

City of Madison Landmarks Commission

APPLICATION

City of Madison Planning Division, 126 S Hamilton Street, P.O. Box 2985, Madison, WI 53701-2985



1. LOCATION

Project Address: 1724 Hoyt Street Aldermanic District: 5

2. PROJECT

Project Title / Description: side + rear 2nd floor window upgrade (4 windows)

This is an application for: (check all that apply)

- Alteration / Addition to a Designated Landmark
Land Division/Combination of Designated Landmark site
Alteration / Addition to a building adjacent to a Designated Landmark
[X] Alteration / Addition to a building in a Local Historic District (specify):
Mansion Hill Third Lake Ridge First Settlement
University Heights Marquette Bungalows
Land Division/Combination in a Local Historic District (specify):
Mansion Hill Third Lake Ridge First Settlement
University Heights Marquette Bungalows
New Construction in a Local Historic District (specify):
Mansion Hill Third Lake Ridge First Settlement
University Heights Marquette Bungalows
Demolition
Variance from the Historic Preservation Ordinance (Chapter 41)
Referral from Common Council, Plan Commission, or other referral
Landmark Nomination/Rescission or Historic District Nomination/Amendment
Other (specify):

PLANNING DIVISION USE ONLY
Registrar #

3. APPLICANT

Applicant's Name: Michael + Ann Varda Company: N/A
Address: 1724 Hoyt St Madison, WI 53726
Telephone: (608) 231-3183 E-mail: vardam-33@uwalumni.com

Property Owner (if not applicant): Varda Joint Revocable Trust
Address: 1724 Hoyt St Madison, WI 53726

Property Owner's Signature: Michael S. Varda Date: 4/17/2017

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 4:30 p.m. on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located at 126 S Hamilton Street. Applications submitted after the submittal date or incomplete applications will be postponed to the next scheduled filing time.

**APPLICATION SUBMISSION REQUIREMENTS CHECKLIST:**  
 In order to be considered complete, every application submission shall include at least the following information unless otherwise waived by the Preservation Planner.

- Landmarks Commission Application w/signature of the property owner (1 copy only).
- Twelve (12) collated paper copies 11" x 17" or smaller (via mail or drop-off) of submission materials (see below).
- Electronic files (via email) of submission materials (see below).
- Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
- Architectural drawings reduced to 11" x 17" or smaller pages which may include:
  - Dimensioned site plans showing siting of structures, grading, landscaping, pedestrian and vehicular access, lighting, signage, and other features;
  - Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof;
  - Floor Plan views of levels and roof;
  - For proposals of more than two (2) commercial or residential or combination thereof units, a minimum of two (2) accurate street-view normal perspectives shown from a viewpoint of no more than five (5) feet above existing grade.
- Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
  - Photographs of existing conditions;
  - Photographs of existing context;
  - Manufacturer's product information showing dimensions and materials;
  - Other WI 020172 Hist. Dist. Preservation App. + Cert. of Completed Work

**CONTACT THE PRESERVATION PLANNER:**  
 Please contact the Preservation Planner with any questions.  
 Amy Scanlon, Registered Architect  
 City of Madison Planning Division  
 P.O. Box 2985 (mailing address)  
 Madison, WI 53701-2985  
[ascanlon@cityofmadison.com](mailto:ascanlon@cityofmadison.com)  
 608 266 6552

April 17, 2017  
1724 Hoyt Street  
Madison, WI 53726

**Hand Delivered**

Ms. Amy Scanlon, Registered Architect  
City of Madison Planning Division  
P.O. Box 2985  
126 S. Hamilton Street  
Madison, WI 53703

Re: Narrative Description/Letter of Intent – 1724 Hoyt Street—University Heights Historic District --  
Proposed architecturally consistent replacement of 4 second floor windows and storms to match  
existing 2002 upgraded second floor windows

Dear Ms. Scanlon:

This letter describes the proposal of my wife and I to replace the four remaining 106-year-old windows on the second floor of our 1911 home at 1724 Hoyt Street, Madison. The house is in the University Heights Historic District (UHHD), two blocks west of the stadium. My wife and I have been in the house over 40 years and have many times upgraded components. I bought the house in 1975 and the only upgrade to that point had been an oil furnace replacing a coal furnace; the house still had a kitchen sink with a side-board drain, a claw-foot, cast iron bath tub (no shower) in the single upstairs bathroom, and a collapsing Model-T type garage in the lot's rear corner.

**Historical Investment in House.** We had made many upgrades to keep the house reasonably up to date. Among those projects, in 1991, we created a new kitchen and replaced half of the knob-and-tube wiring. In 2002, we hired Sweeney Construction to repair the sagging and rotting front porch, install storm doors, and fix a foundation problem where the side door met the grade level of the driveway. This last project also installed four new Pella “architect series” windows on the second floor to replace existing windows whose sashes were no longer level or lockable and difficult to close due to house settling. It is this very Pella series that we seek to use and make the full complement of second floor windows consistent all the way around. The estimated cost of the project is approximately \$5,000. I would note that in the last 14 months we have totally upgraded our upstairs 1970's-era bathroom with a completely new bathroom, put on a new roof on both the garage and house, and just completed the elimination of the remaining knob-and-tube wiring.

**Scope of Proposed Project.** We are proposing to replace four windows on the second floor, two on the west side, one in the bathroom on the north side center, and one on the east side in the northwest corner bedroom. (Hoyt St. runs east-west and our house is on the north side of the street). Attachment A sets forth the specifications for the four windows as supplied by Pella's contractor division. Not included is the projected \$800 installation cost furnished by Iver Bryan, Historical Window Repair, 143 Maple St. Columbus, WI. When meeting with the Pella representative, Kyle Krueger, we specified that we wanted to match the four Pella windows installed on the second floor in in 2002. We were aware of the Historic District's general requirement to not change the visual perspective (south-facing front and east and west sides) that helped maintain the turn-of-century aesthetic appearance of the district's homes. We have been assured by the Pella representative that the windows are the same insert-type windows as used in 2002, except for improved invisible mechanical features for cleaning that are hidden inside the window

frames. The windows will be in the same architect series as those installed in 2002 and will have full divided lights, with narrow muntins closely matching the originals.

**Need For, and Benefits of, Project.** The project reflects some needs that we have as homeowners, but it also provides a tangible benefit to the objectives of the UHHD.

Need. The remaining windows we seek to replace date, from all appearances, from the house's original construction in 1911. Single pane glass, they are not energy efficient. The outside storms are aesthetically-inconsistent aluminum frame storms, over 50 years old by my estimate, and not energy efficient. The new 2002 Pella windows have thermal pane glass, need no exterior storms, are decidedly better insulating against winter cold. The aluminum storms seem to conduct cold, rather than insulate against it. (Though I have done no research on this point, I believe aluminum storms have passed out of the market as a totally obsolete product, given the current demand for insulation to achieve savings in energy costs.)

The small bathroom window is particularly problematic. The inner window does not seal well. Winter cold causes frosting on the interior side of the single pane lower window. Moisture-laden air from the bathroom fan vent appears to cause huge ice and frost build up on the interior of the aluminum storm. In addition, that window's upper pane, according to Mr. Krueger, must have been a replacement years ago. At a distance, he could see and showed to us that the lower pane has the typical old-age "flow" distortions in the glass, but not the upper one. He hypothesized that the upper pane and frame must have been replaced somewhere along the line. We have always wondered why this one window was different from the other second floor windows. We propose to make the upper pane on the proposed replacement have divided lights consistent with all the other second floor windows. (None of the original first floor windows apparently have ever had divided lights in the upper half).

We have problems with the larger windows. The pulley weights and corded sash for opening and closing the windows are aging out. We have noticed elsewhere in the house that the cords jump off the pulley and then become wedged in and totally inaccessible to fix without a skilled crafts person taking the window frames apart to access the weights. This is wholly unnecessary with the insert-type windows from Pella that we seek to install. The large window in the southwest front bedroom has a cracked pane and the aluminum storm no longer works. On that storm window, a finger slide to prop open the left side (interior perspective) is broken, making insecure any opening of the storm. The smaller window (9 lights) on the rear, west side of the northwest den room has badly deteriorated glazing and the aluminum storm does not fully seal at the wood sill. The large window on the east side in the northeast corner bedroom also has deteriorated glazing and there is a discernable gap between the sill and the bottom edge of the storm frame.

Repairing these windows does not seem to be a reasonable, long-term choice, considering how much better windows can be installed with no discernable aesthetic degradation.

The pictures in Attachment B show the windows sought to be replaced and photos of the exterior context from all sides of the house.

Benefit. The proposed new windows will match the front two Pella windows in appearance and contribute to the aesthetic of the UHHD. The two proposed windows on the west side would extend the front upper window appearance around to the west side, and the proposed east window would match the front east window for a fully matching appearance on the east side, second floor. Replacing the bathroom window with one having divided lights would give architectural consistency to the north side of the house. This enhancement is normally not an issue for appearances, but could be a help here. Summit Ave. on the north side of our block is about 10 to 15 feet higher in elevation and a pedestrian on the

sidewalk there can readily see down through gaps into the backyards of homes on Hoyt Street's north side. Though a small aesthetic issue, our proposed bathroom window replacement would nonetheless be a modest upgrade consistent with UHHD objectives.

The aluminum window storms that degrade the appearance from historic district objectives would be gone from the house completely. New windows will increase the attractiveness of the premises through a consistent second floor treatment of the windows. The new windows would contribute to cost-effective modern energy efficiency, something that is very desirable considering the house has no side wall insulation, except where added in the remodeling projects in 1991 (exterior kitchen walls) and 2016 (upstairs bathroom exterior walls).

Finally, the Wisconsin Historical Society (WHS) in 2002 approved as meeting rehabilitation standards the 4 Pella windows installed at that time, and which we seek to match in this proposed project. In 2003, the WHS approved the request for the tax credit for the project. The documentation of the request and the April 2, 2003, compliance certification of work completed is in Attachment C. The WHS authorization for the credit included a special condition that we would accept in this application as consistent with the purposes of the project. It seems, to me at least, that the window project we propose here meets a professional historic preservation standard. When we seek to complete the appearance around the perimeter of the entire second floor, we would appear to be meeting and exceeding the preservation standard that the WHS was using in 2002-03. (Note: I have been unable to find any paperwork from the Landmarks Commission on the 2002-03 work that installed the 4 Pella windows we seek to match in this project. Sweeney Construction handled that project, including the building permit process that would likely have triggered the any Landmarks Commission review. Upon calling Sweeney last week, I learned that it had no city approval paperwork in its archives, just financial documents, regarding our 2002 project.)

**Request.** We respectfully submit that our proposed project represents a commitment to good housing, needed energy efficiency, and a material contribution to our home's contributory role in the UHHD. We respectfully request grant of a Certificate of Appropriateness for the installation of the four windows as proposed in the Pella bid and outlined here, including if necessary, the special condition language used by the WHS in granting the tax credit approval in 2003 (see Attachment C). If you need additional information, please contact me as promptly as possible.

Thank you in advance for your consideration.

Very truly yours,

/s/ *Michael S. Varda*

Michael and Ann Varda

Tel: 231-3183

E-mail: vardam-33@uwalumni.com

**City of Madison Landmarks Commission**

**Attachment A**

Application for Certificate of Appropriateness.

Michael & Ann Varda

1724 Hoyt Street

Madison, WI 53726

Upgrade four Second Floor Windows

Proposed Pella Contract

**City of Madison Landmarks Commission**

**Attachment B**

Application for Certificate of Appropriateness.

Michael & Ann Varda

1724 Hoyt Street

Madison, WI 53726

Upgrade four Second Floor Windows

Southwest bedroom:



New window southwest bedroom



Old southwest bedroom

Northwest den:





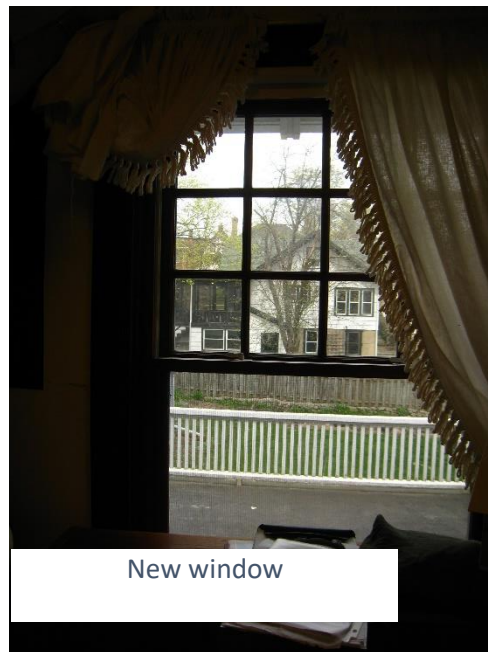
Bathroom:



Northeast bedroom:



Old Window



New window

Exterior:



North facing/rear yard



West facing



East facing



South facing



**City of Madison Landmarks Commission**

**Attachment C**

Application for Certificate of Appropriateness.

Michael & Ann Varda

1724 Hoyt Street

Madison, WI 53726

Upgrade four Second Floor Windows



Headquarters Building  
816 State Street  
Madison, WI 53706-1482  
608-264-6400

Division of Historic Preservation  
Office: 608-264-6500  
Fax: 608-264-6504  
Web: www.shsw.wisc.edu

Wednesday, June 26, 2002

Michael and Ann Varda  
1724 Hoyt Street  
Madison, WI 53726

Dear Mr. and Mrs. Varda:

On June 26, 2002, the Division of Historic Preservation received a Historic Preservation Certification Application for your property at 1724 Hoyt Street in Madison. The project number is wi020172. We have since reviewed the Part 1 application and have determined that your property contributes to the University Heights Historic District of Madison; therefore, it is historic property for the purposes of this program. Enclosed, for your files, is a copy of the signed Part 1 application.

We have also reviewed the Part 2 application and have determined that the proposed project will meet the "Secretary of the Interior's Standards for Rehabilitation" if the following special conditions are met:

- The applicant is strongly encouraged to retain and restore as many original windows as possible; however, the replacement of the original windows with the proposed new units is approved if the following conditions are met: 1) the muntin patterns match those of the original windows; 2) the windows either incorporate true divided lights or use applied muntins permanently attached to the interior and exterior frames in a way that accurately replicates the originals; 3) the widths of the new muntins are within 1/4 inch of the widths of the originals; and 4) the glazed openings (total window openings, side-to-side and top-to-bottom) are within 1-1/2" of those of the original sashes.

Enclosed is a copy of the signed Part 2 application that you may use to claim the tax credits.

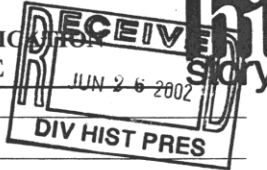
I have enclosed some materials that help to explain the post-approval process. I hope that they are helpful to you. When you have completed work on the project, please take photographs of the overall appearance of the house, as well as "after" shots of the work that you have carried out, and send them to us along with a Request for Certification of Completed Work.

If you have any questions about this review, please let me know. I can be reached by mail at the Wisconsin Historical Society, by telephone at 608/264-6497, by FAX at 608/264-6504, or by E-mail at [dhankel@whs.wisc.edu](mailto:dhankel@whs.wisc.edu).

Sincerely,

Deborah L. Hankel  
Historic Preservation Specialist

HISTORIC HOMEOWNER'S INCOME TAX CREDIT  
HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 -- EVALUATION OF SIGNIFICANCE



1. NAME OF PROPERTY: none  
ADDRESS: Street 1724 Hoyt Street  
City Madison County Dane ZIP 53726-4017

- ( ) Listed individually in the State Register or National Register. COMPLETE ONLY THIS SIDE OF THIS FORM  
 Located in a State Register or National Register Historic District. COMPLETE ONLY THIS SIDE OF THIS FORM

NAME OF HISTORIC DISTRICT: University Heights

- ( ) Preliminary certification. Not listed in State Register or National Register or located in a State or National Register historic district - COMPLETE BOTH SIDES OF THIS FORM

2. OWNER'S NAME: Michael + Ann Varda  
Street: 1724 Hoyt Street  
City: Madison State: WI ZIP: 53726 Telephone (days): 608 267-3591 (w)  
Social Security or Taxpayer Identification Number: 394-46-2616 (H) 231-3183 (H)

3. PROJECT CONTACT (If different from owner): Sweeney Construction Corp. Tim Sweeney  
Street: 1008 Fish Hatchery Rd  
City: Madison State: WI ZIP: 53715 Telephone (days): 608 257-3034

4. PHOTOGRAPHS. Please enclose photographs of the exterior of the building to be rehabilitated. Photos should be at least 3" x 5" (no "instant" photos) and should show clearly all sides of the building. If you are completing items 6, 7, and 8, please include photographs of the building's interior, site, and important features, as described in section 9 on the reverse side of this form.

5. OWNER'S CERTIFICATION I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above. I understand that the falsification of factual representations in the application may be subject to criminal sanctions.

SIGNATURE OF OWNER: Michael S. Varda DATE: 6/15/02

WISCONSIN STATE HISTORIC PRESERVATION OFFICE USE ONLY

WHS PROJECT NO. WI 020172

The Wisconsin Historical Society, Division of Historic Preservation has reviewed the Historic Preservation Certification Application - Part 1 for this property and has determined that:

- the property is listed in the State Register of Historic Places and is historic property for purposes of the Historic Homeowner's tax credit program.  
 the property contributes to the above-named State Register historic district and is historic property for purposes of the Historic Homeowner's tax credit program.  
 the property appears to meet the State Register Criteria for Evaluation and, therefore is determined to be historic property for purposes of the Historic Homeowner's tax credit program.  
 NON-CERTIFICATION: the property is not listed in the State Register of Historic Places, is not a contributing element to a State Register Historic District, and does not appear to meet the State Register Criteria for Evaluation; therefore, the property is not historic property for purposes of the Historic Homeowner's tax credit program.

JAMES A. SEWELL for GEORGE VOGT, State Historic Preservation Officer

DATE

6/26/02

**SPECIAL CONDITIONS**

**PROPERTY NAME:** 1724 Hoyt Street  
1724 Hoyt Street  
Madison

**PROJECT NUMBER:** wi020172  
REVIEW DATE: 6/26/02 11:18 PM

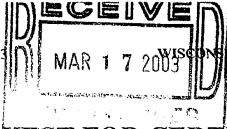
Staff at the Division of Historic Preservation of the Wisconsin Historical Society have reviewed the attached application and have determined that the proposed work conforms to program standards, provided that the following special conditions are met:

- The applicant is strongly encouraged to retain and restore as many original windows as possible; however, the replacement of the original windows with the proposed new units is approved if the following conditions are met: 1) the muntin patterns match those of the original windows; 2) the windows either incorporate true divided lights or use applied muntins permanently attached to the interior and exterior frames in a way that accurately replicates the originals; 3) the widths of the new muntins are within 1/4 inch of the widths of the originals; and 4) the glazed openings (total window openings, side-to-side and top-to-bottom) are within 1-1/2" of those of the original sashes.

  
James A. Sewell for GEORGE VOGT, State Historic Preservation Officer

  
DATE

HPD-WTC001  
rev 1/31/02



WISCONSIN HISTORICAL SOCIETY -- DIVISION OF HISTORIC PRESERVATION

HISTORIC HOMEOWNER'S TAX CREDIT



### REQUEST FOR CERTIFICATION OF COMPLETED WORK

INSTRUCTIONS: Upon completion of the rehabilitation project, send this form with representative photographs of the completed work (See item 4 below). Type or print clearly in black ink.

1. **NAME OF PROPERTY:** N/A  
**ADDRESS:** Street 1724 Hoyt Street  
City Madison County Dane ZIP 53726-4017

2. **OWNER'S NAME:** Michael + Ann Varda  
Street: 1724 Hoyt St  
City: Madison State: WI ZIP: 53726 Telephone (days): 608-231-3183 (H)  
Social Security or Taxpayer Identification Number: 394-46-2616 (H) 267-3591 (W)

3. **FINAL DATA ON REHABILITATION PROJECT.**  
Final cost of tax credit-eligible work \$ 11,824.39  
Construction start date for tax credit-eligible work 7/31/02  
Completion date for tax credit-eligible work 10/15/02

( ) This is a phased project for which I have submitted a five-year phasing plan.

4. **COMPLETION PHOTOGRAPHS.** Please enclose photographs to illustrate the work that has been carried out. Where applicable, the "after" photos that you send should correspond to the "before" photos that were included with the Part 2 application. Be sure to include overall photographs of the property.

5. **OWNER'S CERTIFICATION**

I hereby apply for certification of rehabilitation work for the above-named property for purposes of the Wisconsin Historic Rehabilitation Credit program. I hereby attest that the information given is true to the best of my knowledge. I also attest that I own the property described above and that it is my personal residence. I understand that falsification of factual representations in this application is subject to criminal sanctions.

SIGNATURE OF OWNER: Michael S. Varda DATE: 3/6/03

WISCONSIN STATE HISTORIC PRESERVATION OFFICE USE ONLY

WISCONSIN TAX CREDIT PROJECT NUMBER WI 020192

The State Historical Society, Division of Historic Preservation has reviewed the "Request for Certification of Completed Work" for the above name property and hereby determines that:

- the completed rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation.
- the rehabilitation does not meet the Secretary of the Interior's Standards for Rehabilitation for reasons given in the attached materials.

[Signature] DATE 4/2/03  
JAMES A. SEWELL for GEORGE VAUGHN, State Historic Preservation Officer





# Proposal - Detailed

Pella Window and Door Showroom of Madison  
 2604 Todd Drive  
 Madison, WI 53713-2356  
 Phone: (608) 271-6800 Fax: (608) 271-7327

**Sales Rep Name:** Krueger, Kyle  
**Sales Rep Phone:** (608) 286 - 8967  
**Sales Rep E-Mail:** kkrueger@pellawi.com  
**Sales Rep Fax:** (608) 271-7327

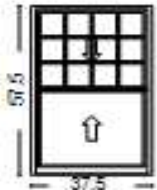
Customer Information	Project/Delivery Address	Order Information
<b>HISTORICAL WINDOW REPAIR</b> 143 Maple Ave  Columbus, WI 53925-1035 <b>Primary Phone:</b> (608) 219-9652 <b>Mobile Phone:</b> <b>Fax Number:</b> <b>E-Mail:</b> <b>Contact Name:</b>  <b>Great Plains #:</b> <b>Customer Number:</b> 1008282342 <b>Customer Account:</b> 1004215205	<b>VARDA, MICHAEL</b> 1724 HOYT ST  <b>Lot #</b> MADISON, WI 53726 <b>County:</b> <b>Owner Name:</b>  <b>Owner Phone:</b>	<b>Quote Name:</b> 4K_HIST WNDW REP_VARDA_AS ILT  <b>Order Number:</b> 408 <b>Quote Number:</b> <b>8811498</b> <b>Order Type:</b> Non-Installed Sales <b>Wall Depth:</b> <b>Payment Terms:</b> Deposit/C.O.D. <b>Tax Code:</b> DA <b>Cust Delivery Date:</b> None <b>Quoted Date:</b> 3/27/2017 <b>Contracted Date:</b> <b>Booked Date:</b> <b>Customer PO #:</b>

Line #	Location:	Attributes
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10 FRONT BED - WEST

## Architect, Replacement Double Hung, 37.5 X 57.5, White

Item Price	Qty	Ext'd Price
\$1,058.98	1	\$1,058.98



PK #  
1981

### 1: Non-Standard Size Double Hung, Equal

**Frame Size:** 37 1/2 X 57 1/2

**General Information:** Standard, Style, Clad, Pine, 4 3/4", 3 1/4"

**Exterior Color / Finish:** Painted, Standard Enduraclad, White

**Interior Color / Finish:** Bright White Interior

**Sash / Panel:** Ogee, Ogee, Standard, No Sash Lugs

**Glass:** Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

**Hardware Options:** Cam-Action Lock, White, No Limited Opening Hardware, No Sash Lift

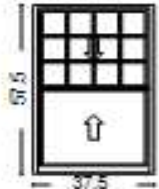
**Screen:** Half Screen, Standard EnduraClad, White, Standard, InView™

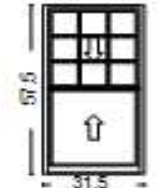
**Grille:** ILT, No Custom Grille, 7/8", Traditional (4W3H / 0W0H), Ogee, Ogee

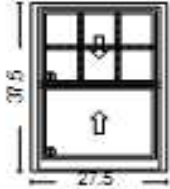
**Wrapping Information:** No Exterior Trim, No Interior Trim, Pella Recommended Clearance, Perimeter Length = 190", Glazing Pressure = 75.

Viewed From Exterior  
 Rough Opening: 38" X 58"

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

Line #	Location:	Attributes			
15	BACK BED - EAST	<b>Architect, Replacement Double Hung, 37.5 X 57.5, White</b>	<b>Item Price</b>	<b>Qty</b>	<b>Ext'd Price</b>
			\$1,096.05	1	\$1,096.05
	 <p>Viewed From Exterior Rough Opening: 38" X 58"</p>	<p>PK # 1981</p> <p><b>1: Non-Standard Size Double Hung, Equal</b>  <b>Frame Size:</b> 37 1/2 X 57 1/2  <b>General Information:</b> Standard, Style, Clad, Pine, 4 3/4", 3 1/4"  <b>Exterior Color / Finish:</b> Painted, Standard Enduraclad, White  <b>Interior Color / Finish:</b> Red Mahogany Stain Interior  <b>Sash / Panel:</b> Ogee, Ogee, Standard, No Sash Lugs  <b>Glass:</b> Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Cam-Action Lock, Brown, No Limited Opening Hardware, No Sash Lift  <b>Screen:</b> Half Screen, Standard EnduraClad, White, Standard, InView™  <b>Grille:</b> ILT, No Custom Grille, 7/8", Traditional (4W3H / 0W0H), Ogee, Ogee  <b>Wrapping Information:</b> No Exterior Trim, No Interior Trim, Pella Recommended Clearance, Perimeter Length = 190", Glazing Pressure = 75.</p>			

Line #	Location:	Attributes			
20	BACK BED - WEST	<b>Architect, Replacement Double Hung, 31.5 X 57.5, White</b>	<b>Item Price</b>	<b>Qty</b>	<b>Ext'd Price</b>
			\$890.15	1	\$890.15
	 <p>Viewed From Exterior Rough Opening: 32" X 58"</p>	<p>PK # 1981</p> <p><b>1: 31.557.5 Double Hung, Equal</b>  <b>Frame Size:</b> 31 1/2 X 57 1/2  <b>General Information:</b> Standard, Style, Clad, Pine, 4 3/4", 3 1/4"  <b>Exterior Color / Finish:</b> Painted, Standard Enduraclad, White  <b>Interior Color / Finish:</b> Cherry Stain Interior  <b>Sash / Panel:</b> Ogee, Ogee, Standard, No Sash Lugs  <b>Glass:</b> Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Cam-Action Lock, Brown, No Limited Opening Hardware, No Sash Lift  <b>Screen:</b> Half Screen, Standard EnduraClad, White, Standard, InView™  <b>Grille:</b> ILT, No Custom Grille, 7/8", Traditional (3W3H / 0W0H), Ogee, Ogee  <b>Wrapping Information:</b> No Exterior Trim, No Interior Trim, Pella Recommended Clearance, Perimeter Length = 178", Glazing Pressure = 90.</p>			

Line #	Location:	Attributes			
25	BATHROOM	<b>Architect, Replacement Double Hung, 27.5 X 37.5, White</b>	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$711.30	1	\$711.30
	 <p>Viewed From Exterior                      Rough Opening: 28" X 38"</p>	<b>1: 27.537.5 Double Hung, Equal</b> <b>Frame Size:</b> 27 1/2 X 37 1/2 <b>General Information:</b> Standard, Style, Clad, Pine, 4 3/4", 3 1/4" <b>Exterior Color / Finish:</b> Painted, Standard Enduraclad, White <b>Interior Color / Finish:</b> Bright White Interior <b>Sash / Panel:</b> Ogee, Ogee, Standard, No Sash Lugs <b>Glass:</b> Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude <b>Hardware Options:</b> Cam-Action Lock, White, No Limited Opening Hardware, No Sash Lift <b>Screen:</b> Half Screen, Standard EnduraClad, White, Standard, InView™ <b>Grille:</b> ILT, No Custom Grille, 7/8", Traditional (3W2H / 0W0H), Ogee, Ogee <b>Wrapping Information:</b> No Exterior Trim, No Interior Trim, Pella Recommended Clearance, Perimeter Length = 130", Glazing Pressure = 205.			
	PK # 1981				

Line #	Location:	Attributes			
30	BROWN LOCKS - QTY 2	<b>01D24000 - DS DH Lock and Strike Package, Brown</b>	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$12.29	2	\$24.58

Customer Notes: BROWN LOCKS FOR BACK BED NORTH WINDOW

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
35	BROWN LIFTS - QTY 3	<b>0F374000 - DS/PL(Cur)/AS Monumental(Pre July 2015) DH, Sash Lift, Brown</b>	\$6.42	3	\$19.26

Customer Notes: BROWN LIFTS FOR NEW STAINED WINDOWS

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
40	WHITE LIFTS - QTY 3	<b>0F370000 - DS/PL(Cur)/AS Monumental(Pre July 2015) DH, Sash Lift, White</b>	\$6.42	3	\$19.26

Customer Notes: WHITE LIFTS FOR NEW PAINTED WINDOWS

**Thank You For Your Interest In 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 Ver Halen, Inc. DBA Pella Windows and Doors of Wisconsin will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

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

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

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at [Insynctive.pella.com](http://Insynctive.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.

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**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](mailto: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](http://www.pella.com/arbitration) or e-mail to [pellawebsupport@pella.com](mailto: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.

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**Product Performance Information:**

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC). Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for 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 mullled 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](http://www.pella.com/performance).

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For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

**BRANCH WARRANTY:****NOTICE OF LIEN RIGHTS**

As required by the Wisconsin construction lien law, VerHalen, Inc DBA Pella Windows and Doors of Wisconsin hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to VerHalen, Inc DBA Pella Windows and Doors of Wisconsin, are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction and should give a copy of each notice received to the owner's mortgage lender, if any. VerHalen, Inc DBA Pella Windows and Doors of Wisconsin agrees to cooperate with the owner and the owner's lender, if any, to see that all potential lien claimants are duly paid.

**TERMS & CONDITIONS:**

**PERFORMANCE:** Where no specific date is fixed we shall be allowed reasonable time to make delivery of the materials and perform the work.

**DAMAGE, LOSS, DELAY OR DEFAULT THROUGH CAUSES BEYOND OUR CONTROL:** We shall not be responsible for default, damage, loss or delay in performance due to labor trouble, fires, accidents, floods, collapse or other causes beyond our control, or due to shortages of materials or transportation facilities resulting from war, national or local emergency, riots, governmental priorities, embargoes and like conditions and regulations. Any and all loss of, or damage to our materials erected or stored on the premises, not caused by us, shall be repaired and replaced by us and the additional cost thereof shall be borne by the purchaser.

**WORKING CONDITIONS AND FACILITIES TO BE SUPPLIED BY THE PURCHASER:** The purchaser shall make all work surfaces, on which materials are to be supplied, available for work at one time so that the work shall not be interrupted; shall provide surfaces that are clean, dry and in an accessible condition, shall at his own expense cause all obstructions to our work to be removed; shall additionally bear the cost of sending our men to the job, on his notification, before surfaces are ready for the application of our materials, or expense due to any delay during the progress of the work not caused by us; shall allow us free and reasonable use of light, heat, water and power, and the use of available elevators, hoists and other facilities.

**DELIVERY:** When materials are quoted on the basis of delivery to the jobsite, we provide delivery assistance to the customer's garage only.

**INSURANCE:** We carry public liability, property damage and workmen's compensation insurance and consequently will not honor any charges against us for such similar coverage. Any expense incurred by us for insurance or bond to cover our liability under any "hold harmless" or "indemnity" clause or clause of a similar nature in any contract, specifications, letter of acceptance or notice submitted by you or your contractors which in any way requires us to assume any liability which is not imposed on us by law, shall be paid by you.

**CHANGES IN PLANS OR SPECIFICATIONS:** No credit or allowance shall be granted for alterations or modifications in work or materials, unless such credit or allowance has been agreed to by us in writing before such alterations or modifications are made.

**GLAZING:** Attention is directed to the Consumer Product Safety Act and the Federal Regulation for "Architectural Glazing Materials (16 CFR 1201)." THIS LAW SPECIFIES WHERE THE USE OF TEMPERED GLASS IS MANDATORY. In any instances of claims arising from the use of non-tempered glass, it will be the sole liability of the contractor or customer who accepted the glass as specified in our proposal that the use of such non-tempered glass is not prohibited by law, and that this glass will be used in areas in which non-tempered glass is allowable. Distortion in tempered glass is common and is not considered a defect.

**TAXES:** Any sales, excise, processing or any other direct tax imposed upon the distributor, sale or application of materials supplied in accordance with this proposal shall be added to the proposal price.

**CONSEQUENTIAL DAMAGE:** Seller shall not be liable for any direct, indirect or consequential damage or loss for any reasons, including but not limited to: any defect or defects in materials, improper installation, or breakage, bursting leakage.

**ACCEPTANCE OF WORK AND MATERIALS:** The Customer shall immediately upon delivery inspect all material. All work performed and materials supplied under this Proposal shall be deemed to comply with all terms of the Proposal unless Seller is notified to the contrary within seven (7) days following delivery.

**DEFAULTS:** If the customer fails to pay pursuant to the terms of this accepted proposal, the Customer agrees to pay all reasonable attorney fees and costs (of whatever nature) incurred by the Seller to obtain collection.

**CANCELLATIONS AND/OR CHANGES:** All sales are final. Product is ordered based on customer specification and approval via the signed contract.

**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 VerHalen, Inc. DBA Pella Windows and Doors of Wisconsin 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.

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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.

**NOTICE CONCERNING CONSTRUCTION DEFECTS:** Wisconsin law contains important requirements you must follow before you may file a lawsuit for defective construction against the contractor who constructed your dwelling or completed your remodeling project or against a window or door supplier or manufacturer. Section 895.07 (2) and (3) of the Wisconsin statutes requires you to deliver to the contractor a written notice of any construction conditions you allege are defective before you file your lawsuit, and you must provide your contractor or window or door supplier the opportunity to make an offer to repair or remedy the alleged construction defects. You are not obligated to accept any offer made by the contractor or window or door supplier. All parties are bound by applicable warranty provisions.

Customer Name (Please print)

Pella Sales Rep Name (Please print)

Customer Signature

Pella Sales Rep Signature

Date

Date

<b>Order Totals</b>	
Taxable Subtotal	\$3,819.58
Sales Tax @ 5.5%	\$210.08
Non-taxable Subtotal	\$0.00
<b>Total</b>	<b>\$4,029.66</b>
<b>Deposit Received</b>	
<b>Amount Due</b>	<b>\$4,029.66</b>