



HISTORIC DISTRICT REVIEW BOARD REGULAR MEETING AGENDA

Town Council Chambers
765 Lynn Street, Herndon, VA 20170

Wednesday, July 10, 2024 | 7:00 PM

1. Call to Order

2. Public Hearings

- a. APPLICATION FOR AN APPEAL OF AN ADMINISTRATIVE DECISION, HDRB #24-004, pursuant to Sec. 78-60.3(g)9(7) of the Town of Herndon Zoning Ordinance that denied an application for window replacement at 814 Locust Street, Herndon, Virginia.

3. Comments

- a. Comments from the Staff Members
- b. Comments from the Board Members

4. Adjournment

Agenda Item: APPLICATION FOR AN APPEAL OF AN ADMINISTRATIVE DECISION, HDRB #24-004, pursuant to Sec. 78-60.3(g)9(7) of the Town of Herndon Zoning Ordinance that denied an application for window replacement at 814 Locust Street, Herndon, Virginia.

Meeting Date: July 10, 2024

Category: Public Hearings

Prepared by: Tamsin Himes, Lead Planner/Design-Development

Description:

This case is an appeal of an administratively reviewed denial of a window replacement application. Generally, window replacements are staff reviewed since the Guidelines are direct and these projects are often straightforward. The proposed new windows are 2-over-2 double hung vinyl sash windows and would replace existing 2-over-2, double hung vinyl sash windows. Usually, vinyl windows are not considered appropriate or approvable replacement windows for both contributing and non-contributing structures, however given that the existing windows are vinyl, the vinyl replacements do not increase the level of non-compliance with the Guidelines. The difference is that the proposed replacement windows feature integrated divided lights (faux grills/muntins between the glass) while the existing have simulated divided lights with exterior muntins.

Background:

Staff coordinated with the applicant while reviewing the case, notifying him of staff's inability to approve this case as proposed and seeking a resolution or options for moving forward including swapping integrated divided lights for simulated divided lights, an option which most window manufacturers offer, including the manufacturer of the replacement window proposed.

Budget Impact:

n/a

Recommendation:

Staff recommends a denial of HDRB #24-004 as proposed in accordance with the draft resolution.

Attachments:

1. Staff Report

2. Resolution (Proposed)
3. Guidelines Matrix
4. Applicant Letter
5. Applicant Photos
6. Proposed Window Specifications

STAFF REPORT

Agenda Item: HDRB #24-004, HDA denial appeal: window replacement

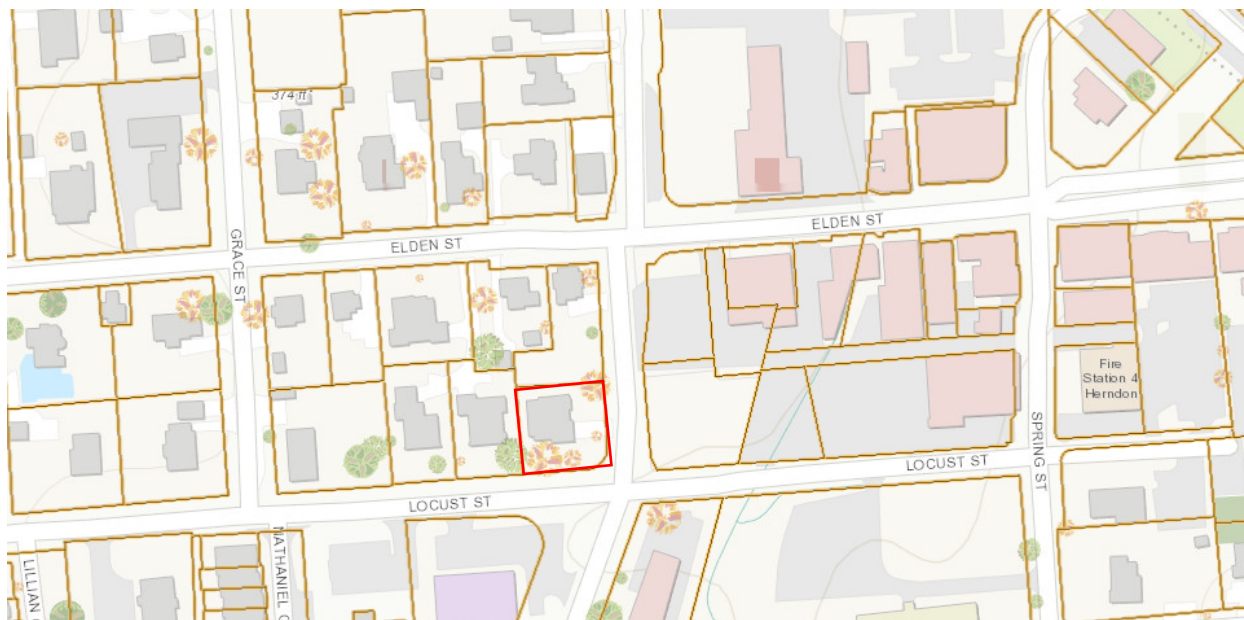
Meeting Date: July 10, 2024

Staff Contact: Tamsin Himes, Lead Planner, Design and Development

Summary Information:

Proposed Modification	Replacement windows		
Address	814 Locust Street, Herndon, Virginia		
Fairfax County Tax Map Number	0162 02 0073B		
Owner(s)	Betty J. Mundt and Stephen D. Mundt		
Applicant	Stephen D. Mundt		
Business/Organization	n/a		
Property Use	Residence		
Zoning District	Residential Single-Family - 10 District		
HDO Designation	Non-contributing		
Adjacent Zoning	North: Residential Single-Family - 10 District East: Central Commercial District South: Residential Multi-Family West: Residential Single-Family - 10 District		
Building Type(s)	Single Family Residential	Date of Construction:	2006
Architectural Style(s)	Neo-Eclectic Vernacular Victorian		
Exterior Material(s)	Lap and shingle siding, asphalt and metal roofing		
Neighborhood Design Profile	Residential		
Comprehensive Plan Land Use Designation	Neighborhood Conservation		

Location Map:



Background & Site Description:

Site description

The subject of this application is a non-contributing residential structure on the northwest corner of Locust Street and Center Street. The house was built in 2006 as part of a larger development of single-family houses and features a mix of traditional architectural features (neo-eclectic) with a vernacular Victorian-leaning overarching style. The lot has a primary frontage on Locust Street and a secondary frontage along Center Street, with cladding materials consisting primarily of lap siding accented by shingle siding at the primary front-facing gable. A side gable overall form, the front and rear elevations have cross gables facing Locust Street at the front and the adjacent property to the rear.

Case Details & Proposal:

This case is an appeal of an administratively reviewed denial of a window replacement application. Generally, window replacements are staff reviewed since the Guidelines are direct and these projects are often straightforward. The proposed new windows are 2-over-2 double hung vinyl sash windows and would replace existing 2-over-2, double hung vinyl sash windows. Usually, vinyl windows are not considered appropriate or approvable replacement windows for both contributing and non-contributing structures, however given that the existing windows are vinyl, the vinyl replacements do not increase the level of non-compliance with the Guidelines. The difference is that the proposed replacement

windows feature integrated divided lights (faux grills/muntins between the glass) while the existing have simulated divided lights with exterior muntins.

Staff coordinated with the applicant while reviewing the case, notifying him of staff's inability to approve this case as proposed and seeking a resolution or options for moving forward including swapping integrated divided lights for simulated divided lights, a option which most window manufacturers offer, including the manufacturer of the replacement window proposed.

Staff Analysis:

Zoning Ordinance Compliance. Staff has found that the proposed alterations do not meet the applicable standards and requirements of the Town of Herndon Zoning Ordinance.

Guidelines. *Windows and doors should be replaced in-kind or with an alternative material that is compatible with the district. New materials should not detract from the overall appearance of the building or the HDO.*

a. If a change of material is proposed, refer to alternative materials for noncontributing buildings, found in Chapter 6.

2. Replacement windows and doors should complement the architectural style of the building.

3. Glass should be clear. Decorative elements or frosting may be employed when consistent with the architectural style of the building.

*4. For replacement windows with multiple panes of glass, **simulated divided lights with dimensional muntins or grills on the exterior of the glass should be used.***" (p.98)

GRILLES

GRILLES-BETWEEN-THE-GLASS (GBG)

Available in several popular lite cut options for a classic divided lite look and easy glass cleaning. Available in Stone White, Bronze, and Ebony interior and Stone White, Cashmere, Pebble Gray, Evergreen, Bronze, or Ebony exterior.*

SIMULATED DIVIDED LITE (SDL)

Bars permanently adhered to both sides of the glass for a more authentic look. Available with or without spacer bar and in several lite cut options.



GRILLES-BETWEEN-THE-GLASS



SIMULATED DIVIDED LITE

For a breakdown of the guidelines listed above, please refer to the Guidelines Matrix attached to this memo. Staff has found that the proposed windows meet the Guidelines

with the exception of the requirement that windows with light divisions feature exterior, dimensional muntins. This was the basis for the administrative denial.

With respect to window light divisions and exterior dimensional muntins, the Herndon Historic District Guidelines were crafted and adopted with a strong consideration of preservation and design best practices for historic districts and the typical guidelines applied to historic districts throughout the state. This specific guideline regarding simulated divided lights were however also included within the previous Herndon Handbook for the historic district, which is reason why the existing windows feature simulated divided lights.

Appeal to the Town Council. Following a decision by the HDRB on this case, the applicant may appeal the decision to the Herndon Town Council. As the Board knows, there have been two cases over the past months involving window replacement and the use of exterior muntins. In both cases, solutions were achieved that involved simulated divided lights on only a portion of the windows dependent on other variables such as visibility. It should be noted that both of those cases involved contributing properties and each application must be reviewed and decided based on its individual facts and the distinguishing qualities or character of a site, building or structure.

As stated, the structure currently under consideration is a non-contributing structure in the Neo-Eclectic Vernacular Victorian style. With the exception of an arched window over the front entrance, all windows are rectangular two-over-two sash windows. Other local jurisdictions with historic districts permit one-over-one windows for non-contributing more ornate Victorian styled structures, such as the structure under consideration. One-over-one windows were used during the late Victorian era and the first decades of the 20th Century for domestic architecture. However, while the sash windows of the structure might be appropriate in a one-over-one configuration, the arched window would require further consideration due to its proportions.

HDRB Alternatives:

The following alternatives are available to the HDRB for its decision on HDRB #24-004:

1. Recommendation for approval.
2. Recommendation for approval with conditions.
3. Recommendation for denial.
4. Continuance of the application to August 21, 2024.

Staff Recommendation:

Staff recommends a denial of HDRB #24-004 in accordance with the draft resolution.

**TOWN OF HERNDON, VIRGINIA
HISTORIC DISTRICT REVIEW BOARD**

RESOLUTION

JULY 17, 2024

Resolution- to deny HDRB #24-004, an appeal of an administrative determination to deny an application for window replacement at 814 Locust Street, Herndon, Virginia, located in the northwest quadrant of the intersection of Locust Street and Center Street further identified as Fairfax County Tax Map 0162 02 0073B.

BE IT RESOLVED by the Historic District Review Board of the Town of Herndon, Virginia that:

1. The Historic District Review Board denies HDRB #24-004, for window replacement at 814 Locust Street, Herndon, Virginia, citing failure to meet the following criteria as specified in the Herndon Historic District Review Guidelines:
 - a. Historic District Overlay Guidelines Chapter 8: Treatment of Noncontributing Buildings: *“For replacement windows with multiple panes of glass, simulated divided lights with dimensional muntins or grills on the exterior of the glass should be used.”*

Historic District Overlay Guidelines Review Matrix		
Chapter 8 – Treatment of Noncontributing Buildings		
Chapter 6 – Alternative Materials in the Historic District		
#	Guidelines	Evaluation
	Windows: Windows and doors should be replaced in-kind or with an alternative material that is compatible with the district. New materials should not detract from the overall appearance of the building or the HDO.	Meets Proposed windows the same material as existing. Normally vinyl windows would be considered inappropriate and unprovable, but as the current windows are vinyl, the proposed would not increase the level of non-conformity with the Guidelines.
	Replacement windows and doors should complement the architectural style of the building.	Meets. Proposed windows are 2-over-2 sash windows compatible with the neo-eclectic, Folk Victorian-leaning style of this house.
	Glass should be clear. Decorative elements or frosting may be employed when consistent with the architectural style of the building.	Meets. Proposed windows have clear glass.
	For replacement windows with multiple panes of glass, simulated divided lights with dimensional muntins or grills on the exterior of the glass should be used.	Does not meet. Proposed windows feature integrated divided lights, or muntins only between the two panes of glass. No exterior or dimensional muntins are present. The existing windows do feature exterior muntins.

To: The Historical Preservation Review Board, Herndon, VA

From: Stephen & Betsy Mundt 814 Locust Street, Herndon, VA

Purpose: We are appealing the denial by the Town of Herndon Staff for Administrative Approval to replace the windows on our home at 814 Locust Street, Herndon Va 20170-4968.

Basis and Rational: The Staff having done their due diligence denied our request to replace our windows in kind and style based on the "Grids" being interior to the windows and not on the exterior. I also asked about not having any Grids as a compromise but was told no as well.

Our home was built by "Doll Homes in 2005 and we moved in 2006. While most of the Grids are on the outside and most of the windows have grids some do not. The Basement door, which is original, has Grids on the inside between the double glass. The Front does not have any grids nor do the back French Doors. All the Basement windows and the Picture Window on the Main Bathroom have no grids as well.

The fact that the Grids on the windows I intend to have installed are interior to the double glass would be a change to some of the current windows, it does not, in my opinion, change the look and the style of the house. It offers many benefits to both us as homeowners and to the town and our neighbors. The exterior grid divides the window by creating a facade of individual panes. When this is done on the exterior as well as the interior it makes it more difficult to clean and maintain. The exterior grid attracts dirt and mildew while the grid built into the window does not, thereby reducing the amount of maintenance and cleaning required. This also has as added benefit that it looks clean and not dirty. As we age in place I am always looking for smart ways to maintain the appearance of our home while reducing the work and maintenance required.

I have gone through many parts of our Historic District, and you find all sorts of different windows even on some old contributing structure in our town that go from exterior to no grids at all. Many of the new built structures, which are non-contributing structures like mine have all sorts of variations, to include the grids interior to the panes of glass, no grids and a mix of all the aforementioned. It seems that there is a great deal of variation on how this is treated.

The HPRB guide does state that you "Should" use exterior grids but is not a legal mandate such as "Must".

We have worked on several projects for our home trying to support the intent of the HPRB and in each case it has cost us time and money. When we purchased this house there was no information provided by the Builder, the Realtor nor the Town that we were buying in the

Historical District or what that meant to the us as Homeowners. You may say, "Buyer beware". We found out, about the Historical District after closing on our house and finding the façade shutters had been removed. The builder told us it was the town who asked to have them taken down and that as the homeowner all I needed to do was ask to have them put back up. When I asked the Town, they told me I lived in the Historic District and needed to go to the HPRB. Remember all the other homes built in the Town, by Doll Homes at that time had façade shutters, but I was required to install real functional shutters with all the hardware at great expense. The HPRB also told me that "Farmhouses" did not have shutters and I had to show that they did as glass was very expensive. They further limited me to only the two front facing sides of my house to have shutters on. The Front of the house faces Locust and the right side (as you face the house faces Center Street. The Back of the house and the Left Side were not allowed to have shutters.

In my many dealings with the HPRB it caused me to be involved in the re-write of our guidelines. I believe this is an area that we missed, and we should not continue to perpetuate.

Sincerely,

Stephen D. Mundt



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FORTIS SERIES®

A High-End Window Series
Exclusively From Vytex



A NAME YOU CAN TRUST

In 1988, after years in the industry, Andy Weinrub founded Vytex Windows and set out to make superior windows with the highest-quality materials and manufacturing standards.

More than three decades later, Vytex has grown to one of the largest privately-owned window manufacturers in the country and is still going strong as a family-owned-and-operated business. Andy's son, Adam, now serves as president, and the entire family is involved in the day-to-day operations of the company.

At Vytex, we craft custom windows and doors inside our state-of-the-art, 200,000+ square-foot manufacturing facility in the Baltimore-Washington region. We use cutting-edge technology and the industry's finest equipment to manufacture products that are strong and durable enough to withstand the test of time and last for decades in your home. Unlike many manufacturers, at Vytex, we insulate all our own glass in an on-site clean room, ensuring exceptionally clean glass that far exceeds industry standards.

Vytex is recognized as one of the top 100 window manufacturers in the country and has been awarded multiple Crystal Achievement Awards – a highly coveted award in the window and door industry. We're proud to be a member of the Fenestration & Glazing Industry Alliance and to maintain an A+ rating with the Better Business Bureau. Additionally, we partner with ENERGY STAR® to manufacture the most energy-efficient windows on the market.

When you choose Vytex for your home, you can be sure you are getting the absolute best products and service available.



The Weinrub Family: Adam, Magdalena, Andy & Olivia

QUALITY THAT LASTS

When selecting windows for your home, quality, energy-efficiency and beauty are all important factors to consider. The Fortis Series from Vytex combines all of those features and more. Our windows are designed with every detail in mind; easy to operate, virtually maintenance free and ENERGY STAR® rated. Backed by over 30 years of experience, we guarantee our windows will meet or exceed your expectations. That's the Vytex promise.



DOUBLE-HUNG

The elegant design and durability of our Fortis Series double-hung window brings style and efficiency to any home. Engineered to be low maintenance, our windows will never need to be painted. Sashes tilt in making cleaning easy and convenient, and our unique thermal construction, and insulated glass, offer advanced insulation capabilities. With outstanding strength, low air infiltration and added security features, you can trust the Fortis double-hung window series to perform for years to come.



FEATURES & PERFORMANCE

DURABILITY & DEPENDABILITY

Specially formulated PVC and welded sash and frame offers long-lasting durability.

CLEAN WITH EASE

Both sashes are designed to tilt inward for accessibility and easy cleaning.

SUPERIOR CURB APPEAL

European contoured cove with optional grid detail offers superior curbside appeal.

MAXIMUM INSULATING CAPABILITIES

Three high-performance Low-E glass options and triple-fin weatherstripping virtually eliminate drafts while our special VyFoam™, in frame and sash, offers ENERGY STAR® rated insulation.

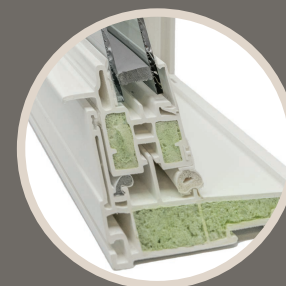
ADDED STRENGTH & SECURITY

Our ThermaCore™ composite reinforcement provides added strength and security and performs 730 times better than aluminum and 191x better than steel. This technology will help prevent your window's sash from bowing over time.



MORTISED SILL DAM WALL

Mortised, double-walled sill dam extends into the jamb for added structural integrity.



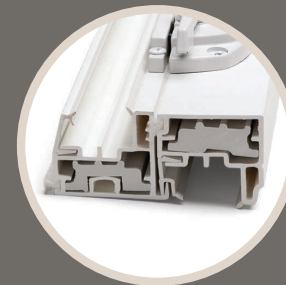
SILL/SASH INTERLOCK

Interlocking sill/sash provides added structural strength against heavy wind loads. Magnetic freezer weatherstripping and Q-Lon bulb-seal compression provide improved air infiltration.



LOW-PROFILE LOCK & KEEPER

Offers a sleek appearance with clean sight lines while still providing unparalleled home security.



THERMACORE™ REINFORCEMENT

ThermaCore™ composite reinforcement in the meeting rails adds strength and reduces thermal conductivity. Overall, performing 730x better than aluminum and 191x better than steel.

SLIDER

The perfect addition to any home, our Fortis Series slider window is engineered to operate smoothly and with ease. Their modern design and two-lite or three-lite options will complement the decor of any space.



FEATURES & PERFORMANCE

DURABILITY & DEPENDABILITY

Specially formulated PVC prevents scratching or denting and welded sash and frame offer long-lasting durability.

MAXIMUM INSULATING CAPABILITIES

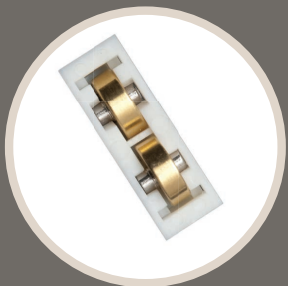
Three high-performance, Low-E glass options, triple weatherstripping, and our magnetic seal virtually eliminates drafts while our special VyFoam™, in frame and sash offers ENERGY STAR® rated insulation.

SUPERIOR CURB APPEAL

European contoured cove with optional grid detail offers superior curbside appeal.



Available in two-lite and three-lite configurations



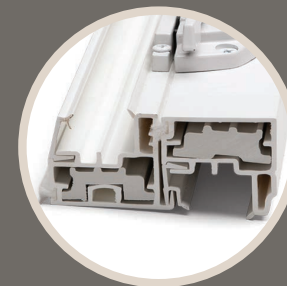
TANDEM BRASS ROLLERS

Brass rollers allow for effortless sash operation.



EXTERIOR MAINFRAME

Beautiful exterior mainframe adds curbside appeal to your home.



INTERLOCKING SASHES

Integral interlock keeps windows tightly closed for added security and weatherproofing.

CASEMENTS & AWNINGS

Easily invite fresh air into your home with Fortis Series casement and awning style windows. With a simple turn of the handle, casement windows open out at a 90-degree angle, while awning windows are hinged at the top and open out at the bottom.



FEATURES & PERFORMANCE

DURABILITY & DEPENDABILITY

Specially formulated PVC prevents scratching and denting and welded sash and frame offer long-lasting durability.

CLEAN WITH EASE

Casement windows effortlessly crank open at a 90° angle, allowing for easy cleaning.

SUPERIOR CURB APPEAL

European contoured cove with optional grid detail offers superior curbside appeal.

MAXIMUM INSULATING CAPABILITIES

Three high-performance, Low-E glass options, triple bulb-seal weatherstripping, and our magnetic seal, virtually eliminate drafts while our special VyFoam™, in frame and sash, offers ENERGY STAR® rated insulation.

EASY TO USE SCREENS

Pressure mounted screens eliminate unsightly clips and can be easily removed.



MULTI-POINT LOCKING SYSTEM

Low-profile, single lever, multi-point locking system for secure and easy operation.



OPERATING HARDWARE

Casement windows have special operating hardware allowing them to open to a 90° angle.



CASEMENT HANDLES

Streamlined and modern handles reduce interference with window coverings.

BAYS, BOWS & GARDEN

Fortis Series bow, bay, and garden windows make an elegant addition to any room. Their unique shapes adds interest and beauty while also making the room look and feel larger. Enjoy the view with your new Fortis Series bay, bow or garden windows.



FEATURES & PERFORMANCE

DURABILITY & DEPENDABILITY

Specially formulated PVC prevents scratching or denting and welded sash and frame offer long-lasting durability.

MAXIMUM INSULATING CAPABILITIES

Three high-performance, Low-E glass options, triple weatherstripping, and our magnetic seal virtually eliminate drafts while our special VyFoam™, in frame and sash, offers ENERGY STAR® rated insulation.



*Available in other configurations



MULLION CONSTRUCTION

1/4" all-threaded, steel rods between struts, tie head and seat boards together for added strength.



BIRCH OR OAK VENEER

Bay & bow window interiors feature rich, hand-selected wood veneers; ready for paint or stain.



GARDEN WINDOWS

A bright addition to your kitchen, garden windows are the ideal space for flowers and plants.

SIGNATURE SERIES PATIO DOOR

We offer elegant sliding patio door designs to complement your new windows and give your home a fresh, sophisticated style. Our sliding patio doors are engineered for exceptional durability and cost-saving energy efficiency.



FEATURES & PERFORMANCE

DURABILITY & DEPENDABILITY

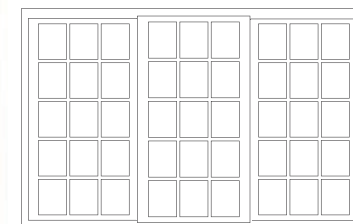
Specially formulated PVC prevents scratching or denting, full-height steel reinforced meeting rails provide extra strength and fusion welded sash and frame offer long-lasting durability.

MAXIMUM INSULATING CAPABILITIES

Three high-performance, Low-E glass options, DuraTex™ warm edge spacer system and VyFoam™, in frame and sash, offer ENERGY STAR® rated insulation. Multi-chambered insulating frames and weather-stripped interlocks help prevent drafts, leaks, and noise from entering your home.

ADDED SECURITY

Heavy-duty multi-point locking hardware keeps your home, and family, safer and more secure.



Available in two or three-panel designs to allow maximum natural light into your home.



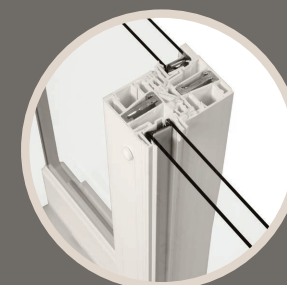
BETWEEN THE GLASS BLINDS

Instantly increase the privacy and beauty of your doors with the easy-to-operate VyView™ blinds. Keeps your blinds free from dust and allergens



CUSTOMIZED TO YOUR HOME

Available with designer handles and key locks with 7 finish options. Sixteen VyCoat™ exterior colors available. Optional security bar and kick lock.*



MAXIMUM AIR BARRIER

Quad weather-sealed meeting rails offer eight fin-type weather strips for maximum air barrier.

FEATURES

At Vytex, we have over three decades of experience fine-tuning every inch of our windows. Manufactured from the highest-grade materials and tested to meet or exceed industry standards, the Fortis Series is a highly energy efficient window system. Years of innovation and experience have led us to create windows that offer exceptional insulation and air infiltration capabilities. Our designs are easy-to-use and highly functional with technology that prevents cracking, broken seals and products that are virtually maintenance-free. With Vytex, you can count on your window's performance and beauty for years to come.

TECHNOLOGICALLY ADVANCED GLASS

High-performance, ENERGY STAR® certified windows incorporate double or triple insulating glass, one or more Low-E coatings, an advanced spacer system, and an inert gas between the panes of glass. Low-E is designed to help keep warm air inside during winter weather, and to reflect heat away from your home during summer months. This helps maintain a constant and comfortable temperature in your home and lowers your home energy costs.

SPACER COMPARISON

Spacers play an integral role in window performance and can significantly boost the energy efficiency of your windows. Our Super Spacer® system outperforms all the rest, dependably delivering high performance for insulating glass units, including excellent resistance to ozone, weathering, water, and aging while maintaining its flexibility through wide changes in temperature and barometric pressure.

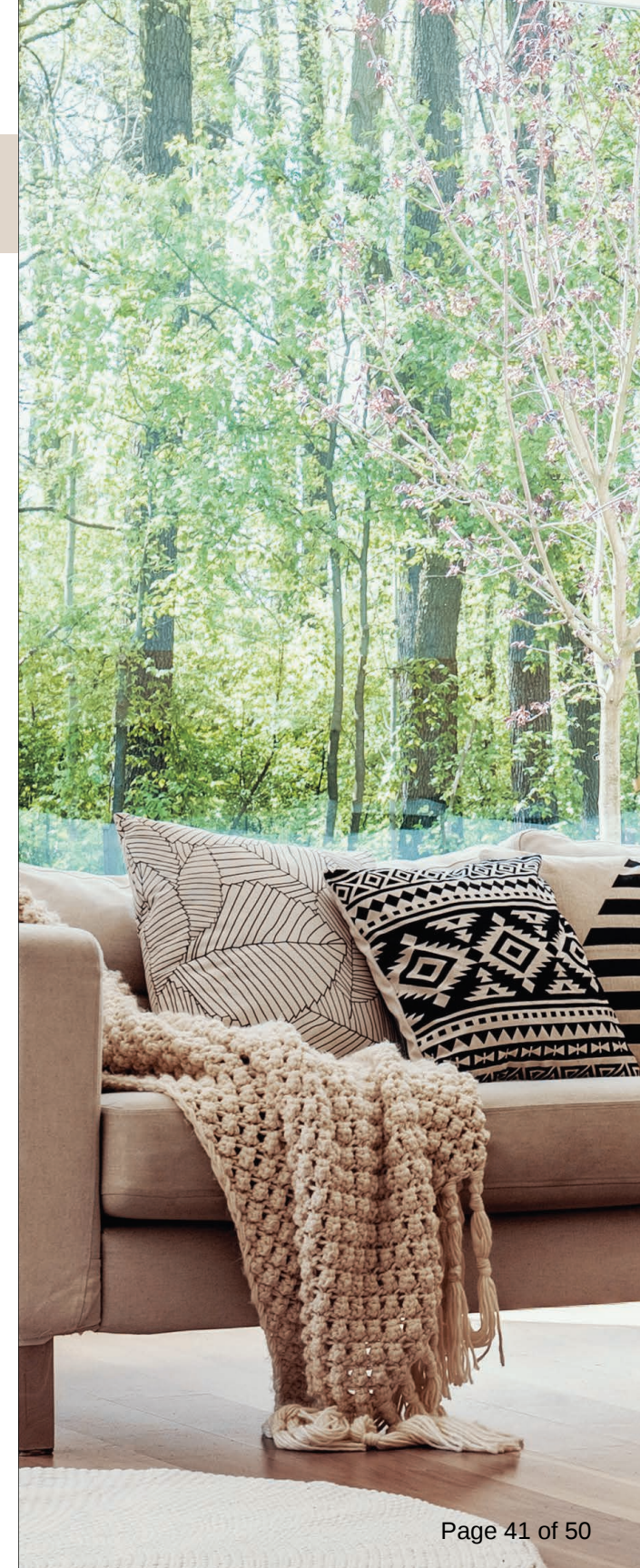


VYGUARD™ LAMINATED GLASS

SAFETY — The PVB (polyvinyl butyral) interlayer absorbs the energy of a sudden impact and resists penetration, minimizing the risk of injuries and improving home security. Although the glass may break, glass fragments remain firmly bonded to the interlayer, and the glass cannot be fully penetrated.

SOUND REDUCTION — VyGuard™ absorbs sound and reduces sound transmission by as much as 30% over a typical insulated glass unit.

ENVIRONMENTAL PROTECTION — In the event of a severe storm, VyGuard™ helps protect your home from interior damage.



GLASS OPTIONS

The Fortis Series offers three high-performance, energy-saving glass options so you can choose one that works best for your home and climate region. All of our ENERGY STAR® certified glass systems regulate your home’s temperature to help keep you cool when it’s hot and warm when it’s not.

ENERGY SAVER PLUS™

- Double-paned with one pane of high-performance Low-E glass
- Argon gas-filled insulated glass unit
- VyFoam™ insulated frame and sash
- Super Spacer® Warm Edge Spacer System

TripleSilverLoE™

- Double-paned with one pane of high-performance TripleSilverLoE™ glass
- Argon gas-filled insulated glass unit
- VyFoam™ insulated frame and sash
- Super Spacer® Warm Edge Spacer System

 National Fenestration Rating Council CERTIFIED	VYTEX CORPORATION VINYL FRAME (5200-DH) DUAL GLAZE • ARGON • LOWE VERTICAL SLIDER WINDOW VYW-A-50-00145-00001	
	ENERGY PERFORMANCE RATING	
	U-Factor (U.S./I-P)	Solar Heat Gain Coefficient
	0.27	0.28
	ADDITIONAL PERFORMANCE RATINGS	
	Visible Transmittance	Air Leakage (U.S./I-P)
	0.52	≤0.3
Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult Manufacturer's literature for other product performance information. www.nfrc.org		

 National Fenestration Rating Council CERTIFIED	VYTEX CORPORATION VINYL FRAME (5200-DH) DUAL GLAZE • ARGON • LOWE TRIPLE SILVER VERTICAL SLIDER WINDOW VYW-A-50-00102-00001	
	ENERGY PERFORMANCE RATING	
	U-Factor (U.S./I-P)	Solar Heat Gain Coefficient
	0.27	0.20
	ADDITIONAL PERFORMANCE RATINGS	
	Visible Transmittance	Air Leakage (U.S./I-P)
	0.48	≤0.3
Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult Manufacturer's literature for other product performance information. www.nfrc.org		

*All values shown above are for Fortis double-hung windows without grids. **Energy Saver Max™ is offered with limited availability.

EXCEPTIONAL INSULATION & DURABILITY

Backed by years of innovation and experience, the Fortis Series offers exceptional insulating capabilities with the promise of long-lasting durability. We've carefully designed every detail of the window to meet or exceed industry standards and to offer the highest quality performance possible. You can purchase our windows with peace of mind knowing they'll last.

1. DOUBLE-WALLED SILL DAM

Tight-mortised cut, double-walled, sill-dam extends inside the jamb, eliminating the need to caulk an open seam.



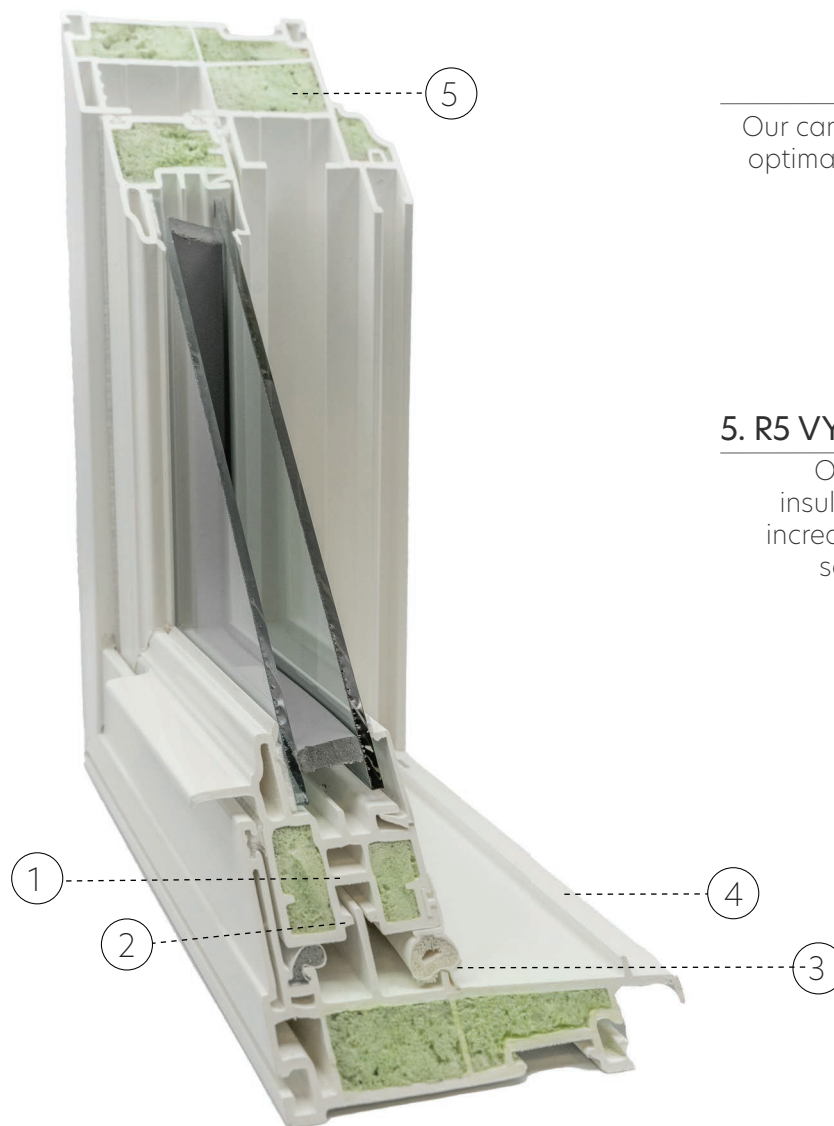
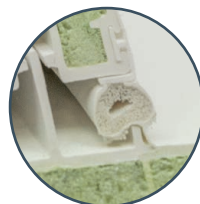
2. BOTTOM SASH INTERLOCK

Our innovative bottom sash interlock ensures a tighter seal helping to reduce drafts and decrease your energy bills. Provides structural strength during heavy wind loads by locking the sash in place.



3. Q-LON COMPRESSION GASKET

Our Q-lon, memory foam, compression bulb-seal gasket is the most energy-efficient weatherstripping currently used in the industry today. It adds barriers and diversions to help prevent water infiltration and drafts.



4. 5 DEGREE SLOPE SILL

Our carefully designed slope sill is the optimal angle for water runoff and to prevent air infiltration.

5. R5 VYFOAM™ IN FRAME & SASH

Our R5 foam-filled frame and sash insulation increase thermal efficiency, increases structural integrity, dampens sound, and reduces air infiltration.

AIR INFILTRATION COMPARISON

	INDUSTRY STANDARD	TRADITIONAL WOOD RESIDENTIAL DOUBLE HUNG WINDOWS	TRADITIONAL VINYL RESIDENTIAL HIGH-PERFORMANCE, DOUBLE HUNG	FORTIS™
1 CFM OF AIR LEAKAGE PER MINUTE	.30 CFM OF AIR LEAKAGE PER MINUTE	.23 CFM OF AIR LEAKAGE PER MINUTE	.15 CFM OF AIR LEAKAGE PER MINUTE	.04 CFM OF AIR LEAKAGE PER MINUTE
 7.5 GALLONS OF AIR PER MINUTE	 2.25 GALLONS OF AIR PER MINUTE	 1.725 GALLONS OF AIR PER MINUTE	 1.125 GALLONS OF AIR PER MINUTE	 .30 GALLONS OF AIR PER MINUTE
 80 COFFEE CUPS OF AIR PER MINUTE (960 OZ/MIN)	 24 COFFEE CUPS OF AIR PER MINUTE (288 OZ/MIN)	 18.4 COFFEE CUPS OF AIR PER MINUTE (220.8 OZ/MIN)	 12 COFFEE CUPS OF AIR PER MINUTE (144 OZ/MIN)	 3.2 COFFEE CUPS OF AIR PER MINUTE (38.4 OZ/MIN)

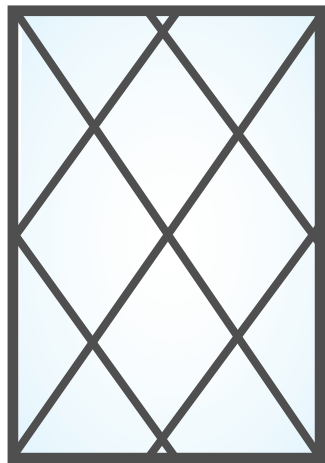
*References valid as of October 1, 2010 based on our competitors' websites and independent testing. **Industry Standard: The window & door industry adheres to standards set by FGIA® (Fenestration & Glazing Industry Alliance®). Per FGIA, the industry standard for Maximum Allowable Air Infiltration is 0.30 CFM (Cubic feet per minute) during a 25 mph wind. This is the equivalent of 2.25 gallons or 24 coffee cups of air escaping through the window every minute.

DESIGN OPTIONS

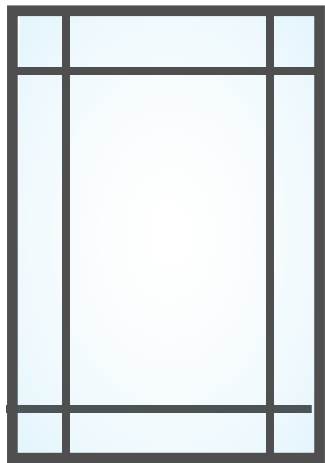
Our Fortis Series windows are customized to your home. We offer multiple glass options, grid and contour details as well as color and finishing options that suit any style of home. Create long-lasting curb appeal and timeless beauty with these high-performance, modern windows.



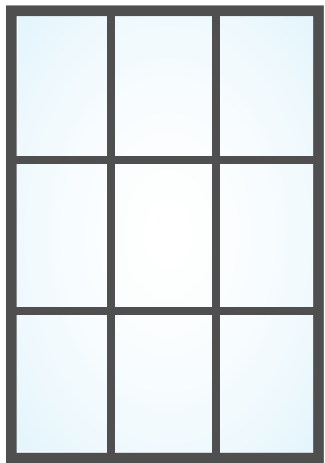
GRID DESIGNS



DIAMOND



PRAIRIE



COLONIAL

Additional patterns available upon request

TIMELESS BEAUTY



FLAT



CONTOUR



EXTERIOR COLOR OPTIONS

CASHMERE

IVORY

WICKER

SANDALWOOD

CLAY

SANDSTONE

AMERICAN BROWN

UNIVERSAL BROWN

WEDGEWOOD BLUE

OLD WORLD BLUE

FOREST GREEN

SABLE

BRONZE

TRUE BLACK

CRANBERRY

BURGUNDY

ELEGANCE THAT LASTS A LIFETIME

VYCOAT™ EXTERIOR COATING SYSTEM

The innovative technology of our VYCOAT™ exterior coating system offers durability and elegance. This long-lasting, environmentally-friendly finish is low-maintenance, easy to clean, and will add enviable curb appeal to any home.

INTERIOR COLOR OPTIONS



WHITE



BEIGE

Special formula PVC never needs painting, makes cleaning a snap, and prevents scratching and denting.

*Colors are as true as printing inks allow and may differ from actual product colors.

HARDWARE OPTIONS

The sleek and modern look of our Fortis Series locking hardware is designed to be durable, ergonomic, and easy-to-use. Choose a finish that will compliment your interior style; from white to oil rubbed bronze, we guarantee a rich and timeless appearance.



FINISHES

WHITE

BEIGE

OIL-RUBBED BRONZE

BRUSHED CHROME

*Casements hardware is only available in white, oil rubbed bronze, beige, and brown.

**Color options and appearance of hardware is subject to change.

A modern living room with large windows, a chandelier, and contemporary furniture. The room features a large, multi-paned window on the left side, offering a view of greenery outside. A large, dark blue velvet sofa is positioned in the foreground, facing a glass coffee table. To the left, there are two light-colored armchairs. A large, circular chandelier with multiple light bulbs hangs from the ceiling. On the right, there are wooden shelves with decorative items and a wooden cabinet. The floor is made of dark wood.

OUR PROMISE

At Vytex, we guarantee your windows for life.* Our promise to you is that in the course of normal use, our products will be free from defects in material and workmanship for as long as you reside in your home. Additionally, our **Fortis Series** windows come with a lifetime glass breakage warranty. You can rest easy knowing Vytex windows and doors will maintain their function and beauty for years to come.

*Covers materials only. Labor and delivery are not included.

Vytex



Two-time Crystal Achievement Award winner
A Window & Door Top 100 Manufacturer
An Energy Star® Most Efficient Product

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