

HISTORIC AND DESIGN REVIEW COMMISSION

June 19, 2019

HDRC CASE NO: 2019-304
ADDRESS: 338 MADISON ST
LEGAL DESCRIPTION: NCB 744 BLK 3 LOT 19 AND 20
ZONING: RM-4, HS, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Berman / Kinder House
APPLICANT: Russell Boothe/BOOTHE BROTHERS PAVING CO II LP
OWNER: Russell Boothe/BOOTHE BROTHERS PAVING CO II LP
TYPE OF WORK: Window replacement on rear accessory structure, front yard fencing, and rear screened porch
APPLICATION RECEIVED: May 20, 2019
60-DAY REVIEW: July 19, 2019
CASE MANAGER: Huy Pham
REQUEST:

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

1. Replace 14 wood windows on a non-historic accessory structure with matching wood windows.
2. Install cedar screening to the existing rear porch.
3. Install wrought iron front yard fencing.

APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Front porches*—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.

ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

2. Guidelines for Exterior Maintenance and Alterations

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.

ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.

ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.

5. Guidelines for Site Elements

2. Fences and Walls

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link *fencing*.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location* – Do not use privacy fences in front yards.

FINDINGS:

- i. The primary structure at 338 Madison was constructed circa 1906 in the Neoclassical style with Prairie influences and first appears on the 1912 Sanborn map.
- ii. COMPLIANCE – On a site visit conducted on April 22, 2019, staff found that the wood windows on the rear accessory structure were replaced with vinyl windows prior approval. Staff advised that wood windows would be more appropriate for replacement. The applicant was cooperative to revise their proposal. The existing wood windows were discarded prior to additional review.
 - a. ACCESSORY WINDOWS – The applicant has proposed to replace fourteen wood windows with matching wood windows. Per the Guidelines for Exterior Modifications 2.9.Ai., when new materials are needed, they should match existing materials in color, durability, and texture. Staff finds that the in-kind wood sash window replacements are consistent with the Guidelines if they match size, type, configuration, material, form, appearance, and details including the standard stipulations: *Meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.*
- iii. SCREENED PORCH – The applicant has proposed to install a screened porch addition onto an existing non-original rear wood deck. The screened porch is to feature vertical cedar siding with a shed roof with matching roofing materials as the primary structure. The porch features 12' in depth, 40' in width, and a 10' ceiling height. Staff finds that the general massing, form, size, and materials are generally consistent with the Guidelines for Additions. However, a complete measured drawing should be submitted to staff for final approval.
- iv. FRONT YARD FENCE – The applicant has proposed to install a wrought iron front yard fence at four feet (4') in height.
- v. LOCATION – Per the Guidelines for Site Elements 5.2.B.ii., front yard fences should not be introduced in a location that did not historically have them. Staff finds that fences are present on the other three properties at the intersection of Madison and E Sheridan, and the immediate block within the King William Historic District.
- vi. HEIGHT – The Guidelines for Site Elements 5.2.B.iii., front yard fences should be limited to a maximum of four feet (4') in height. Staff finds that the proposed height is appropriate.
- vii. DESIGN – The Guidelines for Site Elements 5.2.B.i., the design of the fence should respond to the design and

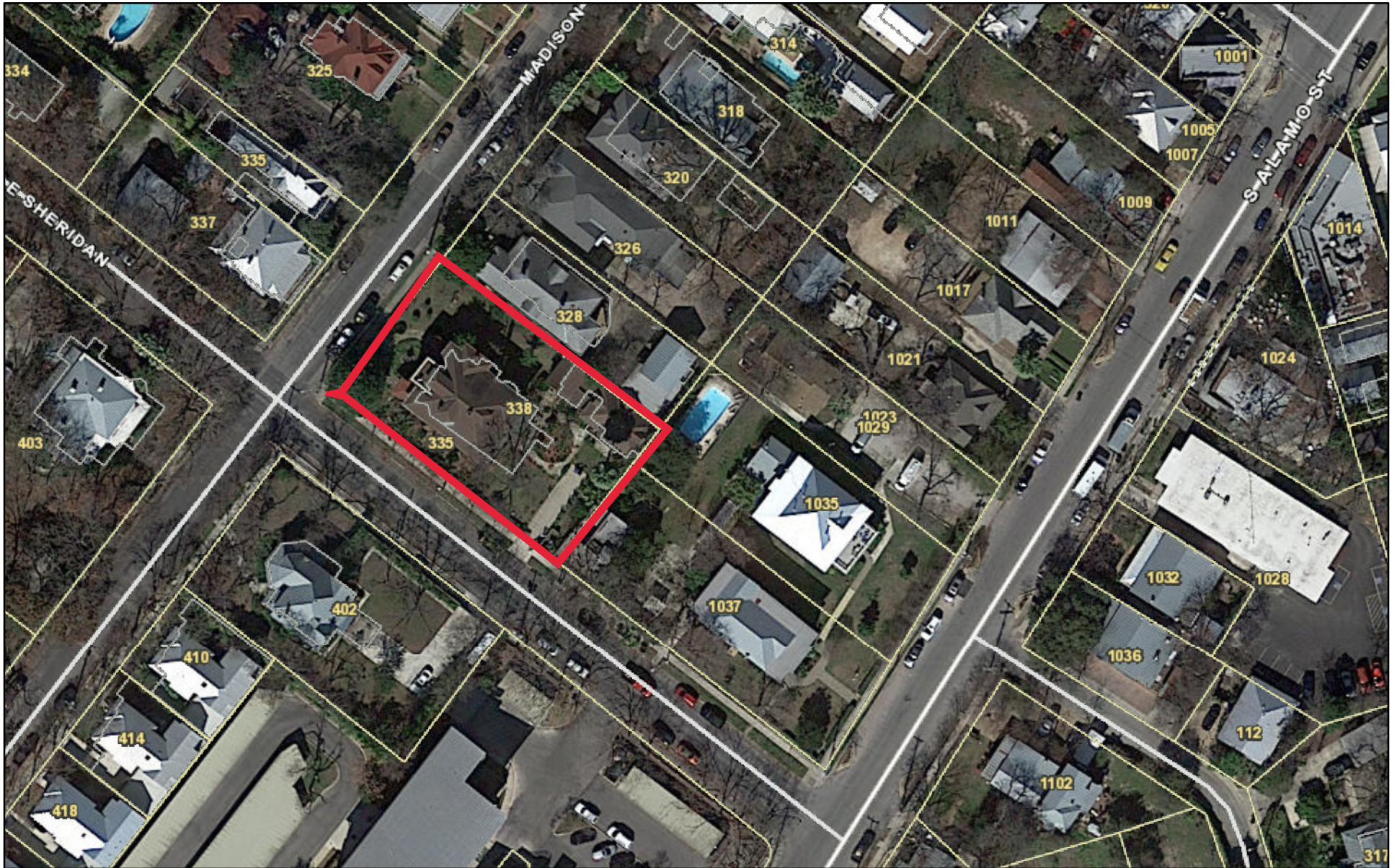
materials of the house or main structure. Staff finds that the proposed wrought iron fence is appropriate to the style of the structure and relates to other fences of similar design in the immediate vicinity.

RECOMMENDATION:

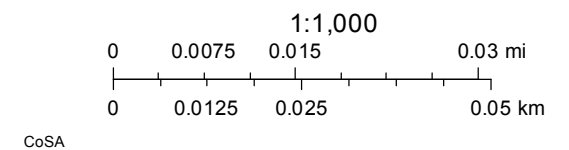
Staff recommends approval of items 1 through 3 based on findings c through h with the following stipulations:

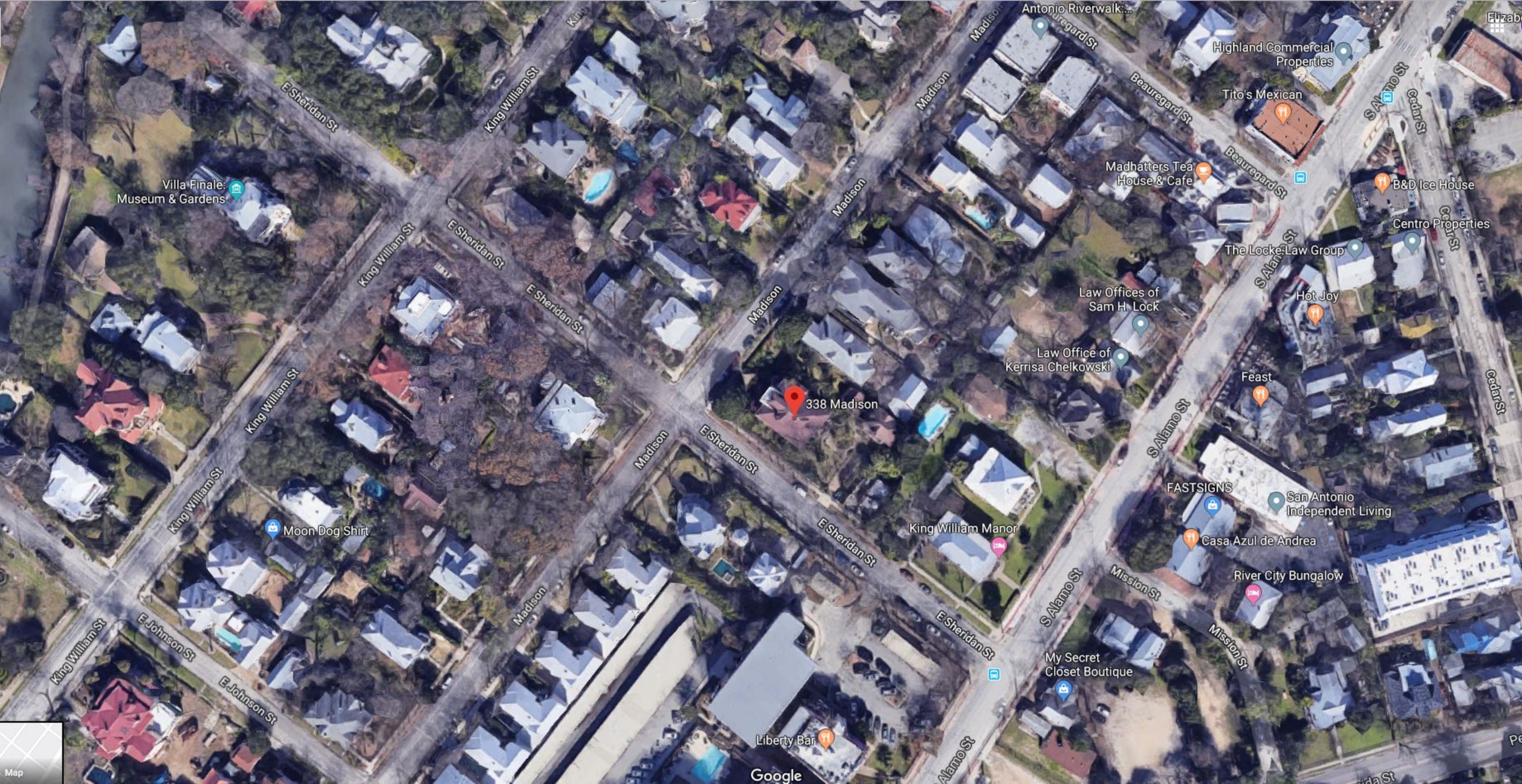
- i. The new wood windows should match the existing in size, type, configuration, material, form, appearance, and details including the standard stipulations: *Meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.*
- ii. That the applicant submit dimensioned construction documents for the screened porch that are consistent with the Guidelines to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iii. That no portion of the front yard fence exceed four (4) feet in height.

338 Madison



May 27, 2019





Villa Finale:
Museum & Gardens

Moon Dog Shirt

338 Madison

King William Manor

Liberty Bar

Madhatters Tea
House & Cafe

Law Offices of
Sam H. Lock

Law Office of
Kerrisa Chelkowski

Highland Commercial
Properties

Tito's Mexican

B&D Ice House

Centro Properties

The Locke Law Group

Hot Joy

Feast

FASTSIGNS

San Antonio
Independent Living

Casa Azul de Andrea

River City Bungalow

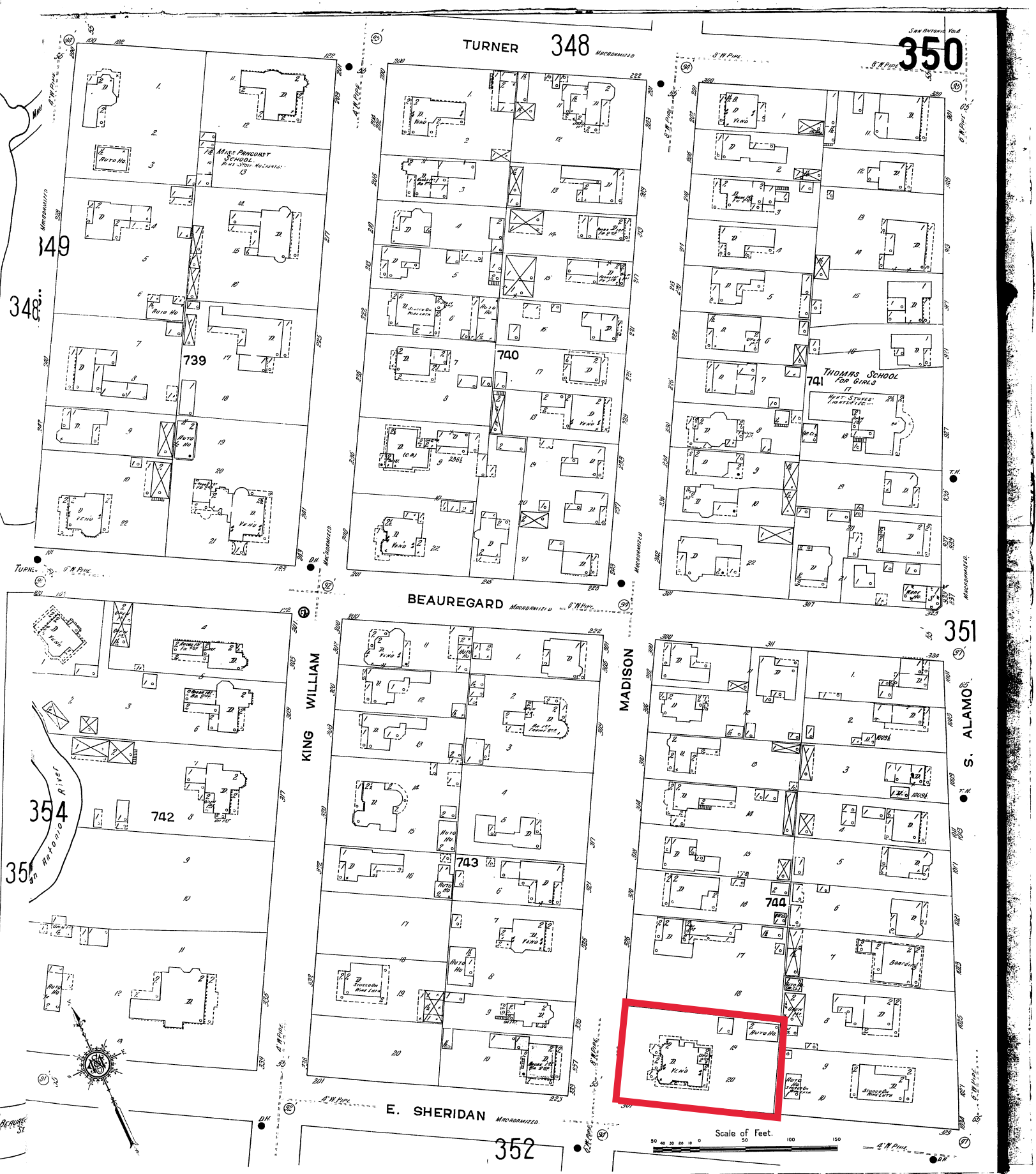
My Secret
Closet Boutique



338 Madison







TURNER 348

350

BEAUREGARD

351

KING WILLIAM

MADISON

S. ALAMO

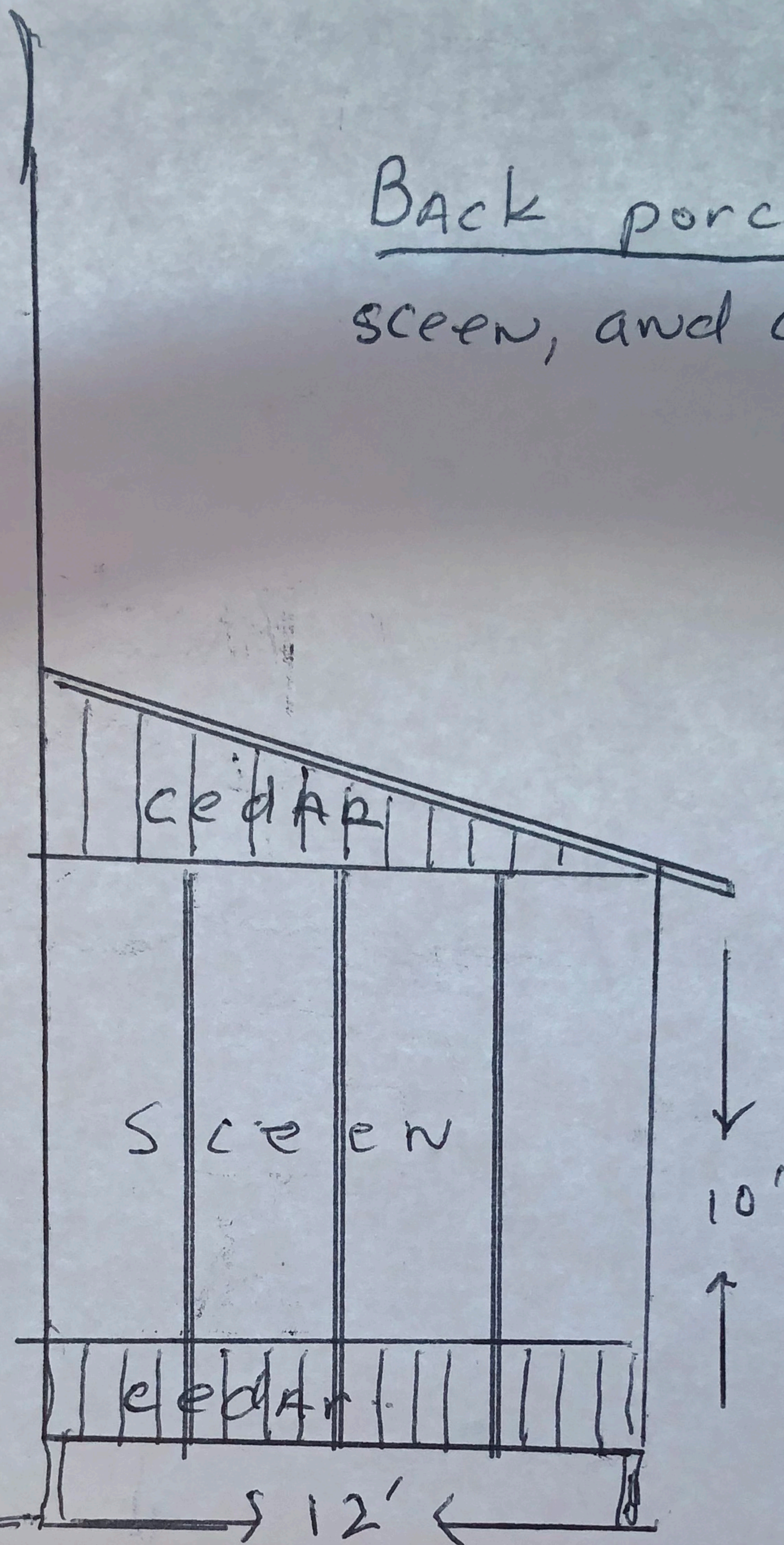
E. SHERIDAN

352

Scale of Feet.

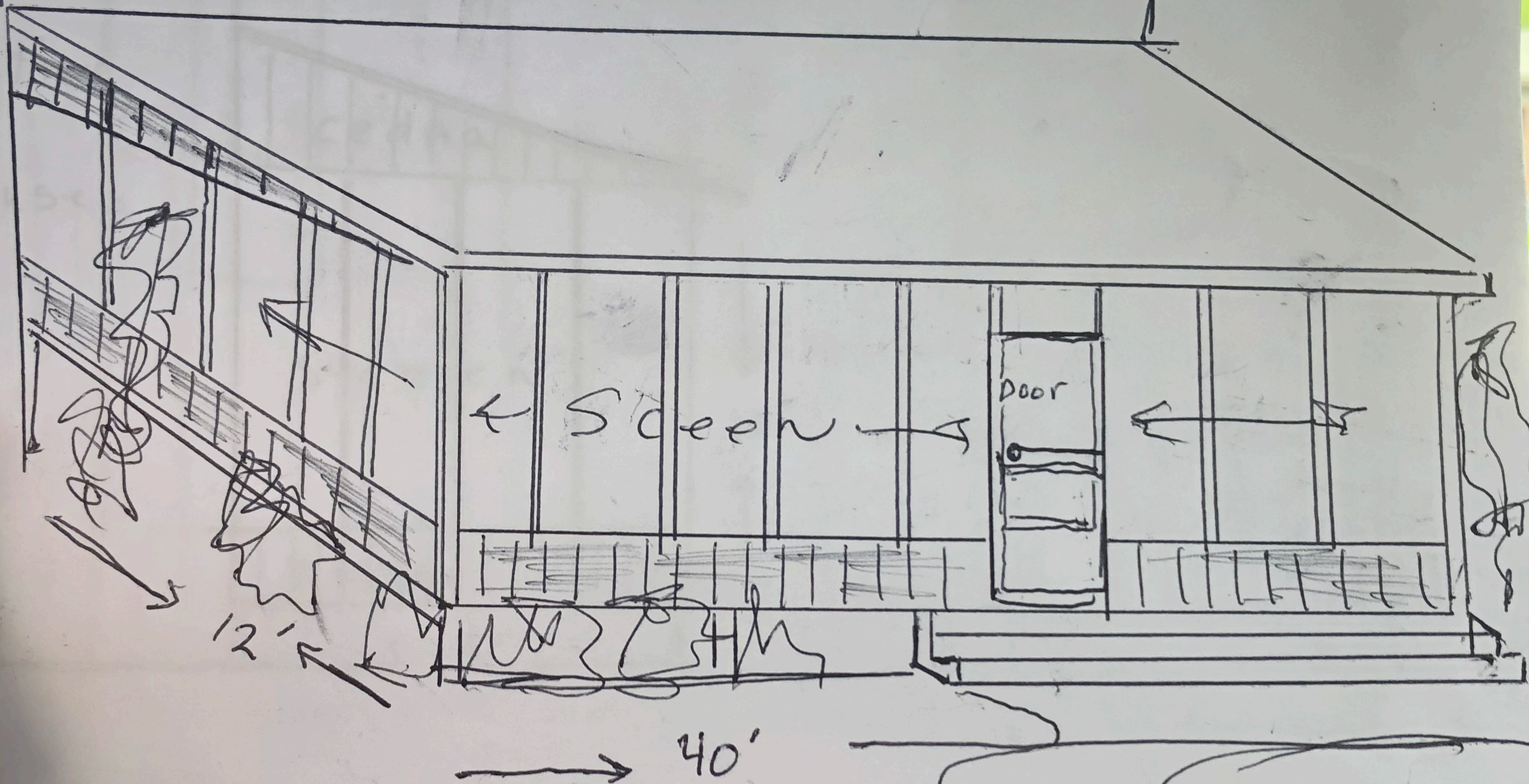
Back porch
screen, and cedar.

existing
house.

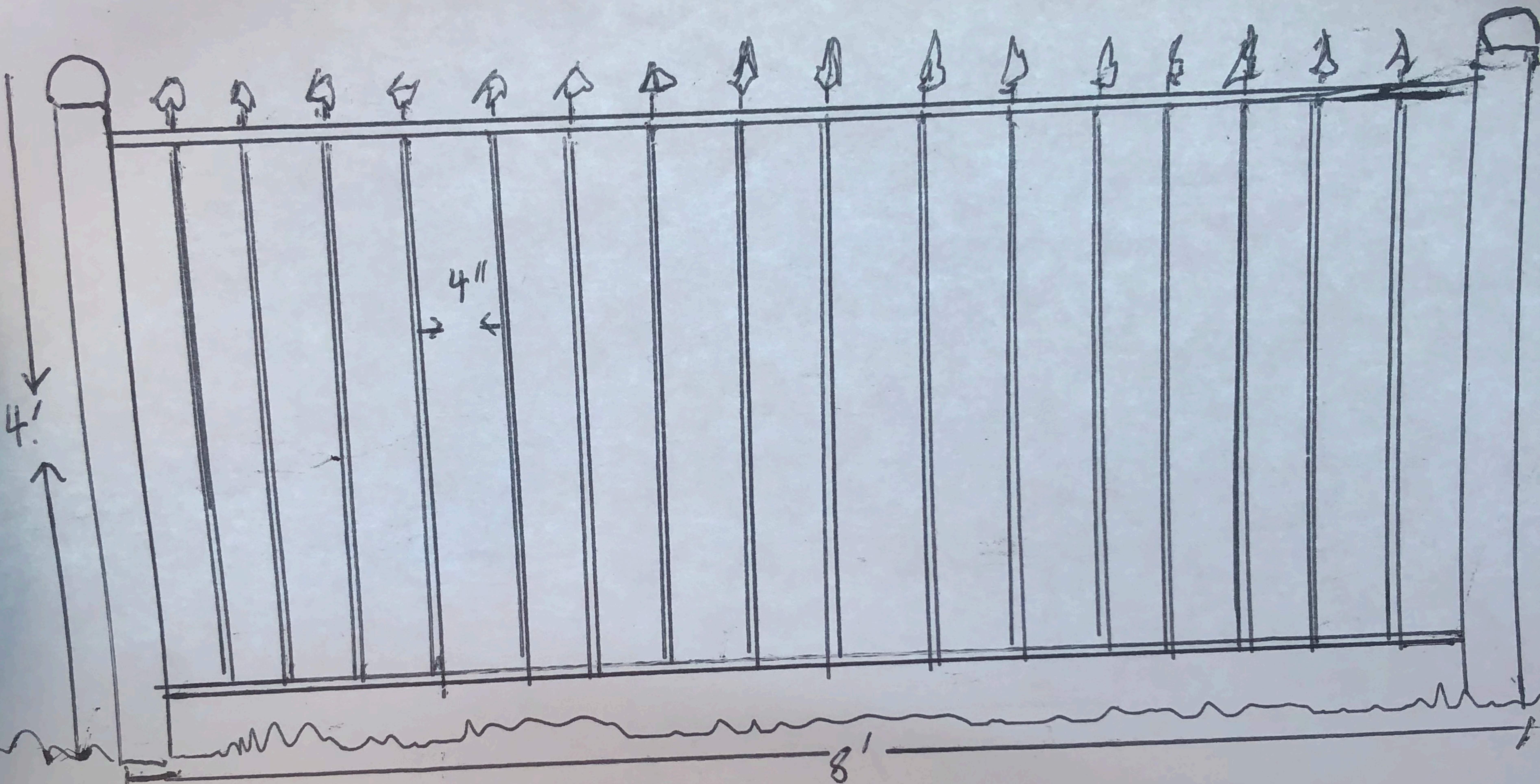


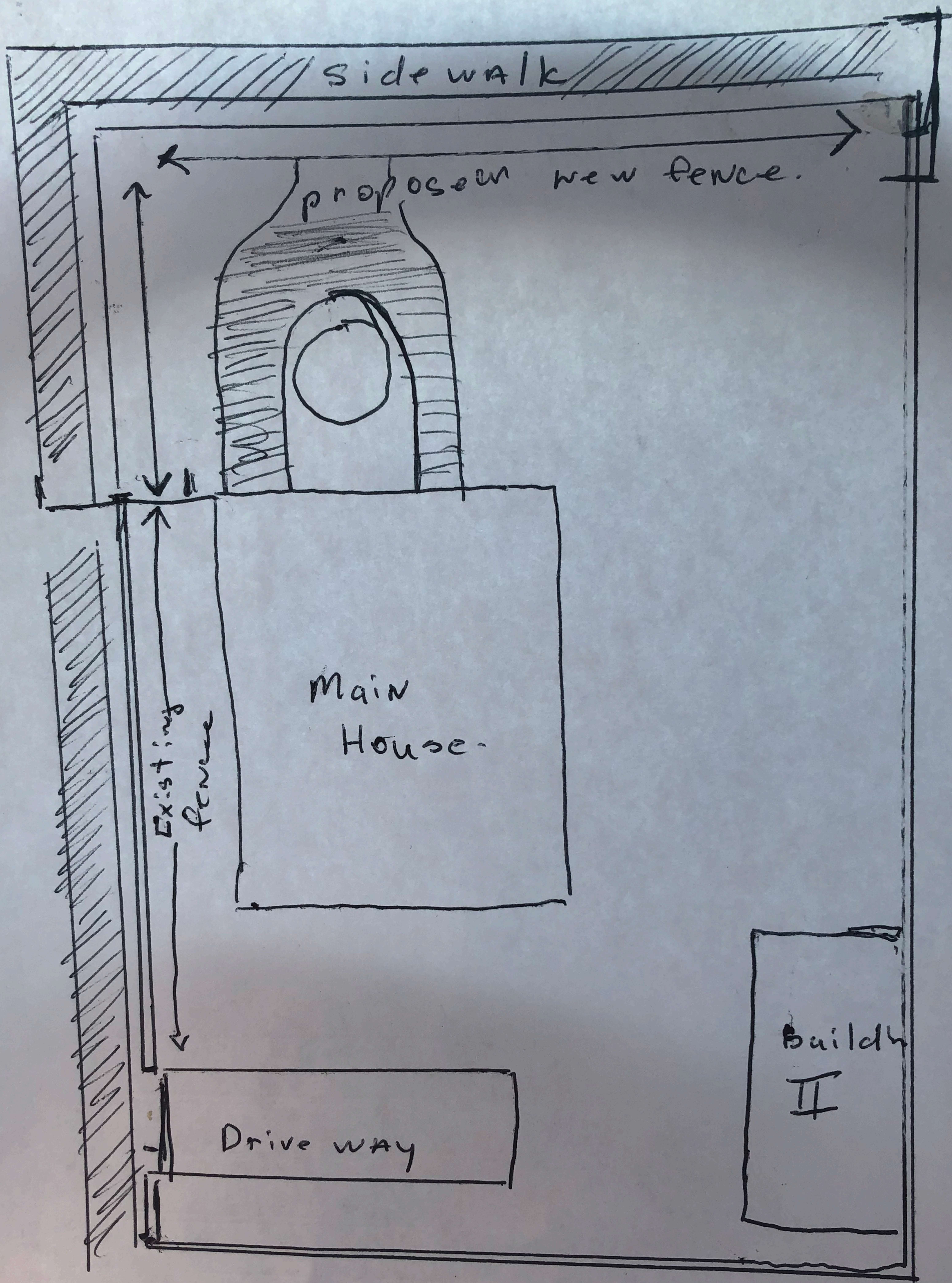
Back porch.

existing house.



Fence.







The Home Depot Special Order Quote

Customer Agreement #: H8454-85015

Printed Date: 5/28/2019

Customer: ROXANNE BOOTHE

Address: 338 MADISON ST
SAN ANTONIO, TX 78204

Phone 1: 361-293-8464

Phone 2: 361-293-8464

Email: BOOTHEBROTHERS@GMAIL.COM

Store: 8454

Associate: MAUREEN

Address: 3730 DRY HOLE DR, CR#210
KYLE, TX 78640

Phone: 512-295-8170

Pre-Savings Total: \$6,341.56

Total Savings: (\$951.87)

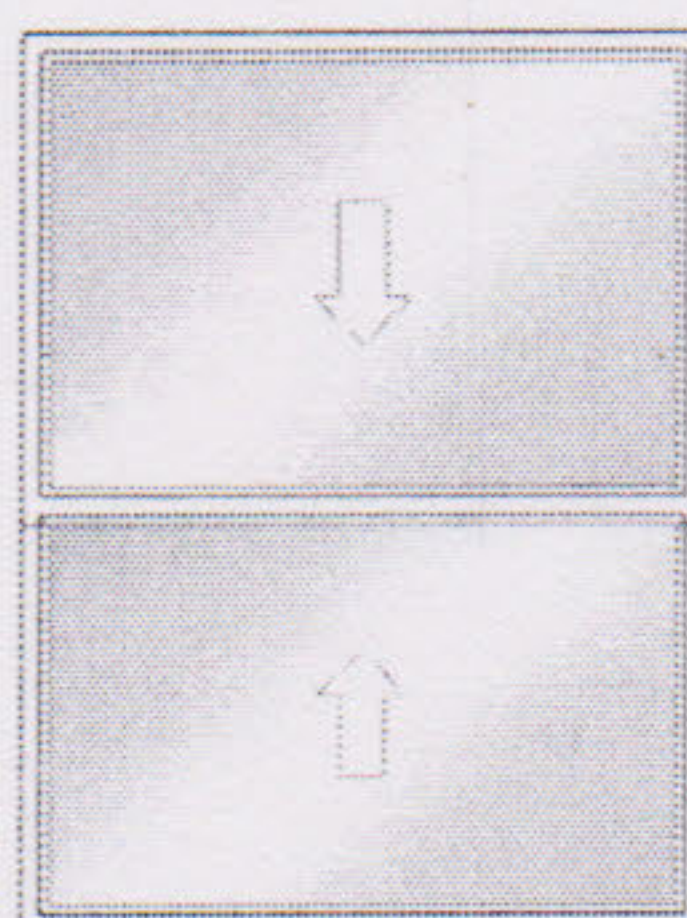
Pre-Tax Price: \$5,389.69

Price Valid Through:
6/5/2019

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 80



Frame Width = 36"
Frame Height = 48"
Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	36-in x 48-in Wood W-4500 Double Hung	\$460.14	\$391.07	4	(\$276.28)	\$1,564.28
Unit 100 Total:		\$460.14	\$391.07		(\$276.28)	\$1,564.28

Begin Line 100 Description

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

Wood W-4500,
Double Hung,
,
36 x 48
Assembly = Full Unit,
Exterior Trim Type = No Exterior Trim,
Exterior Trim Options = No,
Regional Compliance = US National-
WDMA/ASTM,
Upper Sash Options = Standard Double Hung
Vent Division = Even Divide,
Order By = Net Frame Size,
Frame Width = Custom Size,
Custom Frame Width = 36,
Frame Height = Custom Size,
Custom Frame Height = 48,
Bottom Vent Height = 23
Species = Auralast Pine,
Finish - Interior = Natural,
Finish - Exterior = Primed,
Sash to Match Exterior Finish = Yes,

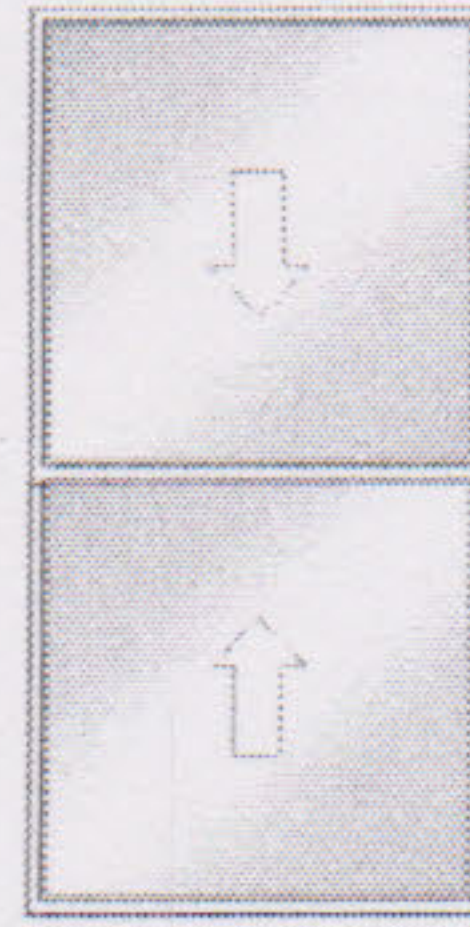
Finish - Sash (Exterior) = Primed
Jamb Width = 4 9/16
Rating = PG 35,
Sill Nosing = No Sill Nosing,
Prep for Stool = No
Hardware Finish - Interior = White,
number of locks = 2,
Storm Screen/Combo = No Combo,
Screen Options = No Screen
Energy Efficiency = Energy Star,
Energy Star Zone = Energy Star - Southern,
STC / OITC Rating = Standard,
Glazing = Insulated,
Glass Color = Low-E 366,
Glass Type = Annealed,
Neat Glass = No,
Glass Thickness = Standard Default Thickness,
Preserve = Preserve,
Spacer Color = Silver Spacer,
Glass Options = Argon

Add Grilles? = No,
Grid Type = No Grids
Certification = FSC Certified,
Radius Top Rail = None,
Jambliner = White Jambliner,
Sash Limiter = No Sash Limiter,
Finger Plows = Plow in Top/Bot Rail
U-Factor = 0.29,
Solar Heat Gain Coefficient = 0.2,
Visible Light Transmittance = 0.47,
Condensation Resistance = 59,
CPD# = JEL-N-712-03164-00001
Room Location = house,
Is This a Remake = No,
Specific Information =
Manufacturer = JELD-WEN, Rantoul(IL),
Catalog Version Date = 01/17/2019,
CatalogVersion = 18.1.160.5
None

End Line 100 Description



Catalog Version 80



Frame Width = 36"
Frame Height = 72"
Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
200-1	36-in x 72-in Wood W-4500 Double Hung	\$558.66	\$474.81	2	(\$167.70)	\$949.62
Unit 200 Total:		\$558.66	\$474.81		(\$167.70)	\$949.62

Begin Line 200 Description

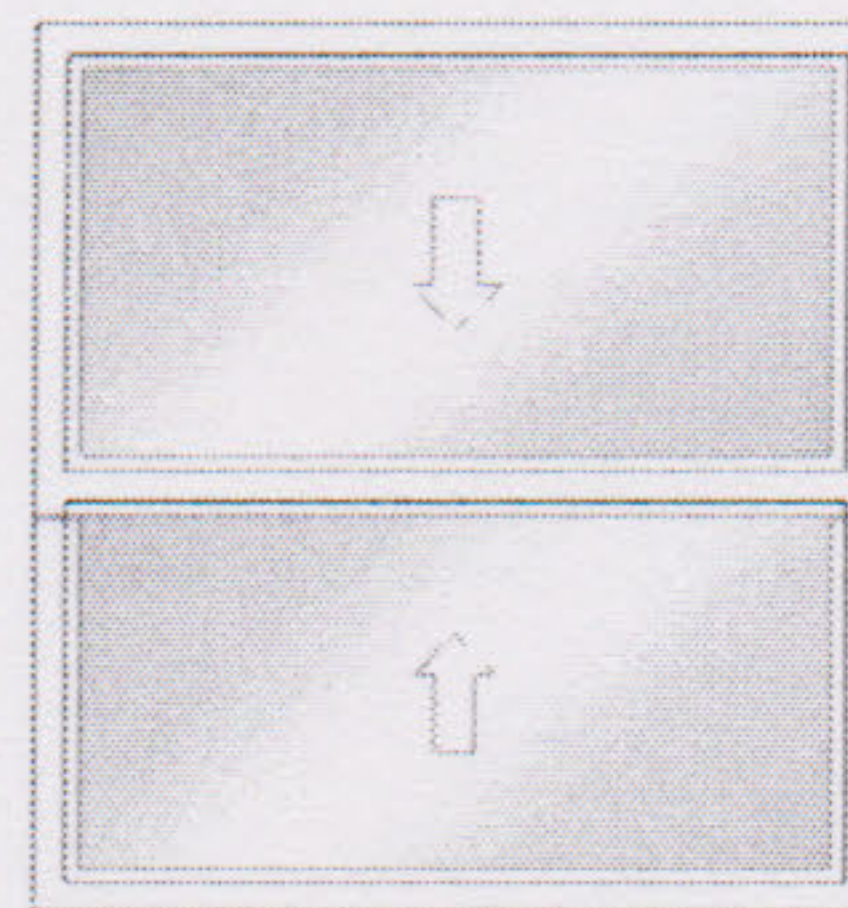
---- Line 200-1 ----

Wood W-4500, Double Hung, , 36 x 72 Assembly = Full Unit, Exterior Trim Type = No Exterior Trim, Exterior Trim Options = No, Regional Compliance = US National- WDMA/ASTM, Upper Sash Options = Standard Double Hung Vent Division = Even Divide, Order By = Net Frame Size, Frame Width = Custom Size, Custom Frame Width = 36, Frame Height = Custom Size, Custom Frame Height = 72, Bottom Vent Height = 35 Species = Auralast Pine, Finish - Interior = Natural, Finish - Exterior = Primed, Sash to Match Exterior Finish = Yes,	Finish - Sash (Exterior) = Primed Jamb Width = 4 9/16 Rating = PG 35, Sill Nosing = No Sill Nosing, Prep for Stool = No Hardware Finish - Interior = White, number of locks = 2, Storm Screen/Combo = No Combo, Screen Options = No Screen Energy Efficiency = Energy Star, Energy Star Zone = Energy Star - Southern, STC / OITC Rating = Standard, Glazing = Insulated, Glass Color = Low-E 366, Glass Type = Annealed, Neat Glass = No, Glass Thickness = Standard Default Thickness, Preserve = Preserve, Spacer Color = Silver Spacer, Glass Options = Argon	Add Grilles? = No, Grid Type = No Grids Certification = FSC Certified, Radius Top Rail = None, Jambliner = White Jambliner, Sash Limiter = No Sash Limiter, Finger Plows = Plow in Top/Bot Rail U-Factor = 0.29, Solar Heat Gain Coefficient = 0.2, Visible Light Transmittance = 0.47, Condensation Resistance = 59, CPD# = JEL-N-712-03164-00001 Room Location = house, Is This a Remake = No, Specific Information = Manufacturer = JELD-WEN, Rantoul(IL), Catalog Version Date = 01/17/2019, CatalogVersion = 18.1.160.5 None
---	--	---

End Line 200 Description



Catalog Version 80



Frame Width = 28"
Frame Height = 30"
Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
300-1	28-in x 30-in Wood W-4500 Double Hung	\$438.91	\$373.03	5	(\$329.40)	\$1,865.15
Unit 300 Total:		\$438.91	\$373.03		(\$329.40)	\$1,865.15

Begin Line 300 Description

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

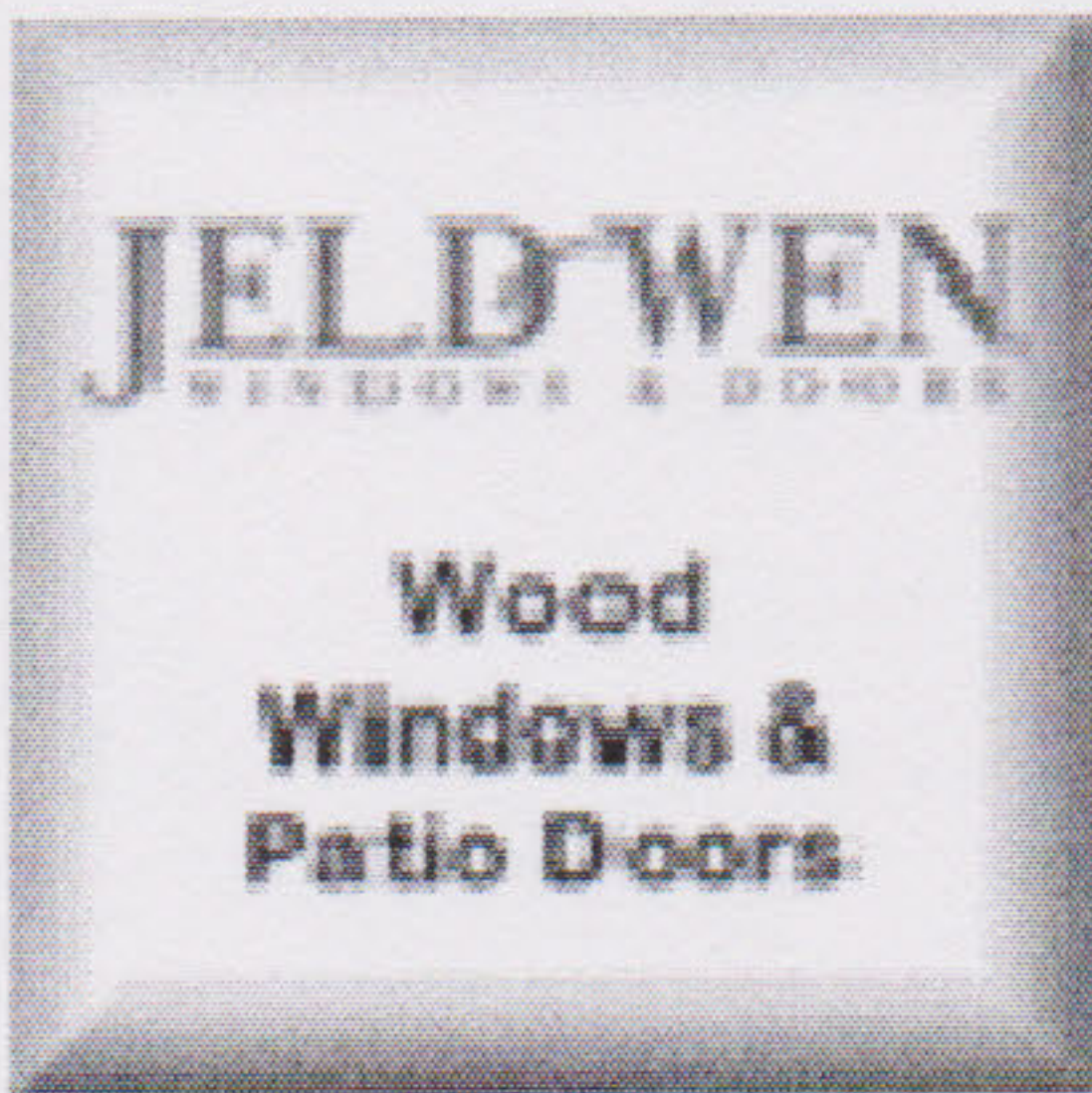
Wood W-4500, Double Hung, , 28 x 30 Assembly = Full Unit, Exterior Trim Type = No Exterior Trim,	Finish - Sash (Exterior) = Primed Jamb Width = 4 9/16 Rating = PG 35, Sill Nosing = No Sill Nosing, Prep for Stool = No Hardware Finish - Interior = White,	Add Grilles? = No, Grid Type = No Grids Certification = FSC Certified, Radius Top Rail = None, Jambliner = White Jambliner, Sash Limiter = No Sash Limiter,
---	--	--

Exterior Trim Options = No,
Regional Compliance = US National-
WDMA/ASTM,
Upper Sash Options = Standard Double Hung
Vent Division = Even Divide,
Order By = Net Frame Size,
Frame Width = Custom Size,
Custom Frame Width = 28,
Frame Height = Custom Size,
Custom Frame Height = 30,
Bottom Vent Height = 14
Species = Auralast Pine,
Finish - Interior = Natural,
Finish - Exterior = Primed,
Sash to Match Exterior Finish = Yes,

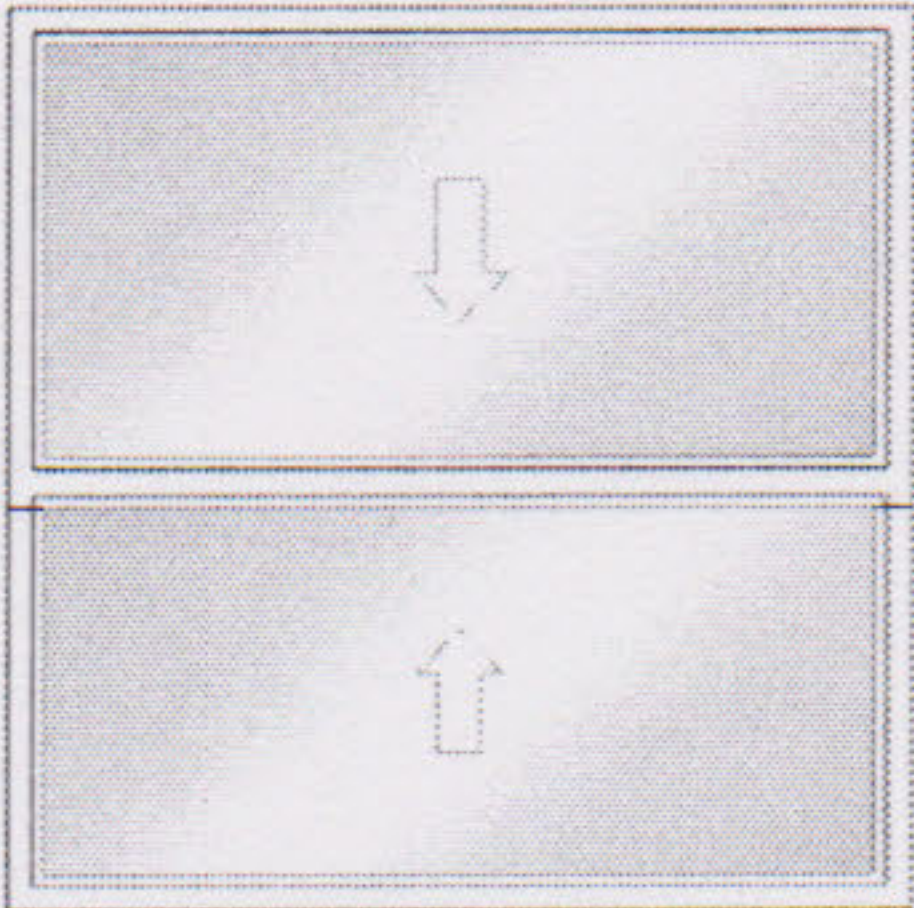
number of locks = 1,
Storm Screen/Combo = No Combo,
Screen Options = No Screen
Energy Efficiency = Energy Star,
Energy Star Zone = Energy Star - Southern,
STC / OITC Rating = Standard,
Glazing = Insulated,
Glass Color = Low-E 366,
Glass Type = Annealed,
Neat Glass = No,
Glass Thickness = Standard Default Thickness,
Preserve = Preserve,
Spacer Color = Silver Spacer,
Glass Options = Argon

Finger Plows = Plow in Top/Bot Rail
U-Factor = 0.29,
Solar Heat Gain Coefficient = 0.2,
Visible Light Transmittance = 0.47,
Condensation Resistance = 59,
CPD# = JEL-N-712-03164-00001
Room Location = house,
Is This a Remake = No,
Specific Information =
Manufacturer = JELD-WEN, Rantoul(IL),
Catalog Version Date = 01/17/2019,
CatalogVersion = 18.1.160.5
None

End Line 300 Description



Catalog Version 80



Frame Width = 36"
Frame Height = 36"
Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
400-1	36-in x 36-in Wood W-4500 Double Hung	\$403.01	\$342.52	2	(\$120.98)	\$685.04
Unit 400 Total:		\$403.01	\$342.52		(\$120.98)	\$685.04

Begin Line 400 Description

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

Wood W-4500,
Double Hung,
,
36 x 36
Assembly = Full Unit,
Exterior Trim Type = No Exterior Trim,
Exterior Trim Options = No,
Regional Compliance = US National-
WDMA/ASTM,
Upper Sash Options = Standard Double Hung
Vent Division = Even Divide,
Order By = Net Frame Size,
Frame Width = Custom Size,
Custom Frame Width = 36,
Frame Height = Custom Size,
Custom Frame Height = 36,
Bottom Vent Height = 17
Species = Auralast Pine,
Finish - Interior = Natural,
Finish - Exterior = Primed,
Sash to Match Exterior Finish = Yes,

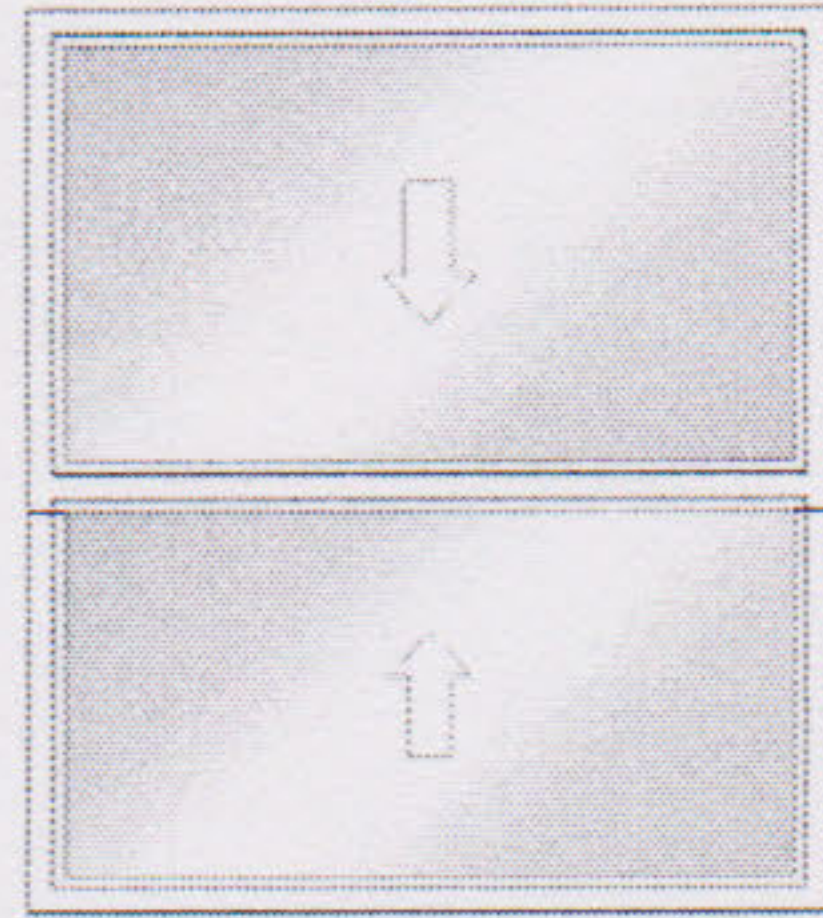
Finish - Sash (Exterior) = Primed
Jamb Width = 4 9/16
Rating = PG 35,
Sill Nosing = No Sill Nosing,
Prep for Stool = No
Hardware Finish - Interior = White,
number of locks = 2,
Storm Screen/Combo = No Combo,
Screen Options = No Screen
Energy Efficiency = Energy Star,
Energy Star Zone = Energy Star - Southern,
STC / OITC Rating = Standard,
Glazing = Insulated,
Glass Color = Low-E 366,
Glass Type = Annealed,
Neat Glass = No,
Glass Thickness = Standard Default Thickness,
Preserve = Preserve,
Spacer Color = Silver Spacer,
Glass Options = Argon

Add Grilles? = No,
Grid Type = No Grids
Certification = FSC Certified,
Radius Top Rail = None,
Jambliner = White Jambliner,
Sash Limiter = No Sash Limiter,
Finger Plows = Plow in Top/Bot Rail
U-Factor = 0.29,
Solar Heat Gain Coefficient = 0.2,
Visible Light Transmittance = 0.47,
Condensation Resistance = 59,
CPD# = JEL-N-712-03164-00001
Room Location = house,
Is This a Remake = No,
Specific Information =
Manufacturer = JELD-WEN, Rantoul(IL),
Catalog Version Date = 01/17/2019,
CatalogVersion = 18.1.160.5
None

End Line 400 Description



Catalog Version 80



Frame Width = 32"
Frame Height = 36"
Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
500-1	32-in x 36-in Wood W-4500 Double Hung	\$383.11	\$325.60	1	(\$57.51)	\$325.60
Unit 500 Total:		\$383.11	\$325.60		(\$57.51)	\$325.60

Begin Line 500 Description

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

Wood W-4500, Double Hung, , 32 x 36 Assembly = Full Unit, Exterior Trim Type = No Exterior Trim, Exterior Trim Options = No, Regional Compliance = US National- WDMA/ASTM, Upper Sash Options = Standard Double Hung Vent Division = Even Divide, Order By = Net Frame Size, Frame Width = Custom Size, Custom Frame Width = 32, Frame Height = Custom Size, Custom Frame Height = 36, Bottom Vent Height = 17 Species = Auralast Pine, Finish - Interior = Natural, Finish - Exterior = Primed, Sash to Match Exterior Finish = Yes,	Finish - Sash (Exterior) = Primed Jamb Width = 4 9/16 Rating = PG 35, Sill Nosing = No Sill Nosing, Prep for Stool = No Hardware Finish - Interior = White, number of locks = 1, Storm Screen/Combo = No Combo, Screen Options = No Screen Energy Efficiency = Energy Star, Energy Star Zone = Energy Star - Southern, STC / OITC Rating = Standard, Glazing = Insulated, Glass Color = Low-E 366, Glass Type = Annealed, Neat Glass = No, Glass Thickness = Standard Default Thickness, Preserve = Preserve, Spacer Color = Silver Spacer, Glass Options = Argon	Add Grilles? = No, Grid Type = No Grids Certification = FSC Certified, Radius Top Rail = None, Jambliner = White Jambliner, Sash Limiter = No Sash Limiter, Finger Plows = Plow in Top/Bot Rail U-Factor = 0.29, Solar Heat Gain Coefficient = 0.2, Visible Light Transmittance = 0.47, Condensation Resistance = 59, CPD# = JEL-N-712-03164-00001 Room Location = house, Is This a Remake = No, Specific Information = Manufacturer = JELD-WEN, Rantoul(IL), Catalog Version Date = 01/17/2019, CatalogVersion = 18.1.160.5 None
---	--	---

End Line 500 Description



The Home Depot Special Order Quote

Customer Agreement #: H8454-85015

Printed Date: 5/28/2019

Customer: ROXANNE BOOTHE

Address: 338 MADISON ST
SAN ANTONIO, TX 78204

Phone 1: 361-293-8464

Phone 2: 361-293-8464

Email: BOOTHEBROTHERS@GMAIL.COM

Store: 8454

Associate: MAUREEN

Address: 3730 DRY HOLE DR, CR#210
KYLE, TX 78640

Phone: 512-295-8170

Pre-Savings Total: \$6,341.56

Total Savings: (\$951.87)

Pre-Tax Price: \$5,389.69

Price Valid Through:
6/5/2019

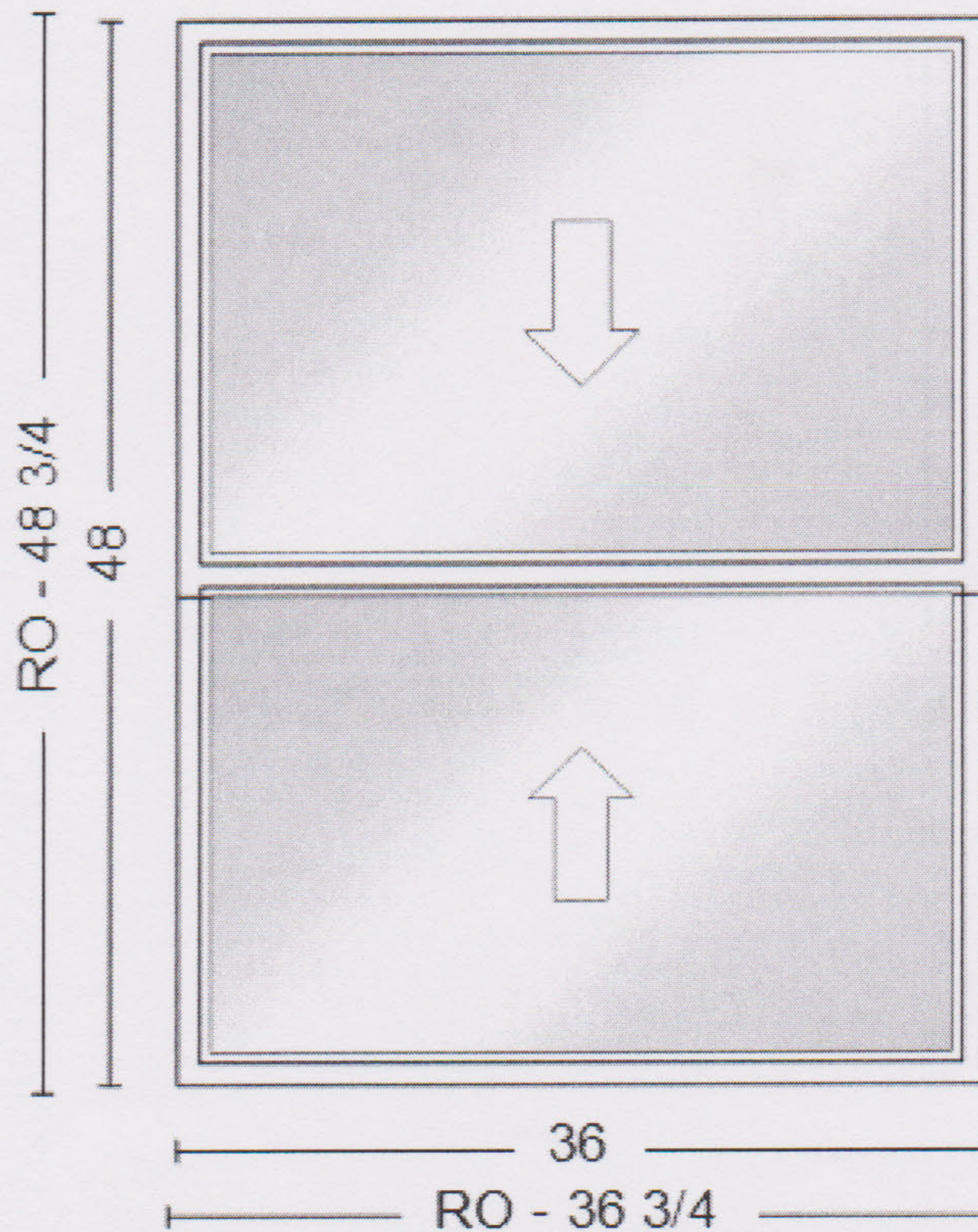
All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.

Item #	Item Description	Room Location	Unit Price	Qty	Total Price
100-1	36-in x 48-in Wood W-4500 Double Hung	house	Was: \$460.14 Now: \$391.07	4	\$1,840.56 \$1,564.28



Catalog Version 80

Save \$276.28 (15%) until 6/5/2019
* S/OJELD-WEN PREMIUM WOOD-671778 Promotion until 6/5/2019

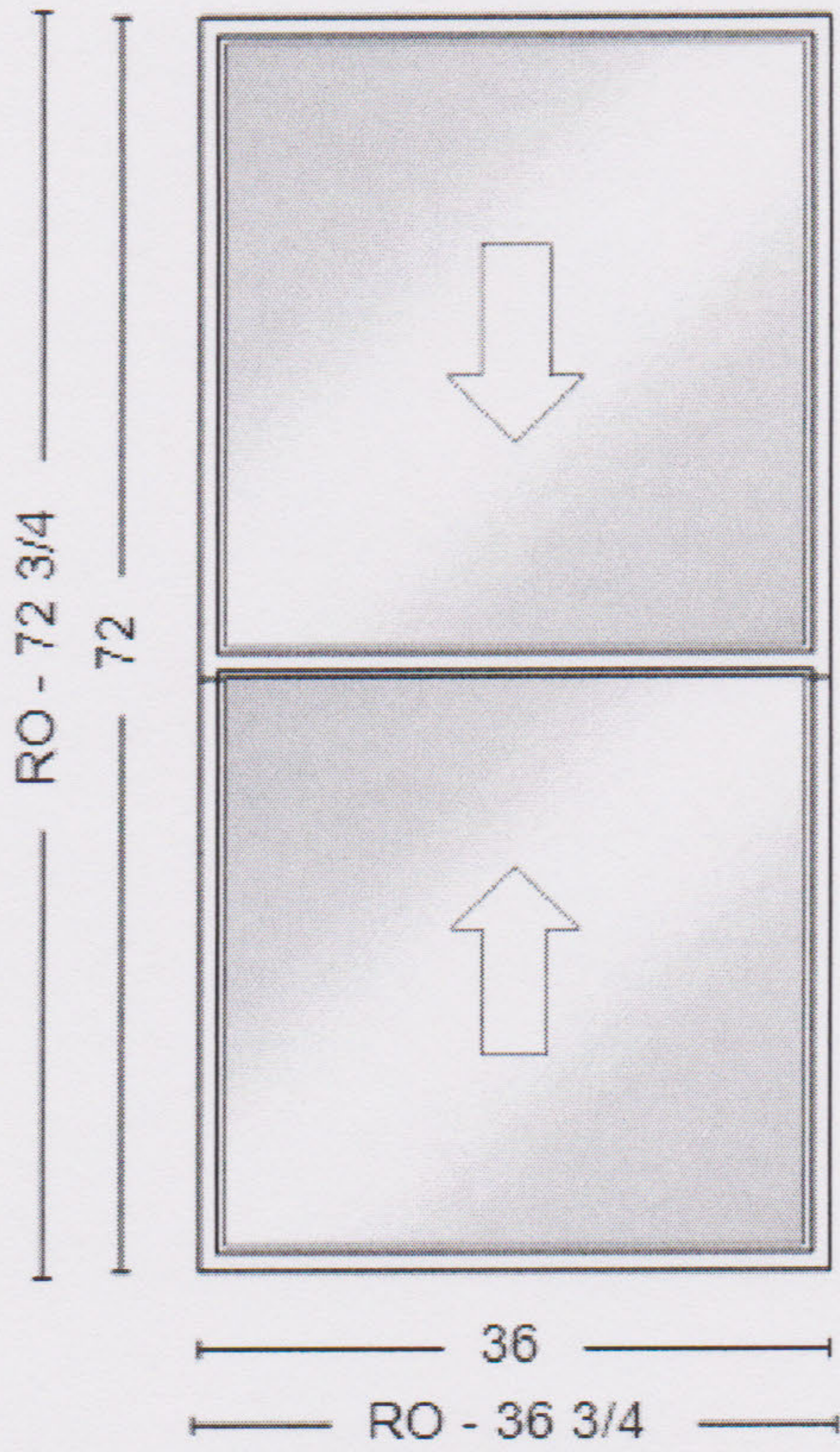


Item #	Item Description	Room Location	Unit Price	Qty	Total Price
200-1	36-in x 72-in Wood W-4500 Double Hung	house	Was: \$558.66 Now: \$474.81	2	\$1,117.32 \$949.62



Catalog Version 80

Save \$167.70 (15%) until 6/5/2019
 * S/OJELD-WEN PREMIUM WOOD-671778 Promotion until 6/5/2019

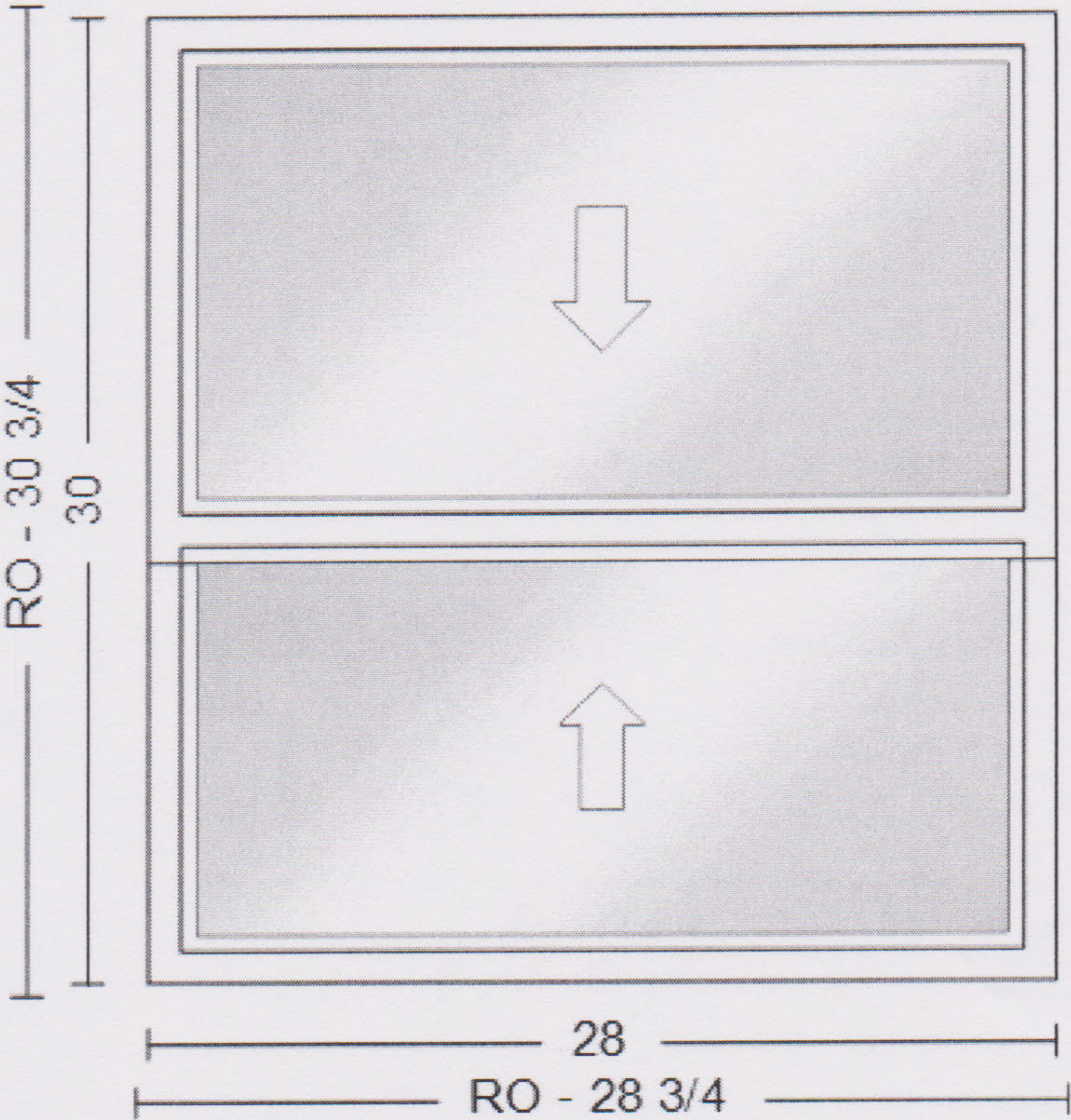


Item #	Item Description	Room Location	Unit Price	Qty	Total Price
300-1	28-in x 30-in Wood W-4500 Double Hung	house	Was: \$438.91 Now: \$373.03	5	\$2,194.55 \$1,865.15



Catalog Version 80

Save \$329.40 (15%) until 6/5/2019
 * S/OJELD-WEN PREMIUM WOOD-671778 Promotion until 6/5/2019

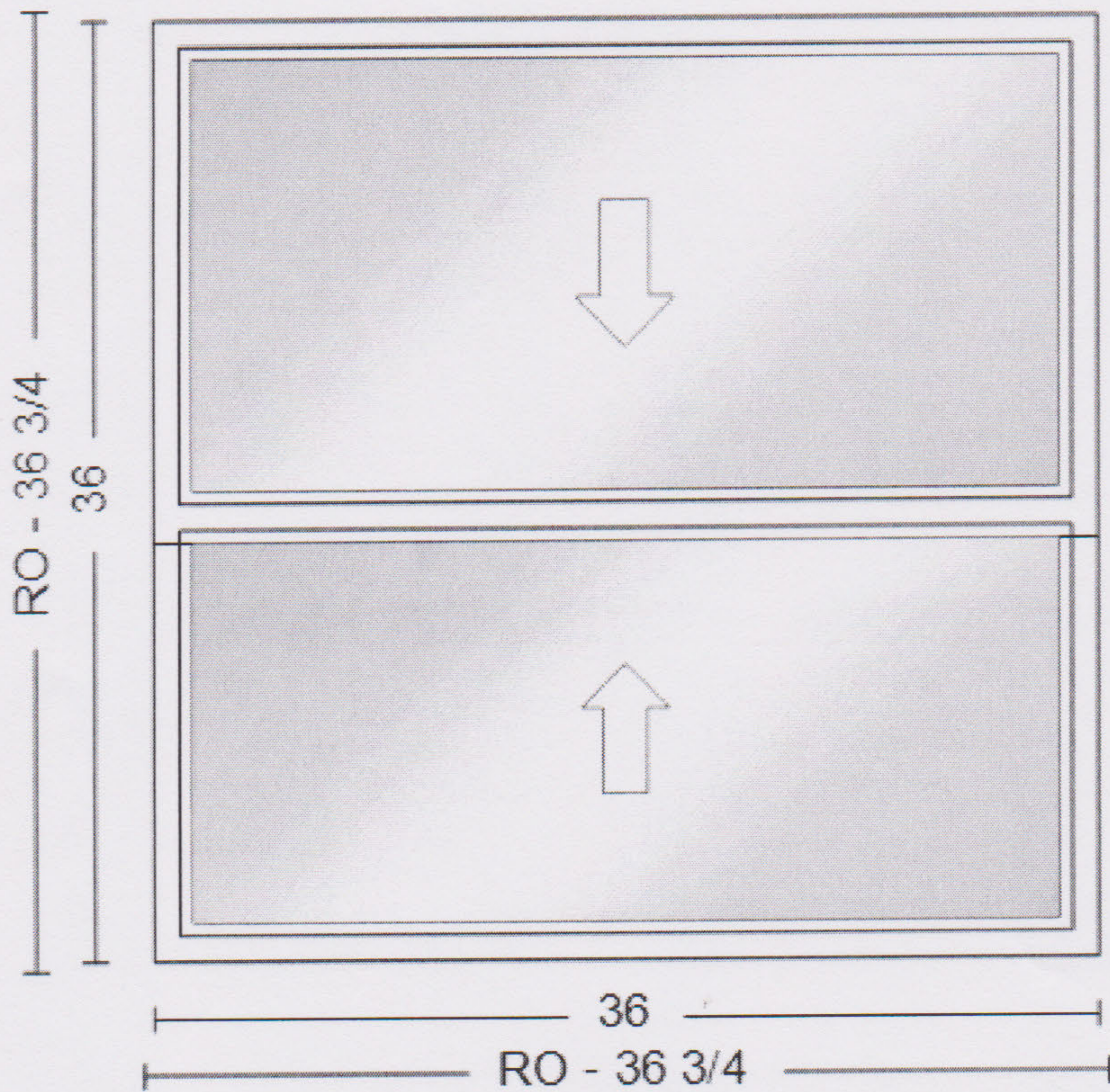


Item #	Item Description	Room Location	Unit Price	Qty	Total Price
400-1	36-in x 36-in Wood W-4500 Double Hung	house	Was: \$403.01 Now: \$342.52	2	\$806.02 \$685.04



Catalog Version 80

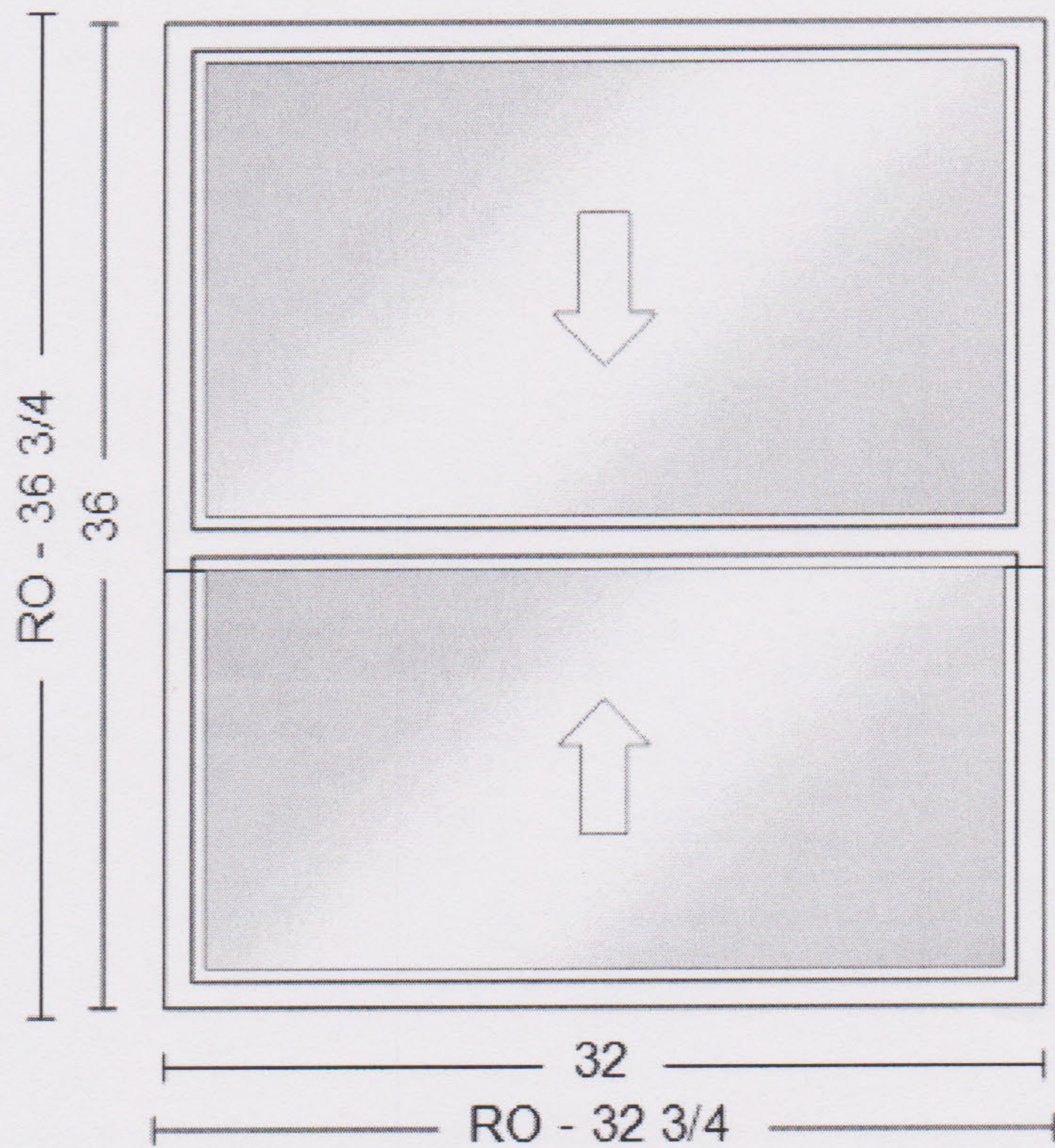
Save \$120.98 (15%) until 6/5/2019
 * S/OJELD-WEN PREMIUM WOOD-671778 Promotion until 6/5/2019



Item #	Item Description	Room Location	Unit Price	Qty	Total Price
500-1	32-in x 36-in Wood W-4500 Double Hung	house	Was: \$383.11 Now: \$325.60	1	\$383.11 \$325.60


 Save \$57.51 (15%) until 6/5/2019
 * S/OJELD-WEN PREMIUM WOOD-671778 Promotion until 6/5/2019

Catalog Version 80



Quote Summary:

Line#	Item Summary	Was Price	Now Price	Qty	Total Unit Savings	Total Price
100-1	36-in x 48-in Wood W-4500 Double Hung	\$460.14	\$391.07	4	(\$276.28)	\$1,564.28
	Base Price	\$382.54	\$325.12	4	(\$229.68)	\$1,300.48
	Custom Size	\$93.91	\$79.81	4	(\$56.40)	\$319.24
	Screen	(\$16.31)	(\$13.86)	4	((\$9.80))	(\$55.44)
200-1	36-in x 72-in Wood W-4500 Double Hung	\$558.66	\$474.81	2	(\$167.70)	\$949.62
	Base Price	\$485.71	\$412.81	2	(\$145.80)	\$825.62
	Custom Size	\$93.91	\$79.81	2	(\$28.20)	\$159.62
	Screen	(\$20.96)	(\$17.81)	2	((\$6.30))	(\$35.62)
300-1	28-in x 30-in Wood W-4500 Double Hung	\$438.91	\$373.03	5	(\$329.40)	\$1,865.15
	Base Price	\$262.34	\$222.96	5	(\$196.90)	\$1,114.80
	Custom Size	\$187.83	\$159.64	5	(\$140.95)	\$798.20
	Screen	(\$11.26)	(\$9.57)	5	((\$8.45))	(\$47.85)
400-1	36-in x 36-in Wood W-4500 Double Hung	\$403.01	\$342.52	2	(\$120.98)	\$685.04
	Base Price	\$323.07	\$274.58	2	(\$96.98)	\$549.16
	Custom Size	\$93.91	\$79.81	2	(\$28.20)	\$159.62
	Screen	(\$13.97)	(\$11.87)	2	((\$4.20))	(\$23.74)
500-1	32-in x 36-in Wood W-4500 Double Hung	\$383.11	\$325.60	1	(\$57.51)	\$325.60
	Base Price	\$302.40	\$257.01	1	(\$45.39)	\$257.01
	Custom Size	\$93.91	\$79.81	1	(\$14.10)	\$79.81
	Screen	(\$13.20)	(\$11.22)	1	((\$1.98))	(\$11.22)



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 February 1, 2014 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 & Clad Wood	Vinyl	Aluminum (except Summit)	Summit Aluminum
Basic Product Coverage Owner-Occupied Single-Family Residence	20 years	as long as you own and occupy your residence	10 years	1 year
Basic Product Coverage Commercial (Other than Owner-Occupied Single-Family Residence)	20 years	10 years	2 years	1 year
Skilled Labor ² Coverage	2 years	2 years	1 year	No coverage
Transferability - this length of coverage applies if you sell your residence or it becomes occupied by other than the original owner	10 years	10 years	Non-transferable	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.
Spontaneous Glass Breakage	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 for one year. (Spontaneous breakage occurs when 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 vinyl Products ordered with the "RS" glass package. 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
Clad Finish on Wood Products	Kynar®: 20 years Polyester: 10 years Anodized: 5 years	Coverage is for peeling, checking, cracking, or exhibiting excessive chalk, fade or color change ³ .
Factory applied Select Finish™ Exterior Finish on Wood Products	10 years; 5 years at 100%, 50% thereafter	Coverage is for failure of adhesion, peeling, checking, flaking, cracking, or blistering.
	5 years	Coverage is for exhibiting excessive chalk, fade or color change ³ .
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 Exterior and Laminated Interior on Vinyl 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	5 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	
Accidental Screen Damage	Same as the Basic Product Coverage above (Owner-Occupied or Commercial)	Applies to Bravo, Primo and Ipex Replacement window and patio door product lines. 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.

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 Department 90, rue Industrielle Saint-Appollinaire, Quebec, Canada G0S 2E0	JELD-WEN Service Department 550 Munroe Avenue Winnipeg, Manitoba, Canada R2K 4H3	JELD-WEN Windows Toronto Attn: Warranty Claims 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			

Continued on next page

HOW TO GET ASSISTANCE (CONTINUED)

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).

Product Purchase Date: _____
Order Number: _____

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.

If your claim is accepted, 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. Replacement components/products are warranted for the balance of the original product warranty or 90 days, whichever is longer.

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 (except as specifically covered above).
- 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.

Continued on next page

- 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.
- 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.

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. 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. 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.

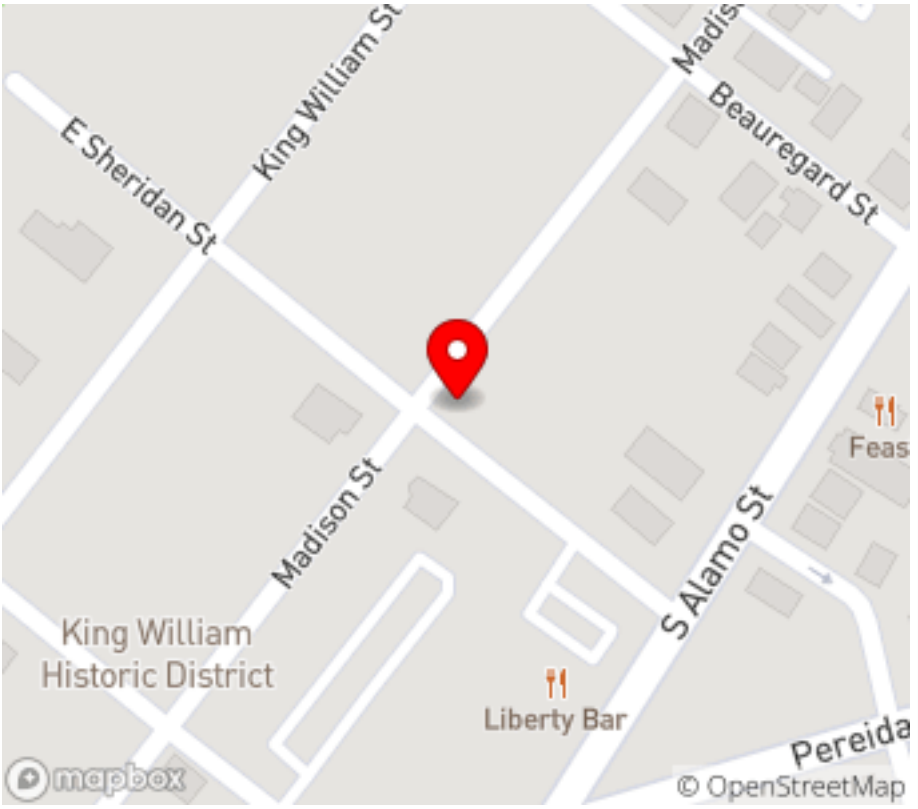
² "Skilled labor" refers to tasks where specialized technical knowledge, experience, methods or tools are required to properly identify, diagnose and/or correct product-related problems.

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.



Investigation Report

Property

Address	338 Madison
District/Overlay	King William, Other (public, landmark, etc.)
Owner Information	BOOTHE BROTHERS PAVING CO II LP
Location Map	
	Lat: 29.4133711552854 Long: -98.4927337989578

Site Visit

Date	04/22/2019
Time	01:45 PM (-5 GMT)
Context	citizen report
Present Staff	Huy Pham
Present Individuals	Contractor(s)
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	75%
Description of work	Window replacement on rear accessory structure with vinyl windows will faux divided lights. At least 6 window sashes were visible in the truck bed in the rear driveway.
Description of interaction	Two landscape contractors were on site. One gave access to the rear yard and will forward the violation notice to the homeowner. Staff advise the contractor to not discard the original window sashes until approved is issued.

Action Taken



Investigation Report

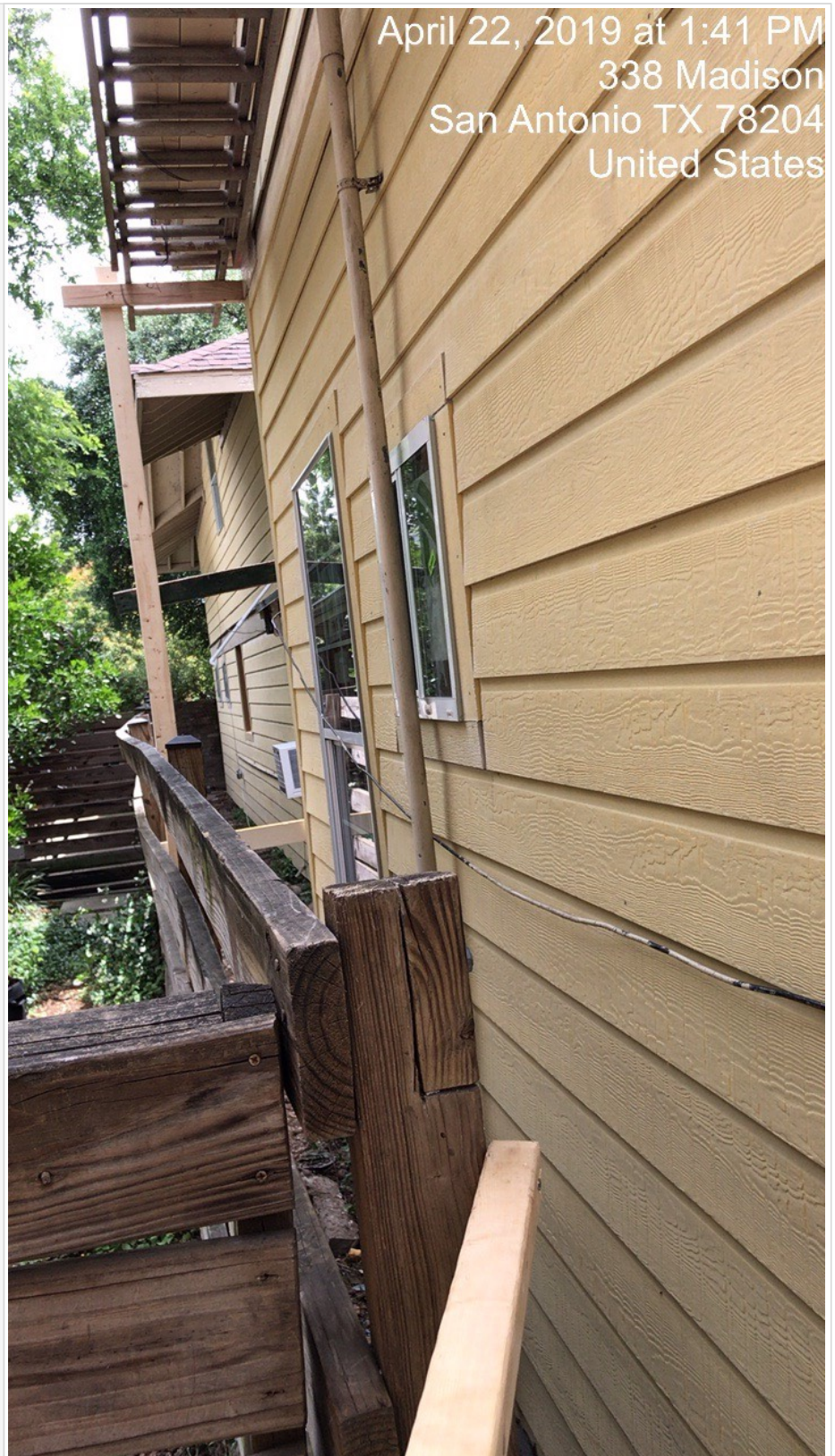
Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with contractor(s)
Will post-work application fee apply?	To be determined

Documentation

Photographs	 April 22, 2019 at 1:36 PM 338 Madison San Antonio, TX 78204 United States
	 April 22, 2019 at 1:36 PM 338 Madison San Antonio TX 78204 United States



Investigation Report



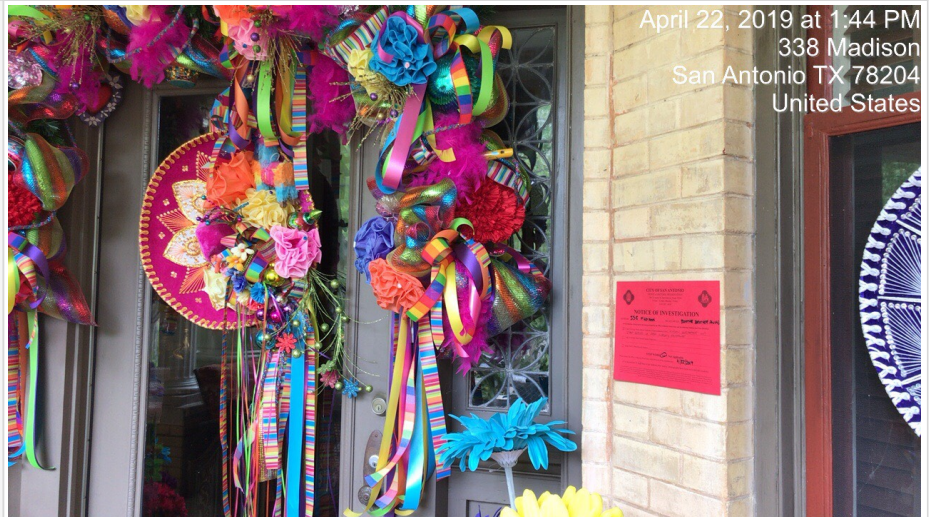


Investigation Report





Investigation Report



04/22/2019 01:48 PM