

HISTORIC AND DESIGN REVIEW COMMISSION

December 15, 2021

HDRC CASE NO: 2021-631
ADDRESS: 533 E CARSON
LEGAL DESCRIPTION: NCB 993 BLK 3 LOT S 96.91 FT 7 (ARB 7C)
ZONING: MF-33, H
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
APPLICANT: Mary Vargas
OWNER: Mary Vargas
TYPE OF WORK: Historic Tax Certification and Verification
APPLICATION RECEIVED: December 03, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification and Historic Tax Verification for the property at 533 E Carson.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualification.

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

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 533 E Carson is a 2-story, multi-family home constructed circa 1920. The property first appears on the 1951 Sanborn Map. The structure features a standing seam metal roof with wood shingled gable faces, a wraparound porch and enclosed balcony, wood sash windows, and wood and aluminum siding. The property is contributing to the Government Hill Historic District. The applicant is requesting Historic Tax Certification and Historic Tax Verification.
- b. The scope of work includes foundation work, the replacement of three (3) windows, fenestration modifications, wood siding installation, new framing, insulation installation, and painting.
- c. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

- d. Staff conducted a site visit on December 9, 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 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:

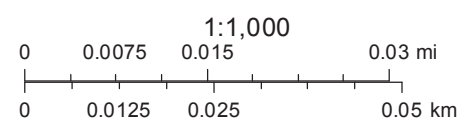
Staff recommends approval based on findings a through f.

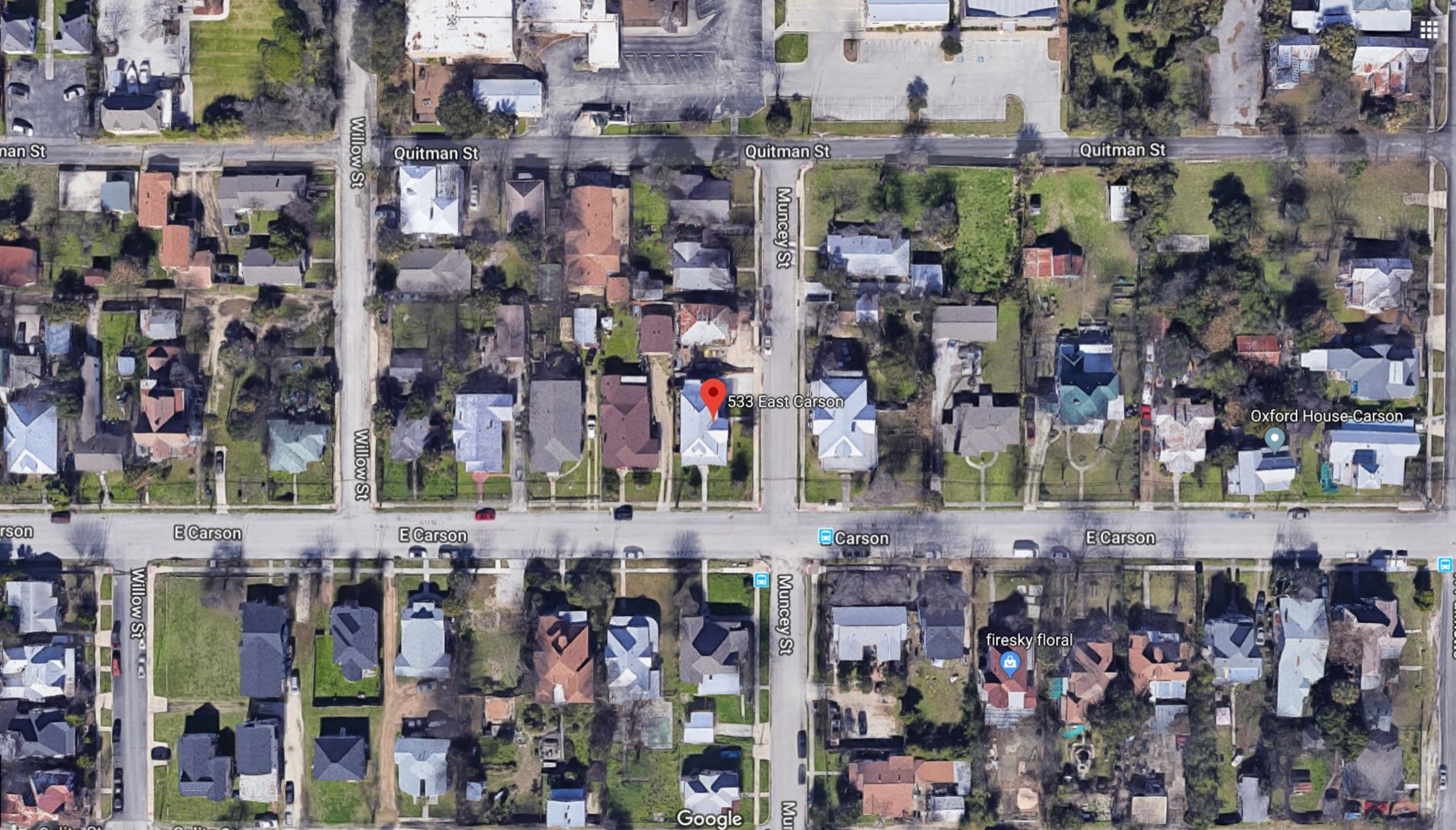
City of San Antonio One Stop



December 8, 2021

— User drawn lines





nan St

Willow St

Quitman St

Quitman St

Quitman St

Muncey St

533 East Carson

Oxford House-Carson

Carson

E Carson

E Carson

Carson

E Carson

Willow St

Muncey St

Google

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firesky floral



533 East Carson



Google



533 East Carson



533 East Carson

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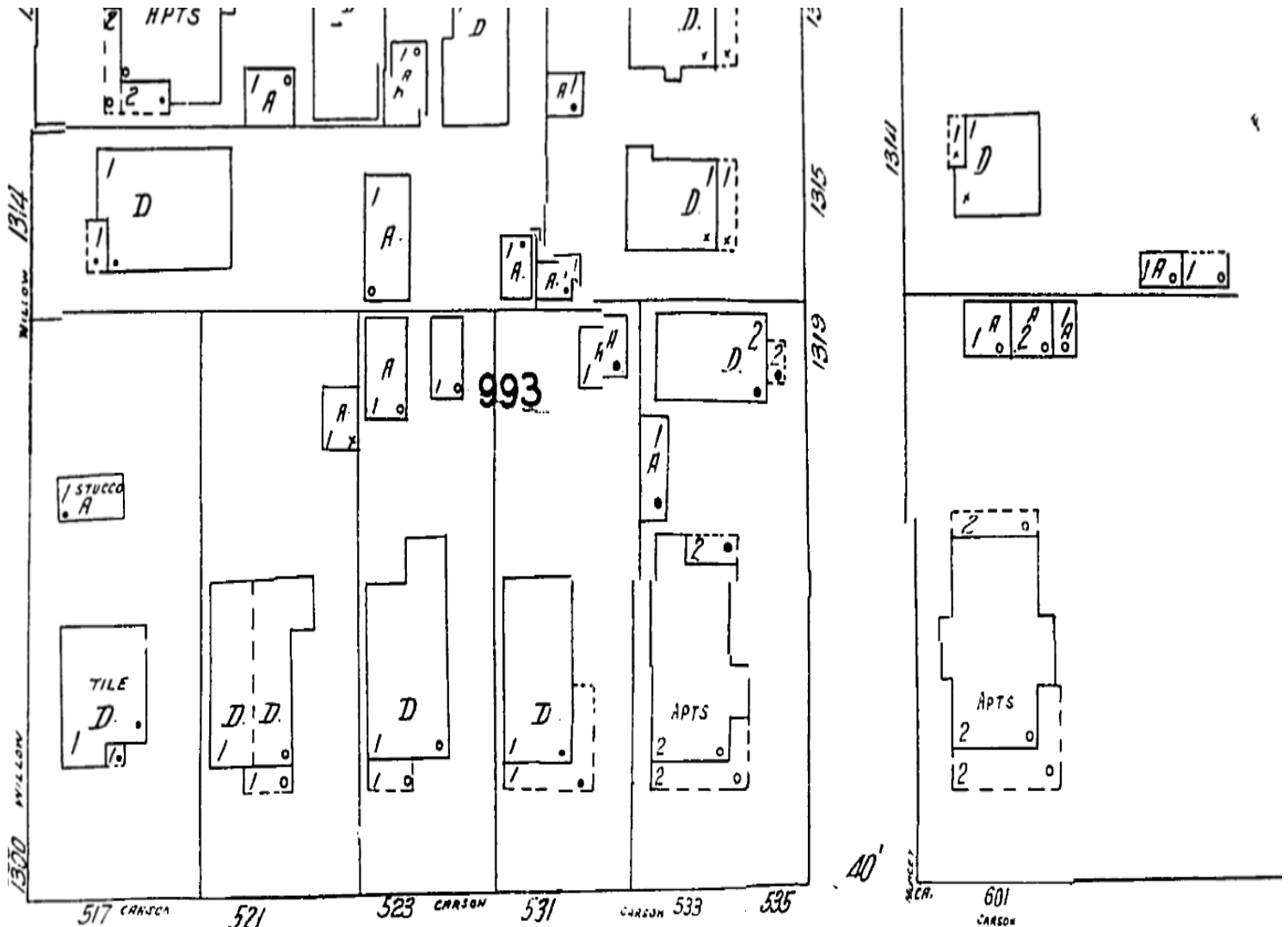
Wincay St

E Carson

E Carson

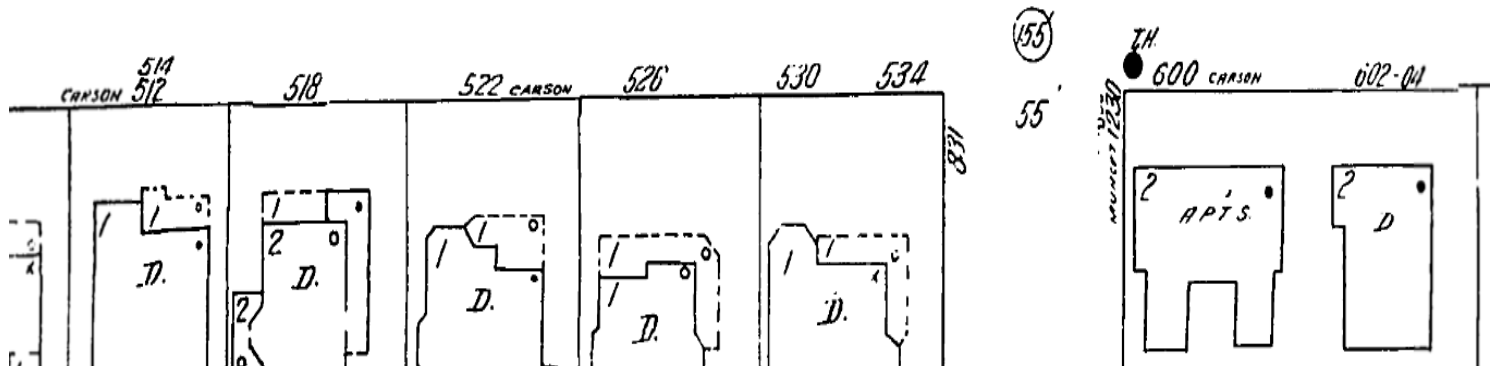
ProQuest® Digital Sanborn Maps, 1867-1970

San Antonio 1911-Mar. 1951 vol. 2, 1912-Jan. 1951, Sheet 181



E. CARSON

GRAVELED.



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Historic Rehabilitation Application for 533 Carson
November 29, 2021

The property at 533 Carson was built in 1920 and has had multiple additions and renovations, was converted from a single family dwelling to a 4-plex and has sustained two major fires.

Foundation work began in 2019 and the Historic and Design Review Commission approved a Certificate of Appropriateness May 1, 2020, HDRC Case No: 2020-122 for the replacement of wood windows in non-original porch enclosure and rear addition with new wood windows and install a new wood window where original window has been missing after fire damage (Muncey wall plane on historic structure). The Historic and Design Review Commission approved a Certificate of Appropriateness January 20, 2021, HDRC Case No. 2020-559 for replacement of three windows with Pella Architectural series, relocate window, and remove west side non-historic window located in the enclosed balcony porch and replace with waterfall siding.

All items have been completed as approved by the Commission along with repairs to the exterior of the property as identified in the building permit. This includes framing, insulation, siding and painting. Included in this request are before and after pictures.

Work began in 2019 and is expected to be completed by December 2021. This was a lengthy process for many reasons.

2019 Bexar Appraisal Property Value		
Improvement Non-Homesite Value	\$	
Land Non-Homesite Value	\$	
	\$	
30% of Improved Non-Homesite Value	\$	
Aldaberto Flores Leveling	3/25/2019	\$
Lowes – Insulation material	8/9/2019	\$
Pella Windows	11/24/2020	\$
Pella Windows	1/21/2021	\$
Home Depot - Siding & misc. supplies	4/15/2021	\$
		\$

A Letter of Completion for the Residential Repair Permit - PEP-RRP-PMT-21-35302759 was issued 11/16/2021.

The following permits have also been approved:

Electrical Permit: MEP-ELE PMT-21-33316427
Foundation Permit: A/P NBR 2456351

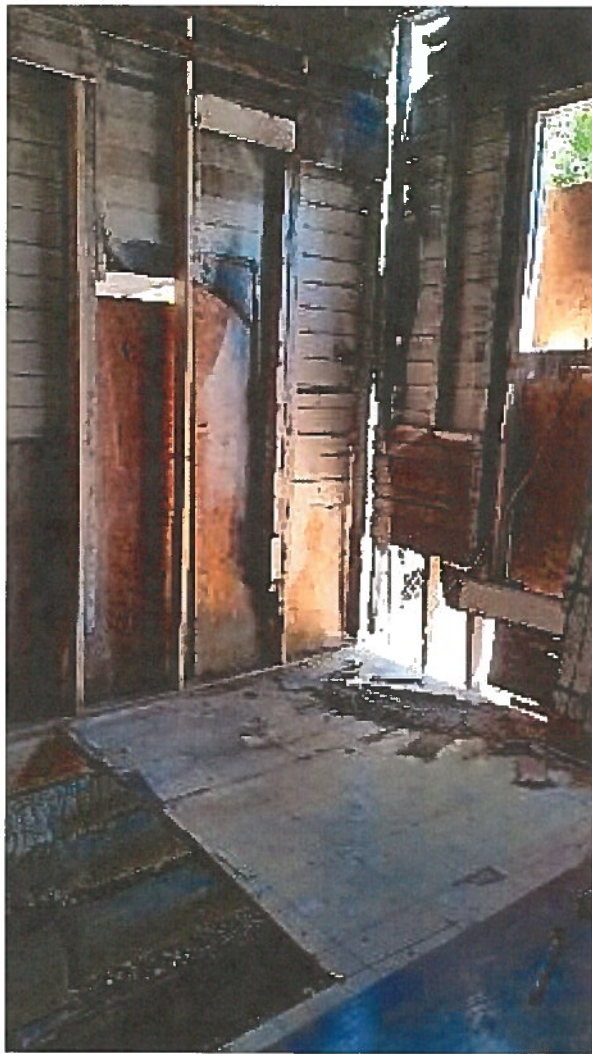
The following documents are attached:

1. 2019 Bexar Appraisal Document for 533 Carson
2. Certificate of Appropriateness HDRC Case No 2020-122 issued May 1, 2020
3. Certificate of Appropriateness HDRC Case No 2020-559 issued January 20, 2021
4. Aldaberto Flores Leveling
5. Lowes Receipt – Insulation and miscellaneous supplies
6. Pella Contract – Detail Receipts #1359836 and 13408889
7. Home Depot Receipt – Siding and miscellaneous supplies

533 Carson, before rehab:







533 Carson, after rehab:



Insulation and wood windows in enclosed second floor porch.



Insulation on lower level facing Muncy.



Unit 3, Above pictures are wood replacement interior windows located in the enclosed porch facing Carson.

Below are wood replacement windows - one facing the east in Unit 3 and the other 2 windows face the west in Unit 2.





Exterior repaired with insulation, siding, windows (repaired/replaced) as approved by Historic Preservation Commission. This included removal of the east facing window in the enclosed upstairs porch near the electrical power line.

Bexar CAD

Property Search Results > 1013295 VARGAS MARY JOSEPHINE for Year 2019

Tax Year: 2019

Property

Account

Property ID:	1013295	Legal Description:	NCB 993 BLK 3 LOT S 96.91 FT 7 (ARB 7C)
Geographic ID:	00993-003-0075	Zoning:	MF-33
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	533 E CARSON ST SAN ANTONIO, TX 78208	Map ID:	617B2
Neighborhood:	GOVERNMENT HILL HISTORIC		
Neighborhood CD:	57030		

Owner

Name:	VARGAS MARY JOSEPHINE	Owner ID:	2941142
Mailing Address:	10927 WHISPER HOLLOW ST SAN ANTONIO, TX 78230-3605	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+
(+) Improvement Non-Homesite Value:	+
(+) Land Homesite Value:	+
(+) Land Non-Homesite Value:	+
(+) Agricultural Market Valuation:	+
(+) Timber Market Valuation:	+

(=) Market Value:	=
(-) Ag or Timber Use Value Reduction:	-

(=) Appraised Value:	=
(-) HS Cap:	-

(=) Assessed Value:	=

Taxing Jurisdiction



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

May 1, 2020

HDRC CASE NO: 2020-122
ADDRESS: 533 E CARSON
LEGAL DESCRIPTION: NCB 993 BLK 3 LOT S 96.91 FT 7 (ARB 7C)
HISTORIC DISTRICT: Government Hill
PUBLIC PROPERTY: No
APPLICANT: Mary Jo Vargas/VARGAS MARY JOSEPHINE - 10927 WHISPER HOLLOW ST
OWNER: Mary Jo Vargas/VARGAS MARY JOSEPHINE - 10927 WHISPER HOLLOW ST
TYPE OF WORK: Exterior alterations, Repair and Maintenance, Window replacement/
fenestration changes

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace the 117 wood lap siding on the enclosed front porch with smooth Hardie siding.
2. Replace the 105 wood lap siding on the rear addition with smooth Hardie siding.
3. Install smooth Hardie siding where original siding has been missing after fire damage (Muncey wall plane on historic structure; intact wood siding is to remain)
4. Replace wood windows in non-original porch enclosure and rear addition with new wood windows
5. Install a new wood window where original window has been missing after fire damage (Muncey wall plane on historic structure).

FINDINGS:

FINDINGS:

- a. The primary historic structure at 533 E Carson was constructed circa 1920, first appears on the 1951 Sanborn map, and contributes to the Government Hill Historic District. The two-story multi-family structure features a wraparound porch and an enclosed balcony, a standing seam metal roof with wood shingled gable faces, wood sash windows, and a variety of wood and aluminum siding.
- b. **PROPERTY HISTORY** – In 2009, the property underwent complete interior and exterior renovations. In 2017, the structure was subjected to fire damage, and foundation and electrical work was performed subsequently. The applicant has identified the following non-historic features: balcony enclosure, a combination of four (4) siding profiles, and brick chimney removal. The structure features approximately 7% original wood siding, 10% 117 siding, 13% 105 siding, and 70% aluminum-clad wood siding.
- c. **SIDING REPLACEMENT** – The applicant has proposed to replace existing wood siding on the non-original porch enclosure and rear addition with smooth Hardie lap siding. While composite materials have been used for non-original features, staff finds that intact wood siding should not be replaced for less conforming materials. Staff finds that wholesale replacement of all siding with new composition siding is inconsistent with the Guidelines for Exterior Maintenance and Alterations 2.A.i through iii. Staff finds that installing wood siding that matches the historic profile is the most appropriate treatment for the restoration of the structure. If the exact historic profile cannot be obtained or custom milled, a comparable wood profile such as 105 or 117 may be considered, whereas

aluminum or composite materials should be avoided on historic wall planes.

d. **WOOD WINDOW REPLACEMENT** – The applicant has proposed to replace seven (7) wood windows on the front porch enclosure, five (5) wood windows on the rear addition, and one (1) missing at the area of fire damage on historic structure with new wood window matching in size and configuration (PELLA Architect series). Per the Standard Specifications for Original Wood Window Replacement - Scope of Repair: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. Staff finds that only one (1) missing window (Window E) is eligible for wholesale replacement. The other intact windows are found to be repairable, where the applicant may replace missing or deteriorate elements such as individual sashes or casing, instead of discarding the complete historic window system. For window(s) found to be completely missing or beyond repair, staff finds that the submitted window product (PELLA Architect series) is generally consistent with Standard Specifications for Original Wood Window Replacement.

RECOMMENDATION:

Staff does not recommend approval of items 1, 2, and 3 based on finding c. All existing wood siding should be restored in place, and any completely missing or fired damaged areas should feature wood lap siding that matches the historic profile.

Staff does not recommend approval of item 4. window replacement on the porch enclosure and rear addition. The wood windows are found to be repairable. All window repair and replacement must adhere to Standard Specifications for Original Wood Window Replacement.

Staff recommends approval of item 5. installing a new wood window where the original window is completely missing after fire damage. All window repair and replacement must adhere to Standard Specifications for Original Wood Window Replacement.

COMMISSION ACTION:

- [DENIED] 1. Replace the 117 wood lap siding on the enclosed front porch with smooth Hardie siding.
- [DENIED] 2. Replace the 105 wood lap siding on the rear addition with smooth Hardie siding.
- [DENIED] 3. Install smooth Hardie siding where original siding has been missing after fire damage (Muncey wall plane on historic structure; intact wood siding is to remain)
- [APPROVED WITH STIPULATIONS] 4. Replace wood windows in non-original porch enclosure and rear addition with new wood windows
- [APPROVED WITH STIPULATIONS] 5. Install a new wood window where original window has been missing after fire damage (Muncey wall plane on historic structure).
- [ALL NEW WINDOWS MUST ADHERE TO STANDARD SPECIFICATIONS FOR NEW WINDOWS]
- [INSTALLATION OF WOOD LAP SIDING MATCHING THE HISTORIC PROFILE IS ELIGIBLE FOR ADMINISTRATIVE APPROVAL. NO EXISTING WOOD SIDING SHOULD BE REMOVED WITHOUT REVIEW AND APPROVAL. NO INSTALLATION OF COMPOSITE (HARDIE) SIDING IS APPROVED AT THIS TIME]

Standard Specifications for Original Wood Window Replacement

- o **SCOPE OF REPAIR:** When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- o **MISSING OR PREVIOUSLY-REPLACED WINDOWS:** Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- o **MATERIAL:** If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- o **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- o **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front

face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.

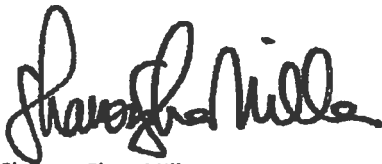
- o **TRIM:** Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.

- o **GLAZING:** Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.

- o **COLOR:** Replacement windows should feature a painted finish. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.

- o **INSTALLATION:** Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.

- o **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.



Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with any questions.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

January 20, 2021

HDRC CASE NO: 2020-559
ADDRESS: 533 E CARSON
LEGAL DESCRIPTION: NCB 993 BLK 3 LOT S 96.91 FT 7 (ARB 7C)
HISTORIC DISTRICT: Government Hill
PUBLIC PROPERTY: No
APPLICANT: Mary Vargas/VARGAS MARY JOSEPHINE - 10927 WHISPER HOLLOW ST
OWNER: Mary Vargas/VARGAS MARY JOSEPHINE - 10927 WHISPER HOLLOW ST
TYPE OF WORK: Repair and Maintenance, Window replacement/fenestration changes

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace windows M, K and F with Pella Architectural series.
2. Relocate wood window L to window E, which was fully removed by fire damage and approved for new wood window replacement. If approved, window L would then feature the new wood window.
3. Remove west side non-historic window located in the enclosed balcony porch and replace with waterfall siding.

FINDINGS:

a. The primary historic structure at 533 E Carson was constructed circa 1920, first appears on the 1951 Sanborn map, and contributes to the Government Hill Historic District. The two-story, multi-family structure features a wraparound porch and an enclosed balcony, a standing seam metal roof with wood shingled gable faces, wood sash windows, and a variety of wood and aluminum siding.

b. WOOD WINDOW REPLACEMENT – The applicant has proposed to replace 3 windows labeled M, K, and F in the application materials. Per the Standard Specifications for Original Wood Window Replacement - Scope of Repair: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. Staff finds that the extent of deterioration on all three windows is limited to dislocation of bottom rails in a number of sashes. Staff finds that the frames, casing, sills, and glazing are wholly intact and should be spot replaced when wood rot is found. Staff finds that individual repair and potential reconstruction of individual sashes should be considered prior to wholesale window replacement. If replacement is approved by the commission, staff finds that the submitted Pella Architectural Series windows is generally consistent with Standard Specifications for Original Wood Window Replacement.

c. WINDOW RELOCATION – The applicant has proposed to relocate wood window L to window E, which was fully removed by fire damage and approved for new wood window replacement. If approved, window L would then feature the new wood window. Staff finds window L is adjacent to window M that the historic wood window should be preserved in place to prevent further damage from relocation and retro fitting. However, if window M is approved for replacement, then staff finds that that relocation of window L appropriate to occur simultaneously.

d. NON-ORIGINAL WINDOW REMOVAL – The applicant has proposed to remove the non-original, west sidefacing window on the second floor of the enclosed front balcony and infill with matching wood siding. Per the

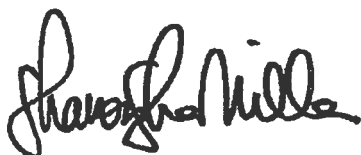
Guidelines for Exterior Maintenance and Alterations 7.B.i., applicants should refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric. Staff finds that that enclosing the existing window opening with a shutter configuration or interior treatment while keeping the window opening in-place will maintain the visual appearance of a balcony and would be more appropriate than furthering the non-conforming condition of a front porch enclosure.

RECOMMENDATION:

Staff does not recommend approval of item 1. window replacement M, F, K based on finding b. Staff finds that individual repair and potential reconstruction of individual sashes should be considered prior to wholesale window replacement. If replacement is approved by the commission, staff finds that the submitted Pella Architectural Series windows is generally consistent with Standard Specifications for Original Wood Window Replacement. Staff does not recommend approval of item 2. window relocation based on in finding c. However, if window M is approved for replacement, then staff finds that that relocation of window L appropriate to occur simultaneously. Staff does not recommends approval of item 3 based on finding d. Staff recommends enclosing the existing window opening with a shutter configuration or interior treatment while keeping the window opening in-place will maintain the visual appearance of a balcony and would be more appropriate than furthering the non-conforming condition of a front porch enclosure.

COMMISSION ACTION:

Approved as submitted.



Shanon Shea Miller
Historic Preservation Officer

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PROPOSAL

SUBMITTED BY:

Aldaberto Flores Leveling
155 Koehler Ct.
(210) 863-4304

FOR:

533 E. Carson
San Antonio, Tx 78208

I hereby agree to furnish all material and perform all labor necessary to complete the following work:

To level the existing building located at: 533 e Carson and replace 6x6 exterior foundation beams and 4x6 interior beams and install 17 new piers as specified.

Proposed work to be performed:

Installing 17 concrete piers measuring 12 inches round on the exterior walls and 10 inch round on the interior support beams with concrete footings and rebar.

Contractor assumes the responsibility to provide Job insurance in the amount of \$2,000,000.00 (see attached form) and also the appropriate insurance for employees/non-employees working, visiting, delivering or inspecting the work site located at 533 E. Carson upon request.

Contractor assumes no responsibility for cracks on sheetrock, exterior walls, brick and modifications to door frames or window frames.

Contractor assumes no responsibility for plumbing leak and/or sewage drain pipes, or cracks on floor tile or walls.

COBFI RA
*Includes approximately 80 feet of beam replacement of 6x6 on outer walls and approximately 100 feet of 4x6 on interior beams.

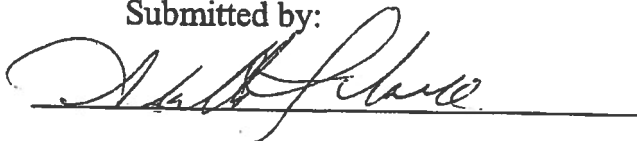
*Only includes the work specified, any additional work needs to be renegotiated in a separate work order.

A 3 year warranty will be given for the repairs to the foundation, Warranty does not cover shifting due to water entering underneath slab or from plumbing leaks.

All material is guaranteed to be as specified. The above work is to be performed in accordance with any drawings and/or specifications submitted (see attached drawings) and completed in a substantial workmanlike manner for the sum of:

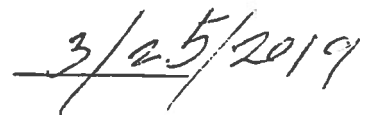
Total for leveling and pier installation: \$

Submitted by:

A handwritten signature in dark ink, appearing to read 'Aldaberto Flores', is written over a horizontal line.

Aldaberto Flores

Date:

A handwritten date '3/25/2019' is written in dark ink over a horizontal line.

OMZR130A

LOWE'S HOME CENTERS, LLC
ANT 1155

PAGE: 1

PROJECT ESTIMATE

INSULATION

CONTACT: MENDIOLA, RANDY
CUST #: 179305882SALESPERSON: VALDEZ, ANTONIO
SALES #: 2226860

PROJECT NUMBER: 589366652

DATE ESTIMATED: 08/09/19

QTY	ITEM #	ITEM DESCRIPTION	VEND PART #	PRICE
15	10584	JM R19F 133.68-SQ FT 23-INX93- K1251		

TOTAL FOR ITEMS
FREIGHT CHARGES
DELIVERY CHARGES
TAX AMOUNT
TOTAL ESTIMATE

This Quote is valid until 09/08/19.

MANAGER SIGNATURE_____
DATE

THIS ESTIMATE IS NOT VALID WITHOUT MANAGER'S SIGNATURE.
THIS IS AN ESTIMATE ONLY. DELIVERY OF ALL MATERIALS CONTAINED IN THIS
ESTIMATE ARE SUBJECT TO AVAILABILITY FROM THE MANUFACTURER OR SUPPLIER.
QUANTITY, EXTENSION, OR ADDITION ERRORS SUBJECT TO CORRECTION. CREDIT
TERMS SUBJECT TO APPROVAL BY LOWES CREDIT DEPARTMENT.

LOWES IS A SUPPLIER OF MATERIALS ONLY. LOWES DOES NOT ENGAGE IN THE PRACTICE
OF ENGINEERING, ARCHITECTURE, OR GENERAL CONTRACTING. LOWES DOES NOT ASSUME
ANY RESPONSIBILITY FOR DESIGN, ENGINEERING, OR CONSTRUCTION; FOR THE
SELECTION OR CHOICE OF MATERIALS FOR A GENERAL OR SPECIFIC USE; FOR
QUANTITIES OR SIZING OF MATERIALS; FOR THE USE OR INSTALLATION OF MATERIALS;
OR FOR COMPLIANCE WITH ANY BUILDING CODE OR STANDARD OF WORKMANSHIP.

LOWESFORPROS.COM

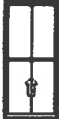

**Contract - Detailed**

Pella Window and Door Showroom of San Antonio
 6510 Blanco Road
 San Antonio, TX 78216
 Phone: (210) 735-2030 Fax: (210) 735-3837

Sales Rep Name: Cisneros, Jeremiah
 Sales Rep Phone: 210-735-2030
 Sales Rep Fax:
 Sales Rep E-Mail: jcisneros@pellasouthtexas.com

Customer Information	Project/Delivery Address	Order Information
Randy Mendiola 533 E Carson St SAN ANTONIO, TX 78208 Prime: Mobil: Fax: E-Mail: Great Plains #: 1005421406 Customer Number: 1009321078 Customer Account: 1005421406	Mendiola 2 windows 533 E Carson St Lot # San Antonio, TX 78208 County:	Quote Name: Mendiola 2 windows Order Number: 370X78010 Quote Number: 13598363 Order Type: Non-Installed Sales Payment Terms: Deposit/C.O.D. Tax Code: SATGROUPTX Quoted Date: 1/21/2021

Line #	Location:	Attributes
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10	Architect, Traditional, Single Hung, 35.5 X 84	Qty 2
 Viewed From Exterior	PK # 2078 1: Traditional, 35.584 Single Hung, Equal Frame Size: 35 1/2 X 84 General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16" Exterior Color / Finish: Primed, Primed Wood Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor Screen: No Screen Performance Information: U-Factor 0.28, SHGC 0.19, VLT 0.44, CPD PEL-N-234-00303-00001, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, TDI WIN-2038, Year Rated 08/11, Egress Meets Typical 5.7 sqft (E) (United States Only) Grille: ILT, No Custom Grille, 7/8", Traditional (2W1H / 2W1H), Putty Glaze, Ogee Wrapping Information: No Exterior Trim, 4 3/16", 4 3/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 239".	

Frame Size: 35.5" X 84"

Thank You For Purchasing Pella® Products

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Printed on 1/21/2021

Contract - Detailed

Page 1 of 4

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at [Insynctive.pella.com](https://www.pella.com/insynctive). By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link <https://www.pella.com/california-rights-policy/> at [pella.com](https://www.pella.com).

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS. You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC). 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 a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

NO CHANGES, RETURNS OR CREDITS AFTER ORDER IS COMMITTED. TAILGATE DELIVERY - CUSTOMER TO UNLOAD (UNLESS OTHERWISE NOTED ON CONTRACT). IF NO LABOR IS PROVIDED FOR TAILGATE ONLY DELIVERY, A \$250 RE-DELIVERY FEE WILL BE APPLIED.

DocuSign Envelope ID: BA86E43E-DFA5-4A83-B0DA-3B8161C74142

Customer: Randy Mendiola

Project Name: Mendiola 2 windows

Order Number: 370X78010

Quote Number: 13598363

RANDY MENDIOLA

Customer Name (Please print)

DocuSigned by:

RANDY MENDIOLA

Contract Signature

1/21/2021

Date

DocuSigned by:

RANDY MENDIOLA

Contract Signature

Credit Card Approval Signature

Pella Sales Rep Name (Please print)

Pella Sales Rep Signature

Date

Order Totals

Taxable Subtotal

Sales Tax @ 8.25%

Non-taxable Subtotal

Total

Deposit Received

Amount Due

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Printed on 1/21/2021

Contract - Detailed

Page 4 of 4



**Contract - Detailed**

Pella Window and Door Showroom of San Antonio
 6510 Blanco Road
 San Antonio, TX 78216
 Phone: (210) 735-2030 Fax: (210) 735-3837

Sales Rep Name: Cisneros, Jeremiah
 Sales Rep Phone: 210-735-2030
 Sales Rep Fax:
 Sales Rep E-Mail: jcisneros@pellasouthtexas.com


Customer Information	Project/Delivery Address	Order Information
Randy Mendiola 533 E Carson St SAN ANTONIO, TX 78208 Primary P Mobile Ph Fax Numb E-Mail: ra Great Plains #: 1005421406 Customer Number: 1009321078 Customer Account: 1005421406	Mendiola Res Windows 533 E Carson St Lot # SAN ANTONIO, TX 78208 County: BEXAR	Quote Name: Mendiola Res Windows Order Number: 370W78037 Quote Number: 13408889 Order Type: Non-Installed Sales Payment Terms: Tax Code: SATGROUPTX Quoted Date: 11/19/2020

Line #	Location:	Attributes
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10	Architect, Traditional, Single Hung, 35.5 X 84	Qty 2
 Viewed From Exterior	PK # 2075 1: Traditional, 35.584 Single Hung, Equal Frame Size: 35 1/2 X 84 General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16" Exterior Color / Finish: Primed, Primed Wood Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor Screen: No Screen Performance Information: U-Factor 0.28, SHGC 0.19, VLT 0.44, CPD PEL-N-234-00303-00001, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, TDI WIN-2038, Year Rated 08/11, Egress Meets Typical 5.7 sqft (E) (United States Only) Grille: ILT, No Custom Grille, 7/8", Traditional (2W1H / 2W1H), Putty Glaze, Ogee Wrapping Information: No Exterior Trim, 4 3/16", 4 3/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 239".	

Frame Size: 35.5" X 84"

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Line #	Location:	Attributes		Qty
15		Architect, Traditional, Single Hung, 23.5 X 47.5		3
		PK # 2075	<div>1: Traditional, 23.547.5 Single Hung, Equal Frame Size: 23 1/2 X 47 1/2 General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16" Exterior Color / Finish: Primed, Primed Wood Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor Screen: No Screen Performance Information: U-Factor 0.28, SHGC 0.21, VLT 0.49, CPD PEL-N-234-00301-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, TDI WIN-2038, Year Rated 08/11, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille, Wrapping Information: No Exterior Trim, 5 1/16", 5 1/4", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 142".</div> <div>DS RM</div>	
Viewed From Exterior				

Frame Size: 23.5" X 47.5"

Line #	Location:	Attributes		Qty
20		Architect, Traditional, Single Hung, 31.5 X 59.5		8
		PK # 2075	<div>1: Traditional, 31.559.5 Single Hung, Equal Frame Size: 31 1/2 X 59 1/2 General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16" Exterior Color / Finish: Primed, Primed Wood Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor Screen: No Screen Performance Information: U-Factor 0.28, SHGC 0.21, VLT 0.49, CPD PEL-N-234-00301-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, TDI WIN-2038, Year Rated 08/11, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille, Wrapping Information: No Exterior Trim, 5 1/16", 5 1/4", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 182".</div> <div>DS RM</div>	
Viewed From Exterior				

Frame Size: 31.5" X 59.5"

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Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link <https://www.pella.com/california-rights-policy/> at [pella.com](https://www.pella.com).

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RANDY MENDIOLA

Customer Name (Please print)

RANDY MENDIOLA

Customer Signature
11/24/2020

Date
DocuSigned by:

RANDY MENDIOLA

Credit Approval Signature

Pella Sales Rep Name (Please print)

Pella Sales Rep Signature

Date

Order Totals

Taxable Subtotal

Sales Tax @ 8.25%

Non-taxable Subtotal

Total

Deposit Received

Amount Due



**How doers
get more done.™**

435 SUNSET ROAD W, SAN ANTONIO TX 78209
STEPHANIE THOMAS STORE MGR 210-824-9677

6544 00097 90247 04/15/21 10:19 AM
SALE CASHIER

ORDER ID: H6544-292621
RECALL AMOUNT

SUBTOTAL
SALES TAX
TOTAL
VISA

X1

US

AUTH CODE 04041C/7970040
Chip Read
AID A0000000031010



6544 97 90247 04/15/2021 0780

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: GVM3 187327 180880
PASSWORD: 21215 180783

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

**SPECIAL SERVICES CUSTOMER INVOICE**

Store 6544 ALAMO HEIGHTS
435 SUNSET RD WEST
SAN ANTONIO, TX 78209

Phone: (210) 824-9677
Salesperson: KWJ97N
Reviewer: KWJ97N

Page 1 of 2 **No. H6544-292621****VALIDATION AREA**

This is only a QUOTE for the merchandise and services printed below. This becomes an Agreement upon payment and an endorsement by a Home Depot register validation.

SOLD TO	Name	MENDIOLA RANDY		
	Address	10927 WHISPER HOLLOW ST	Pnc	
			Cor	
	City	SAN ANTONIO	Job	
	State	TX	Zip	78230
		County	BEXAR	

QUOTE is valid for this date:04/15/2021

HOME DEPOT DELIVERY #1**MERCHANDISE AND SERVICE SUMMARY**

We reserve the right to limit the quantities of merchandise sold to customers

REF # V09

STOCK MERCHANDISE TO BE DELIVERED:

REF #	SKU	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTENSION
R02	0000-381-245	4.00	CA	ALEX PLUS CONT PACK(12) WHT JLQ 1 /	A	Y		
R03	1001-251-019	1.00	EA	36X80 LH ELEMENT PREM 6PNL PH NBM /	A	Y		
R04	1001-753-967	10.00	EA	1X6-12FT PT GC WEATHERSHIELD /	A	Y		
R05	1001-251-021	2.00	EA	36X80 RH ELEMENT PREM 6PNL PH NBM /	A	Y		
R06	0000-161-659	15.00	EA	2X4-10FT STD/BTR KD-HT PRIME SPF /	A	Y		
R07	0000-210-728	2.00	EA	BEHR PPI CEILING PAINT 558 5.00GL /	A	Y		
R08	0000-662-385	6.00	EA	1X6-12 SELECT YP S4S /	A	Y		

S/O - MDSE TO BE DELIVERED: S/O BOISE CASCADE REF # S01 ESTIMATED ARRIVAL DATE: 04/26/

S0101	1000-025-293	150.00	EA	0011529 / 1"x6"-12' SYP D Drop Siding Pattern #105 / 1"x6"-12' SYP D Drop Siding Pattern #105 (KD) [HDQC2:19363021:111263193:001] [QC]	A	Y		
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MERCHANDISE**DELIVERY INFORMATION:**

SCHEDULED DELIVERY DATE: Will be scheduled upon arrival of all S/O Merchandise
TIME: Will be scheduled upon arrival of all S/O Merchandise

*** CONTINUED ON NEXT PAGE ***

Check your current order status online at
www.homedepot.com/orderstatus



(9801) 0100753659

HOME DEPOT DELIVERY #1

(Continued)

REF #V09

V09	0000-515-663	1.00	Outside Delivery		Y
WILL DELIVER MDSE TO:			MENDIOLA, RANDY	DELIVERY SERVICE SUBT	
ADDRESS: 533 E Carson St			CITY: San Antonio		
STATE: TX	ZIP: 78208	COUNTY: BEXAR		SALES TAX RATE:	
PHONE:			MDSE & DELIVERY TO		
DRIVER SPECIAL INSTRUCTIONS:			call customer before delivery		
			END OF HOME DEPOT DELIVER		

TOTAL CHARGES OF ALL MERCHANDISE & SERVICES

Policy Id (PI):

A: 90 DAYS DEFAULT POLICY;

'The Home Depot reserves the right to limit / deny returns. Please see the return policy sign in stores for details.'

ORDER T

SALE

T

BALANCE

END OF ORDER No. H6544-292621

No. H6544-292621