



City of Bristol  
Historic District Commission

REGULAR MEETING OF WEDNESDAY, NOVEMBER 19, 2025  
MEETING ONLINE VIA ZOOM AND  
CITY HALL - COUNCIL CHAMBERS  
111 NORTH MAIN STREET  
5:00 PM

**INFORMATION TO ACCESS THIS MEETING**

**Zoom Meeting link:**

[https://bristolct-  
gov.zoom.us/j/86574144749?pwd=tXEU0yL1y7eVX9liauemL3AcYVLh6U.](https://bristolct-gov.zoom.us/j/86574144749?pwd=tXEU0yL1y7eVX9liauemL3AcYVLh6U.1)

1

**Meeting Number:**

865 7414 4749

**Meeting Password:**

123456

**Join by phone:**

1-929-205-6099

**AGENDA**

1. Call to Order
2. Public Participation
3. Approval of Minutes
  - a. Regular Meeting - September 24, 2025
4. Public Hearings
  - a. Application 2025-11-01 – Request for a Certificate of Appropriateness for the replacement of 20 windows at 38 Broadview Street; Assessor's Map 25A, Lot 85; American Home Fitters, LLC, applicant.
5. Adjournment

REMINDER: The next regular meeting of the Historic District Commission is Wednesday, December 17, 2025



**BRISTOL HISTORIC DISTRICT COMMISSION  
MINUTES  
REGULAR MEETING OF WEDNESDAY SEPTEMBER 24, 2025**

**ROLL CALL:**

By: Chairman Collins

Time: 5:00 P.M.

Place: City Hall  
Council Chambers  
111 North Main Street  
First Floor

**ROLL CALL:**

| <b>MEMBERS:</b>           | <b>NAME</b>                              | <b>PRESENT</b> | <b>ABSENT</b> |
|---------------------------|------------------------------------------|----------------|---------------|
| <b>REGULAR MEMBERS:</b>   | Andrew E. Collins, Chairman              | X              |               |
|                           | Karen Stevens Vice Chairman              | X              |               |
|                           | Patti Philippon (Secretary)              | X<br>on Zoom   |               |
|                           | Colleen Nicastro                         | X<br>on Zoom   |               |
|                           | Jennifer St. John                        | X              |               |
| <b>ALTERNATE MEMBERS:</b> |                                          |                |               |
|                           | Alicia M. Jennings                       | X              |               |
|                           | Keith David Elder                        |                | X             |
|                           | Daphne Delgado                           |                | X             |
| <b>STAFF:</b>             | Andrew Armstrong, Assistant City Planner | X              |               |

**1. Call to Order**

Per the order of Chairman Collins, the meeting was called to order at 5:01 P.M. and the Chairman led all present in the Pledge of Allegiance.

Chairman Collins reminded the Commission the next regular meeting of the Historic District Commission is Wednesday, October 22, 2025.

**2. Public Participation**

There was no Public Participation.

**3. Approval of Minutes**

- a. Regular Meeting - August 27, 2025

Chairman Collins designated himself, Commissioners Nicastro, Stevens, Philippon, and St. John to vote on the August 27, 2025, regular minutes.

Corrections to the Minutes were noted as follows:

- Commissioner Nicastro was present on Zoom, not in person
- Page 3, Paragraph 2, the dimensions should be listed in feet not inches
- Page 3, second to last paragraph read as "access" but should read "excess"
- Page 3, clarification about the railings in the discussion: whether there would be any and if they were in the front and/or the side of the porch. Andrew Armstrong agreed to review the information and correct the Minutes as needed.

**Motion:** Move to approve the minutes of the August 27, 2025, regular meeting, as amended.

By: Commissioner Stevens

Seconded: Commissioner St. John

For: Collins, Nicasro, Stevens, Philippon, and St. John

Against: None

Abstained: None

#### 4. Public Hearings

- a. Application 2025-07-02 – Request for a Certificate of Appropriateness for reconstruction of porch at 132 Stearns Street; Assessor's Map 25A, Lot 72; Diane Lupinski, applicant – CONTINUED FROM AUGUST 27, 2025 REGULAR MEETING.

Chairman Collins designated himself, Commissioners Nicasro, Stevens, Philippon, and St. John to vote on Application 2025-07-02.

The Commission received the following items in their electronic packets:

- a. Letter, undated, regarding explanation for design change from first meeting-recent
- b. Design plans of 132 Stearns - to scale
- c. Columns - product descriptions - 132 Stearns (4 Pgs.)

The Commission received the following items in their August 27, 2025, electronic packets:

- a. porch designs (Pgs. 1-3)
- b. proposed porch designs (Pgs. 1-3)
- c. AI colored rendering of proposed porch design (
- d. E-mail dated August 19, 2025, from Diane Lupinski, regarding Follow-Up HDC Application Materials
- e. E-mail dated August 18, 2025, from Diane Lupinski, regarding Follow-Up HDC Application Materials

The Commission received the following items in their electronic packets **PREVIOUSLY**:

- a. application form
- b. location map
- c. scanned siding catalog
- d. narrative for reconstruction of entire porch
- e. four photos
- f. email dated 07-15-2025 from Linda Yelder
- g. two staff photos
- h. product descriptions (40 Pgs.)

Diane Lupinski and Dave Buonafede, 132 Stearns St., representing the applicant.

The applicants clarified the process they applied in choosing the proposed columns for the porch. The Commission is concerned with the choice of columns as they dramatically change the historic appearance of the home. It was re-established that the home's original two posts were made of concrete and small stones, with no true supporting, centered pole. Due to current building codes, the home is required to have four columns, and the material choices for the columns, along with the column's appearance, is an effort to be true to the four-square home design, a design which was in question because the front door is not in the center of the porch as on a true four-square. There was a suggestion that the home was more of a colonial style. The owners noted their research would indicate the home was built around 1900-1916.

In conversation it was noted that four columns of the original size, mainly the width of them as they tapered down from the top, would be quite large for the porch size and make the porch smaller. The applicants provided a rendering of the home, drawn to scale by an architect, in reply to the Commissioner's previous requests for a more accurate depiction of their actual home vs. the AI generated images from the previous meeting. The applicants confirmed that other than Code Enforcement and their own research, they hadn't received professional guidance or advice in regards to this process. It's not a requirement that they do, however, it was felt that it might have lent useful information to their project.

The Commissioners asked for clarification about the use of railings. The applicants advised that their focus now is on the porch and the column replacements, and they will come back to the Commission if they choose to add railings. Commissioners also asked for clarification on the stairs being offset from the porch or not.



Chairman Collins and Andrew Armstrong expressed their appreciation for the applicants providing the more accurate, to scale rendering of their home. They shared the amount of column styles and prototypes they viewed and considerations taken with how they would fit with and on the porch. Chairman Collins was especially interested in confirming that the proposed columns were the simplest, least ornate design possible so as to not veer too far from the originals.

No one else spoke in favor of the application

No one spoke against the application

With no further questions, Chairman Collins called for a Motion to close the public hearing.

By: Commissioner St. John

Seconded: Commissioner Stevens

For: Collins, Nicastro, Stevens, Philippon, and St. John

Against: None

Abstained: None

The hearing is closed.

Chairman Collins led the discussion that followed among the Commissioners, first recognizing that a like for like replacement style column wouldn't be appropriate due to the reasons previously discussed. He instructed the Commissioners to keep in mind the goal of the Commission is to preserve existing homes, and a decision to approve this application would be a departure from that.

Discussion and comments from the Commissioners included appreciation for the homeowner's time and effort taken to propose the columns that would be the least departure from the original design. The tapering design being kept with the new design was also appreciated. The Commissioners expressed that while not ideal, the proposed columns were a good compromise. The Commissioners also appreciated the applicant's assistance with communication and clarification for the application and the Commission's questions. More expert opinion at the onset on the type or kind of replacement columns could have helped with the process, but the expert help isn't a requirement for the application, and it is a costly item. The proposed columns are a compromise but nothing more could be asked of the homeowners other than having used professional design assistance.

Chairman Collins called for a Motion to approve the application.

**MOTION:** Application 2025-07-02 – Request for a Certificate of Appropriateness for reconstruction of porch at 132 Stearns Street; Assessor's Map 25A, Lot 72; Diane Lupinski, applicant, in accordance with the plot plan and information submitted, maps and documents as provided, be APPROVED because of the following reasons:

This Approval is subject to the following conditions:

- 1) Prior to a final Certificate of Occupancy being issued, the Land Use Staff will conduct an inspection to certify compliance with the terms and conditions of the approval.
- 2) Any deviation from the approved plans may require approval of the Commission after staff review and discussion with the Vice Chairman.
- 3) Any transfer or assignment of this permit shall require approval of the Commission.
- 4) This permit may be revoked if the permittee exceeds the conditions or limitations of this permit or has secured the permit through deception or inaccurate information.

By: Commissioner Stevens

Seconded: Commissioner Nicastro

For: Collins, Nicastro, Stevens, Philippon, and St. John

Against: None.

Abstained: None.

The application is approved. The applicants were then provided additional guidance with regard to the building process with assistance offered by Andrew Armstrong if needed. The Chairman again thanked the homeowners for their patience with the process and their diligence in their research and providing the necessary information for Commissioners.

## 5. Communications

Andrew Armstrong added the proposed 2026 Historic District Commission meetings to Communications. The calendar was prepared by Bob Flanagan of the city's Land Use Department with dates checked for possible conflicting holidays. The Chairman asked for clarification for the October 2026 meeting date in City Council Chambers as there may be early voting in that room at that time. The Commissioners confirmed that the December 2026 meeting date, December 23, 2026, was acceptable to them. The Chairman agreed to sign the proposed schedule after the meeting and Andrew Armstrong will confirm the Chamber will be available for the October 2026 meeting.

Andrew Armstrong advised Commissioners that 38 Broad Street contacted an architect and a custom window provider after the cease-and-desist order was upheld regarding their window replacement project. The custom window provider spoke with Andrew Armstrong and they discussed the need for the windows to be properly fitted. The provider is preparing the application to be in front of the Commission in the coming months. The homeowner is now replacing all 22 windows vs. the original 8 they had applied for.

There are no new Administrative Approvals to report since the last meeting.

The Commission received the following items in their electronic packets:

- a. Letter dated September 10, 2025, regarding Commissioner Elder's reappointment to the Historic District Commission.

Andrew Armstrong relayed that Commissioner Elder had been reappointed to the Historic District Commission and has been notified in person and by mail that he is required to be sworn in before serving on the Commission. Chairman Collins clarified that until a commissioner is sworn in, they are unable to attend a meeting and it is recorded as an unexcused absence.

There was no additional discussion.

## 6. Adjournment

Chairman Collins designated himself, Commissioners Nicastro, Stevens, Philippon, and St. John to vote on the adjournment.

**MOTION:** Move to adjourn

By: Commissioner St. John

Seconded: Commissioner Philippon

For: Collins, Nicastro, Stevens, Philippon, and St. John

Against: None

Abstained: None

The meeting adjourned at 5:56 P.M.

Respectfully submitted,

Sharon Arsego  
Recording Secretary

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Andrew E. Collins, Chairman  
City Historic District Commission

BRISTOL HISTORIC DISTRICT COMMISSION  
CITY OF BRISTOL, CONNECTICUT  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

2025-11-01  
APPLICATION NO. \_\_\_\_\_  
DATE FILED: 11-7-2025

The undersigned Applicant hereby applies for approval of a Certificate of Appropriateness for the proposed work described below:

Address of the Property: 38 Broadview Street., Bristol, CT 06010

Assessor's Map No.: 25A Assessor's Lot No.(s): 85 Est. Value of Proposed Work: \$39,600

Nature of Proposed Work (check all that apply):

- |                                                        |                                                   |                                 |
|--------------------------------------------------------|---------------------------------------------------|---------------------------------|
| <input type="checkbox"/> New Construction/Installation | <input type="checkbox"/> Roof                     | <input type="checkbox"/> Fence  |
| <input type="checkbox"/> Addition/Renovation           | <input checked="" type="checkbox"/> Windows/Doors | <input type="checkbox"/> Siding |
| <input type="checkbox"/> Alteration/Replacement        | <input type="checkbox"/> Porch/Deck               | <input type="checkbox"/> Other  |
| <input type="checkbox"/> Demolition/Removal            |                                                   |                                 |

Proposed Work Will Be Done On: ☒ Main Building ☐ Accessory Structure ☐ Other (including land)

Brief Description of Proposed Work: (attach additional sheet if needed) Restore windows to original sizes - 20 windows in total  
Diagram shows before and after of design for 14 windows, back of house not shown. Custom ordered to preserve the value of this home.

Has this property been subject to Historic District approval before? ☒ Yes ☐ No

Has the work being proposed on this application already been started and/or completed? ☐ Yes ☒ No

APPLICANT (If more than one, list each separately)

CHECK ONE: ☐ owner ☒ other: Contractor

Name: American Home Fitters, LLC

Address: 504 Hazard Ave. City: Enfield State: CT Zip: 06082

Telephone No.: (508)229-4082 E-Mail: \_\_\_\_\_

Signature: \_\_\_\_\_ Signature (Printed/Typed): Jay Escudero

OWNER(S) OF RECORD (If other than Applicant; if more than one, list each separately)

Name: Flor Alvarez

Address: 38 Broadview Street. City: Bristol State: CT Zip: 06010

Telephone No.: (917)288-5042 E-Mail: \_\_\_\_\_

Signature: \_\_\_\_\_ Signature (Printed/Typed): FLOR ALVAREZ

For Office Use Only

Date of Public Hearing: \_\_\_\_\_

Building Permit Required? ☐ Yes ☐ No

Date of Commission Decision: \_\_\_\_\_

Decision: ☐ Approved ☐ With Conditions ☐ See Attached  
☐ Denied ☐ With Modifications  
☐ Withdrawn

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Chairman/Secretary, Bristol Historic District Commission

THIS APPLICATION MUST BE FILED BY 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION - NO EXCEPTIONS!

**CITY OF BRISTOL, CONNECTICUT  
SUPPLEMENTARY INFORMATION**

2025-11-01  
For Office Use Only  
APPLICATION NO. \_\_\_\_\_

Address or location of property: 38 Broadview Street., Bristol, CT 06010

**ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)**

Our intention is to support the Historic Commission and homeowner at 38 Broadview Street in restoring the windows in this home back to original quality, look and feel. We will custom order the windows to meet the original sizes. I have submitted two documents detailing why we use the windows we do for Historic Homes as well as Before and After renditions of this home.

**ADDITIONAL APPLICANT**

Name: \_\_\_\_\_ CHECK ONE: ☐ owner ☐ other: \_\_\_\_\_

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

Telephone No.: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Signature: \_\_\_\_\_ Signature – (Printed/Typed) \_\_\_\_\_

**ADDITIONAL OWNER(S) OF RECORD**

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

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

Telephone No.: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Signature: \_\_\_\_\_ Signature – (Printed/Typed) \_\_\_\_\_

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

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

Telephone No.: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Signature: \_\_\_\_\_ Signature – (Printed/Typed) \_\_\_\_\_

**(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:**

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

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

Telephone No.: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Application #2025-11-01  
Location



38 Broadview Street  
Map Prepared by Bristol Land Use Office  
Source: Bristol Assessor Records  
For Planning Purposes Only



Application #2025-11-01  
Aerial



38 Broadview Street  
Map Prepared by Bristol Land Use Office  
Source: Bristol Assessor Records  
For Planning Purposes Only

**Link to Previous HDC Application File  
for 38 Broadview Street**

*(Application Denied in September 2024)*

**Link to Application #2024-07-02:**

**[https://www.bristolct.gov/DocumentCenter/View/50324/For  
Agenda 38-Broadview](https://www.bristolct.gov/DocumentCenter/View/50324/ForAgenda_38-Broadview)**

Mr. Andrew Armstrong

Assistant City Planner / Bristol / Ct 06010

RE: **OVERLOOK LOCAL HISTORIC DISTRICT**

38 Broad View Street / Assessor's Map No. 25A / Assessor's Lot No. 85

Flor Alvarez Owner

VIOLATION: Replacement of 19 windows total / 8 of which have been replaced to date without approval of the Bristol Historic District Commission.

This writer has been engaged by the Owner to review the work in lite of a complaint filed by a neighbor as to the reduction in the size of the replacement window to the existing and the resultant visible gap from the exterior. I have also visited the site with Andrew Armstrong and the Owner a number of times, taking pictures, and reviewing the work in place both from the interior and exterior. I have spoken with the window rep at Home Depot in Bristol where the replacement windows were purchased. I have reviewed the Guidelines for Construction and Alterations for the Overlook Local Historic District. I have reviewed the American Craftsmen online Replacement double-hung window literature. I have researched the original windows sash / code and weights, their replacement with compression sash jamb liners prior to their replacement with the current American Craftsman vinyl replacement windows.

The structure was built in 1910. Information from the City of Bristol Assessors Card. The existing wood sash was of the cord and weight design to balance the weight of the sash. The removable access panels are still in evidence and noticeable in pictures of the



replacement work provided by the Owner (a recessed washer and screw). At some time in the life of the structure the windows were replaced with wood sash (possibly trimmed at the jambs to fit the compression sash joint liners which have remained in place up to the current window replacement window work. The noted replacement did not change the size and outward look of the window.

**Rehabilitation work should not destroy the distinguishing qualities or character of the property...**

In reviewing the installation from the exterior there is a noticeable gap (shadow) at the Jambs with the resultant visible reduction in the size of the window and area of glass. It is not to say that the existing wood sash did not need to be replaced given its deteriorated condition, but the current installation was done without respect to the existing conditions. If anything more work was required on the interior with additional wood trim to make up for the reduction in the size of the replacement sash versus existing.

**If replacement is required, try to respect the stylist period of the building by selecting sash design...that reflect the building's original form.**

A further concern not related to the Historic District is the size of the replacement windows and conformance to the Building Code requirement for rescue and ventilation. The code requirement is for a clear opening area of 5.7 sq. ft., a clear opening width of 20" and a clear opening height of 24". The information provided by the Owner as to the size of the replacement windows purchased from Home Depot, my talking with the window rep at

Home Depot (no help), and my review of the American Craftsman Double Hung Window Table of Sizes offered no help.

This writer, when first approached by Mr. Armstong and after reviewing the photographs of the front of 38 Broad View was inclined to move the existing shutters over the gap and allow the owner to proceed with the installation of the remaining windows.

However, as time has passed and upon further review of the interior and exterior conditions the 8 replacement windows currently installed as well as the remining 11 replacement windows to be installed need to be corrected to provide as much window / glass area to match the existing conditions. It is going to be necessary to provide custom widths and heights and not stock units. I am sure that someone from Home Depot would be of assistance. The American Craftsmen Windows are available in custom widths and heights. Home Depot also has contractors that can help with dimensions and installation.

Respectfully submitted,

Charles R. Nyberg

Schadler Selnau Associates PC

5 Waterville Road / Farmington / Ct 06010



# AMERICAN HOME FITTERS, LLC

TIMELESS UPGRADES WITH A CLASSIC FEEL

504 HAZARD AVE., ENFIELD, CT 06082





**Family-owned and operated, American Home Fitters is committed to preserving the timeless character of historic homes while integrating efficiency and reliability.**

**Our goal is to ensure these homes maintain their authentic appearance and charm for generations to come.**

## CURRENT WINDOW SIZES

- 1- 34"x62"
- 2- 34"x62"
- 3- 31"x61"
- 4- 31"x61"
- 5- 24"x61.5"
- 6- 24"x61.5"
- 7- 33.5"x61"
- 8- 31"x60"
- 9- 31"x60"
- 10- 27"x60"
- 11- 27"x60"
- 12- 31"x61"
- 13- 31"x61"
- 14- 32"x61"
- 15- 32"x61"
- 16- 31"x61"
- 17- 31"x61"
- 18- 31"x61"
- 19- 24"x45"
- 20- 31"x61"

## NEW WINDOW SIZES

- 1- 34"x62"
- 2- 34"x62"
- 3- 34"x62"
- 4- 34"x62"
- 5- 24"x62"
- 6- 24"x62"
- 7- 34"x62"
- 8- 31.5"x61"
- 9- 31.5"x61"
- 10- 28.5"x61.5"
- 11- 28.5"x61.5"
- 12- 32"x62"
- 13- 32"x62"
- 14- 32"x62"
- 15- 32"x62"
- 16- 32"x62"
- 17- 32"x62"
- 18- 32"x62"
- 19- 24"x45"
- 20- 32"x62"



# BEFORE & AFTER



ACCURATELY SIZED TO RESTORE TO  
ORIGINAL MEASUREMENTS



# BEFORE & AFTER

## \*Continued



**ACCURATELY SIZED TO RESTORE TO  
ORIGINAL MEASUREMENTS**

# BEFORE & AFTER

## \*Continued



**ACCURATELY SIZED TO RESTORE TO  
ORIGINAL MEASUREMENTS**



# BEFORE & AFTER

## \* Continued



ACCURATELY SIZED TO RESTORE TO  
ORIGINAL MEASUREMENTS

# HISTORIC SERIES 2100





# COMP WOOD

This is where it all began, bringing back the traditional look of a double hung window. The wide stile, primed sash, provides an architectural look that enhances the beauty of your home. With the durability and weather tightness of a precision made wood window, the engineered design will keep out the cold, heat and dust for years to come. The traditional looking window improves the curb appeal of your home and is available in a wide range of design options.

## STANDARD FEATURES

- 1 • 6/4 wide stile sash parts for strength, durability, insulating values.
  - Treated with Wood life 111 water repellent and wood preservative.
- 2 • Primed exterior and ready for painting
  - Natural interiors ready for painting or staining
  - Continuous routed finger lift for easy operation
- 3 • Cardinal Low-e 270 11/16" Insulated Glass
  - Boot Glaze sashes design to weep the gathering of moisture
  - Sashes are design to be easily reglazed in case of broken glass
  - Adjustable foam filled weather stripping for a weather tight fit
- 4 • Dual action sash locks with adjustable keeper for better security
  - Tilt in sashes for ease of cleaning
  - Full 4-9/16" Jamb for better strength and performance
  - Standard PVC brick mould for easy installation
- 5 • Composite sill and sill nosing
  - White heavy duty bridge back compression jamb liners



## OPTIONAL FEATURES

- Tan Boot Glaze
- Bronze Sash Locks
- GBG bars-White or Tan
- SDL Options - 7/8" & 1-1/8" profile bars, 7/8" Putty
- Cardinal Low-e 366 glass
- Argon Glass
- Factory applied PVC exterior trim: 5/4 x 4, 5/4 x 6
- Extension Jamb
- Tan Jamb liners
- Full Length Screens
- DP50 Performance Upgrades





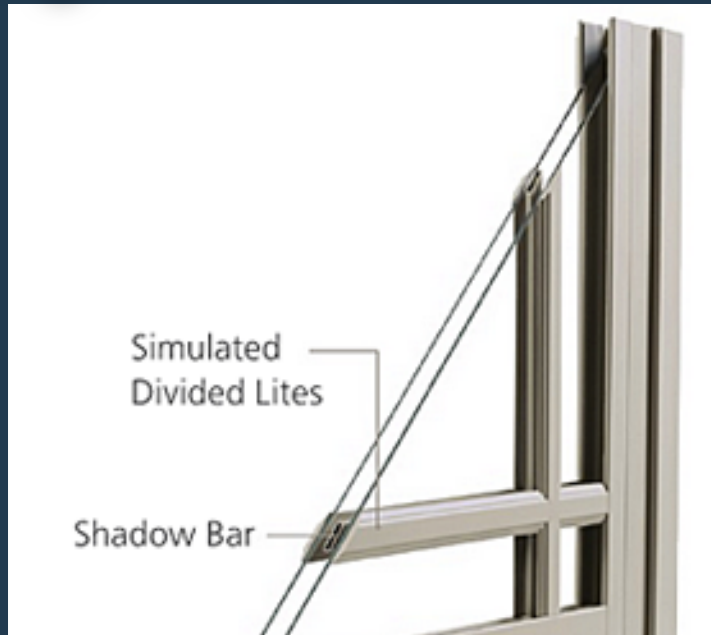


**COMP WOOD  
w/ pine interior**

**SHOWCASED IN  
Canterbury,  
CT  
home built in 1885**



# Why we choose our windows?



The Shadow Bar ... gives the window a classic timeless look that will stand strong for generations

Our Solid Sash Frame supports ...

- less expansion and contraction
- less tensile strength to compete against weather exposure
- accurate weight and wood feel

**ALL PARTS COMPONENTS, WEAR & TEAR, NO CHALKING,  
COLOR GUARANTEE ... LIFETIME WARRANTY**



ENGINEERED WITH  
**FIBREX**<sup>®</sup>  
MATERIAL

**Renewal**  
Hollow Frames,  
10 year warranty



**Andersen / Pella**  
Cladded Wood failure,  
Water Damage & Wood Rot,  
10 year warranty



**Harvey**  
Builder Grade,  
NO Warranty

**Our Competitors**





**Marvin**

**Frames built to warp,  
10 year Warranty**



**Matthews  
Brothers**

**Modern Farmhouse Look,  
10 year Warranty**

**Our Competitors continued**

## **A popular option due to being readily available...BUT...**

- Capping & Cladding do not match, resulting in a modern big box store replacement look
- 10 year limited warranty – only glass breakage
- Overall finish takes away from classic Historic quality



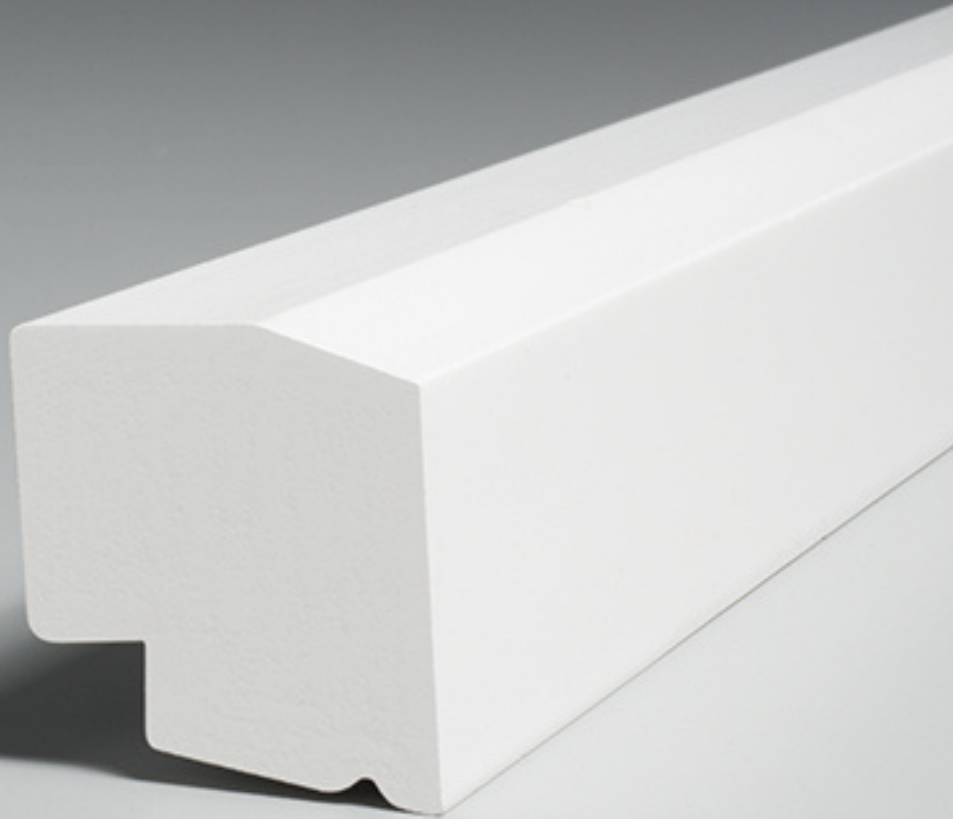
**Outside View**



**Inside View**



**BUILT TO LAST FOR  
GENERATIONS TO COME**



**and GLASS BREAKAGE  
COVERAGE**

unlike our top competitors  
**Our frames are  
built to NEVER**

- **bend**
- **peel**
- **flake**
- **oxidize**
- **warp**
- **bow**
- **chalk**

**With a TRUE  
LIFETIME  
WARRANTY**