my home was 1) not historic as it was constructed in 1976 and 2) not part of a homeowners association. To be clear, I deeply regret that I was unaware of this process and absolutely would have sought approval to avoid this situation. Since purchasing the home in May 2021, I had discussed the notion of replacing my windows with neighbors on countless occasions and never did any of them mention the need to pursue BAR approval. I am seeking approval of the windows on the grounds that they are 1) aesthetically the same as surrounding homes 2) significantly outperform energy standards and best conform with Alexandria's Green Building Policy (<https://www.alexandriava.gov/sites/default/files/2022-02/2019GreenBuildingPolicyamended20220217.pdf>) and 3) should be approved as a substantial equivalent to fiberglass windows which are approved.

Considerations:

1. Aesthetic conformance.

I am seeking approval of my windows because fiberglass and Fibrex windows are permitted. A fiberglass window is an extruded, hollow window and many fiberglass windows contain vinyl to ensure better paint adherence. Softlite windows used in my home were custom made to my window sizes ensuring no change in window surface area which is a common objection to using pre-fabricated vinyl windows. The specific prohibition is for "hollow vinyl windows" (<https://www.alexandriava.gov/sites/default/files/2022-03/BAR-Policies-Administrative-Approval.pdf> , page 6). The windows in question were custom built

and are not hollow and my home was constructed in 1976 conforming with the guidance for homes built after 1931.

## 2. Better alignment with Alexandria Green Building Policy

Per the Alexandria Green Building Policy website (<https://www.alexandriava.gov/sites/default/files/2022-02/2019GreenBuildingPolicyamended20220217.pdf>), Softlite windows would better satisfy energy efficiency guidelines as they maintain energy use reduction ratings on account of their higher R rating and their use of foam insulation while also maintaining higher third party energy ratings (LEED, R rating, etc...). Softlite windows are more thermally stable and are more resistant to expansion and contraction. It is important to note that Softlite is the primary competitor to Fibrex windows which are on the approved list.

## 3. A substantial equivalency, should have consideration for city-wide approval.

Fibrex windows contain polycarbonate material as well as fiberglass and wood pulp material, a by-product of making their more expensive purely wood windows. Fibrex is 60% vinyl and 40% wood dust which is mixed to create a pellet that is then heated and extruded through a tool and die model that shapes the extrusion dimensions required. Vinyl windows are created in the same fashion, however, Fibrex windows are hollow sash and hollow frame with no insulation in either component. Softlite window sashes and frames are foam insulated which is why they have better R values than Fibrex, fiberglass and polyurethane (<https://www.allweatherwindows.com/the-pros/architect/glass-performance-chart/#:~:text=R%2DValue%3A%20A%20measurement%20of,exterior%20to%20the%20interior%20side.>) Many third party reviews view Softlite windows as superior to Andersen (<https://ralphsaway.com/soft-lite-windows-vs-andersen/>) and the windows I purchased are in the top of Softlite's available range. Finally, the breadth and depth of window options available in today's market is extremely complex. Consumers now must not only consider aesthetic concerns but also energy ratings and overall sustainability. The material difference between a fiberglass, Fibrex or quality vinyl window now (assuming custom fitment) is indiscernible to the casual observer and new options like vinyl are not only more environmentally sustainable but more efficient.

Zen Windows Washington DC  
 7519 Rickenbacker Dr.  
 Gaithersburg, MD 20879  
 (301) 337-5656  
<https://washington-dc.zenwindows.com/>



**Billing/Service Address**  
 Shawn Tyrie  
 205 N Pitt St  
 Alexandria, VA 22314  
 (302) 540-7187 (Mobile)  
 tyrie@me.com

Date	October 10, 2023
Total	\$25,573.00

**ORDER CONTRACT**

Prepared by David Paul (dpaul@zenwindows.com)

**NOTES**

LEAD POSITIVE

Item	Description	Qty	Rate	Amount
SoftLite Classic Plus Series Double Hung	<b>GLASS PACKAGE:</b> Double Strength Double Pane Glass, LowE+, Argon Gas, MagnaSeal Warm Edge Spacer System. <b>LAMINATED GLASS 0.060</b> <b>COLOR:</b> Interior and Exterior to be White <b>FRAME:</b> Foam Filled Sashes and Frames, Fusion Welded Corners, Reinforced Sashes <b>SCREENS:</b> Half Screen with Fiberglass Mesh <b>GRIDS:</b> 5/8" Flat, Between the Glass	6	1727.00	\$10,362.00
SoftLite Classic Plus Series Double Hung	<b>GLASS PACKAGE:</b> Double Strength Double Pane Glass, LowE+, Argon Gas, MagnaSeal Warm Edge Spacer System. <b>LAMINATED GLASS 0.060</b> <b>COLOR:</b> Interior and Exterior to be White <b>FRAME:</b> Foam Filled Sashes and Frames, Fusion Welded Corners, Reinforced Sashes <b>SCREENS:</b> Half Screen with Fiberglass Mesh <b>GRIDS:</b> 5/8" Flat, Between the Glass	10	1396.00	\$13,960.00
SoftLite Classic Plus Series Circle Top	<b>GLASS PACKAGE:</b> Double Pane, Double Strength Glass, LowE+, Argon Gas, Super Spacer Warm Edge Spacer System. <b>LAMINATED GLASS 0.060</b> <b>COLOR:</b> Interior and Exterior to be White <b>FRAME:</b> Fusion Welded Corners <b>GRIDS:</b> 5/8" Flat, Between the Glass, Sunburst Pattern	1	1416.00	\$1,416.00
EPA Lead RRP Installation and Disposal Procedures	Mandatory EPA Lead Test for pre-1978 home will be performed at the time of measure. <b>If Lead Test is positive</b> , add \$66 per window/floor to total balance due for Lead RRP installation and Disposal Procedures.	1	1122.00	\$1,122.00
Military Discount	3% Military Discount - Thank you for your service!	1	-1287.00	(\$1,287.00)
	Subtotal			\$25,573.00
	Tax			\$0.00
	Total			\$25,573.00

**TERMS AND CONDITIONS**

**CANCELLATION NOTICE:** You, the Buyer, may cancel this transaction at any time prior to midnight of the fifth business day (seventh business day if Buyer is 65 or greater) after the date of this agreement transaction.

**INCLUDED:** Complete installation and haul away of all job-related debris; Foam insulation around opening; Exterior capping with aluminum trim coil, as necessary; Mandatory EPA Lead Test for pre-1978 home.

**WARRANTY:** Comprehensive Limited Lifetime Transferable Warranty on Product, Labor, Installation and Craftsmanship, including Accidental Glass Breakage. Warranties will be issued upon completion of installation.

**PAYMENT:** No deposit is required to place order. Full payment is due immediately upon completion of installation. Major credit cards and checks accepted.

Financing options are available through Zen Windows (with approved credit) through a third-party finance company. Financing must be arranged and approved prior to any products being ordered. Please speak to your Zen Windows representative for details.

**TIMING:** Windows and Sliding Glass Doors currently take 6-10 weeks from the time the order is placed until the day they are installed. Entry and Storm Doors currently take 6-10 weeks from the time the order is placed until the day they are installed. Zen Windows cannot be held responsible, financially or otherwise, for manufacturing or shipping delays, or schedule changes caused by adverse weather conditions.

**ADDITIONAL DETAILS:** Price includes Sales Tax; Price includes all applicable discounts; **Zen Windows will remove and attempt to reinstall window coverings, however, customer understands that current window shades/blinds/alarms may not fit properly after installation of new windows, and that Zen Windows is not responsible for any costs associated with purchase/installation of new window shades/blinds/alarms, if necessary; Customer understands that Security Bars may have to be removed by Zen Windows in order to properly install windows, and that Zen Windows is not responsible for any costs associated with reinstallation of current Security Bars, or for the purchase/installation of new security bars, if necessary.**

**LICENSES:** MD-131715/88832; VA-2705154195; DC-410516000533

**BY SIGNING THIS CONTRACT I HEREBY CONFIRM I HAVE READ AND ACCEPTED THESE TERMS AND CONDITIONS.**

- I approve the descriptions, terms and conditions of this Zen Windows quote, and I wish to place the order.
- I agree to pay the total balance on the day of installation, unless financing is arranged through Zen Windows prior to products being ordered.
- If my home was built prior to 1978, my signature also confirms my receipt of the attached EPA Lead-Safe Certified Guide to Renovate Right Pamphlet prior to work being performed.

Print

This Zen Proposal was digitally signed on Tuesday, October 17, 2023 by Shawn Tyrie and Shawn Tyrie.

**DOCUMENTS**

	Zen SoftLite Catalog 2023.pdf
	Zen Windows Warranty.pdf
	Zen Windows FAQ 2022.pdf
	Golden Rules.pdf
	Meet Zen Windows 2023.pdf
	Lead RRP Brochure.pdf

CLASSIC Plus







## BRING YOUR DREAMS TO LIFE WITH CLASSIC PLUS!

SoftLite's Classic Plus windows can truly help transform your home into what you've always wanted! They offer practically endless benefits, including stunning beauty, cost-saving thermal efficiency, intruder-resistant security, long-lasting durability, and so much more.

### **Elegant beauty and unparalleled style**

The wide array of decorative options available on Classic Plus windows will allow you to bring your creative design ideas to life. Stylish color choices, attractive decorative grid options, and a wide variety of specialty shapes and sizes make Classic Plus the practical choice for your home. These windows offer countless possibilities to help ensure you will get the windows you desire.

### **Superb energy efficiency and enhanced comfort**

Classic Plus windows are thermally efficient, which will help keep your energy bills down and your family more comfortable. The excellent energy-efficient characteristics of these windows, combined with ENERGY STAR® certified glass options, ensure comfort and savings year-round.

### **Long-lasting durability and strength**

Built tough to withstand decades of wear-and-tear, Classic Plus windows perform even under extreme weather conditions. They will operate smoothly and reliably for years with minimal maintenance. Even better, super-strong frames and sashes and heavy-duty locking hardware make Classic Plus windows safe and secure, so you can achieve greater peace of mind in your home.

# STANDARD FEATURES FOR AFFORDABLE DURABILITY, EFFICIENCY, AND BEAUTY.



\* Feature not shown in photo

- 1 Fusion-welded sashes and frame are built to be exceptionally strong and durable to help prevent air and water infiltration.
- 2 Full, exterior beveled mainframe provides contemporary beauty and style.\*
- 3 Integral lift rail features comfortable, ergonomic design and is significantly stronger and more durable than snap-in lift rails.
- 4 Stainless steel spacer and sealant system for excellent condensation resistance and seal integrity.\*
- 5 Certa-Force™ balance system provides smooth and easy operation of double-hungs — and rarely requires lubrication or adjustment.
- 6 Heavy-duty vent latch allows window to open partially for ventilation.
- 7 Delta heavy-duty lock secures sashes and offers maximum weather protection.
- 8 Nail fin/nail fin and J-channel option available for new-construction applications.\*

## AAMA GOLD LABEL CERTIFICATION

Air:	0.08 cfm at 25 mph: 3.75 times better than industry minimum of 0.30 cfm
Structural:	DP 45 162 mph: 72% stronger than industry minimum of 94 mph



Reinforcement in the meeting rail ensures maximum structural performance and enhances the security of the window.



**Foam-Tite® compression seal** with straddle gasket is a closed-cell neoprene weatherseal that secures the sill and sash to prevent air and water infiltration (*Comfort Foam optional*).



Low-profile tilt latches on double-hung windows are easy to use and make cleaning a breeze.



Dura-Sill engineered sloped sill, featuring a double-wall sill dam, creates a super-strong bond between sill and jamb for maximum weather protection.

# GIVE YOUR HOME SOME STYLE

Classic Plus windows from SoftLite are available in practically every window style available. From traditional double-hungs or horizontal sliders to room-expanding bow and bay models to easy-to-operate casements and awnings. Replace your old, inefficient, dated windows with the same style — or update your decor with a new look and feel by selecting a different style.



## DOUBLE-HUNG

SoftLite double-hung windows feature two operating sashes. With an optional full screen, both the top and bottom sashes of the window can open for optimum ventilation. Their stylish beauty enhances the look of any home and their thermal performance provides energy efficiency. Plus, the tilt-in sashes make cleaning and maintenance a breeze. Oriel and cottage styles also available.



## CASEMENT AWNING & HOPPER

Casements allow you to catch fresh breezes with an uninterrupted view. Open to 90° with a turn of a handle for easy cleaning. The single-lever lock activates multiple locking points to ensure security. Casements open out to the side, awnings are top-hinged and open out at the bottom, and hoppers hinge at the bottom and pull inward from the top. *Available as both horizontal or vertical multi-lites.*



## SLIDER

Sliding windows are beautifully designed to provide an unobstructed view, yet built tough for decades of smooth operation. Choose from 2- or 3-lite configurations for a combination that works for you. Sashes lift out for easy cleaning.



## PICTURE & SHAPES

Classic Plus picture windows are available in many specialty shapes and sizes, all custom built to fit uniquely shaped openings. Choose from a huge array of shapes from circle tops to pentagons to octagons and much more. These are typically fixed-lite (non-operational) windows.



## BOW & BAY

The three-dimensional effects of a bow or bay window will enhance the look of any room by adding space, light and viewing area to your home. You can choose from 3- to 5-lite configurations with casement, double-hung or picture windows, and a wide selection of decorative options.



## PATIO DOOR

Our stunning sliding patio doors will make your home more beautiful and energy-efficient. These doors are designed for long-lasting durability and smooth operation with an array of customizable options.

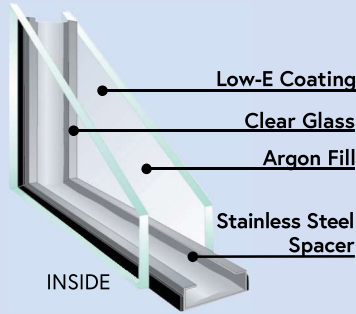
# GLASS OPTIONS

SoftLite purchases the best available glass products from industry leaders that focus on glass fabrication. We offer an array of advanced insulating glass systems that can be tailored to best perform in your climate region. This ensures that your new Classic Plus windows will provide the best possible thermal performance for your home and save you money on energy costs. Choose from double- or triple-pane glass and different Low-E coatings to select the combination that works best for your climate.

## Low-E Double-Pane

Double-hung with optional reinforcement, stainless steel spacer, Low-E single-strength glass, and argon gas.

U	S	V	C
0.29	0.28	0.53	60

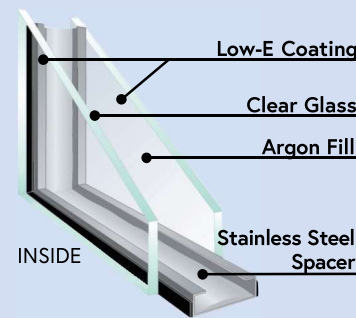


## Thermal Low-E Double-Pane

Double-hung with optional reinforcement, stainless steel spacer, Thermal Low-E double-strength glass, and argon gas.

U	S	V	C
0.25	0.26	0.48	47

Meets ENERGY STAR® 7.0 NC zone

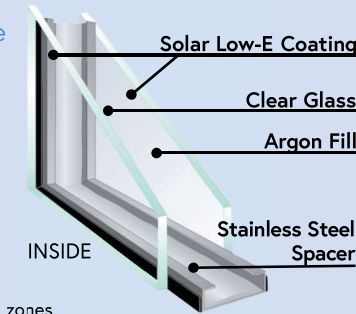


## Solar Thermal Low-E Double-Pane

Double-hung with optional reinforcement, stainless steel spacer, Solar Thermal Low-E double-strength glass, and argon gas.

U	S	V	C
0.25	0.20	0.44	47

Meets ENERGY STAR® 7.0 NC, SC, and S zones

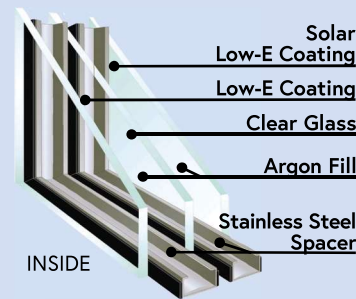


## Solar Ultra Low-E Triple-Pane

Double-hung with optional reinforcement, stainless steel spacer, Solar Low-E single-strength glass, argon gas, and foam fill.

U	S	V	C
0.22	0.19	0.38	69

Meets ENERGY STAR® 7.0 In all climate zones



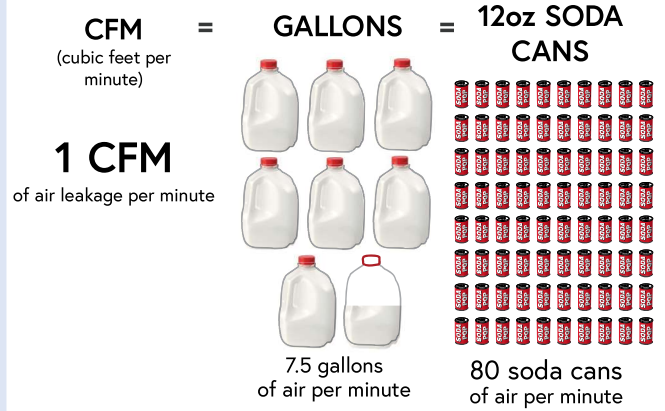
U = U-Factor S = Solar Heat Gain Coefficient V = Visible Transmittance C = Condensation Resistance

# ENERGY STAR®



Classic Plus windows with high-performance glass qualify for the ENERGY STAR label. They help protect the environment and save you money with lower energy bills. SoftLite Windows & Doors has been an ENERGY STAR Partner of the Year every year since 2014 and has earned the Sustained Excellence award annually since 2016.

# AIR INFILTRATION COMPARISON



**\*INDUSTRY STANDARD:** AAMA® (American Architectural Manufacturers Association®) has set the industry standard for maximum allowable air infiltration at 0.30 CFM (cubic feet per minute) during a 25 MPH wind. This is equal to 2.25 gallons or 24 soda cans of air leaking through the window every minute!

\*\*References valid as of Oct. 1, 2023, based on our competitor's websites and independent testing.

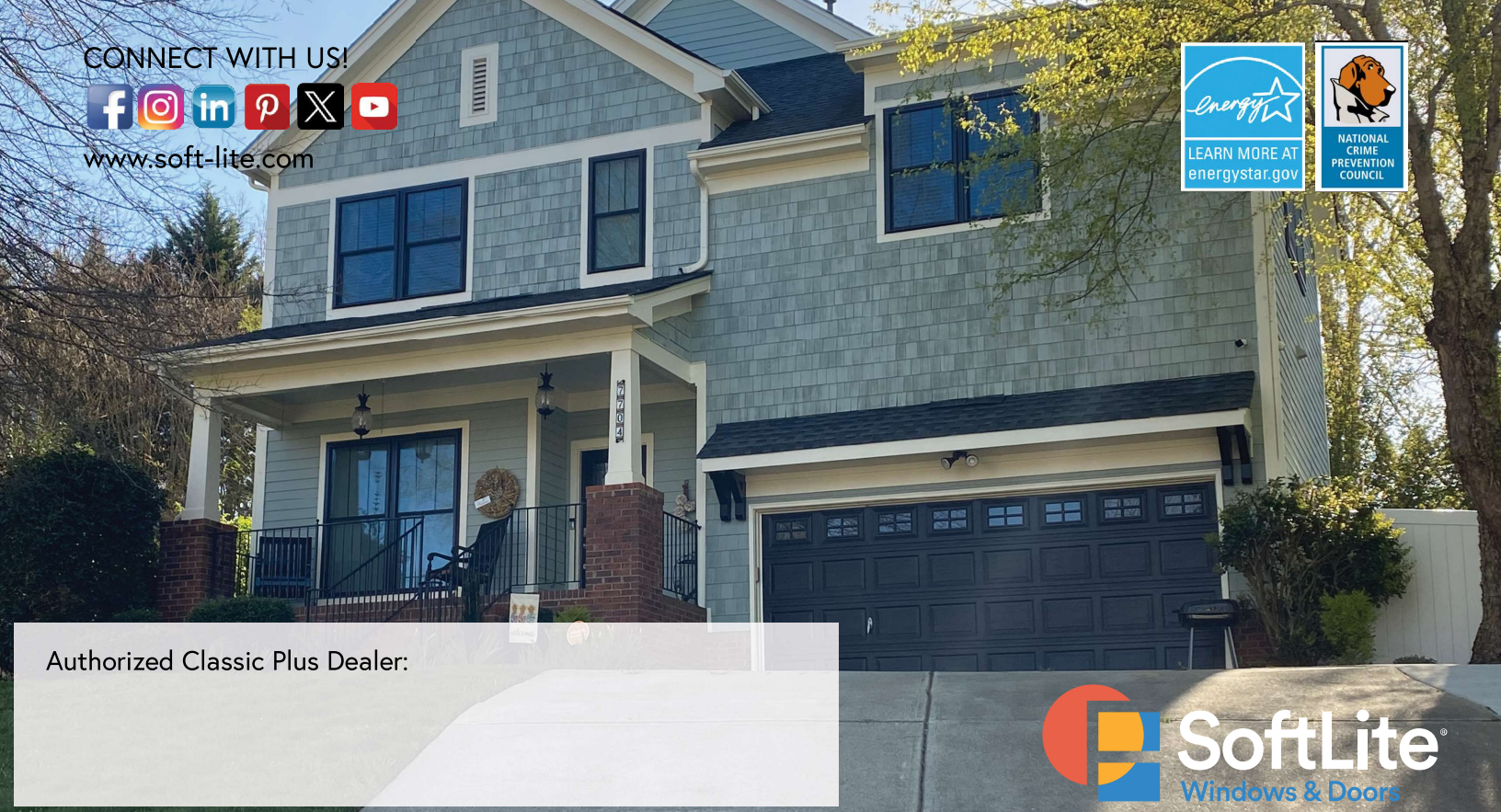
SoftLite Classic Plus windows proudly carry the AAMA Gold Label\*, which means that they meet stringent performance standards for air and structural load.

\*Multi-lites are Silver tested

CONNECT WITH US!



www.soft-lite.com

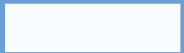


Authorized Classic Plus Dealer:



## VINYL COLORS

INTERIOR/EXTERIOR



SOFT-WHITE



BEIGE

## WOOD GRAIN

INTERIOR COLORS

WOOD GRAINS ARE AVAILABLE ON ALL WHITE WINDOWS OR BEIGE DOUBLE-HUNG WINDOWS



BRAZILIAN



MEDIUM OAK



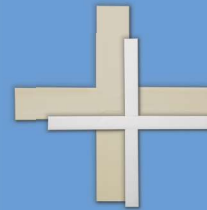
CHERRY



LIGHT OAK

## INTERNAL GRIDS

Flat grids



Contour grids



Grids will give your windows the look and feel of true divided-lite windows — but with easy cleaning. Our fashionable grids are available in both a contoured or flat design, in standard or wide widths, in all our colors, and in a variety of patterns.

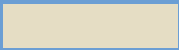
*Wide width only available in white or beige.*

## SURE-COAT

STANDARD EXTERIOR PVC BOND COLORS



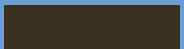
BLACK 09



ALMOND 20



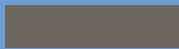
SIERRA 83



BRONZE 21

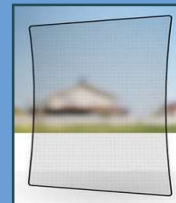


ROYAL BROWN 24



TERRATONE 53

## SCREENS



Flex Screen features a cutting-edge, PVC-coated, high-performance spring steel frame. It is hidden in the window screen pocket, making it beautifully invisible and drastically improving sight lines.

*Optional on select double-hungs and sliders and standard on windows with exterior PVC bond colors.*

## LIFETIME WARRANTY

Our Lifetime Warranty is designed to protect your investment and our reputation. It guarantees that our windows will not chip, crack, peel or blister under conditions of normal wear and tear. Our Lifetime Warranty is non-prorated and is fully transferable. We also warranty all moving parts and the hermetically insulated seal against defects in materials or workmanship. Additionally, we offer the ultimate in protection with a lifetime glass breakage rider for extra peace of mind. Ask your SoftLite representative for a copy of the warranty to review specific terms and conditions.