

HISTORIC AND DESIGN REVIEW COMMISSION

October 20, 2021

HDRC CASE NO: 2021-528
ADDRESS: 2511 N FLORES ST
LEGAL DESCRIPTION: NCB 1877 BLK 5 LOT E 7.18 OF S 29 OF 6, S 33 OF 7 & 8 & ARB A16
ZONING: MF-33, HL, NCD-2, H
CITY COUNCIL DIST.: 1
LANDMARK: Individual Landmark
APPLICANT: Natalia Quesada
OWNER: Abdel Quesada
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: October 08, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Verification at 2511 N Flores.

APPLICABLE CITATIONS:

UDC Section 35-618 Tax Exemption Qualifications:

(e) Verification of Completion. Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

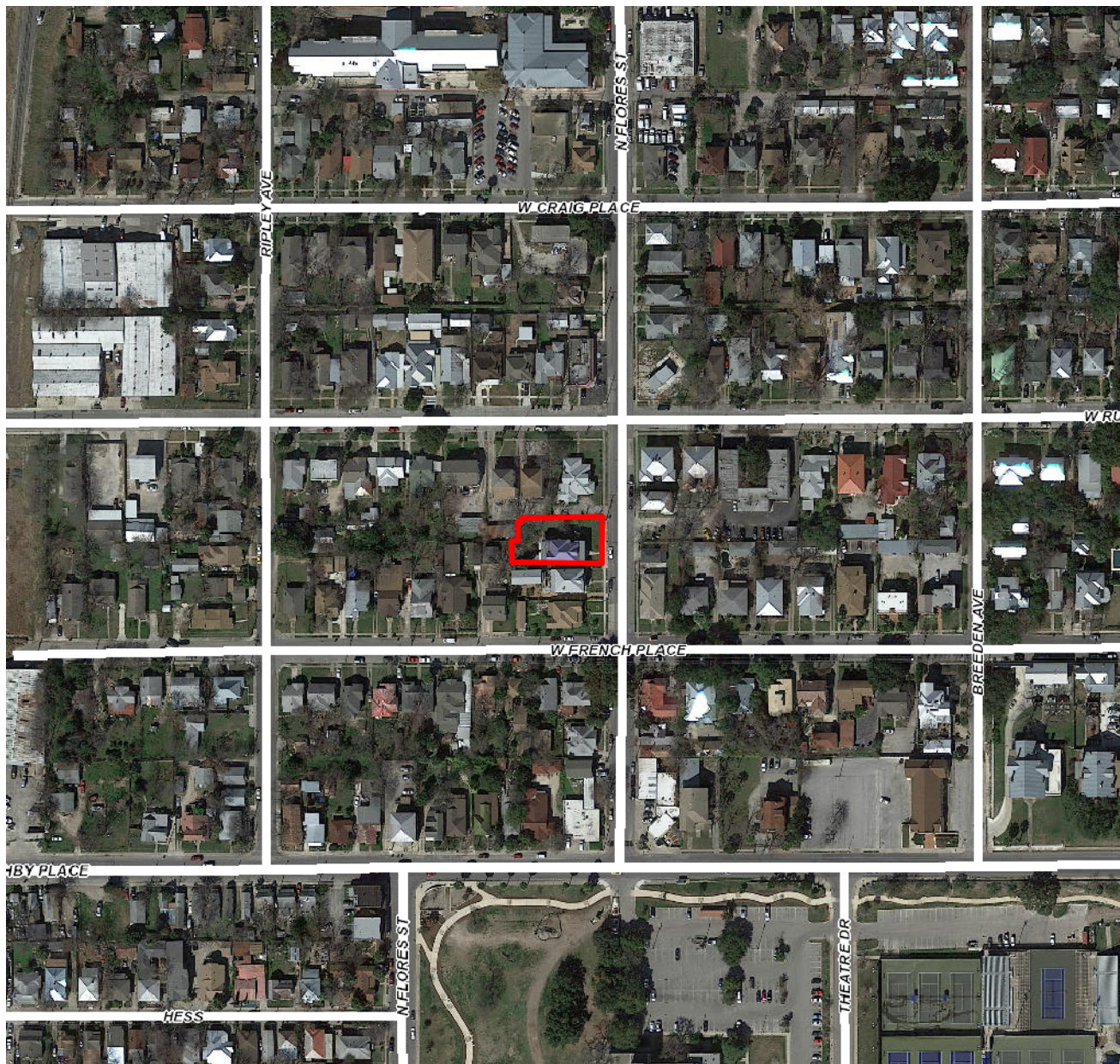
FINDINGS:

- a. The primary structure located at 2511 N Flores is a 2-story, multi-family residence constructed circa 1925 in the Foursquare style. The home features a primary hipped roof configuration, vinyl siding, a full-width front porch on the first story, and an enclosed front porch with ganged windows on the second story. The property is an individually designated local landmark. The applicant is requesting Historic Tax Verification.
- b. COMPLIANCE – Per the application materials for Historic Tax Verification submitted on July 21, 2021, staff found that several scopes of work were completed prior to or outside of approval. The applicant brought the requests that were completed prior to approval to the HDRC on September 1, 2021. The applicant received approval for the request items with HDRC stipulations. The applicant has met the HDRC stipulations, and the property is now in compliance.
- c. The scope of work includes foundation repair, roof replacement, window repair and window replacement, siding repair, exterior painting, plumbing, electrical, and mechanical systems upgrades, landscaping, and a comprehensive interior remodel.
- d. Staff conducted a site visit on August 11, 2021, to examine the conditions of the property. Staff verifies that all work used to qualify for the Substantial Rehabilitation Tax Incentive has been completed and that there are no longer existing violations on the property.

- e. The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer, including the submission of an itemized list of costs that meets the threshold to be eligible for the Substantial Rehabilitation Tax Incentive.
- f. Approval of Tax Verification by the HDRC for work completed in 2021 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2022. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

Staff recommends approval based on findings a through f.



Flex Viewer

Powered by ArcGIS Server

Printed: Mar 22, 2018

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91

82

BREEDEN

AV.

Not Paved

1878

1891

PL. Not Paved

PL. Not Paved

PL. Not Paved

SAN PEDRO SPRINGS PARK

86

N. FLORES

MACDONALD

W. RUSSELL

W. FRENCH

W. SAN PEDRO

1877

1892

PL. Not Paved

PL. Not Paved

PL. Not Paved

Scale of Feet.

HILL

AV.

Not Paved

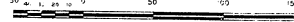
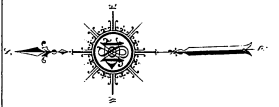
92

68

HESS

N. FLORES

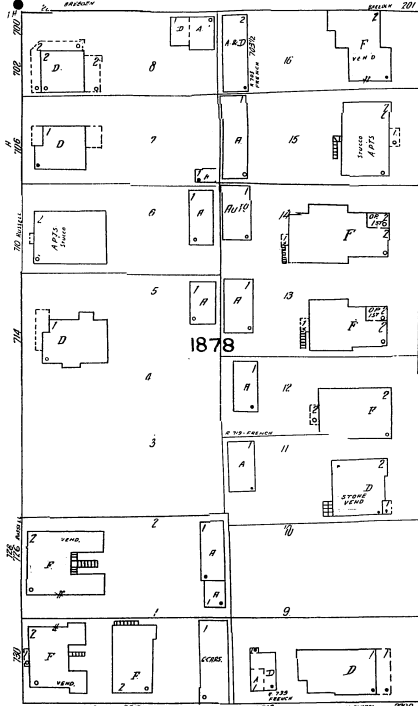
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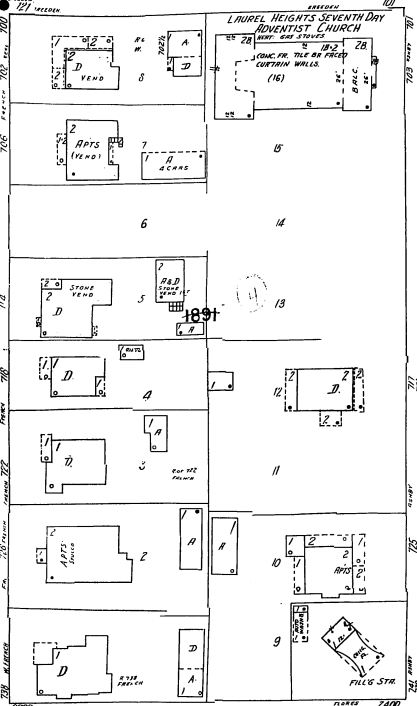
212-55
PL.

BREEDEN

AV. NOT PAVED



212-55
PL.



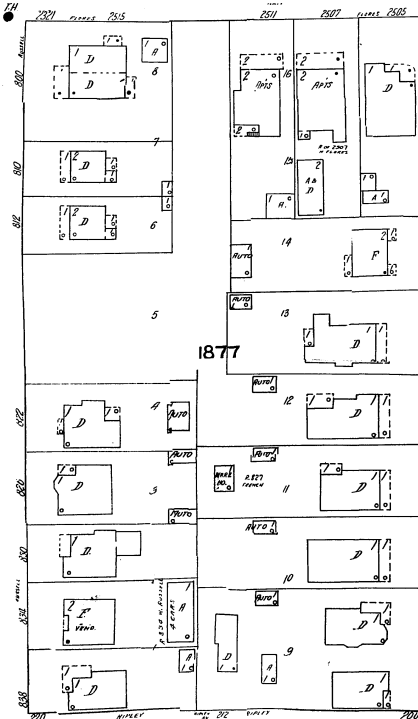
212-55
PL.

(W. SAN PEDRO P.L.)

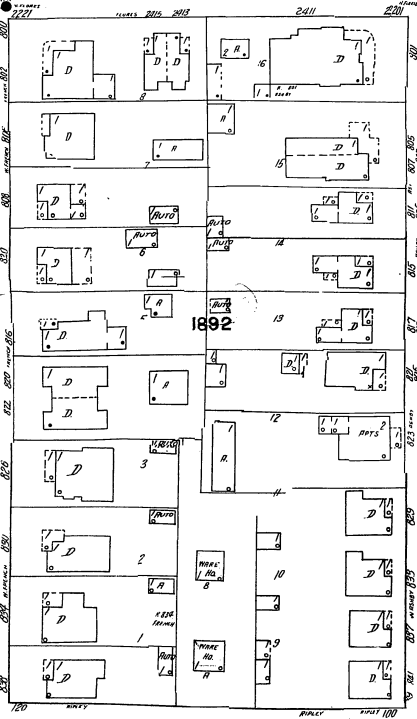
N. FLORES

MACADAMIZED

W. RUSSELL

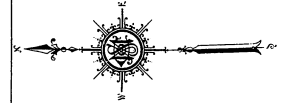


W. FRENCH



W. ASHBY

PL. 212-55



SAN PEDRO SPRINGS PARK

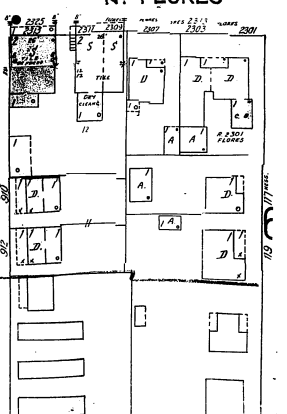
212-55
PL.

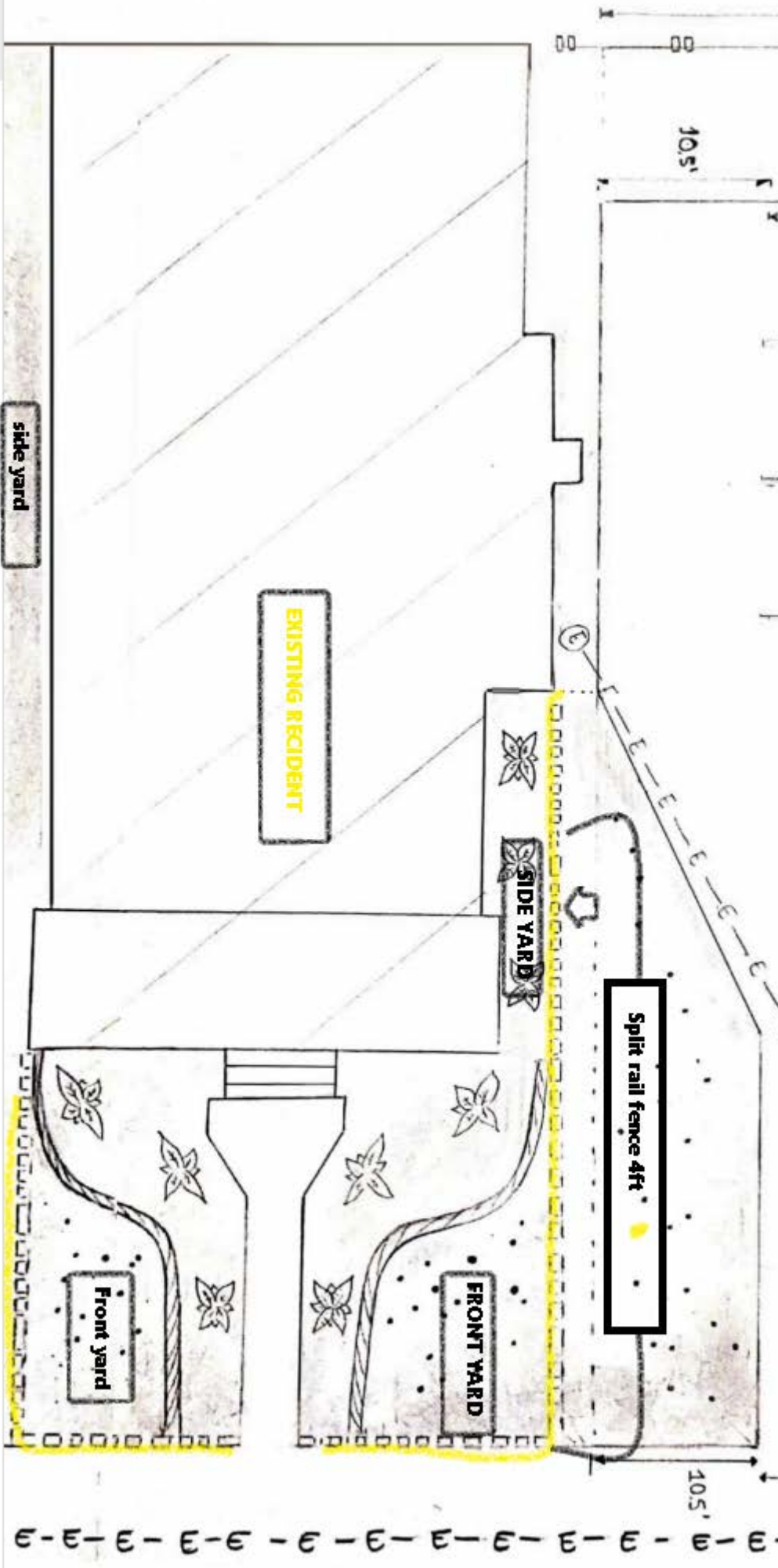
Scale of Feet.

RIPLEY AV.

(HILL AV.) NOT PAVED

212-55
PL.











2507

2511

NO
PARKING



















Subject Photo Page

Borrower	Abdel Quesada				
Property Address	2511 N Flores St				
City	San Antonio	County	Bexar	State	TX Zip Code 78212
Lender/Client	Red Door Funding				



Subject Front

2511 N Flores St
Sales Price
Gross Building Area
Age 21
9
6
N;Res;
N;Res
10,761 sf
Q4
80



Subject Rear



Subject Street

Interior Photos

Borrower	Abdel Quesada					
Property Address	2511 N Flores St					
City	San Antonio	County	Bexar	State	TX	Zip Code 78212
Lender/Client	Red Door Funding					



Alternate Street View



House to Left



Side Yard



Across Street



Right Side



Water Heater Closet



Electric meters



Left Side



Gas Meters



Lockbox



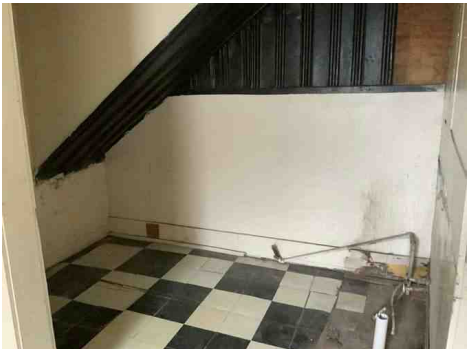
Interior



Interior



Interior



Interior



Interior Photos

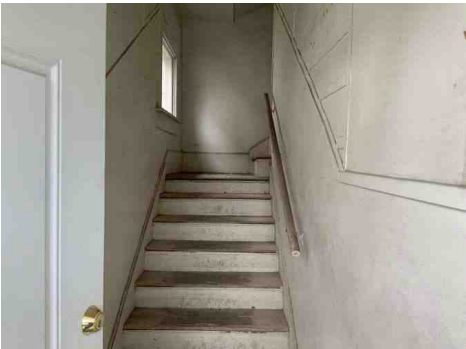
Borrower	Abdel Quesada				
Property Address	2511 N Flores St				
City	San Antonio	County	Bexar	State	TX Zip Code 78212
Lender/Client	Red Door Funding				



Interior



Interior



Interior



Interior



Interior



Interior



Interior



Stairs to Attic



Interior



Interior



Interior



Interior



Interior



Interior



Interior Photos

Borrower	Abdel Quesada				
Property Address	2511 N Flores St				
City	San Antonio	County	Bexar	State	TX
Lender/Client	Red Door Funding	Zip Code	78212		



Breaker Panel



Interior



Interior



Interior



Interior



Interior



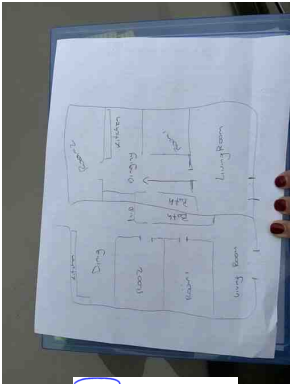
Interior



Interior



Upstairs Floorplan



Downstairs Floorplan



July 16, 2021

LETTER OF CERTIFICATION

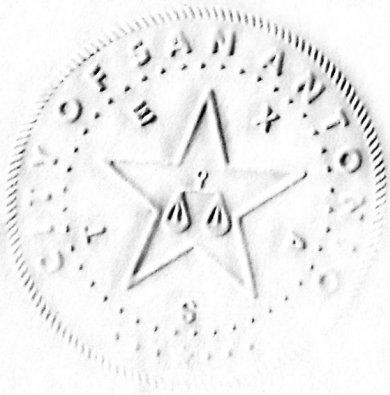
This letter confirms that on January 13, 2021, building permit number 2680075 was issued MRG & G Builders, for Minor Commercial Repairs to include Interior Demo/Remodel located at 2511 N Flores St.

The occupant load for this project is not applicable.

According to the Customer Service Division of the Development Services Department, all applicable inspections were performed and approved.

Sarah Esparza (DSD)

Development Services Department Representative
Development Services Department





CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966




15 July 2021

LETTER OF COMPLETION

This letter confirms that on November 12, 2020 building permit number 2678106 was issued to Cuellar Foundation Inc foundation repairs located at 2511 N Flores St.

The occupant load for this project is not applicable.

According to the Customer Service Division of the Development Services Department, all applicable inspections were performed and approved.



Rebecca Rodriguez
Senior DSD Specialist
Development Services Department



LIST OF REPAIRS

Property Address: 2511 N Flores St San Antonio TX, 78212

Investor Name: Abdel Quesada

Description	Budget
Demolition	\$ 1,500.00
Dumpster	\$ 2,000.00
Foundation	\$ 24,000.00
Framing	\$ 1,200.00
Roofing	\$ 1,500.00
Windows	\$ 22,000.00
Exterior Doors	\$ 5,000.00
Siding	\$ 3,000.00
Exterior Trim	\$ 1,000.00
Exterior Paint	\$ 5,000.00
Plumbing Labor	\$ 32,000.00
Plumbing Fixtures	\$ 2,000.00
HVAC	\$ 22,000.00
Electrical Labor	\$ 31,000.00
Insulation	\$ 1,400.00
Drywall	\$ 5,000.00
Interior Doors	\$ 5,000.00
Interior Trim	\$ 4,400.00
Interior Paint	\$ 4,000.00
Cabinets - Kitchen	\$ 4,000.00
Cabinets - Bath	\$ 2,000.00
Countertops	\$ 2,300.00
Lock Stets	\$ 200.00
Hardware (mirrors, towel bars, knobs,etc)	\$ 600.00
Floring	\$ 7,000.00
Appliances	\$ 2,000.00
Flatwork	\$ 4,000.00
Landscaping	\$ 1,200.00
Final Punch-out/ Cleanup	\$ 1,000.00
Misc	\$ 19,700.00
TOTAL ESTIMATED REHAB COST	\$ 217,000.00



The Home Depot Special Order Quote

Customer Agreement #: H0503-307485

Printed Date: 12/24/2020

Customer: NATALIA QUESADA

Address: 840 SONOMA DR LAKE
ARROWHEAD 92352
CALIFORNIA
LAKE ARROWHEAD, CA
92352

Phone 1: 786-510-3447

Phone 2: 786-510-3447

Email: NATALIACABREJOMORENO
@GMAIL.COM

Store: 0503

Associate: VICENTE

Address: 527 FAIR AVENUE
SAN ANTONIO, TX 78223

Phone: 210-531-9600

Pre-Savings Total: \$12,047.01

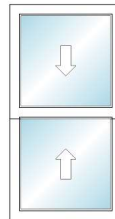
Total Savings: (\$0.00)

Pre-Tax Price: \$12,047.01

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.



Catalog Version 102



Frame Width = 31 3/8"
Frame Height = 60 1/2"
Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	31.375-in x 60.5-in Wood W-2500 Double Hung	\$348.13	\$348.13	3	\$0.00	\$1,044.39
Unit 100 Total:		\$348.13	\$348.13		\$0.00	\$1,044.39

Begin Line 100 Description

---- Line 100-1 ----

Wood W-2500,
Double Hung,
,
31.375 x 60.5
Assembly = Full Unit,
Exterior Trim Type = 2" Flat Casing,
Exterior Trim Options = No,
Regional Compliance = US National-WDMA/ASTM
Vent Division = Even Divide,
Order By = Frame Size,
Frame Width = 31 3/8",
Frame Height = 60 1/2",
Exterior Trim Width = 34,
Exterior Trim Height = 63.1875
Species = Auralast Pine,
Interior Finish Type = Natural,
Finish - Interior = Natural,
Finish - Exterior = Primed,
Sash to Match Exterior Finish = Yes,
Finish - Sash (Exterior) = Primed

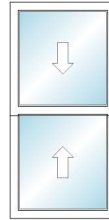
Jamb Width = 4 9/16"
Rating = PG 25,
Sill Nosing = 2" Sill Nosing,
Sill Horns = No Sill Horn,
Prep for Stool = No
Hardware Finish - Interior = Oil Rub Bronze,
Number of Locks = 1,
Screen Options = No Screen
Energy Efficiency = Standard,
STC / OITC Rating = Standard,
Glazing = Insulated,
Low-E Options = Low-E,
Glass Color = Low-E,
Glass Type = Annealed,
Neat Glass = No,
Glass Thickness = Standard Default Thickness,
Protective Film = No Protective Film,
Spacer Color = Black Spacer,
Glass Options = Argon
Grid Type = No Grids

Certification = None,
Jambliner = White Jambliner,
Jamb Liner Options = Compression Jambliner,
Sill Stop = Sill Stop Applied,
Sash Limiter = No Sash Limiter,
Finger Plows = Plow in Top & Bottom Rail
Window Egress = Meets 5.0 sqft Egress (1st Floor)
U-Factor = 0.29,
Solar Heat Gain Coefficient = 0.27,
Visible Light Transmittance = 0.51,
Condensation Resistance = 58,
CPD# = JEL-N-578-01931-00001
Room Location = ,
Is This a Remake = No,
Specific Information =
Manufacturer = JELD-WEN, Rantoul(IL),
Contact Number = 1-800-246-9131 Option 2,
Catalog Version Date = 10/22/2020,
Catalog Version = 20.4.13.0
None

End Line 100 Description



Catalog Version 102



Frame Width = 35 3/8"
Frame Height = 72 1/2"
Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
200-1	35.375-in x 72.5-in Wood W-2500 Double Hung	\$401.62	\$401.62	2	\$0.00	\$803.24
Unit 200 Total:		\$401.62	\$401.62		\$0.00	\$803.24

Begin Line 200 Description

---- Line 200-1 ----

Wood W-2500,
Double Hung,
,
35.375 x 72.5
Assembly = Full Unit,
Exterior Trim Type = 2" Flat Casing,
Exterior Trim Options = No,
Regional Compliance = US National-WDMA/ASTM
Vent Division = Even Divide,
Order By = Frame Size,
Frame Width = 35 3/8",
Frame Height = 72 1/2",
Exterior Trim Width = 38,
Exterior Trim Height = 75.1875
Species = Auralast Pine,
Interior Finish Type = Natural,
Finish - Interior = Natural,
Finish - Exterior = Primed,
Sash to Match Exterior Finish = Yes,
Finish - Sash (Exterior) = Primed

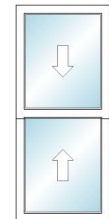
Jamb Width = 4 9/16"
Rating = PG 25,
Sill Nosing = 2" Sill Nosing,
Sill Horns = No Sill Horn,
Prep for Stool = No
Hardware Finish - Interior = Oil Rub Bronze,
Number of Locks = 2,
Screen Options = No Screen
Energy Efficiency = Standard,
STC / OITC Rating = Standard,
Glazing = Insulated,
Low-E Options = Low-E,
Glass Color = Low-E,
Glass Type = Annealed,
Neat Glass = No,
Glass Thickness = Standard Default Thickness,
Protective Film = No Protective Film,
Spacer Color = Black Spacer,
Glass Options = Argon
Grid Type = No Grids

Certification = None,
Jambliner = White Jambliner,
Jamb Liner Options = Compression Jambliner,
Sill Stop = Sill Stop Applied,
Sash Limiter = No Sash Limiter,
Finger Plows = Plow in Top & Bottom Rail
Window Egress = Meets 5.7 sqft Egress (All
Floors)
U-Factor = 0.29,
Solar Heat Gain Coefficient = 0.27,
Visible Light Transmittance = 0.51,
Condensation Resistance = 58,
CPD# = JEL-N-578-01931-00001
Room Location = ,
Is This a Remake = No,
Specific Information =
Manufacturer = JELD-WEN, Rantoul(IL),
Contact Number = 1-800-246-9131 Option 2,
Catalog Version Date = 10/22/2020,
Catalog Version = 20.4.13.0
None

End Line 200 Description



Catalog Version 102



Frame Width = 31 3/8"
Frame Height = 72 1/2"
Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
300-1	31.375-in x 72.5-in Wood W-2500 Double Hung	\$377.77	\$377.77	2	\$0.00	\$755.54
Unit 300 Total:		\$377.77	\$377.77		\$0.00	\$755.54

Begin Line 300 Description

---- Line 300-1 ----

Wood W-2500,
Double Hung,
,
31.375 x 72.5
Assembly = Full Unit,
Exterior Trim Type = 2" Flat Casing,

Jamb Width = 4 9/16"
Rating = PG 25,
Sill Nosing = 2" Sill Nosing,
Sill Horns = No Sill Horn,
Prep for Stool = No
Hardware Finish - Interior = Oil Rub Bronze,

Certification = None,
Jambliner = White Jambliner,
Jamb Liner Options = Compression Jambliner,
Sill Stop = Sill Stop Applied,
Sash Limiter = No Sash Limiter,
Finger Plows = Plow in Top & Bottom Rail

Exterior Trim Options = No,
 Regional Compliance = US National-WDMA/ASTM
 Vent Division = Even Divide,
 Order By = Frame Size,
 Frame Width = 31 3/8",
 Frame Height = 72 1/2",
 Exterior Trim Width = 34,
 Exterior Trim Height = 75.1875
 Species = Auralast Pine,
 Interior Finish Type = Natural,
 Finish - Interior = Natural,
 Finish - Exterior = Primed,
 Sash to Match Exterior Finish = Yes,
 Finish - Sash (Exterior) = Primed

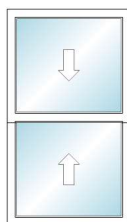
Number of Locks = 1,
 Screen Options = No Screen
 Energy Efficiency = Standard,
 STC / OITC Rating = Standard,
 Glazing = Insulated,
 Low-E Options = Low-E,
 Glass Color = Low-E,
 Glass Type = Annealed,
 Neat Glass = No,
 Glass Thickness = Standard Default Thickness,
 Protective Film = No Protective Film,
 Spacer Color = Black Spacer,
 Glass Options = Argon
 Grid Type = No Grids

Window Egress = Meets 5.7 sqft Egress (All Floors)
 U-Factor = 0.29,
 Solar Heat Gain Coefficient = 0.27,
 Visible Light Transmittance = 0.51,
 Condensation Resistance = 58,
 CPD# = JEL-N-578-01931-00001
 Room Location = ,
 Is This a Remake = No,
 Specific Information =
 Manufacturer = JELD-WEN, Rantoul(IL),
 Contact Number = 1-800-246-9131 Option 2,
 Catalog Version Date = 10/22/2020,
 Catalog Version = 20.4.13.0
 None

End Line 300 Description



Catalog Version 102



Frame Width = 41 3/8"
 Frame Height = 72 1/2"
 Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
400-1	41.375-in x 72.5-in Wood W-2500 Double Hung	\$474.85	\$474.85	1	\$0.00	\$474.85
Unit 400 Total:		\$474.85	\$474.85		\$0.00	\$474.85

Begin Line 400 Description

---- Line 400-1 ----

Wood W-2500,
 Double Hung,
 ,
 41.375 x 72.5
 Assembly = Full Unit,
 Exterior Trim Type = 2" Flat Casing,
 Exterior Trim Options = No,
 Regional Compliance = US National-WDMA/ASTM
 Vent Division = Even Divide,
 Order By = Frame Size,
 Frame Width = 41 3/8",
 Frame Height = 72 1/2",
 Exterior Trim Width = 44,
 Exterior Trim Height = 75.1875
 Species = Auralast Pine,
 Interior Finish Type = Natural,
 Finish - Interior = Natural,
 Finish - Exterior = Primed,
 Sash to Match Exterior Finish = Yes,
 Finish - Sash (Exterior) = Primed

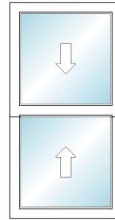
Jamb Width = 4 9/16"
 Rating = PG 15,
 Sill Nosing = 2" Sill Nosing,
 Sill Horns = No Sill Horn,
 Prep for Stool = No
 Hardware Finish - Interior = Oil Rub Bronze,
 Number of Locks = 2,
 Screen Options = No Screen
 Energy Efficiency = Standard,
 STC / OITC Rating = Standard,
 Glazing = Insulated,
 Low-E Options = Low-E,
 Glass Color = Low-E,
 Glass Type = Annealed,
 Neat Glass = No,
 Glass Thickness = Standard Default Thickness,
 Protective Film = No Protective Film,
 Spacer Color = Black Spacer,
 Glass Options = Argon
 Grid Type = No Grids

Certification = None,
 Jambliner = White Jambliner,
 Jamb Liner Options = Compression Jambliner,
 Sill Stop = Sill Stop Applied,
 Sash Limiter = No Sash Limiter,
 Finger Plows = Plow in Top & Bottom Rail
 Window Egress = Meets 5.7 sqft Egress (All Floors)
 U-Factor = 0.29,
 Solar Heat Gain Coefficient = 0.27,
 Visible Light Transmittance = 0.51,
 Condensation Resistance = 58,
 CPD# = JEL-N-578-01931-00001
 Room Location = ,
 Is This a Remake = No,
 Specific Information =
 Manufacturer = JELD-WEN, Rantoul(IL),
 Contact Number = 1-800-246-9131 Option 2,
 Catalog Version Date = 10/22/2020,
 Catalog Version = 20.4.13.0
 None

End Line 400 Description



Catalog Version 102



Frame Width = 31 3/8"
Frame Height = 60 1/2"
Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
500-1	31.375-in x 60.5-in Wood W-2500 Double Hung	\$348.13	\$348.13	6	\$0.00	\$2,088.78
Unit 500 Total:		\$348.13	\$348.13		\$0.00	\$2,088.78

Begin Line 500 Description

---- Line 500-1 ----

Wood W-2500,
Double Hung,
,
31.375 x 60.5
Assembly = Full Unit,
Exterior Trim Type = 2" Flat Casing,
Exterior Trim Options = No,
Regional Compliance = US National-WDMA/ASTM
Vent Division = Even Divide,
Order By = Frame Size,
Frame Width = 31 3/8",
Frame Height = 60 1/2",
Exterior Trim Width = 34,
Exterior Trim Height = 63.1875
Species = Auralast Pine,
Interior Finish Type = Natural,
Finish - Interior = Natural,
Finish - Exterior = Primed,
Sash to Match Exterior Finish = Yes,
Finish - Sash (Exterior) = Primed

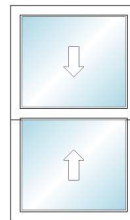
Jamb Width = 4 9/16"
Rating = PG 25,
Sill Nosing = 2" Sill Nosing,
Sill Horns = No Sill Horn,
Prep for Stool = No
Hardware Finish - Interior = Oil Rub Bronze,
Number of Locks = 1,
Screen Options = No Screen
Energy Efficiency = Standard,
STC / OITC Rating = Standard,
Glazing = Insulated,
Low-E Options = Low-E,
Glass Color = Low-E,
Glass Type = Annealed,
Neat Glass = No,
Glass Thickness = Standard Default Thickness,
Protective Film = No Protective Film,
Spacer Color = Black Spacer,
Glass Options = Argon
Grid Type = No Grids

Certification = None,
Jambliner = White Jambliner,
Jamb Liner Options = Compression Jambliner,
Sill Stop = Sill Stop Applied,
Sash Limiter = No Sash Limiter,
Finger Plows = Plow in Top & Bottom Rail
Window Egress = Meets 5.0 sqft Egress (1st Floor)
U-Factor = 0.29,
Solar Heat Gain Coefficient = 0.27,
Visible Light Transmittance = 0.51,
Condensation Resistance = 58,
CPD# = JEL-N-578-01931-00001
Room Location = ,
Is This a Remake = No,
Specific Information =
Manufacturer = JELD-WEN, Rantoul(IL),
Contact Number = 1-800-246-9131 Option 2,
Catalog Version Date = 10/22/2020,
Catalog Version = 20.4.13.0
None

End Line 500 Description



Catalog Version 102



Frame Width = 35 3/8"
Frame Height = 60 1/2"
Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
600-1	35.375-in x 60.5-in Wood W-2500 Double Hung	\$370.06	\$370.06	3	\$0.00	\$1,110.18
Unit 600 Total:		\$370.06	\$370.06		\$0.00	\$1,110.18

Begin Line 600 Description

---- Line 600-1 ----

Wood W-2500,
Double Hung,
,
35.375 x 60.5
Assembly = Full Unit,
Exterior Trim Type = 2" Flat Casing,
Exterior Trim Options = No,

Jamb Width = 4 9/16"
Rating = PG 25,
Sill Nosing = 2" Sill Nosing,
Sill Horns = No Sill Horn,
Prep for Stool = No
Hardware Finish - Interior = Oil Rub Bronze,
Number of Locks = 2,

Certification = None,
Jambliner = White Jambliner,
Jamb Liner Options = Compression Jambliner,
Sill Stop = Sill Stop Applied,
Sash Limiter = No Sash Limiter,
Finger Plows = Plow in Top & Bottom Rail
Window Egress = Meets 5.7 sqft Egress (All

Regional Compliance = US National-WDMA/ASTM
 Vent Division = Even Divide,
 Order By = Frame Size,
 Frame Width = 35 3/8",
 Frame Height = 60 1/2",
 Exterior Trim Width = 38,
 Exterior Trim Height = 63.1875
 Species = Auralast Pine,
 Interior Finish Type = Natural,
 Finish - Interior = Natural,
 Finish - Exterior = Primed,
 Sash to Match Exterior Finish = Yes,
 Finish - Sash (Exterior) = Primed

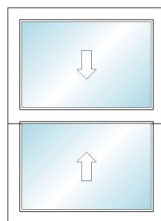
Screen Options = No Screen
 Energy Efficiency = Standard,
 STC / OITC Rating = Standard,
 Glazing = Insulated,
 Low-E Options = Low-E,
 Glass Color = Low-E,
 Glass Type = Annealed,
 Neat Glass = No,
 Glass Thickness = Standard Default Thickness,
 Protective Film = No Protective Film,
 Spacer Color = Black Spacer,
 Glass Options = Argon
 Grid Type = No Grids

Floors)
 U-Factor = 0.29,
 Solar Heat Gain Coefficient = 0.27,
 Visible Light Transmittance = 0.51,
 Condensation Resistance = 58,
 CPD# = JEL-N-578-01931-00001
 Room Location = ,
 Is This a Remake = No,
 Specific Information =
 Manufacturer = JELD-WEN, Rantoul(IL),
 Contact Number = 1-800-246-9131 Option 2,
 Catalog Version Date = 10/22/2020,
 Catalog Version = 20.4.13.0
 None

End Line 600 Description



Catalog Version 102



Frame Width = 35 3/8"
 Frame Height = 48 1/2"
 Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
700-1	35.375-in x 48.5-in Wood W-2500 Double Hung	\$335.48	\$335.48	9	\$0.00	\$3,019.32
Unit 700 Total:		\$335.48	\$335.48		\$0.00	\$3,019.32

Begin Line 700 Description

---- Line 700-1 ----

Wood W-2500,
 Double Hung,
 ,
 35.375 x 48.5
 Assembly = Full Unit,
 Exterior Trim Type = 2" Flat Casing,
 Exterior Trim Options = No,
 Regional Compliance = US National-WDMA/ASTM
 Vent Division = Even Divide,
 Order By = Frame Size,
 Frame Width = 35 3/8",
 Frame Height = 48 1/2",
 Exterior Trim Width = 38,
 Exterior Trim Height = 51.1875
 Species = Auralast Pine,
 Interior Finish Type = Natural,
 Finish - Interior = Natural,
 Finish - Exterior = Primed,
 Sash to Match Exterior Finish = Yes,
 Finish - Sash (Exterior) = Primed

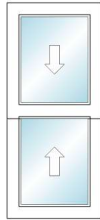
Jamb Width = 4 9/16"
 Rating = PG 25,
 Sill Nosing = 2" Sill Nosing,
 Sill Horns = No Sill Horn,
 Prep for Stool = No
 Hardware Finish - Interior = Oil Rub Bronze,
 Number of Locks = 2,
 Screen Options = No Screen
 Energy Efficiency = Standard,
 STC / OITC Rating = Standard,
 Glazing = Insulated,
 Low-E Options = Low-E,
 Glass Color = Low-E,
 Glass Type = Annealed,
 Neat Glass = No,
 Glass Thickness = Standard Default Thickness,
 Protective Film = No Protective Film,
 Spacer Color = Black Spacer,
 Glass Options = Argon
 Grid Type = No Grids

Certification = None,
 Jambliner = White Jambliner,
 Jamb Liner Options = Compression Jambliner,
 Sill Stop = Sill Stop Applied,
 Sash Limiter = No Sash Limiter,
 Finger Plows = Plow in Top & Bottom Rail
 Window Egress = Does Not Meet Egress
 U-Factor = 0.29,
 Solar Heat Gain Coefficient = 0.27,
 Visible Light Transmittance = 0.51,
 Condensation Resistance = 58,
 CPD# = JEL-N-578-01931-00001
 Room Location = ,
 Is This a Remake = No,
 Specific Information =
 Manufacturer = JELD-WEN, Rantoul(IL),
 Contact Number = 1-800-246-9131 Option 2,
 Catalog Version Date = 10/22/2020,
 Catalog Version = 20.4.13.0
 None

End Line 700 Description



Catalog Version 102



Frame Width = 21 3/8"
Frame Height = 48 1/2"
Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
800-1	21.375-in x 48.5-in Wood W-2500 Double Hung	\$261.32	\$261.32	2	\$0.00	\$522.64
Unit 800 Total:		\$261.32	\$261.32		\$0.00	\$522.64

Begin Line 800 Description

---- Line 800-1 ----

Wood W-2500,
Double Hung,
,
21.375 x 48.5
Assembly = Full Unit,
Exterior Trim Type = 2" Flat Casing,
Exterior Trim Options = No,
Regional Compliance = US National-WDMA/ASTM
Vent Division = Even Divide,
Order By = Frame Size,
Frame Width = 21 3/8",
Frame Height = 48 1/2",
Exterior Trim Width = 24,
Exterior Trim Height = 51.1875
Species = Auralast Pine,
Interior Finish Type = Natural,
Finish - Interior = Natural,
Finish - Exterior = Primed,
Sash to Match Exterior Finish = Yes,
Finish - Sash (Exterior) = Primed

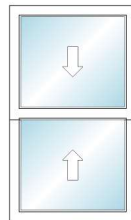
Jamb Width = 4 9/16"
Rating = PG 25,
Sill Nosing = 2" Sill Nosing,
Sill Horns = No Sill Horn,
Prep for Stool = No
Hardware Finish - Interior = Oil Rub Bronze,
Number of Locks = 1,
Screen Options = No Screen
Energy Efficiency = Standard,
STC / OITC Rating = Standard,
Glazing = Insulated,
Low-E Options = Low-E,
Glass Color = Low-E,
Glass Type = Annealed,
Neat Glass = No,
Glass Thickness = Standard Default Thickness,
Protective Film = No Protective Film,
Spacer Color = Black Spacer,
Glass Options = Argon
Grid Type = No Grids

Certification = None,
Jambliner = White Jambliner,
Jamb Liner Options = Compression Jambliner,
Sill Stop = Sill Stop Applied,
Sash Limiter = No Sash Limiter,
Finger Plows = Plow in Top & Bottom Rail
Window Egress = Does Not Meet Egress
U-Factor = 0.29,
Solar Heat Gain Coefficient = 0.27,
Visible Light Transmittance = 0.51,
Condensation Resistance = 58,
CPD# = JEL-N-578-01931-00001
Room Location = ,
Is This a Remake = No,
Specific Information =
Manufacturer = JELD-WEN, Rantoul(IL),
Contact Number = 1-800-246-9131 Option 2,
Catalog Version Date = 10/22/2020,
Catalog Version = 20.4.13.0
None

End Line 800 Description



Catalog Version 102



Frame Width = 35 3/8"
Frame Height = 60 1/2"
Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
900-1	35.375-in x 60.5-in Wood W-2500 Double Hung	\$370.06	\$370.06	5	\$0.00	\$1,850.30
Unit 900 Total:		\$370.06	\$370.06		\$0.00	\$1,850.30

Begin Line 900 Description

---- Line 900-1 ----

Wood W-2500,
Double Hung,
,
35.375 x 60.5
Assembly = Full Unit,
Exterior Trim Type = 2" Flat Casing,
Exterior Trim Options = No,

Jamb Width = 4 9/16"
Rating = PG 25,
Sill Nosing = 2" Sill Nosing,
Sill Horns = No Sill Horn,
Prep for Stool = No
Hardware Finish - Interior = Oil Rub Bronze,
Number of Locks = 2,

Certification = None,
Jambliner = White Jambliner,
Jamb Liner Options = Compression Jambliner,
Sill Stop = Sill Stop Applied,
Sash Limiter = No Sash Limiter,
Finger Plows = Plow in Top & Bottom Rail
Window Egress = Meets 5.7 sqft Egress (All

Regional Compliance = US National-WDMA/ASTM
 Vent Division = Even Divide,
 Order By = Frame Size,
 Frame Width = 35 3/8",
 Frame Height = 60 1/2",
 Exterior Trim Width = 38,
 Exterior Trim Height = 63.1875
 Species = Auralast Pine,
 Interior Finish Type = Natural,
 Finish - Interior = Natural,
 Finish - Exterior = Primed,
 Sash to Match Exterior Finish = Yes,
 Finish - Sash (Exterior) = Primed

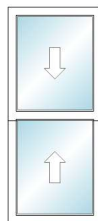
Screen Options = No Screen
 Energy Efficiency = Standard,
 STC / OITC Rating = Standard,
 Glazing = Insulated,
 Low-E Options = Low-E,
 Glass Color = Low-E,
 Glass Type = Annealed,
 Neat Glass = No,
 Glass Thickness = Standard Default Thickness,
 Protective Film = No Protective Film,
 Spacer Color = Black Spacer,
 Glass Options = Argon
 Grid Type = No Grids

Floors)
 U-Factor = 0.29,
 Solar Heat Gain Coefficient = 0.27,
 Visible Light Transmittance = 0.51,
 Condensation Resistance = 58,
 CPD# = JEL-N-578-01931-00001
 Room Location = ,
 Is This a Remake = No,
 Specific Information =
 Manufacturer = JELD-WEN, Rantoul(IL),
 Contact Number = 1-800-246-9131 Option 2,
 Catalog Version Date = 10/22/2020,
 Catalog Version = 20.4.13.0
 None

End Line 900 Description



Catalog Version 102



Frame Width = 31 3/8"
 Frame Height = 72 1/2"
 Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
1000-1	31.375-in x 72.5-in Wood W-2500 Double Hung	\$377.77	\$377.77	1	\$0.00	\$377.77
Unit 1000 Total:		\$377.77	\$377.77		\$0.00	\$377.77

Begin Line 1000 Description

---- Line 1000-1 ----

Wood W-2500,
 Double Hung,
 ,
 31.375 x 72.5
 Assembly = Full Unit,
 Exterior Trim Type = 2" Flat Casing,
 Exterior Trim Options = No,
 Regional Compliance = US National-WDMA/ASTM
 Vent Division = Even Divide,
 Order By = Frame Size,
 Frame Width = 31 3/8",
 Frame Height = 72 1/2",
 Exterior Trim Width = 34,
 Exterior Trim Height = 75.1875
 Species = Auralast Pine,
 Interior Finish Type = Natural,
 Finish - Interior = Natural,
 Finish - Exterior = Primed,
 Sash to Match Exterior Finish = Yes,
 Finish - Sash (Exterior) = Primed

Jamb Width = 4 9/16"
 Rating = PG 25,
 Sill Nosing = 2" Sill Nosing,
 Sill Horns = No Sill Horn,
 Prep for Stool = No
 Hardware Finish - Interior = Oil Rub Bronze,
 Number of Locks = 1,
 Screen Options = No Screen
 Energy Efficiency = Standard,
 STC / OITC Rating = Standard,
 Glazing = Insulated,
 Low-E Options = Low-E,
 Glass Color = Low-E,
 Glass Type = Annealed,
 Neat Glass = No,
 Glass Thickness = Standard Default Thickness,
 Protective Film = No Protective Film,
 Spacer Color = Black Spacer,
 Glass Options = Argon
 Grid Type = No Grids

Certification = None,
 Jambliner = White Jambliner,
 Jamb Liner Options = Compression Jambliner,
 Sill Stop = Sill Stop Applied,
 Sash Limiter = No Sash Limiter,
 Finger Plows = Plow in Top & Bottom Rail
 Window Egress = Meets 5.7 sqft Egress (All
 Floors)
 U-Factor = 0.29,
 Solar Heat Gain Coefficient = 0.27,
 Visible Light Transmittance = 0.51,
 Condensation Resistance = 58,
 CPD# = JEL-N-578-01931-00001
 Room Location = ,
 Is This a Remake = No,
 Specific Information =
 Manufacturer = JELD-WEN, Rantoul(IL),
 Contact Number = 1-800-246-9131 Option 2,
 Catalog Version Date = 10/22/2020,
 Catalog Version = 20.4.13.0
 None

End Line 1000 Description



Window & Patio Door Limited Warranty

OUR WARRANTY TO YOU...

JELD-WEN® Products¹ are designed to create lasting value for your home. This warranty is effective for all JELD-WEN window and patio door Products (except United Collection products) manufactured on or after **June 1, 2019** for use in the United States and Canada. Any previous warranties will continue to apply to products manufactured by JELD-WEN prior to this date. For additional information, including care and maintenance instructions, installation instructions, and previous warranties, refer to www.jeld-wen.com or www.jeld-wen.ca.

WHAT THIS WARRANTY COVERS

Except as set forth in the Special Coverages section below, we warrant that if your JELD-WEN Product exhibits a defect in material or workmanship within the time periods from the date of manufacture as specified below, we will, at our option, repair, replace or refund the purchase price of the Product or component part. Skilled labor² (where deemed necessary by us) to repair or replace any component is provided as specified below.

	Wood & Metal Clad Wood	Composite	Vinyl & Metal Clad Vinyl	Aluminum
Basic Product Coverage Owner-Occupied Single-Family Residence	20 years	10 years; glass is covered for 20 years	as long as you own and occupy your residence	10 years
Basic Product Coverage Commercial (Other than Owner-Occupied Single-Family Residence)	20 years	10 years	10 years	2 years
Skilled Labor² Coverage	2 years	2 years	2 years	1 year
Transferability - the maximum length of any coverage when you sell your residence or it becomes occupied by other than the original owner	10 years	10 years	10 years	Non-transferable

Special Coverages (Applies to both Owner-Occupied and Commercial)

The following Special Coverages apply to special product features and options; not all options are available on all products or in all regions.

Glass Options	Coverage	Notes
Triple-Glazed Glass Units	20 years	Includes the glass panes and the insulating seal.
ImpactGard® Glass Units	10 years	
Special Glazings	5 years	Includes laminated glass units other than ImpactGard, and glass options not listed in our product literature, e.g., leaded or decorative glass.
Blinds/Shades Between the Glass	10 years	Includes the seal, external control mechanism, and operation of the shade/blind.
Stress Cracks	1 year	Applies to sealed glass units installed in windows and patio doors. Laminated glass and special glazings are excluded. Coverage includes replacement glass and skilled labor ² necessary to replace the glass. Stress cracks occur when, in the first year after manufacture, the glass develops a crack without sign of impact.
Accidental Glass Breakage	Same as the Basic Product Coverage above (Owner-Occupied or Commercial)	Applies to Products ordered with double-strength or thicker glass. Not covered: damage attributable to acts of nature (e.g. fire, hurricane, etc.), civil disorder, building settling, structural failures of walls or foundations or improper installation, construction job-site mishaps, storage, or handling. Special glazings and ImpactGard glass are not covered by this glass breakage warranty.

Continued on next page

Special Coverages (continued)

Finish Options	Coverage	Notes
Finish on Metal Clad Exteriors	AAMA 2605: 30 years AAMA 2603/2604: 10 years Anodized: 5 years	Coverage is for peeling, checking, cracking, or exhibiting excessive chalk, fade or color change ³ . Clad products installed within one mile of a salt-water source (for example, an ocean or salt lake) or other corrosive environment require additional and specific maintenance requirements. Refer to our full care and maintenance instructions.
Factory Interior Finish on Wood Products	1 year	Coverage is for peeling, checking, or cracking. Should the factory interior finish be proven defective within this time period, we will at our option, replace or refinish the component or product, or offer a refinish credit up to \$50 per opening for windows or \$100 per opening for patio doors. This coverage applies to factory-applied finish coat options only; standard factory-applied primer is not a finish coat.
Colored and Laminated Surfaces on Vinyl and Composite Products	10 years	Coverage is for peeling, blistering, or flaking, and excessive color change ³ . This coverage does not extend to discoloration, polish, surface damage, or alteration caused by the use of natural or chemical solvents or an environmental factor causing such damage.
Other Special Coverages	Coverage	Notes
AuraLast® Protection for Wood Products	Owner-Occupied Single-Family Residence: as long as you own and occupy your residence	Coverage is for wood decay and/or termite damage in pine wood components. Warranty coverage outside Canada, the contiguous 48 states and Alaska is contingent upon approval from the JELD-WEN Customer Care Department. Please contact us.
	Commercial: 20 years	
Custom Fiberglass Door Slabs	As long as you own and occupy your residence	
Factory Prefinish on Custom Fiberglass Doors	10 years	Should the factory prefinish be proven defective, we will at our option refinish the door or pay up to \$350.00 per opening to the current owner.
Electric Operators	1 year	Coverage includes replacement parts and skilled labor necessary to replace the operator for one year.
Retractable Roll Screens	5 years	

HOW TO GET ASSISTANCE

If you have a problem with your JELD-WEN Product, contact the dealer/distributor or contractor from whom you purchased your product or contact us directly:

	In the United States:	In Eastern Canada:	In Western Canada:	In Ontario Canada:
Mail:	JELD-WEN Customer Care Attn: Warranty Claims P.O. Box 1329 Klamath Falls, OR 97601	JELD-WEN Service Dept 90, rue Industrielle Saint-Apollinaire, Quebec, Canada G0S 2E0	JELD-WEN Service Dept 550 Munroe Avenue Winnipeg, Manitoba, Canada R2K 4H3	JELD-WEN Service Dept 90 Stone Ridge Road Vaughan, Ontario Canada L4H 3G9
Phone:	888-JWHelpU 888-594-3578	800-463-1930	888-945-5627 204-668-8230	800-440-2714 905-265-5700
Fax:	800-436-5954	888-998-1599	204-663-1072	905-265-5704
E-mail:	jeldwenwarranty@jeld-wen.com		wpgservice@jeld-wen.com	
Web:	www.jeld-wen.com/contact-us	www.jeld-wen.ca/contact-us		

We can respond quickly and efficiently if you provide the following: a) product identification (from the original order/invoice, spacer code, permanent label, or the window identification number found on corner of glass), b) how to contact you, c) the address where the product can be inspected, and d) a description of the apparent problem and the product (photographs are helpful).

What We Will Do...

Upon receiving your notification, we will send out an acknowledgement within three business days to the contact, which you have provided. We will investigate your claim and will begin to take appropriate action within 30 days after receipt of notification. If your warranty claim is denied, we may charge an inspection fee for an onsite inspection that is required or requested by you.

Continued on next page

HOW TO GET ASSISTANCE (CONTINUED)

If your claim is approved, and we choose to repair or replace the product or a component of the product, the replacement product/component will be provided in the same specification as the original product or its nearest equivalent current product. Replacement components/products are warranted for the balance of the original product warranty or 90 days, whichever is longer.

Product Purchase Date: _____
Order Number: _____

If the claimed nonconformity is warp of a door slab, we may defer repairing or replacing the door slab for a period up to twelve (12) months from the date of claim. It is not uncommon for a temporary warp condition to occur as the door slab adjusts to local humidity and temperature conditions. This deferral will not be counted against the warranty period.

WHAT THIS WARRANTY DOES NOT COVER

JELD-WEN is not liable for damage, product failure or poor product performance due to:

- Normal wear and tear, including normal wear and tear of weatherstrip; natural weathering of surfaces. Variance in color or texture of natural wood parts, and natural tarnishing of copper cladding are not considered defects.
- Normal wear and tear to hardware and naturally occurring changes to hardware finishes (e.g., corrosion or tarnishing).
- Exposure to chemicals (e.g. brick wash) or a harsh environment (e.g. salt spray or airborne pollutants) unless otherwise stated above.
- Misuse, abuse or failure to properly finish and provide maintenance.
- Alteration or modification of the Product (e.g. customer applied tints or films, paint finishes, security systems).
- Any cause beyond the reasonable control of JELD-WEN (e.g. fire, flood, earthquake, other acts of nature, and acts of third parties outside of our control).
- Failure to provide an adequate overhang for fiberglass doors; damage caused by extreme temperature buildup where storm doors are present. For general guidelines, see our "Appropriate Protection for Exterior Doors" in our product literature or at www.jeld-wen.com/resources; for specific information pertaining to your structure, consult your contractor or other building professional.
- Improper installation not in conformance with JELD-WEN installation instructions (note: see www.jeld-wen.com for current installation instructions); operational problems and problems related to water and/or air infiltration/leaking as a result of improper installation or flaws in building design or construction.
- Installation into a condition that exceeds product design standards and/or certified performance specifications and/or is not in compliance with building codes.
- Extreme artificial temperature buildup or exposure (e.g., where storm doors/windows are present).
- Hardware or inserts that are not provided by us, such as locksets, door handles, strikes, etc.
- Condensation or damage as a result of condensation (Note: unless due to insulating glass failure, most condensation problems are related to excessive humidity levels in a structure. Contact a heating/air conditioning specialist for help).

- Wood decay in wood components other than of pine species and any components (including pine) that come in direct contact with soil. Note: superficial mold/mildew does not indicate wood decay.

JELD-WEN is also not liable for:

- Glass breakage (except as specifically covered above).
- Screen damage due to normal wear and tear, misuse, abuse, or insect or animal activity.
- Slight expansion or contraction of product components due to varying environmental conditions; slab movement (shrinkage or swelling) of 1/4" or less due to temperature and humidity, consult the Homeowner's Manual on how to work with this natural movement.
- Slight imperfections or wavy distortions in the glass that don't impair structural integrity. Note: wavy distortions in the glass (e.g. related to laminate interlayer or heat strengthening of glass) are not considered a defect. Slight color variations in glass are not considered a defect.
- Hairline cracks in factory-applied finishes; surface cracks that do not compromise the underlying material are not a defect.
- Damage or distortion to other property, including but not limited to, vinyl siding, building components or landscaping caused in whole or in part by reflection of light or heat from JELD-WEN windows or doors.
- Product or component performance decline due to aging, inert gas dissipation, natural processes or failure to provide proper maintenance. Note: Other than inert gas loss due to seal failure, the migration of an inert gas, such as argon, is a natural process that occurs over time and is not a defect.
- Repairs on product not accessible by road; travel costs related to repairs on product located more than 125 miles/200 kilometers from an authorized dealer; providing, assembling, or dismantling scaffolding, lifts, or other specialized equipment.
- Labor and materials for repainting or refinishing activities or the removal or disposal of defective product(s); labor exceeding the time periods specified above.
- Incidental or consequential damage. Some states/provinces do not allow the exclusion or limitation of incidental or consequential damages, so this may not apply to you.

Continued on next page

Important Legal Information -- Please read this carefully. It affects your rights.

This Limited Warranty document sets forth our maximum liability for our products. We shall not be liable for special, indirect, consequential, or incidental damages. Your sole and exclusive remedy with respect to any and all losses or damages resulting from any cause whatsoever shall be as specified above. We make no other warranty or guarantee, either express or implied, including implied warranties of merchantability and fitness for a particular purpose to the original purchaser or to any subsequent user of the Product, except as expressly contained herein. In the event state or provincial law precludes exclusion or limitation of implied warranties, the duration of any such warranties shall be no longer than, and the time and manner of presenting any claim thereon shall be the same as, that provided in the express warranty stated herein. This Limited Warranty document gives you specific legal rights, and you may have other rights that vary from state/province to state/province.

Any dispute, controversy or claim arising out of or relating to this warranty, any alleged breach thereof, or the use or sale of the products to which this warranty applies shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association in accordance with its commercial arbitration rules. Any ensuing arbitration will be venued in Charlotte, North Carolina. Original purchaser agrees that they may assert claims against JELD-WEN in their individual capacity only, and not as a plaintiff or class member in any purported class action proceeding. This warranty shall be interpreted in accordance with the laws of North Carolina (excluding North Carolina's conflict of laws principles). If any provision of this warranty is deemed illegal or unenforceable in a judicial proceeding, that provision shall be severed and excluded, and the remainder of this warranty shall continue in force. Rejection of these dispute resolution provisions must be sent to JELD-WEN at the address provided herein within thirty (30) days of original purchaser's receipt of the Products to which this warranty applies.

No distributor, dealer or representative of JELD-WEN has the authority to change, modify or expand this warranty. The original purchaser of this Product acknowledges that they have read this warranty, understand it and are bound by its terms and agrees to provide this warranty to the original owner of the structure into which the Product is installed.

¹ "JELD-WEN Products" shall refer to window and patio door products (except United Collection products) manufactured in the United States and/or Canada and marketed under the JELD-WEN brand name for use in the United States and/or Canada. See our separate United Collection warranty, or our Export Warranty for applicable coverage on products used outside the United States and Canada.

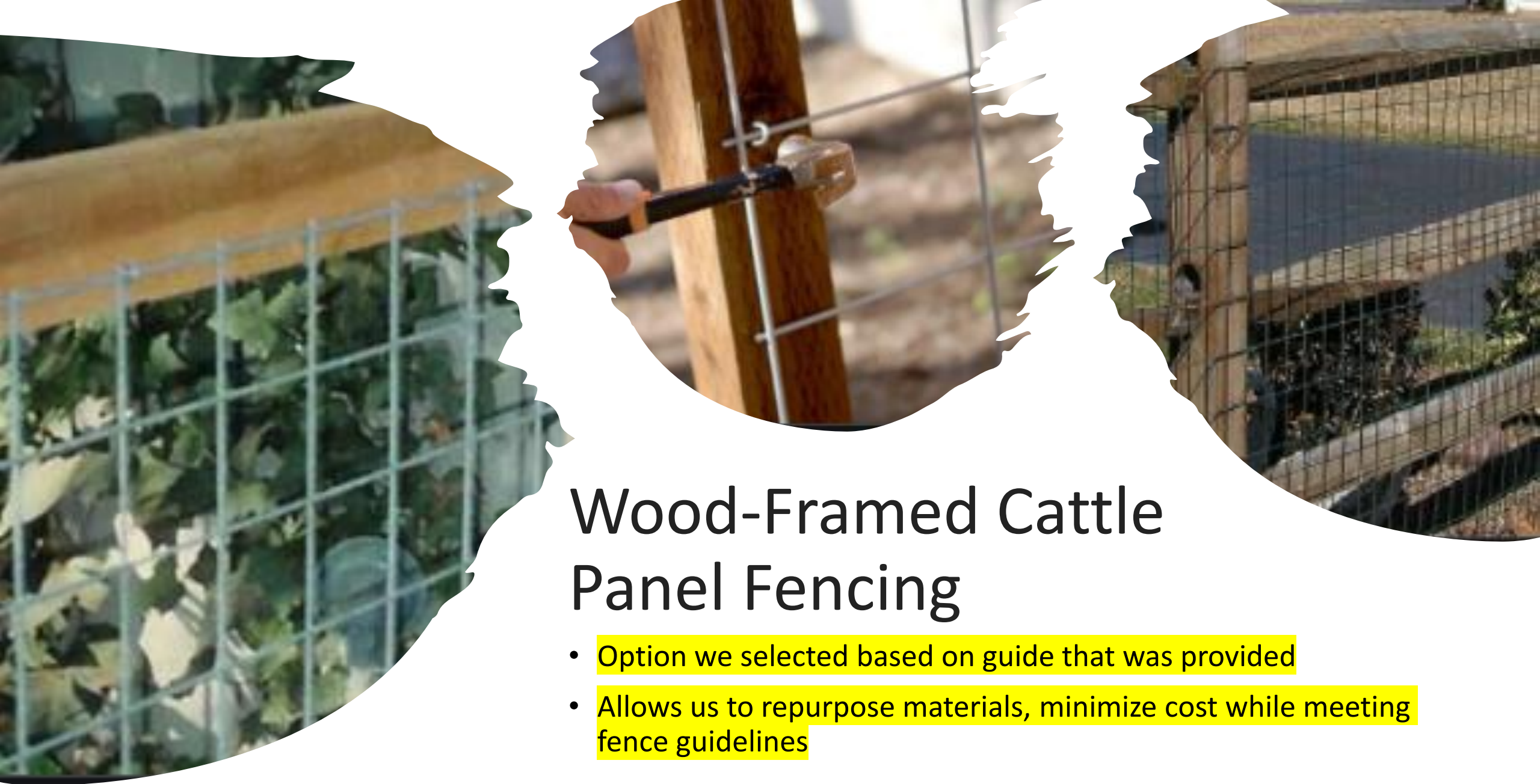
² "Skilled labor" refers to tasks where specialized technical knowledge, experience, methods or tools are required to properly identify, diagnose and/or correct product-related issues.

³ "Chalking" of the exterior finish is not a defect unless it exceeds a numerical rating of eight (8) when measured in accordance with the standard procedures specified in ASTM D4214. Fading or changing in color of the exterior finish is not a defect unless it exceeds five (5) E units, calculated in accordance with ASTM D2244, paragraph 6.2. Color change shall be measured on an exposed area of finish that has been cleaned of surface soils and chalk, and the corresponding values measured on the original or unexposed area of finish. Fading or color changes may not be uniform if the surfaces are not equally exposed to the sun and elements. If the above ASTM standards change, the standard in effect at the time of purchase applies. As an option to replacement, we may choose to refinish the product.



2511 N Flores

Proposed Fence Modification



Wood-Framed Cattle Panel Fencing

- Option we selected based on guide that was provided
- Allows us to repurpose materials, minimize cost while meeting fence guidelines

Modification fences proposal



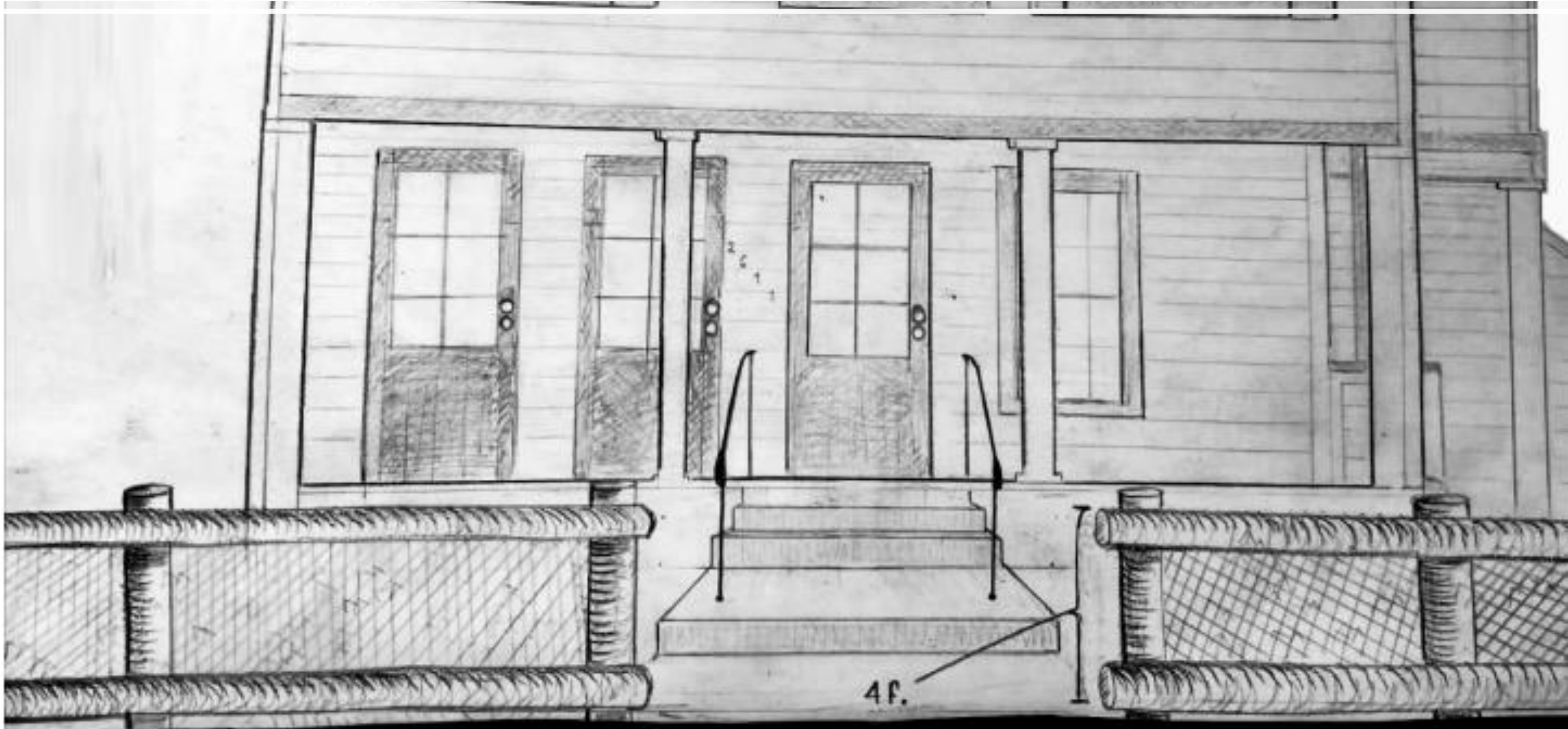
Cut to 4 feet where needed

Lower this horizontal pole

Install Mesh



FINAL DRAWING



Certificate of Appropriateness

property has come into compliance.

COMMISSION ACTION:

Approved with stipulations:

Item 1, front yard fence installation is approved with the following stipulations:

- i. That the applicant installs front yard fencing that is appropriate for the structure, such as wood picket fencing, wrought iron fencing, or wood-framed cattle panel fencing based on finding d. Updated material specifications must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the final construction height of the approved fencing may not exceed the maximum height of 4 feet as approved by the HDRC at any portion of the fence. Additionally, the fencing must be permitted and meet the development standards outlined in UDC Section 35-514.

Item 2, handrailing installation is approved as submitted.

Item 3, Historic Tax Certification is approved with the following stipulation:

- i. That the applicant removes the existing front yard fencing or installs appropriate HDRC-approved front yard fencing prior to receiving the Substantial Rehabilitation Tax Incentive. The applicant will be eligible for the Substantial Rehabilitation Tax Incentive and may return to the HDRC to request Historic Tax Verification once



Final Result



Scope of Work

2511 N Flores, San Antonio, TX 78212

Agenda

- Siding
- Support column
- Windows
- Door
- HVAC AREA
- Parking Area



Vinyl Siding



The house has been with vinyl siding from or before 2007. We plan to **repair (or replace when necessary) and repaint** existing vinyl siding.

- **Repair and paint existing vinyl siding**

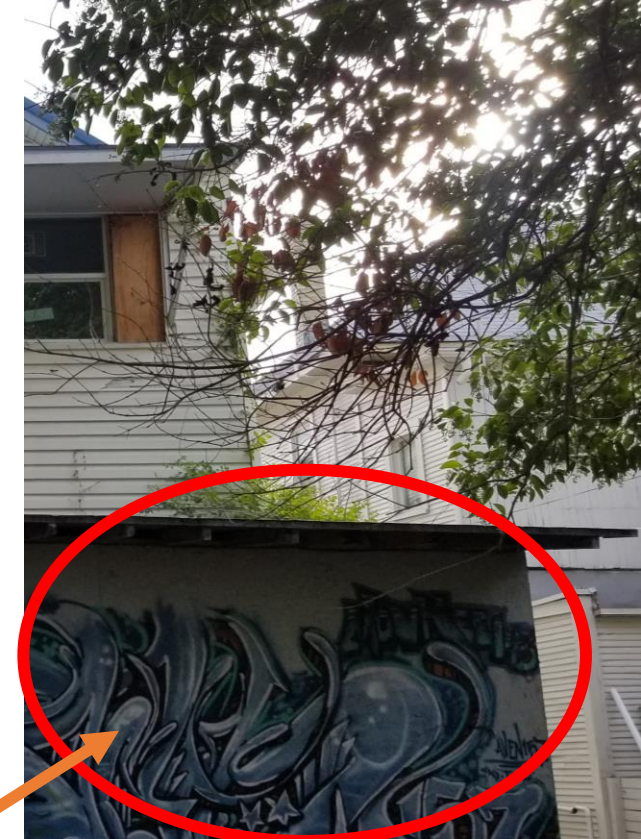
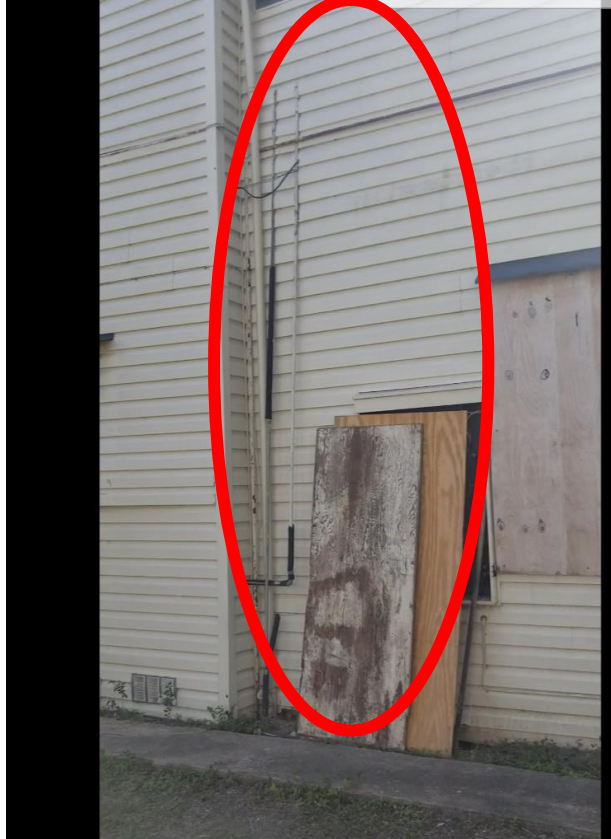




Final Sketch



1. Remove dated (not in use) old pipes attached to exterior walls
2. Remove the upstairs door and replace with vinyl siding
3. We are going to redo all electrical including new electrical panel
4. We are going to keep the shed for the water heater. A door will be installed
5. Repair and paint all siding
6. See yellow highlight. We will add missing using the same style column from the front of the house



Repair or replace
vinyl siding

Remove this shed, and replace it with one
like the existing on the right-hand side of the
property to be used for the same purpose
(water heater)

Final Sketch

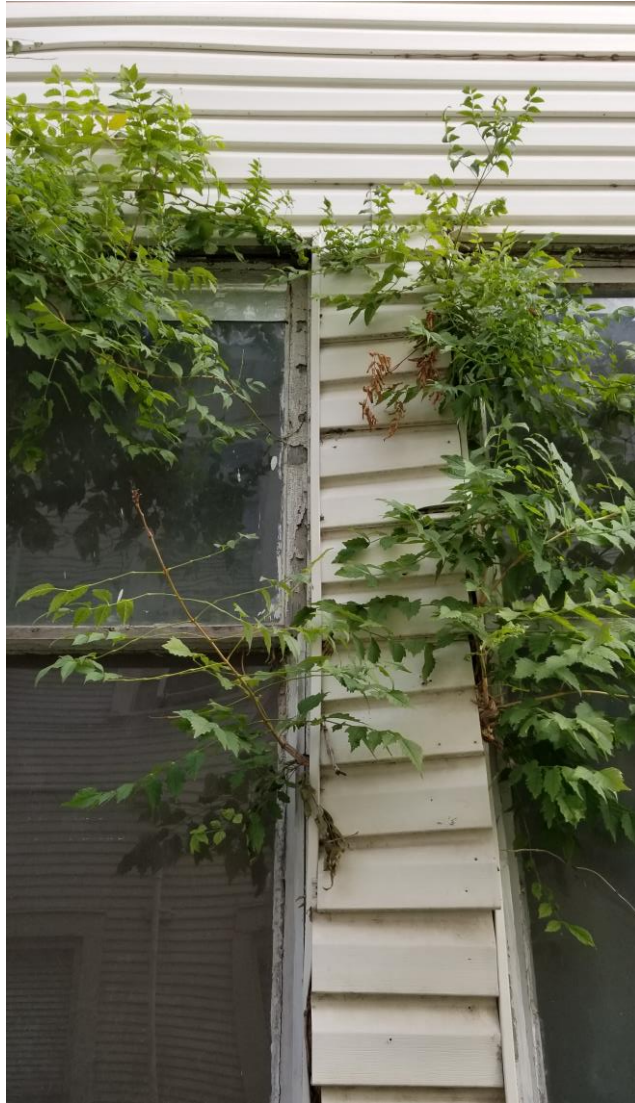




- Repair support column, same style as front of the house

Final Sketch





Remove a portion of the siding, (tree has grown into it).
Cut the tree, repair the damage

Final Sketch





Windows



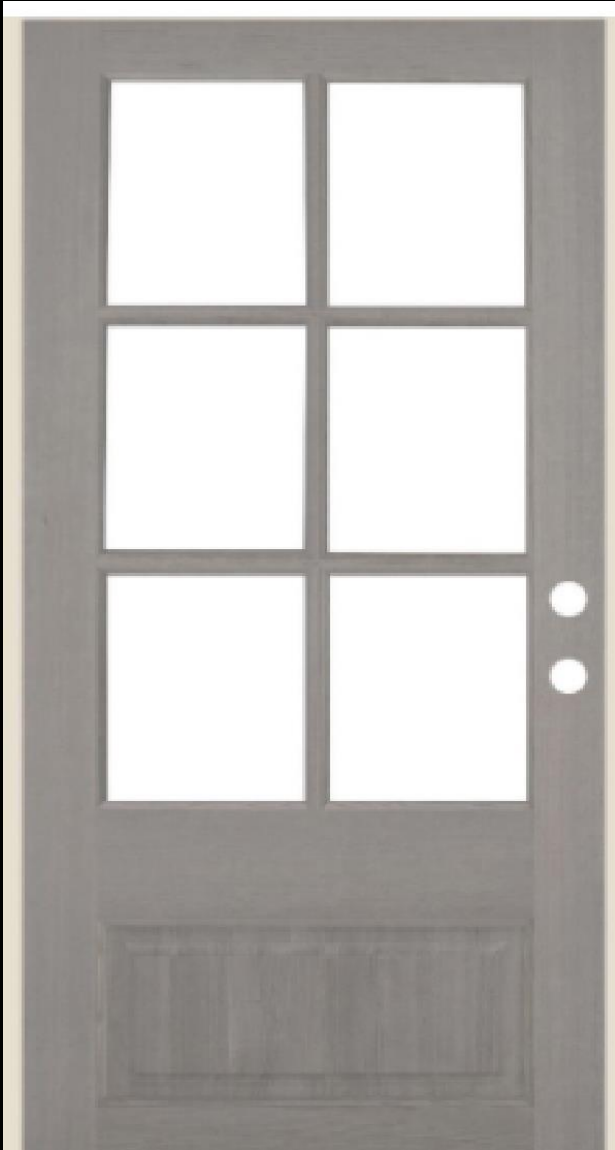
- Total windows = 49
- Windows with violations windows =16(VINYL)
- Aluminum windows =12
- Aluminum windows existed since 2009
(based on City records)



Windows
with
violations



Door



← 3 front doors

3 Back doors →

Proposed door style



Proposed
location to
install central
air and water
heaters





We would like to remove these window awnings

We would like to remove this shed and build a shed for 2 water heaters

Install 4 A.C. units

Final Sketch



Existing Exterior Area





Proposed Driveway

Existing driveway is too narrow as you drive to the rear of the house. Only allows for a single car.

We would like to build a diagonal parking area (refer to sketch on next slide). We propose replacing grass area and use decomposed granite instead for the parking area.

Final Sketch

