

HISTORIC AND DESIGN REVIEW COMMISSION

January 19, 2022

HDRC CASE NO: 2022-013
ADDRESS: 122 PRINCESS PASS
LEGAL DESCRIPTION: NCB 3094 BLK 10 LOT 8
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Eva Marie/MARIE EVA
OWNER: Eva Marie/MARIE EVA
TYPE OF WORK: Window Replacement
APPLICATION RECEIVED: December 13, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Hannah Leighner

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace twenty-nine (29) existing wood windows with new wood windows.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.

ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

OHP Window Policy Document

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

FINDINGS:

- a. The property located at 122 Princess Pass is a two-story, single family, Spanish Eclectic-style structure. The house contributes to the Monte Vista Historic District.
- b. **WINDOW REPLACEMENT: WOOD WINDOWS** – The applicant has proposed to replace twenty-nine (29) existing wood windows with replacement wood windows. The windows requested for replacement are located on the north, south, east, and west elevations. According to the Historic Design Guidelines, wood windows should be repaired in place and restored whenever possible, unless there is substantial evidence that the windows are deteriorated beyond repair. Guideline 6.B.iv for Exterior Maintenance and Alterations states that new windows should be installed to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- c. **WINDOW REPLACEMENT: EXISTING CONDITION** – Staff performed a site visit on January 14, 2022, to assess the condition of the windows requested for replacement. From the photos submitted to date and the site visit, the wood windows do not show signs of significant wood rot, wood damage, or severe deterioration. Staff finds that the wood windows are in repairable condition based on the documentation provided, with most requiring minimal repair and intervention such as the reworking of the sashes and re-glazing, along with refitting into the trim and frames.
- d. **WINDOW REPLACEMENT: WASTE AND LIFESPAN** – Over 112 million windows end up in landfills each year, and about half are under 20 years old. Historic wood windows were constructed to last 100+ years with old growth wood, which is substantially more durable than modern wood and clad products, and original windows that are restored and maintained over time can last for decades. Replacement window products have a much shorter lifespan, around 10-20 years, and cannot be repaired once they fail. On average, over the lifetime of an original wood window, replacement windows will need to be again replaced at least 4 times. The total lifecycle cost of replacement windows is also much more energy intensive than the restoration of existing windows, including material sourcing and the depletion of natural resources and forests, petroleum-heavy manufacturing methods, transportation, and installation. Finally, window repair and restoration utilize the local labor and expertise of craftspeople versus off-the-shelf, non-custom composite products. Staff generally encourages the repair and restoration of original windows whenever possible.

- e. **WINDOW REPLACEMENT: ENERGY EFFICIENCY AND MAINTENANCE** – In terms of efficiency, in most cases, windows only account for a fraction of heat gain/loss in a building. Improving the energy efficiency of historic windows should be considered only after other options have been explored such as improving attic and wall insulation. The original windows feature single-pane glass which is subject to radiant heat transfer. Products are available to reduce heat transfer such as window films, interior storm windows, and thermal shades. Additionally, air infiltration can be mitigated through weather-stripping or readjusting the window assembly within the frame, as assemblies can settle or shift over time. The wood windows were designed specifically for this structure and can accommodate the natural settling and movement of the structure as a whole throughout seasons. Modern replacement products are extremely rigid, often resulting in the creation of gaps, cracks, and major points of air infiltration at the window frames and other areas of the exterior wall plane over time due to material incompatibility when considering the structure as whole integrated system.

RECOMMENDATION:

Staff does not recommend approval based on findings b-e. Staff recommends that the applicant repair the existing windows and preserve the original window openings. Should the HDRC find replacement of wood windows, staff stipulates that the replacement windows must meet the standard specifications for wood window replacement:

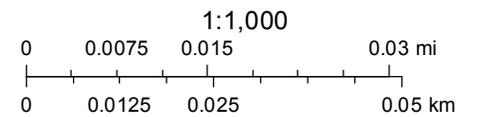
- i. **SCOPE OF REPAIR:** When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- ii. **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.
- iii. **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.
- iv. **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.
- v. **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.
- vi. **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.
- vii. **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.
- viii. **COLOR:** Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- ix. **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.
- x. **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.

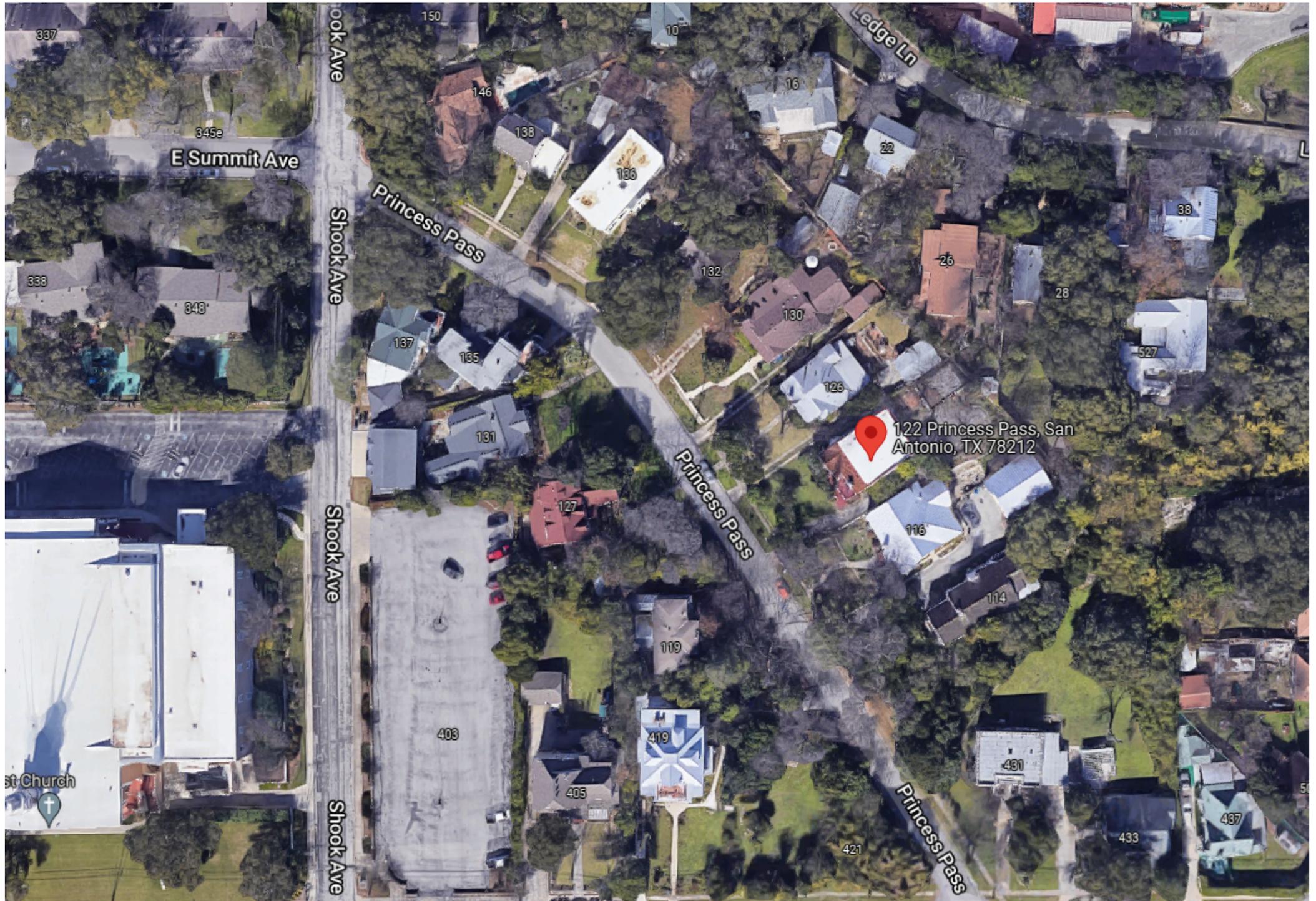
City of San Antonio One Stop

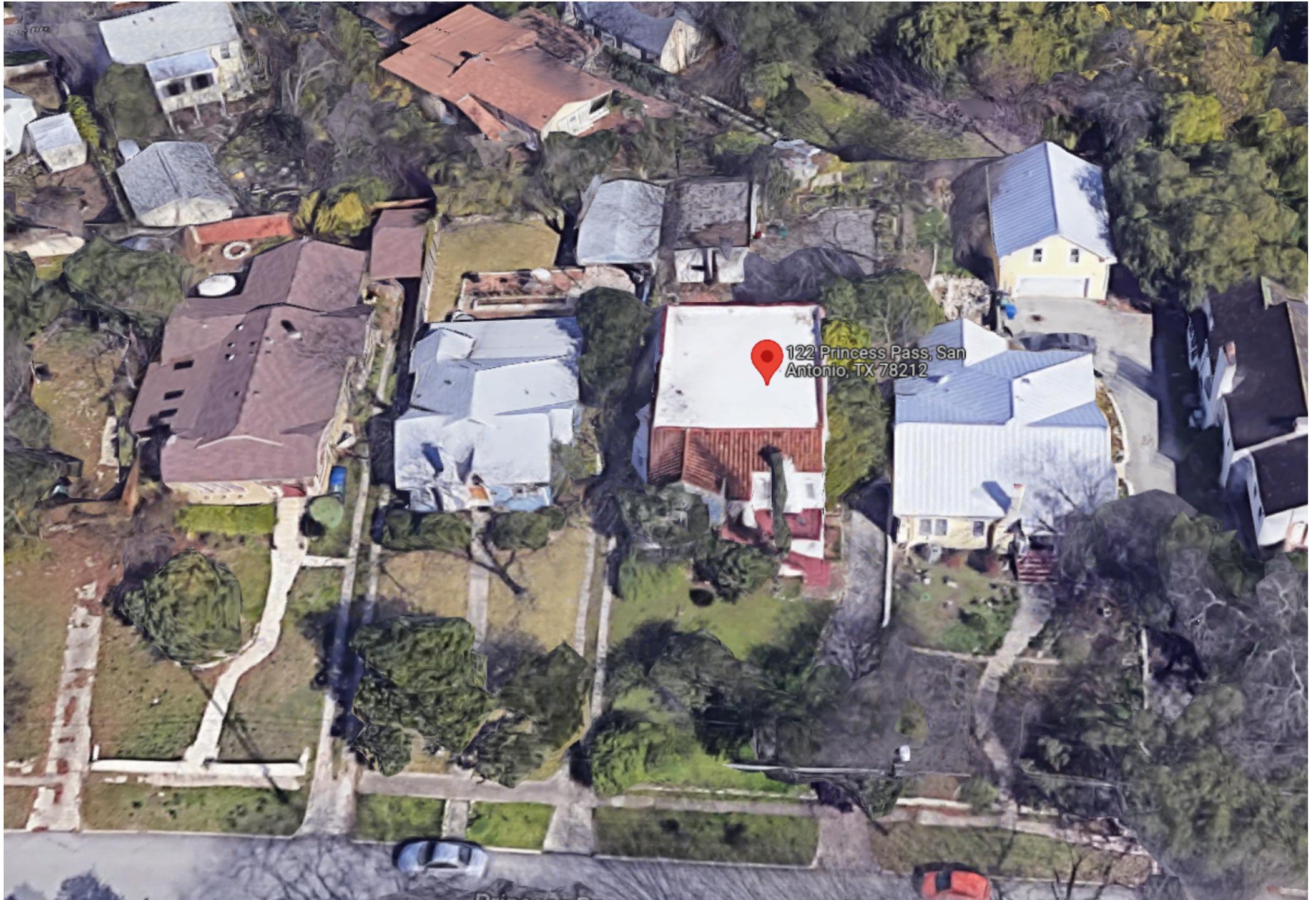


January 13, 2022

— User drawn lines







122 Princess Pass, San Antonio, TX 78212







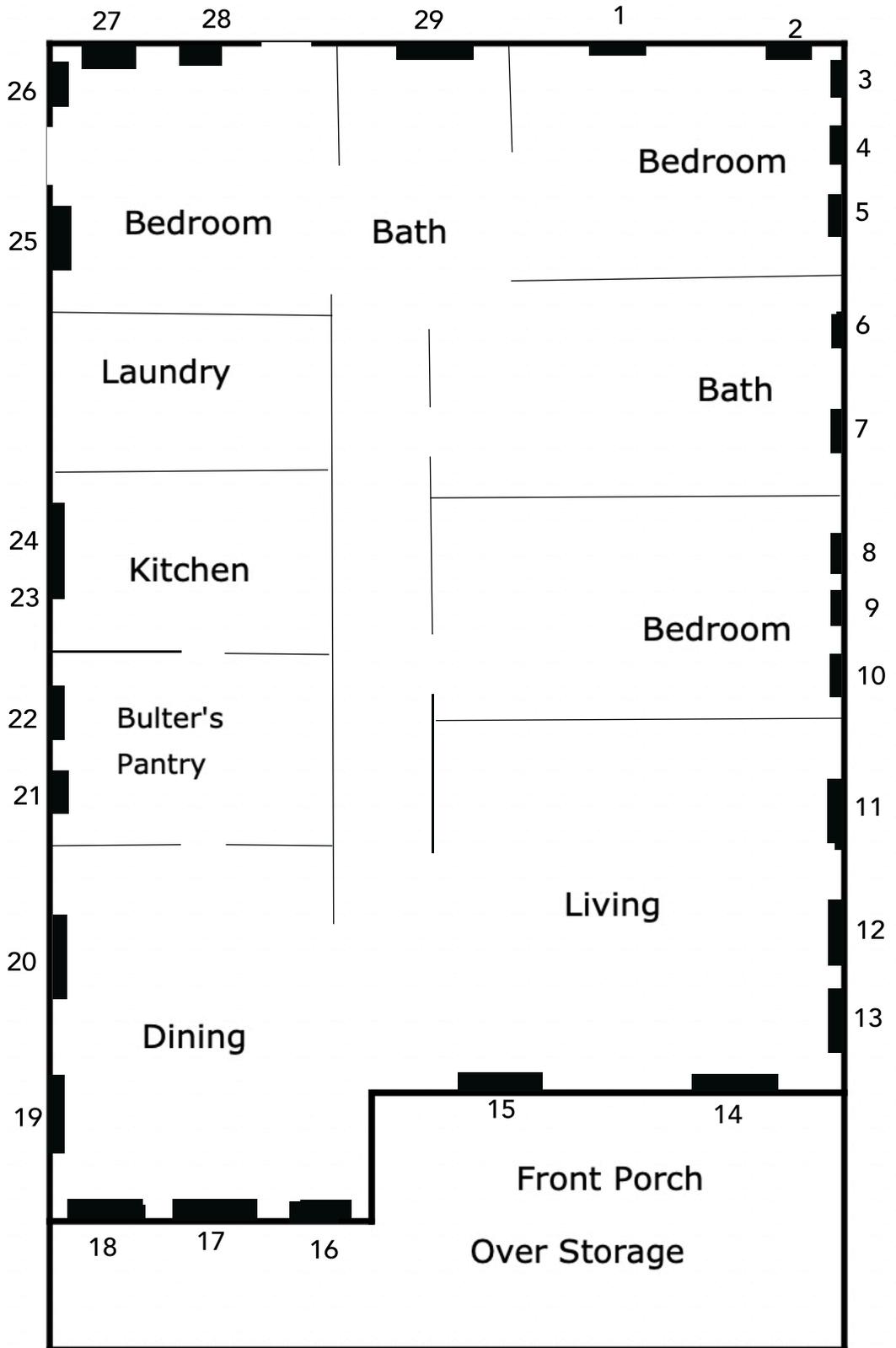












122 Princess Pass, San Antonio 78212



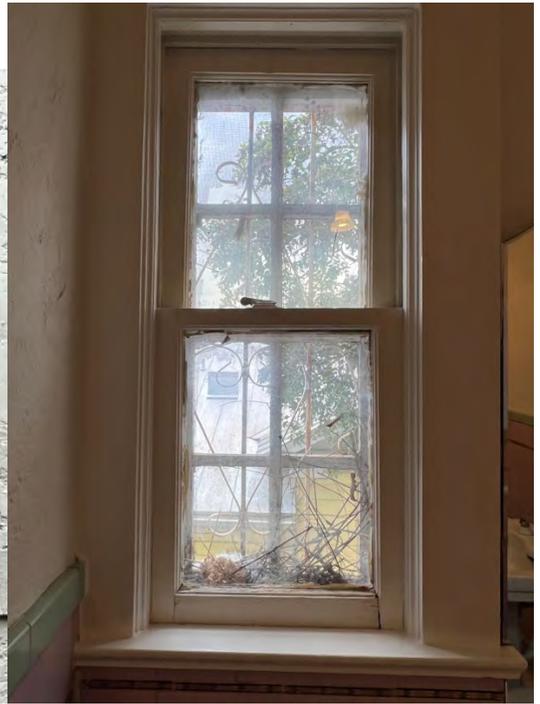
Windows 1 and 2



Windows 3, 4, and 5



Windows 6 and 7



Window 6 int



Window 7 int.



Windows 8, 9, and 10



Windows 11, 12, 13



Window 14



Window 15



Windows 16, 17, 18 (L to R)



Window 19



Window 20



Window 21, 22



Windows 23, 24



Window 25



Window 26



Window 27



Window 28



Window 29



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: Rogers, Ron
Sales Rep Phone: (210) 735-2030
Sales Rep Fax:
Sales Rep E-Mail: rrogers@pellasouthtexas.com

Customer Information	Project/Delivery Address	Order Information
<p>Eva Marie 122 Princess Pass</p> <p>SAN ANTONIO, TX 78212-5337 Primary Phone: (720) 6334283 Mobile Phone: Fax Number: E-Mail: evamariesa@yahoo.com Contact Name:</p> <p>Great Plains #: Customer Number: 1008389028 Customer Account: 1004354455</p>	<p>Marie ,Eva 122 Princess Pass</p> <p>Lot # San Antonio, TX 78212-5337 County: Bexar Owner Name: Eva Marie Owner Phone: (720) 6334283</p>	<p>Quote Name: windows</p> <p>Order Number: 775 Quote Number: 9188599 Order Type: Installed Sales Wall Depth: Payment Terms: Tax Code: SACC Cust Delivery Date: None Quoted Date: 7/14/2017 Contracted Date: Booked Date: Customer PO #:</p>

Customer Notes: RESERVE SERIES WINDOWS
 WOOD EXTERIOR AND UNFINISHED WOOD INTERIOR
 NEED TO INSPECT FOR ANY DAMAGED WOOD ON EXTERIOR THAT MAY NEED REPLACEMENT NOT INCLUDED IN PRICING
 PAINT INTERIOR AND EXTERIOR WOULD BE AROUND \$350 EACH EXTRA

Line #	Location:	Attributes		
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10 DINING

Pella® Reserve, Traditional, Sash Set, Fixed Half Circle, 30 X 15

Item Price	Qty	

Frame Radius = 15"



PK #
2091

Viewed From Exterior

1: Traditional, 3015 Fixed Sash Set Half Circle

Frame Size: 30 X 15

General Information: Standard, Wood, Pine, 4 3/8", 4 3/16"

Exterior Color / Finish: Primed

Interior Color / Finish: Unfinished Interior

Sash / Panel: Putty Glaze, Ogee, Standard

Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude

Performance Information: U-Factor 0.27, SHGC 0.20, VLT 0.46, CPD PEL-N-41-38215-00002, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 11

Grille: ILT, No Custom Grille, 7/8", Sunburst(0W0H), Putty Glaze, Ogee

Wrapping Information: 3 1/2" Flat Wood Casing, Factory Applied, 1 1/8" Wood Sub sill, Factory Applied, No Exterior Trim, 4 9/16", 4 3/4", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 78".

Rough Opening: 30 - 3/4" X 16 - 7/8"

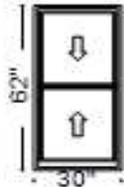
*MATERIALS001 - Installation Materials - Windows	Qty	1
*MATERIALS003 - Sealant - OSI Quad Max - QTY 1	Qty	2
WDP-W-P-INSTALL - Wood Window Pocket Install (No interior trim)	Qty	1
2ndFL-W-INSTALL - 2nd Floor Window Install	Qty	1

Line #	Location:	Attributes		
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15 DINING

Pella® Reserve, Traditional, Double Hung, 30 X 62

Item Price	Qty	



PK #
2091

Viewed From Exterior

1: Traditional, 3062 Double Hung, Equal

Frame Size: 30 X 62

General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"

Exterior Color / Finish: Primed, Primed Aluminum

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: Spoon-Style Lock, Brown, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

Screen: Half Screen, Standard EnduraClad, Classic White, Standard, InView™

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, 4 9/16", 4 3/4", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 184".

Rough Opening: 30 - 3/4" X 62 - 3/4"

WDP-W-P-INSTALL - Wood Window Pocket Install (No interior trim)	Qty	1
*MATERIALS001 - Installation Materials - Windows	Qty	1

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

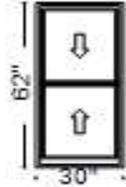
*MATERIALS003 - Sealant - OSI Quad Max - QTY 1

Qty 2

Line #	Location:	Attributes	Item Price	Qty
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16 LIVING

Pella® Reserve, Traditional, Double Hung, 30 X 62



PK #
2091

Viewed From Exterior

1: Traditional, 3062 Double Hung, Equal

Frame Size: 30 X 62

General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"

Exterior Color / Finish: Primed, Primed Aluminum

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: Spoon-Style Lock, Brown, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

Screen: Half Screen, Standard EnduraClad, Classic White, Standard, InView™

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, 4 9/16", 4 3/4", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 184".

Rough Opening: 30 - 3/4" X 62 - 3/4"

WDP-W-P-INSTALL - Wood Window Pocket Install (No interior trim)

Qty 1

*MATERIALS001 - Installation Materials - Windows

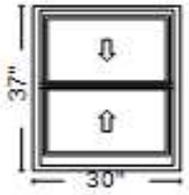
Qty 1

*MATERIALS003 - Sealant - OSI Quad Max - QTY 1

Qty 2

Line #	Location:	Attributes		
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20	KITCHEN	Pella® Reserve, Traditional, Double Hung, 30 X 37	Item Price	Qty
			██████████	██████████



PK #
2091

Viewed From Exterior

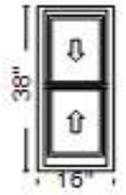
1: Traditional, 3037 Double Hung, Equal
Frame Size: 30 X 37
General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"
Exterior Color / Finish: Primed, Primed Aluminum
Interior Color / Finish: Unfinished Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Spoon-Style Lock, Brown, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: Half Screen, Standard EnduraClad, Classic White, Standard, InView™
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, 4 9/16", 4 3/4", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 134".

Rough Opening: 30 - 3/4" X 37 - 3/4"

WDP-W-P-INSTALL - Wood Window Pocket Install (No interior trim)	Qty	1
*MATERIALS001 - Installation Materials - Windows	Qty	1
*MATERIALS003 - Sealant - OSI Quad Max - QTY 1	Qty	2

Line #	Location:	Attributes		
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25	BATH	Pella® Reserve, Traditional, Double Hung, 16 X 38	Item Price	Qty
			██████████	██████████



PK #
2091

Viewed From Exterior

1: Traditional, 1638 Double Hung, Equal
Frame Size: 16 X 38
General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"
Exterior Color / Finish: Primed, Primed Aluminum
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: Spoon-Style Lock, Brown, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: Half Screen, Standard EnduraClad, Classic White, Standard, InView™
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, 4 9/16", 4 3/4", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 108".

Rough Opening: 16 - 3/4" X 38 - 3/4"

WDP-W-P-INSTALL - Wood Window Pocket Install (No interior trim)	Qty	1
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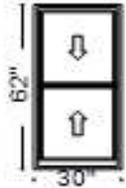
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*MATERIALS001 - Installation Materials - Windows	Qty 1
*MATERIALS003 - Sealant - OSI Quad Max - QTY 1	Qty 2

Line #	Location:	Attributes	Item Price	Qty
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30 STORAGE BEDROOM

Pella® Reserve, Traditional, Double Hung, 30 X 62



PK #
2091

Viewed From Exterior

1: Traditional, 3062 Double Hung, Equal
Frame Size: 30 X 62
General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"
Exterior Color / Finish: Primed, Primed Aluminum
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: Spoon-Style Lock, Brown, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: Half Screen, Standard EnduraClad, Classic White, Standard, InView™
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, 4 9/16", 4 3/4", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 184".

Rough Opening: 30 - 3/4" X 62 - 3/4"

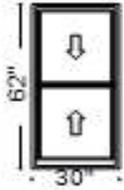
*MATERIALS001 - Installation Materials - Windows	Qty 1
*MATERIALS003 - Sealant - OSI Quad Max - QTY 1	Qty 2
WDP-W-P-INSTALL - Wood Window Pocket Install (No interior trim)	Qty 1
2ndFL-W-INSTALL - 2nd Floor Window Install	Qty 1

Line #	Location:	Attributes	
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35 BACK BEDROOMS

Pella® Reserve, Traditional, Double Hung, 30 X 62

Item Price	Qty



PK #
2091

Viewed From Exterior

1: Traditional, 3062 Double Hung, Equal

Frame Size: 30 X 62

General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"

Exterior Color / Finish: Primed, Primed Aluminum

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: Spoon-Style Lock, Brown, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

Screen: Half Screen, Standard EnduraClad, Classic White, Standard, InView™

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, 4 9/16", 4 3/4", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 184".

Rough Opening: 30 - 3/4" X 62 - 3/4"

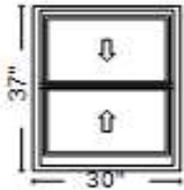
*MATERIALS001 - Installation Materials - Windows	Qty	1
*MATERIALS003 - Sealant - OSI Quad Max - QTY 1	Qty	2
WDP-W-P-INSTALL - Wood Window Pocket Install (No interior trim)	Qty	1
2ndFL-W-INSTALL - 2nd Floor Window Install	Qty	1

Line #	Location:	Attributes	
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40 BATH BACK

Pella® Reserve, Traditional, Double Hung, 30 X 37

Item Price	Qty



PK #
2091

Viewed From Exterior

1: Traditional, 3037 Double Hung, Equal

Frame Size: 30 X 37

General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"

Exterior Color / Finish: Primed, Primed Aluminum

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: Spoon-Style Lock, Brown, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

Screen: Half Screen, Standard EnduraClad, Classic White, Standard, InView™

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, 4 9/16", 4 3/4", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 134".

Rough Opening: 30 - 3/4" X 37 - 3/4"

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

*MATERIALS001 - Installation Materials - Windows	Qty	1
*MATERIALS003 - Sealant - OSI Quad Max - QTY 1	Qty	2
WDP-W-P-INSTALL - Wood Window Pocket Install (No interior trim)	Qty	1
2ndFL-W-INSTALL - 2nd Floor Window Install	Qty	1

Thank You For Purchasing Pella® Products

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 Roloscreen [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). 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).

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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 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 COMMITED.
TAILGATE DELIVERY CUSTOMER TO HELP UNLOAD(UNLESS OTHERWISE NOTED ON CONTRACT)
THIS DOES NOT USUALLY APPLY TO INSTALLED SALES. MAY APPLY TO D.I.Y CUSTOMERS

Project Checklist has been reviewed

Customer Name (Please print)

Pella Sales Rep Name (Please print)

Customer Signature

Pella Sales Rep Signature

Date

Date

Credit Card Approval Signature

Taxable Subtotal	
Sales Tax @ 0%	
Non-taxable Subtotal	
Total	
Deposit Received	
Amount Due	