

## HISTORIC AND DESIGN REVIEW COMMISSION

November 06, 2019

**HDRC CASE NO:** 2019-649  
**ADDRESS:** 926 LAMAR ST  
**LEGAL DESCRIPTION:** NCB 1655 BLK C LOT 21 495-123753-203  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Bryan Sory/Stillwell Investment Group  
**OWNER:** Stillwell Investment Group  
**TYPE OF WORK:** Addition  
**APPLICATION RECEIVED:** October 27, 2019  
**60-DAY REVIEW:** December 26, 2019  
**CASE MANAGER:** Huy Pham  
**REQUEST:**

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

1. Construct a 230 square foot rear addition, flush to the east elevation
2. Construct a 68 square foot addition, inset to the west elevation
3. Remove a divider wall and attached planter from the front porch
4. Replace all aluminum windows with new vinyl windows
5. Replace the front door
6. Remove asbestos siding to reveal and/or replace with matching wood siding
7. Replace in-kind the concrete walkway and driveway
8. Perform foundation repairs
9. Install a 6 foot tall rear wood privacy fence with 8 foot tall portion along the rear property line

### APPLICABLE CITATIONS:

2. Guidelines for 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.

#### 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.

### *Standard Specifications for Window Replacement*

- MATERIAL: If replacement is approved, the new windows must feature primed and painted wood exterior finish. Cladded, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25".
- 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.
- TRIM: 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.
- GLAZING: 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.
- COLOR: Wood 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.
- INSTALLATION: Wood 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.
- 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.

## 3. Guidelines for Additions

### 1. Massing and Form of Residential Additions

#### A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

#### B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

## 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 Alternations 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.

### 4. Architectural Details

#### A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

### FINDINGS:

- a. The primary historic structure at 926 Lamar was constructed circa 1950 in the Minimal Traditional style with Mid-Century Modern influence and first appears on the 1952 Sanborn map. The one-story single-family structure features a low sloping, cross-gabled roof, a low-to-grade concrete slab foundation with an inset porch, and wood lap siding. The structure contributes to the Dignowity Hill Historic District.
- b. EAST SIDE ADDITION – The applicant has proposed to construct a 230 square foot rear addition, flush to the east elevation. The proposed addition features matching wood siding, a rear facing gabled roof meeting the existing turned gable with composition shingles, a horizontal vinyl window for the interior bathroom, and a vertical trim piece to distinguish between new and old forms. Staff finds that the proposed addition is generally consistent the Guidelines for Additions. However, staff finds that a window size and configuration that relates to the primary historic structure would be more appropriate than the proposed horizontal window.
- c. WEST SIDE ADDITION - The applicant has proposed to construct a 68 square foot addition, inset to the west elevation. The proposed addition features matching wood siding, a rear facing gabled roof meeting the existing turned gable with composition shingles, a rear-facing door, and 12 inch inset side wall plane to distinguish between new and old forms. Staff finds that the proposed addition is generally consistent the Guidelines for Additions.
- d. PORCH WALL AND PLANTER – The applicant has proposed to remove a divider wall and attached planter from the front porch. Staff finds that divider wall is a character-defining feature of the Midcentury Modern influence and should be maintained in-place. Staff finds that the detached planter is a non-original site furnishing and may be removed.
- e. SIDING REMOVAL – The applicant has proposed to remove asbestos siding, especially on the front façade, to expose and restore the wood lap siding that is predominantly featured on other sides of the house. Staff finds the proposed removal of asbestos siding appropriate provided that the restored wood lap siding matches the existing siding profile and the knee-wall trim detail on the front façade is maintained in-place.



- f. **WINDOW REPLACEMENT** – The applicant has proposed to replace 11 aluminum windows with new vinyl windows matching in size, configuration, and location. Per the Guidelines for Exterior Maintenance and Alterations 6.B.iv., new windows should match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. Staff finds that the aluminum windows are not original to the structure and may be replaced with a higher quality window product if the new windows meet the Standard Specifications for Window Replacement, with the allowance of vinyl when wood is not currently present.
- g. **DOOR REPLACEMENT** – The applicant has proposed to replace the front door with a new door. Per the Guidelines for Exterior Maintenance and Alterations 6.A.ii., historic doors should be preserved including hardware, fanlights, sidelights, pilasters, and entablatures. Staff finds that the existing door should be repaired in-place or replaced with Midcentury Modern style door.
- h. **WALKWAY AND DRIVEWAY** – The applicant has proposed to replace the concrete walkway and driveway with the same size, configuration, and material. The request is eligible for administrative approval if the replacement is performed in-kind and an accurate site plan is submitted to staff.
- i. **FOUNDATION REPAIR** – The applicant has proposed to perform foundation repairs. The request is eligible for administrative approval if there is no change to skirting.
- j. **REAR FENCE** – The applicant has proposed to install a 6 foot tall rear wood privacy fence with an 8 foot tall portion along the rear property line. The request is eligible for administrative approval if no portion of the rear privacy fence exceeds 6 feet tall. The allowance of 8 foot tall portions are reserved for fences abutting commercial properties or alleyways; staff finds a 6 foot tall fence height should be maintained.

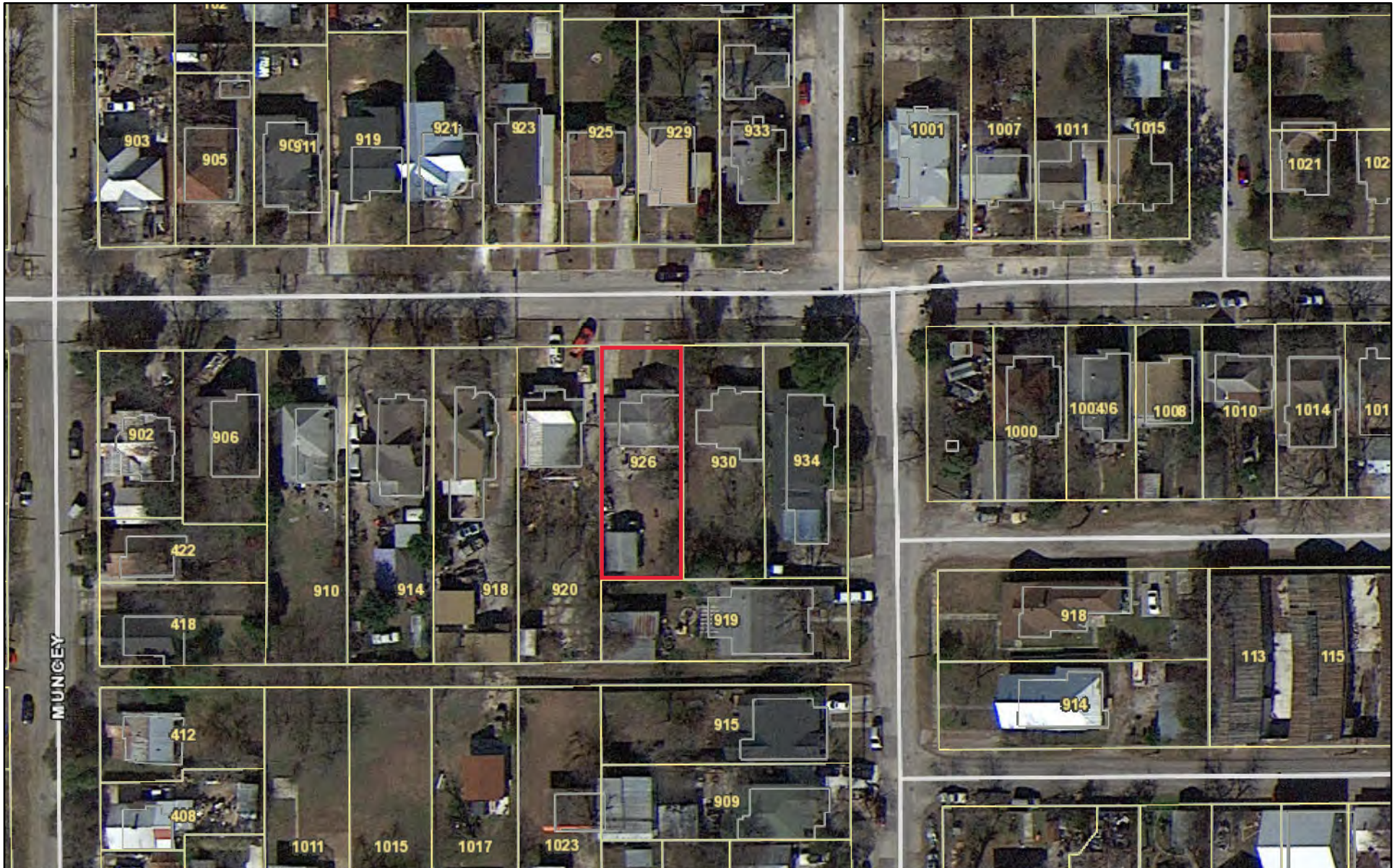
#### **RECOMMENDATION:**

Based on the findings b through k, staff recommends approval of items:

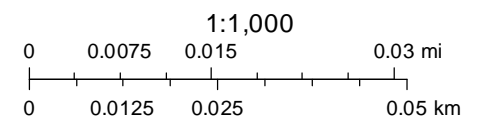
- 1. Construction of the east elevation rear addition with the stipulation (a) that a window size and configuration that relates to the primary historic structure is used instead of the proposed horizontal window
- 2. Construction of the west elevation rear addition
- 3. Removal of the attached planter, with the stipulation (b) that the divider wall is maintained
- 4. Replacement of aluminum windows with vinyl windows with the stipulation (c) that the new windows meet the Standard Specifications for Window Replacement: That the proposed windows feature the following stipulations: Meeting rails must be 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 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.
- 5. Replacement of the front door with the stipulation (d) that the new door features a Midcentury Modern style and is submitted to staff prior to installation
- 6. Removal of asbestos siding to reveal, restore, and replace as necessary to match the existing wood siding
- 7. In-kind repairs of the concrete sidewalk and driveway
- 8. Foundation repairs with no change to skirting
- 9. Installation of a rear wood privacy fence with the stipulation (e) that no portion exceeds 6 feet in height



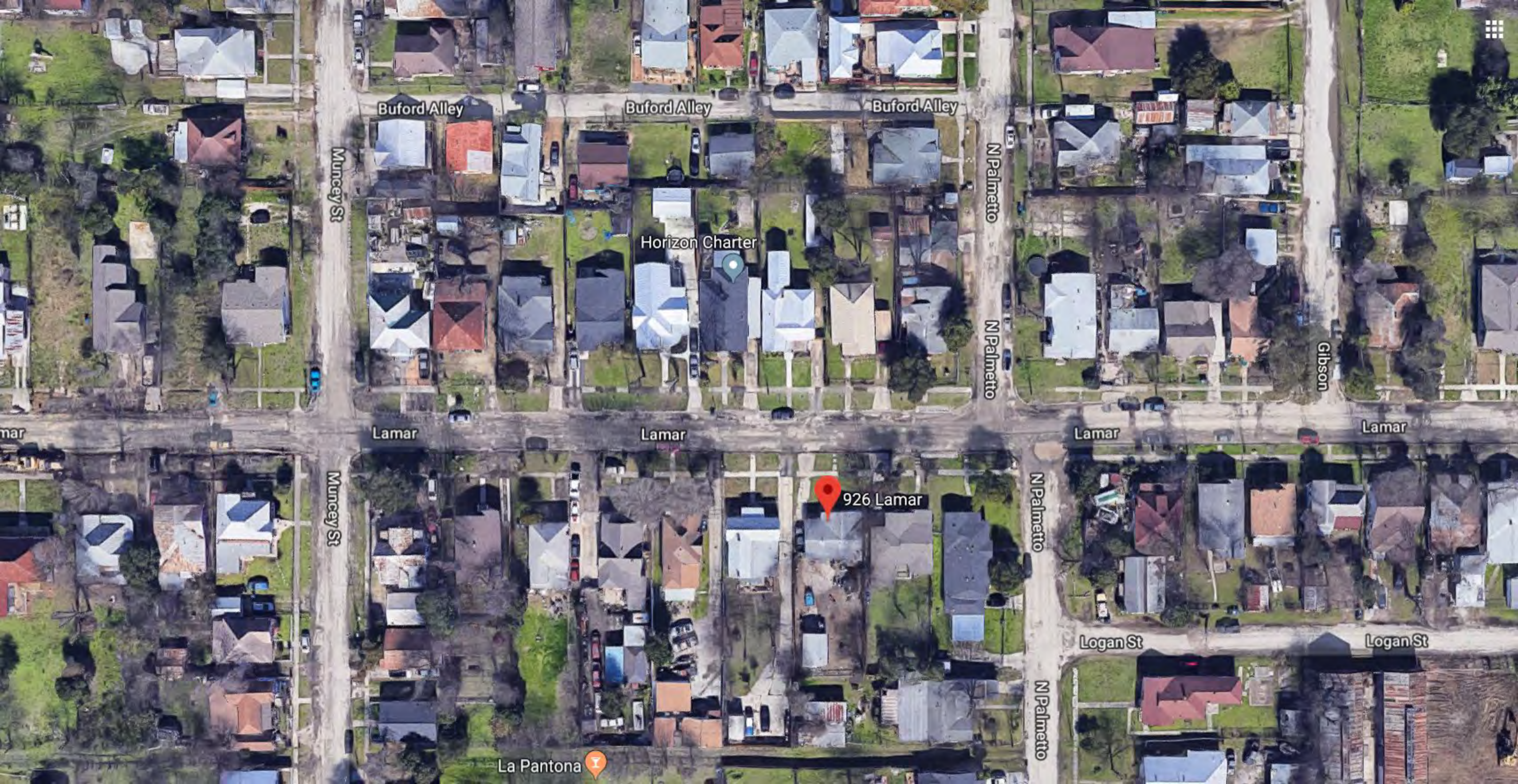
# 926 Lamar



October 28, 2019







Muncey St

Buford Alley

Buford Alley

Buford Alley

N Palmetto

N Palmetto

Gibson

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Lamar

Lamar

Lamar

Lamar

Muncey St

N Palmetto

926 Lamar

Logan St

Logan St

N Palmetto

La Pantona

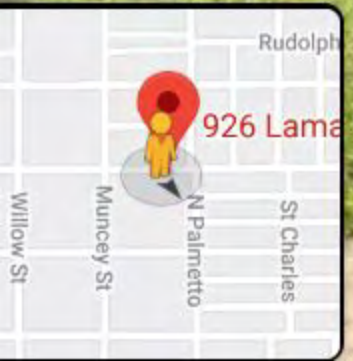




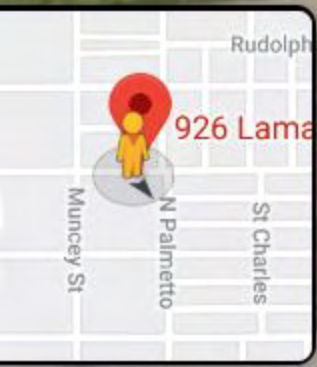
926 Lamar

La Pantona











# 926 Lamar St

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## Stillwell Group

ATTN: Huy, working with case manager for 11/6 agenda

Investor: Bryan Sory  
PM: Logan Nichols  
GC: Keenon Allen  
Design: Erin Till

# 926 Lamar St

Legal: NCB 1655 BLK C LOT 21 495-123753-203

## OVERVIEW

We are seeking advice and approval to commence the renovation of 926 Lamar in historic Dignowity. The project includes the addition of 287 ft<sup>2</sup> total to the rear of the house to add a master bath, master closet, and laundry utility room. Additionally, we will be repairing and updating a non-original rear garage.

## GOALS

1. Obtain OHP approval to begin demo based on submitted plans.
2. Obtain OHP recommendations on design to ensure 926 conforms to district guidelines.

## SPECIFICATIONS

Electrical - We are doing a full rewire.

Foundation - Major foundation work required; slab. Budgeted and approved.

Plumbing - Major. Budgeted and approved.

HVAC - Adding it.

Exterior - Full landscape to be conducted.

-Scalloped asbestos siding present on the top 1/3 of house to be removed. Thick-Thin-Thin original pattern visible in lower sections will be replicated to eaves for consistency.

-City recently repoured first 2 sidewalk sections leading off the pedestrian sidewalk. We will pour the rest to the porch.

-The garage in back: We will pour a new slab, shore up structural members, and convert it to a combination open-sided carport and storage. The lockable walk-in storage will be



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approximately 25 percent of the structure and be on the left side as facing (back to the main house), with the open-sided carport on the right. We think that this is a nice balance between tearing down and full rebuild.

-1 tree off the master (east face) has grown into the roof and must be removed.

-6' wood fence is sufficient and will be added down east and south lines. 8' across back is a potential requirement due to the necessity of masking the view of a very unsightly neighboring yard in the rear, however we can't assess that yet. Can 6 vs 8 be decided after project underway?

-Windows: They are aluminum at present. Our preference here is to use vinyl for the added energy efficiency and buyer preference. OHP, please determine.

-Driveway to garage is broken in all sections aft of (south of) the first section inside the fence and is to be repaired or replaced as required. If the garage cannot be salvaged in a cost effective manner, all concrete aft of the first section is to be removed.

-Request: 926 has an awkward angular divider on the front porch which may be a period design feature from the 1950's but we feel adds no value and may be a detractor for a modern buyer. The divider and associated planter (photos attached) dominate the front porch and largely render it unusable. We would like to remove them both and request OHP approval to do so.

-If OHP determines that either/both features must remain, we request detail on what these items are and why they are significant, and guidance on what to do with them to make them valuable to our buyer and the neighborhood.

**Additions -** Presently, we are a 1,027 ft<sup>2</sup> 2/1. We lack a true a master bath, appropriate master storage, and a laundry room. These modern features necessitate an additional 287 ft<sup>2</sup>

1. We propose to add 61 ft<sup>2</sup> to the master bedroom and add a new master bath/closet combo for a total of 163 ft<sup>2</sup> added in Addition 1 (design attached).
  - a. We request permission to keep the east wall straight, no 12" inset, adding a vertical trim piece to connote the addition. We feel this is reasonable as the addition will not be visible from the street.
2. 63 ft<sup>2</sup> of space will extend off the dining room on the west and rear side of the house to accommodate a utility room with washer/dryer connections. Addition 2 (design attached).
  - a. Addition 2 will comply with the requirement to inset 12".

## MATERIALS SPECIFICATIONS

1. 105/117 pine siding to match current pattern and approved paint color
2. Wood frame/ clad windows (whatever gets approved by ohp) - vinyl preferred by applicant
3. Shingles that match current roof( 3- tab asphalt)
4. 3000 psi concrete foundation
5. Pressure treated deck painted (approved ohp color)
6. Wooden front and rear doors with possible glass window inserts.
7. Accent painted columns on front porch.
8. Decking overlay on front porch

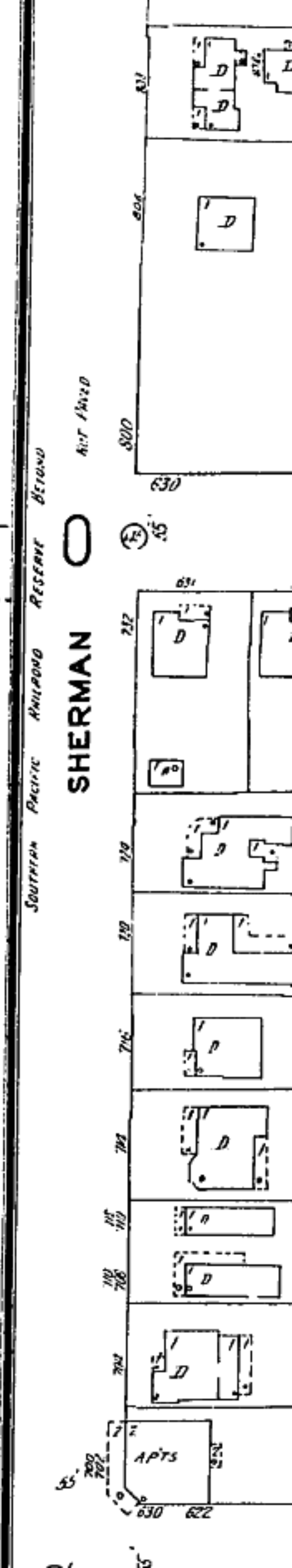
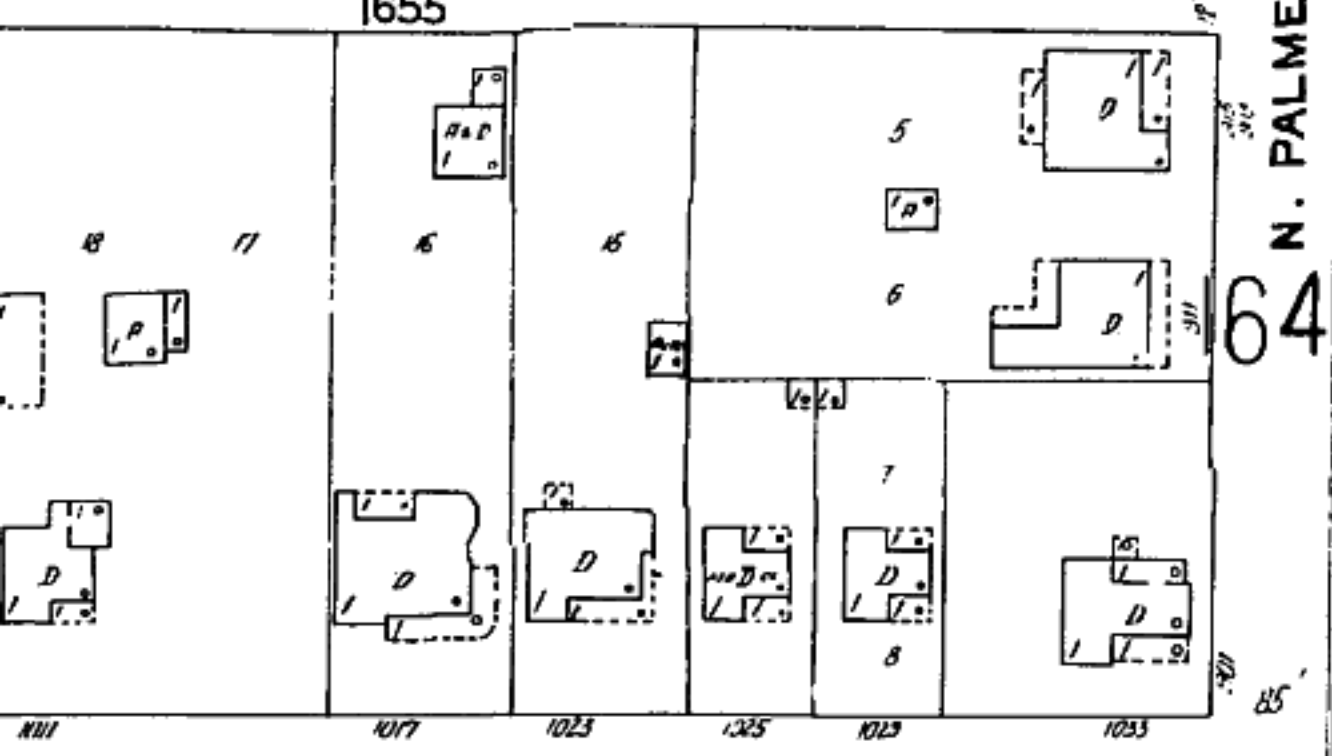
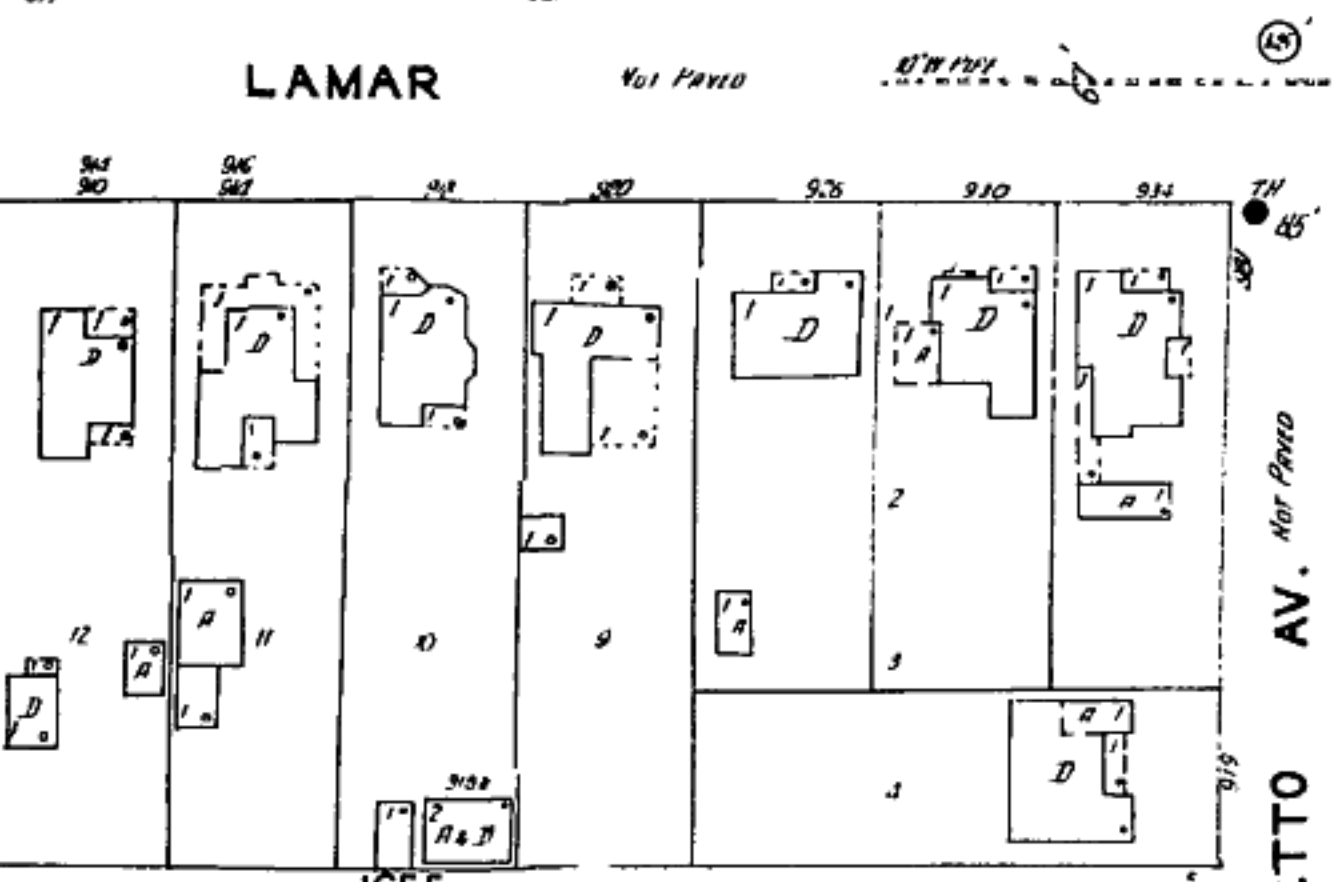
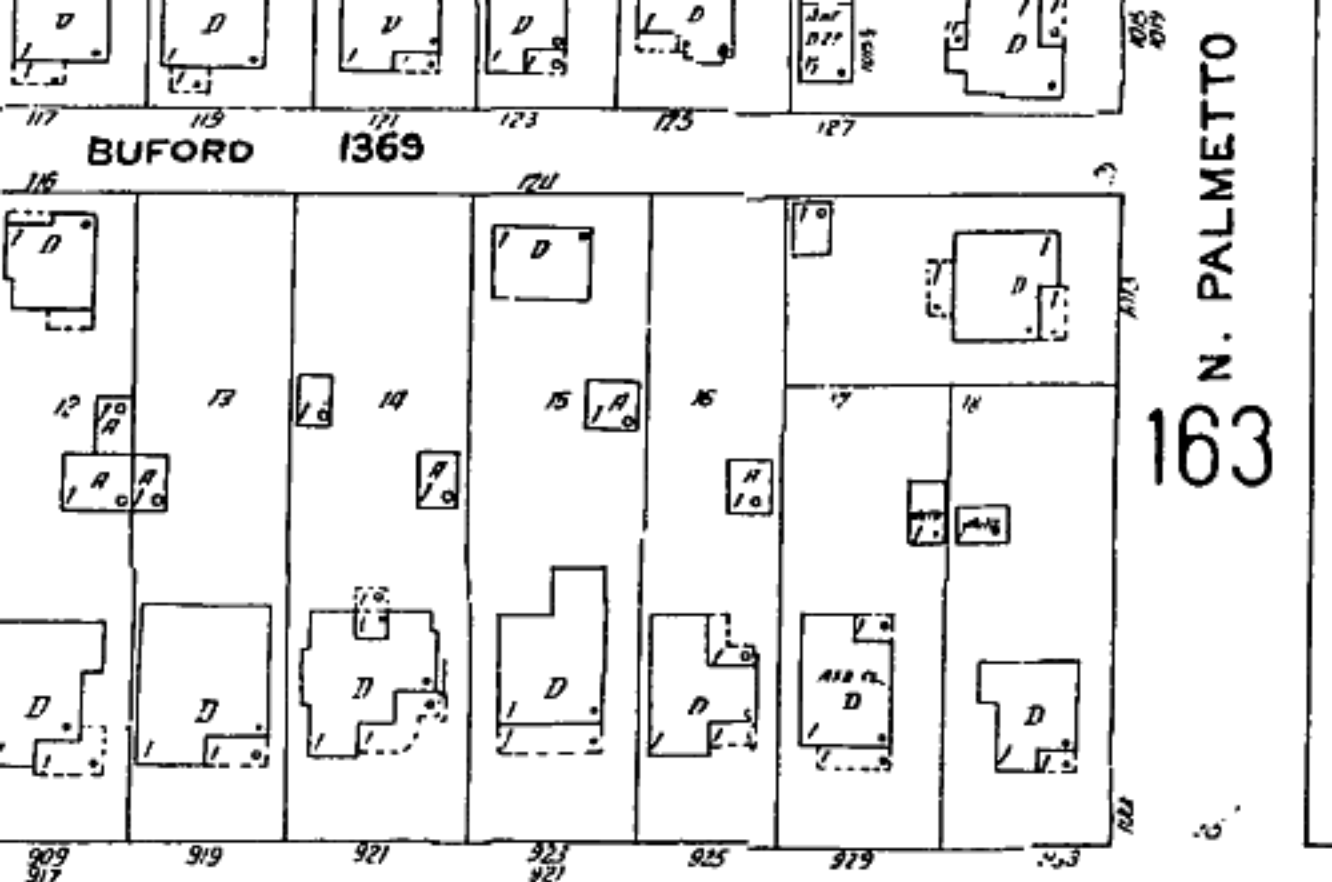


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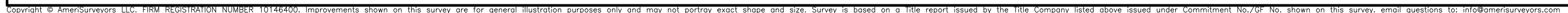
## **TIMELINE**

In the absence of any unassessed major structural flaws, we expect 926 Lamar to be returned to a marketable condition 2.5 months from November 6th.

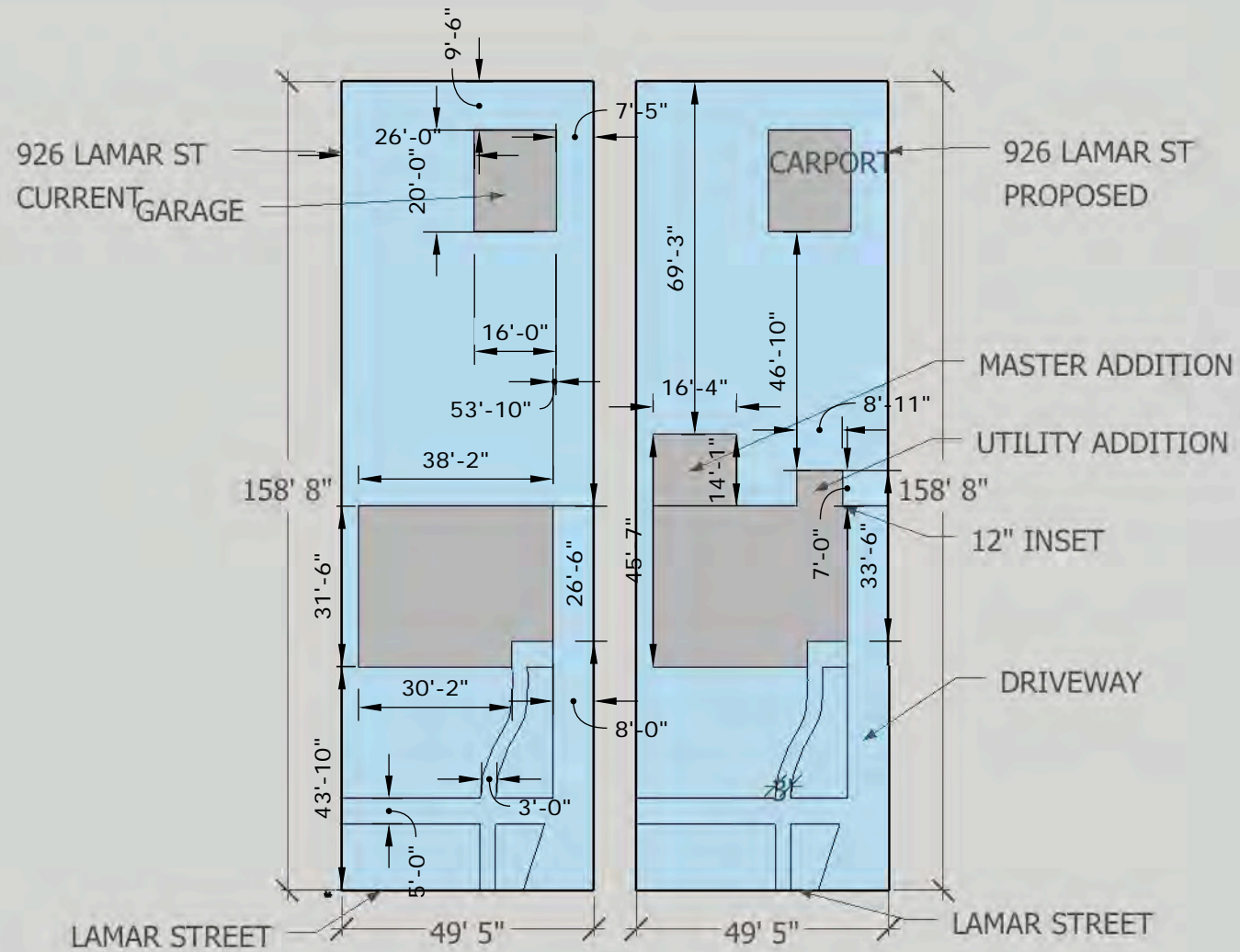




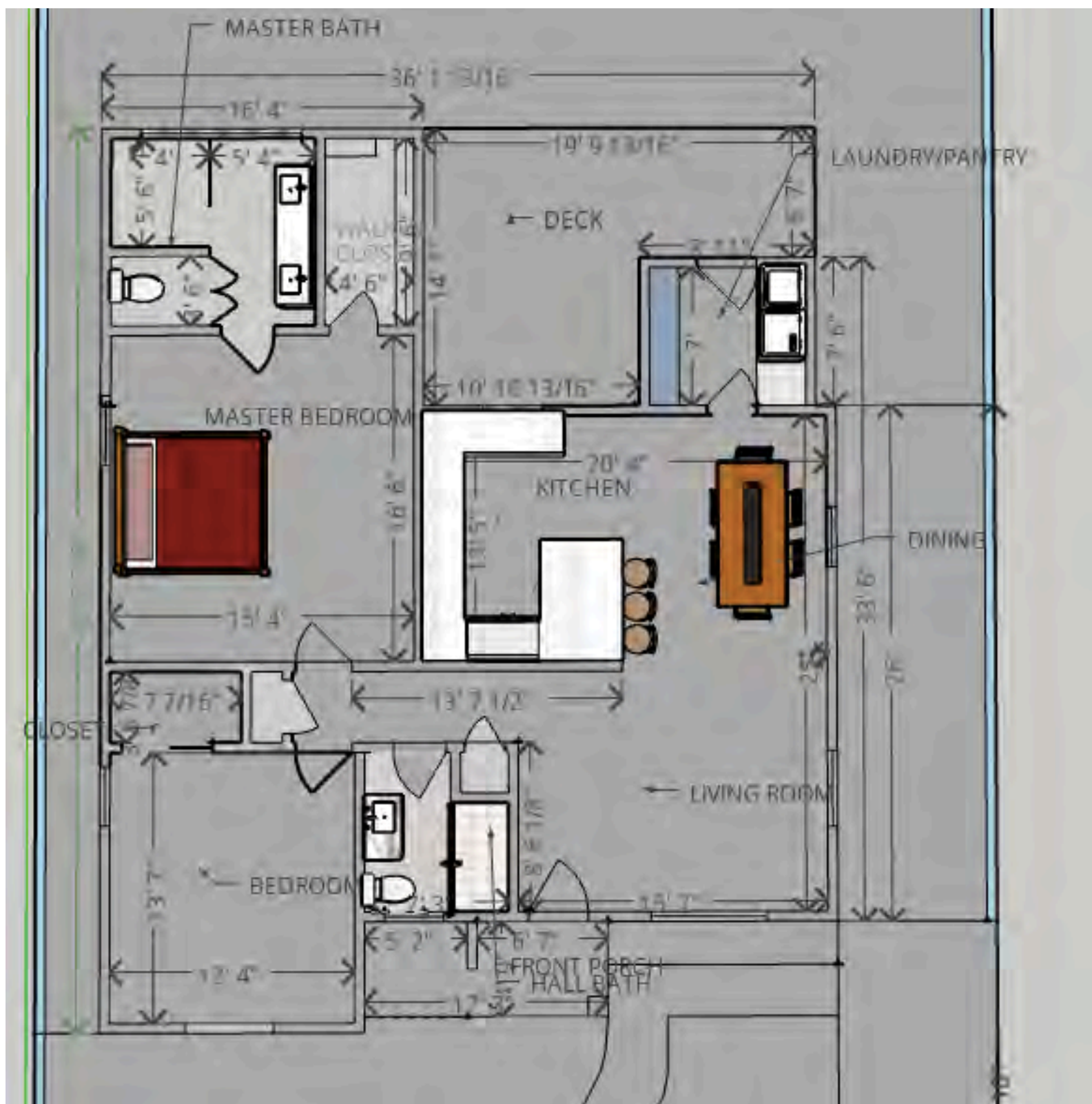








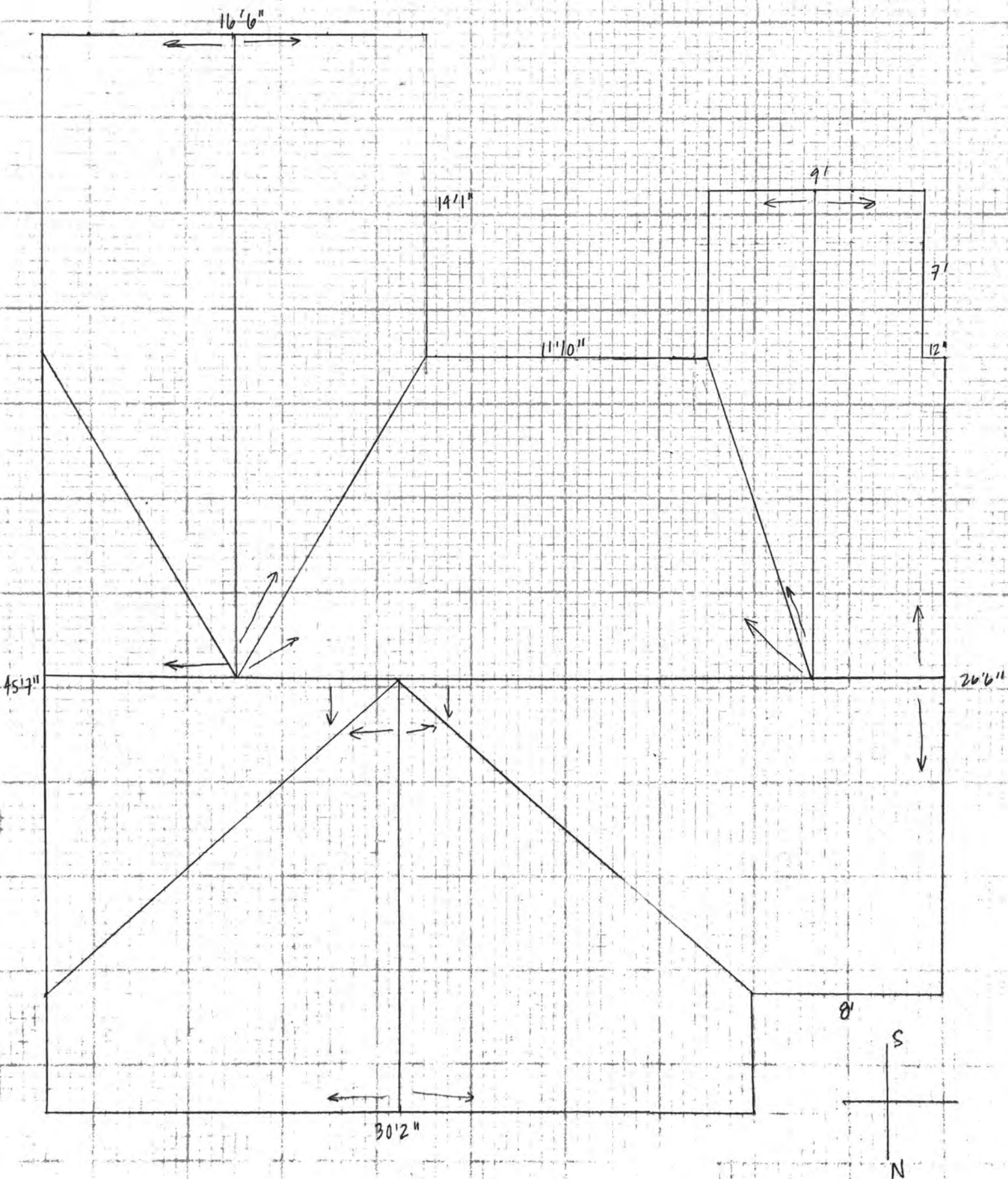






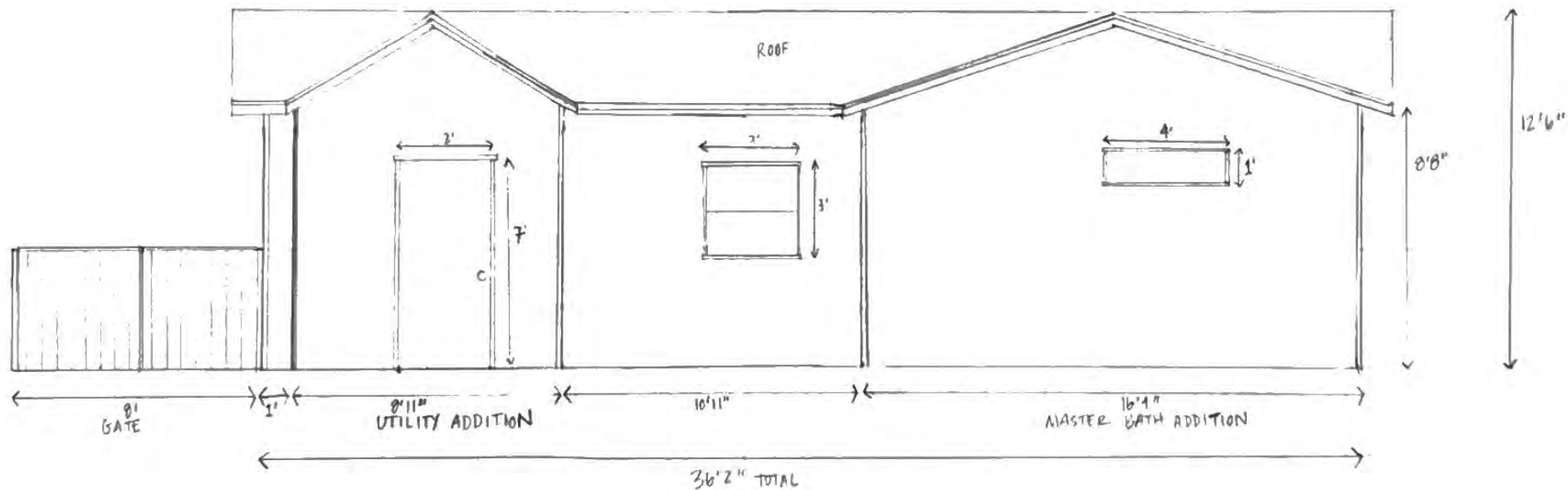
926 LAMAR STREET  
ROOF PLAN

1" = 12"



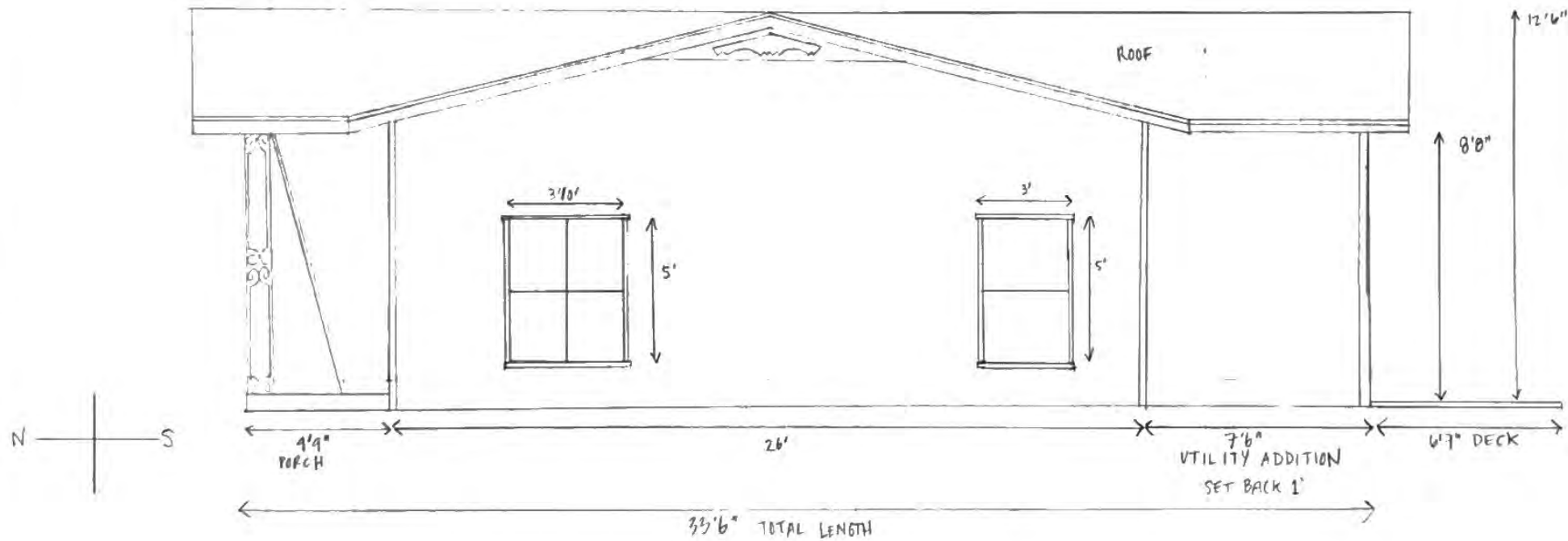


926 LAMAR STREET  
SOUTH ELEVATION



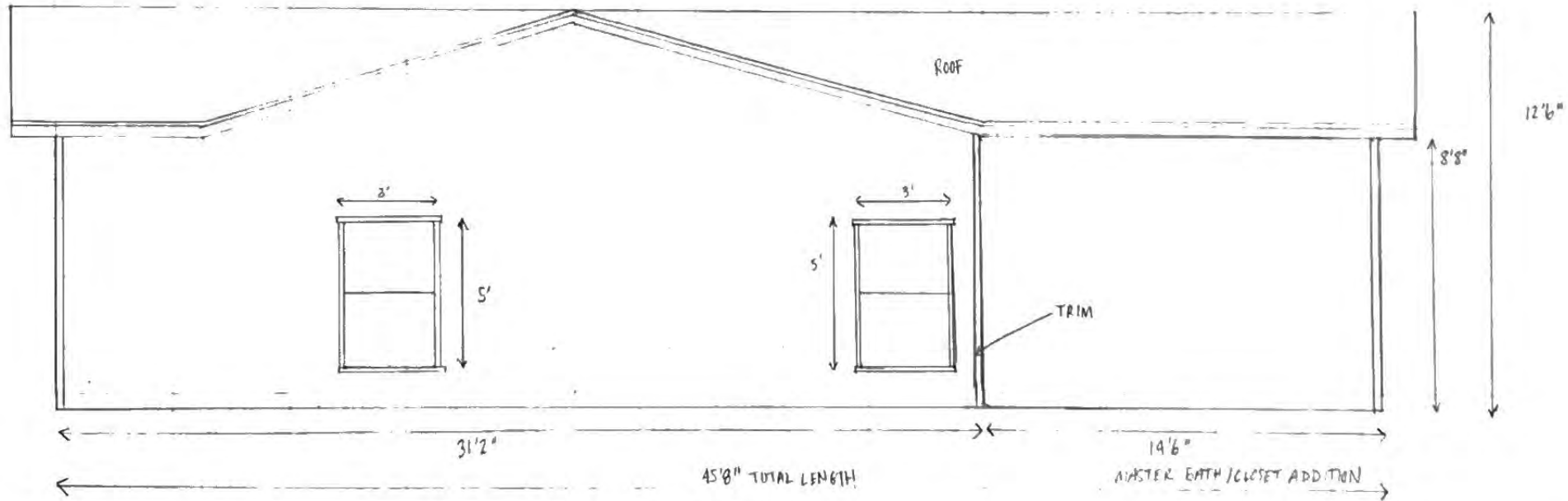


726 LAMAR STREET  
WEST ELEVATION





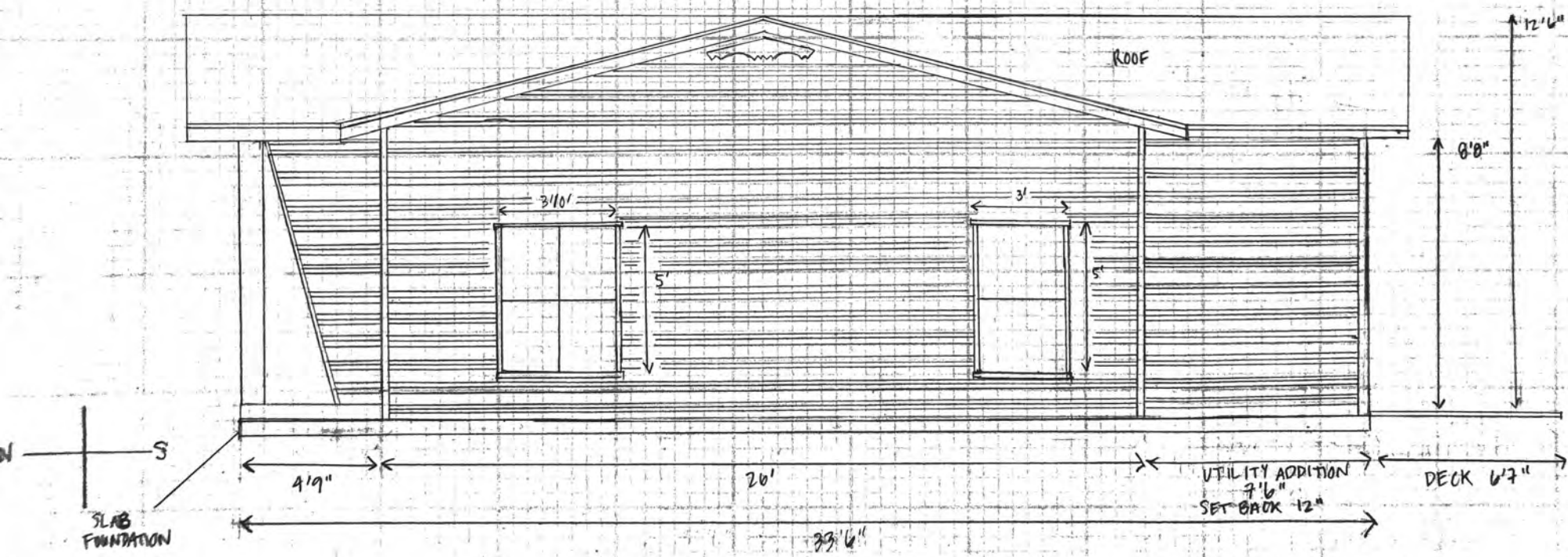
926 LAMAR STREET  
EAST ELEVATION





926 LAMAR STREET  
WEST ELEVATION

1" = 12"

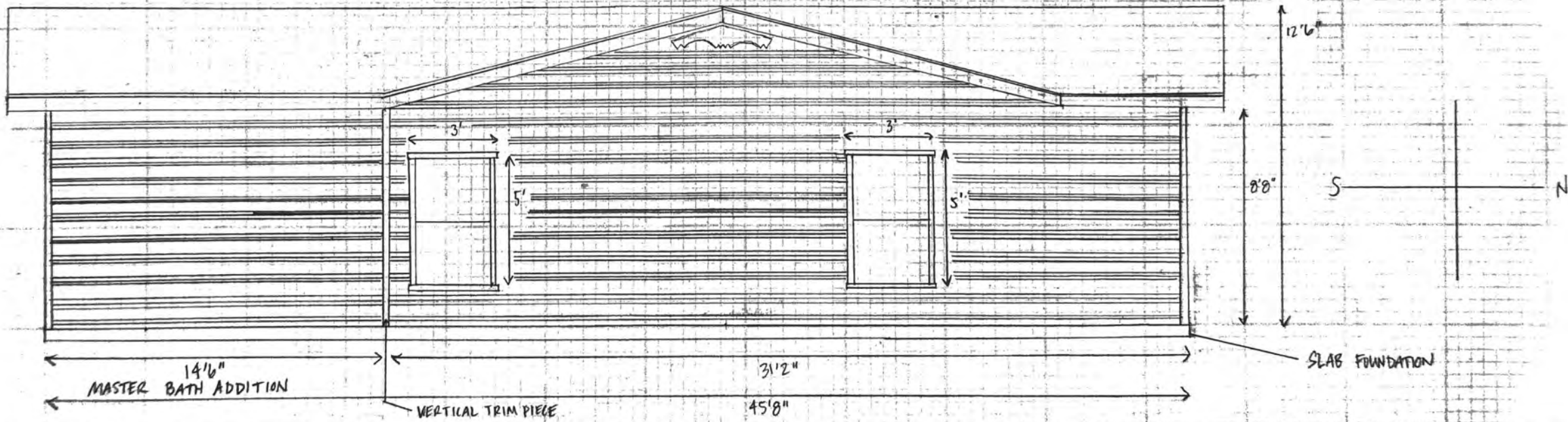




426 LAMAR STREET

EAST ELEVATION

1" = 12"



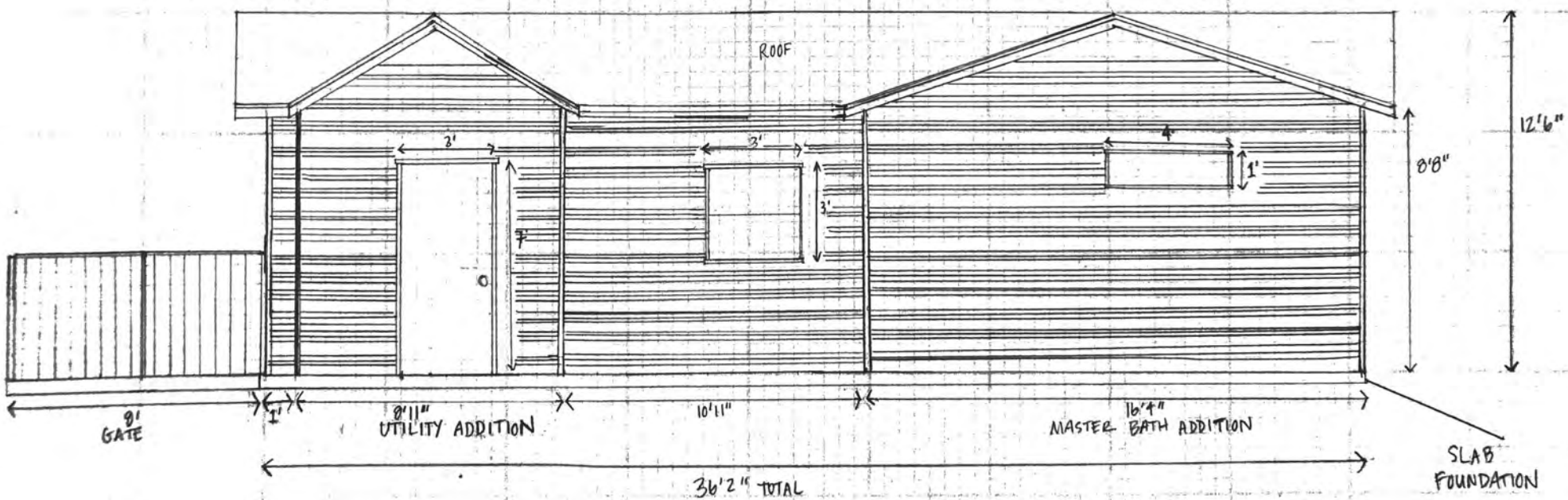


926 LAMAR STREET  
SOUTH ELEVATION

1" = 12"

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**BEWARE**  
of DOG











October 30, 2019 at 3:33 PM  
920 Lamar St  
San Antonio TX 78202  
United States





October 30, 2019 at 3:33 PM  
925 Lamar St  
San Antonio TX 78202  
United States





October 30, 2019, at 3:34 PM  
920 Lamar St  
San Antonio TX 78202  
United States





October 30, 2019 at 3:35 PM  
926 Lamar St  
San Antonio TX 78202  
United States





October 30, 2019 at 3:33 PM  
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San Antonio TX 78202  
United States





October 30, 2019 at 3:33 PM  
929 Lamar St  
San Antonio TX 78202  
United States







## Mid Century Mahogany 3-Lite Single Entry Door

Brand: **Escon Doors**

Item #: 6793

Model: **M63L-1**

**Door Size (WxH)**

36"x80" (3'-0"x6'-8")

**Pre-Hanging** [ **Help** ⓘ ]

No





Team Headquarters  
Internet Portal

QUOTE EXPIRES

Quote Not Certified

BILL TO:

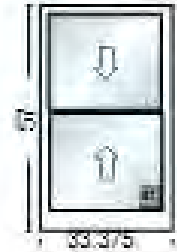
SHIP TO:

84 Lumber Company  
18100 FM 2252  
San Antonio, TX 78266  
Tel: (210)651-1184

[www.84lumber.com](http://www.84lumber.com)

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
5147065	10/29/2019	Load Date Not Set	Quote Not Ordered	Ragan Pickering
JOB NAME		CUSTOMER PO#	BUILDING/LOT #	CONTACT

LineItem #	Description	Net Price	Extended
1-1	Rough Opening: 34 1/2 X 57 5/8, Frame: 33 3/8 X 57	\$289.94	\$579.88
Qty: 2	Wrapping - Clear Opening Calculations 29.75 X 24.625, Clear Opening		
Room Location:	Area: 5.09		
None Assigned	Product Unit 1:Builder Series 100 Double Hung		
Note:	Dimensions Call Size 2-8 4-6, Frame Size 33.375 X 57		
	Color Exterior = Primed, Interior = Primed, Balance = Beige		
	Unit Type Compression Tilt, Base Sill Material = Wood , Blind Stop		
	Material = Wood , Prep for Stool and Apron		
	Unit Performance Performance Upgrade = None, DP +35/-35, No Thermal		
	Requirement, U-Factor = 0.34, SHGC = 0.29, VLT = 0.52, CPD =		
	PWG-M-80-01156-00001		
	Glass Unit 1: Low-E, Double Glazed, Warm Edge (WE), Metal		
	Unit 1 Lower, 1 Upper: Annealed		
	Hardware Bronzestone, 2 Locks		
	Screen Full Screen, White, Shipped Separately		
	Wrapping - Frame Options Standard Nose, Wood		
	Wrapping - Exterior Casing MW Brickmould, Wood		
	Wrapping - Jamb Extension 4 9/16"		

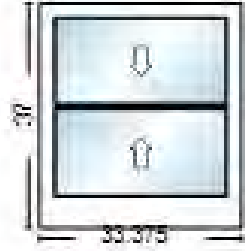


LineItem #	Description	Net Price	Extended
1-2	Unit 1 Screen, 2-8 4-6, Screen Color: White	\$27.11	\$54.22
Qty: 2			
Room Location:			
None Assigned			
Note:			



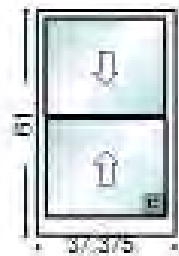
QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
5147065	10/29/2019	Load Date Not Set	Quote Not Ordered	Ragan Pickering
JOB NAME	CUSTOMER PO#	BUILDING/LOT #	CONTACT	

LineItem #	Description	Net Price	Extended
2-1	Rough Opening: 34 1/2 X 37 5/8, Frame: 33 3/8 X 37	\$231.01	\$462.02
Qty: 2	Wrapping - Clear Opening Calculations 29.75 X 14.625, Clear Opening		
Room Location:	Area: 3.02		
None Assigned	Product Unit 1:Builder Series 100 Double Hung		
Note:	Dimensions Call Size 2-8 2-10, Frame Size 33.375 X 37		
	Color Exterior = Primed, Interior = Primed, Balance = Beige		
	Unit Type Compression Tilt, Base Sill Material = Wood , Blind Stop		
	Material = Wood , Prep for Stool and Apron		
	Unit Performance Performance Upgrade = None, DP +35/-35, No Thermal Requirement, U-Factor = 0.34, SHGC = 0.29, VLT = 0.52, CPD =		
	PWG-M-80-01156-00001		
	Glass Unit 1: Low-E, Double Glazed, Warm Edge (WE), Metal		
	Unit 1 Lower, 1 Upper: Annealed		
	Hardware Bronzestone, 1 Lock		
	Screen Full Screen, White, Shipped Separately		
	Wrapping - Frame Options Standard Nose, Wood		
	Wrapping - Exterior Casing MW Brickmould, Wood		
	Wrapping - Jamb Extension 4 9/16"		



LineItem #	Description	Net Price	Extended
2-2	Unit 1 Screen, 2-8 2-10, Screen Color: White	\$22.40	\$44.80
Qty: 2			
Room Location:			
None Assigned			
Note:			

LineItem #	Description	Net Price	Extended
3-1	Rough Opening: 38 1/2 X 61 5/8, Frame: 37 3/8 X 61	\$317.06	\$317.06
Qty: 1	Wrapping - Clear Opening Calculations 33.75 X 26.625, Clear Opening		
Room Location:	Area: 6.24		
None Assigned	Product Unit 1:Builder Series 100 Double Hung		
Note:	Dimensions Call Size 3-0 4-10, Frame Size 37.375 X 61		
	Color Exterior = Primed, Interior = Primed, Balance = Beige		
	Unit Type Compression Tilt, Base Sill Material = Wood , Blind Stop		
	Material = Wood , Prep for Stool and Apron		
	Unit Performance Performance Upgrade = None, DP +35/-35, No Thermal Requirement, U-Factor = 0.34, SHGC = 0.29, VLT = 0.52, CPD =		
	PWG-M-80-01156-00001		
	Glass Unit 1: Low-E, Double Glazed, Warm Edge (WE), Metal		
	Unit 1 Lower, 1 Upper: Annealed		
	Hardware Bronzestone, 2 Locks		
	Screen Full Screen, White, Shipped Separately		
	Wrapping - Frame Options Standard Nose, Wood		
	Wrapping - Exterior Casing MW Brickmould, Wood		
	Wrapping - Jamb Extension 4 9/16"		





QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
5147065	10/29/2019	Load Date Not Set	Quote Not Ordered	Ragan Pickering
JOB NAME	CUSTOMER PO#	BUILDING/LOT #	CONTACT	

LineItem #	Description	Net Price	Extended
3-2	Unit 1 Screen, 3-0 4-10, Screen Color: White	\$30.64	\$30.64

Qty: 1

Room Location:

None Assigned

Note:

LineItem #	Description	Net Price	Extended
4-1	Rough Opening: 46 1/2 X 57 5/8, Frame: 45 3/8 X 57	\$339.44	\$339.44

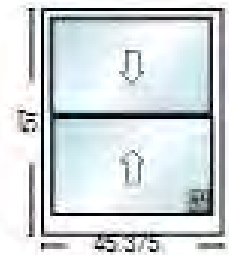
Qty: 1

Room Location:

None Assigned

Note:

Wrapping - Clear Opening Calculations 41.75 X 24.625, Clear Opening Area: 7.14  
Product Unit 1:Builder Series 100 Double Hung  
Dimensions Call Size 3-8 4-6, Frame Size 45.375 X 57  
Color Exterior = Primed, Interior = Primed, Balance = Beige  
Unit Type Compression Tilt, Base Sill Material = Wood , Blind Stop Material = Wood , Prep for Stool and Apron  
Unit Performance Performance Upgrade = None, DP +25/-25, No Thermal Requirement, U-Factor = 0.34, SHGC = 0.29, VLT = 0.52, CPD = PWG-M-80-01156-00001  
Glass Unit 1: Low-E, Double Glazed, Warm Edge (WE), Metal Unit 1 Lower, 1 Upper: Annealed  
Hardware Bronzestone, 2 Locks  
Screen Full Screen, White, Shipped Separately  
Wrapping - Frame Options Standard Nose, Wood  
Wrapping - Exterior Casing MW Brickmould, Wood  
Wrapping - Jamb Extension 4 9/16"



LineItem #	Description	Net Price	Extended
4-2	Unit 1 Screen, 3-8 4-6, Screen Color: White	\$33.00	\$33.00

Qty: 1

Room Location:

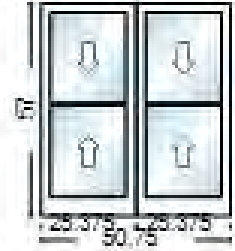
None Assigned

Note:



QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
5147065	10/29/2019	Load Date Not Set	Quote Not Ordered	Ragan Pickering
JOB NAME	CUSTOMER PO#	BUILDING/LOT #	CONTACT	

LineItem #	Description	Net Price	Extended
5-1	Rough Opening: 51 7/8 X 57 5/8, Frame: 50 3/4 X 57	\$536.28	\$536.28
Qty: 1	Wrapping - Clear Opening Calculations 21.75 X 24.625, Clear Opening		
Room Location:	Area: 3.72		
None Assigned	Product Unit 1:Builder Series 100 Double Hung   Unit 2:Builder Series 100		
Note:	Double Hung		
	Dimensions Call Size 2-0 4-6, Frame Size 25.375 X 57		
	Color Exterior = Primed, Interior = Primed, Balance = Beige		
	Unit Type Compression Tilt, Base Sill Material = Wood , Blind Stop		
	Material = Wood , Prep for Stool and Apron		
	Unit Performance Performance Upgrade = None, DP +35/-35, No Thermal		
	Requirement, U-Factor = 0.34, SHGC = 0.29, VLT = 0.52, CPD =		
	PWG-M-80-01156-00001		
	Glass Unit 1, 2: Low-E, Double Glazed, Warm Edge (WE), Metal		
	Unit 1 Lower, 1 Upper, 2 Lower, 2 Upper: Annealed		
	Hardware Bronzestone, 1 Lock		
	Screen Full Screen, White, Shipped Separately		
	Wrapping - Frame Options Standard Nose, Wood		
	Wrapping - Exterior Casing MW Brickmould, Wood		
	Wrapping - Jamb Extension 4 9/16"		
	Wrapping - Overall Performance DP+35/-35		
	Mulls Vertical Factory 0" thick		



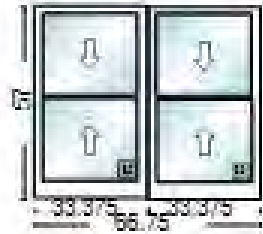
LineItem #	Description	Net Price	Extended
5-2	Unit 1 Screen, 2-0 4-6, Screen Color: White	\$23.57	\$23.57
Qty: 1			
Room Location:			
None Assigned			
Note:			

LineItem #	Description	Net Price	Extended
5-3	Unit 2 Screen, 2-0 4-6, Screen Color: White	\$23.57	\$23.57
Qty: 1			
Room Location:			
None Assigned			
Note:			



QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
5147065	10/29/2019	Load Date Not Set	Quote Not Ordered	Ragan Pickering
JOB NAME	CUSTOMER PO#	BUILDING/LOT #	CONTACT	

LineItem #	Description	Net Price	Extended
6-1	Rough Opening: 67 7/8 X 57 5/8, Frame: 66 3/4 X 57	\$607.00	\$607.00
Qty: 1	Wrapping - Clear Opening Calculations 29.75 X 24.625, Clear Opening		
Room Location:	Area: 5.09		
None Assigned	Product Unit 1:Builder Series 100 Double Hung   Unit 2:Builder Series 100		
Note:	Double Hung		
	Dimensions Call Size 2-8 4-6, Frame Size 33.375 X 57		
	Color Exterior = Primed, Interior = Primed, Balance = Beige		
	Unit Type Compression Tilt, Base Sill Material = Wood , Blind Stop		
	Material = Wood , Prep for Stool and Apron		
	Unit Performance Performance Upgrade = None, DP +35/-35, No Thermal		
	Requirement, U-Factor = 0.34, SHGC = 0.29, VLT = 0.52, CPD =		
	PWG-M-80-01156-00001		
	Glass Unit 1, 2: Low-E, Double Glazed, Warm Edge (WE), Metal		
	Unit 1 Lower, 1 Upper, 2 Lower, 2 Upper: Annealed		
	Hardware Bronzestone, 1 Lock		
	Screen Full Screen, White, Shipped Separately		
	Wrapping - Frame Options Standard Nose, Wood		
	Wrapping - Exterior Casing MW Brickmould, Wood		
	Wrapping - Jamb Extension 4 9/16"		
	Wrapping - Overall Performance DP+35/-35		
	Mulls Vertical Factory 0" thick		



LineItem #	Description	Net Price	Extended
6-2	Unit 1 Screen, 2-8 4-6, Screen Color: White	\$27.11	\$27.11
Qty: 1			
Room Location:			
None Assigned			
Note:			

LineItem #	Description	Net Price	Extended
6-3	Unit 2 Screen, 2-8 4-6, Screen Color: White	\$27.11	\$27.11
Qty: 1			
Room Location:			
None Assigned			
Note:			



QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
5147065	10/29/2019	Load Date Not Set	Quote Not Ordered	Ragan Pickering
JOB NAME		CUSTOMER PO#	BUILDING/LOT #	CONTACT

LineItem #	Description	Net Price	Extended
7-1	Rough Opening: 50 1/2 X 13 7/8, Frame: 49 3/8 X 13 3/8	\$293.49	\$293.49
Qty: 1	Product Unit 1:Pro Series 200 Double Hung Fixed Transom - Direct Set		
Room Location:	Dimensions Call Size 4-0 1-0, Frame Size 49.375 X 13.375		
None Assigned	Color Exterior = Primed, Interior = Primed		
Note:	Unit Type 200 Standard, Outside Stop Material: Synthetic		
	Unit Performance DP +55/-55, No Thermal Requirement, U-Factor = 0.31, SHGC = 0.35, VLT = 0.64, CPD = PWG-M-75-00925-00001		
	Glass Low-E, Double Glazed, Annealed, Warm Edge (WE), Metal		
	Wrapping - Frame Options Standard Nose, Synthetic		
	Wrapping - Exterior Casing MW Brickmould, Synthetic		
	Wrapping - Jamb Extension 4 9/16"		



Total Unit Quantity: 19

PROJECT	QUOTE
KEENON ALLEN	KEENON ALLEN
NOTES	
Order:	
Delivery:	
Job	
Comment:	

SUB-TOTAL:	\$3,399.19
LABOR:	\$0.00
FREIGHT:	\$0.00
SALES TAX:	\$280.43
TOTAL:	\$3,679.62

CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_