

DeKalb County Historic Preservation Commission

Monday, March 18th, 2024 - 6:00 P.M.

Staff Report

Regular Agenda

L. 1973 Westminster Way, Brantley Friend. Replace windows. **1246931.**

Built in 1941 (18 051 03 013)

This property is in the Emory Grove Character Area and is not located in a National Register Historic District.

- 06-05 1973 Westminster Way (DH), Eric Gregory. Replace nonhistoric window in enclosed porch; install gabled roof over flat roof on nonhistoric rear addition; replace windows and siding on rear addition; add deck at the back of the house; and install skylights on rear roof slope. **Approved.**
- 09-05 1973 Westminster Way (DH), D. Eric Gregory. Add partial second floor. **Approved as modified**

Summary

Applicant proposes nine windows on the front, side, and rear elevations of the house with Pella double-hung aluminum windows. This includes:

- Three (3) on the rear
- Two (2) on the right
- One (1) on the left
- Three (3) on the on the front

The windows located on the front and right façades of the property are visible from the right of way. Windows will include simulated divided lites where appropriate.

Recommendation

Approve with Modifications. The applicant may replace windows located on the side and rear elevations of the property but must retain and repair the original wood windows on the front façade.

Relevant Guidelines

- 5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.
- 6.1.4 *Windows* (p55) Guideline - Existing windows, including sashes, lights, lintels, sills, frames, molding, shutters, and all hardware should be retained and repaired through routine maintenance whenever possible. When deteriorated elements must be replaced, new elements should be compatible with the original in terms of material, design and hardware. Should it be necessary to replace an entire window, the replacement should be sized to the original opening and should duplicate all proportions and configurations of the original window.

14.0 *Emory Grove Character Area: Minimal Detail* (p122) Guideline - This house type was meant to have minimal detail and works best when its streamlined appearance is maintained. The minimal traditional character of the Emory Grove house type should be preserved and attempts to “dress up” houses should be discouraged.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Application for Certificate of Appropriateness

Date submitted: 01/31/2024 Date Received: _____
Address of Subject Property: 1973 Westminster Way NE, Atlanta, GA 30307
Applicant: Brantley Friend, Power Home Remodeling E-Mail: atlinstalls@powerhr.com
Applicant Mailing Address: 1740 Corporate Dr #800, Norcross, GA 30093
Applicant Phone: 610-874-5000 x6659

Applicant's relationship to the owner: Owner ☐ Architect ☐ Contractor/Builder ☒ Other ☐

Owner(s): Cari Clark Email: carijoclark@gmail.com
Owner(s): Alvaro Alonso Email: alonso1976@gmail.com
Owner(s) Mailing Address: 1973 Westminster Way NE, Atlanta, GA 30307
Owner(s) Telephone Number: 952-426-8907 / 857-234-9454

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 1947

Nature of work (check all that apply):
New construction ☐ New Accessory Building ☐ Other Building Changes ☒
Demolition ☐ Landscaping ☐ Other Environmental Changes ☐
Addition ☐ Fence/Wall ☐ Other ☐
Moving a Building ☐ Sign Installation ☐

Description of Work:

Partial window replacement. Remove and replace 9 windows (same size/location). U-factor 0.27. SHGC 0.25. No structural changes.

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. All documents should be in PDF format, except for photographs, which may be in JPEG format. Email the application and supporting material to plansustain@dekalbcountyga.gov and pjennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

Authorization of a Second Party to Apply for a Certificate of Appropriateness

This form is required if the individual making the request is **not** the owner of the property.

I/ We: Alvaro Alonso and Cari Clark

being owner(s) of the property at: 1973 Westminster Way NE

hereby delegate authority to: Power Home Remodeling

to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s): _____

Date: 2/1/2024

Please review the following information

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

Before making any changes to your approved plans, contact the preservation planner (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, a Stop Work Order may be issued.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.

DEPARTMENT OF PLANNING & SUSTAINABILITY

How to Obtain a Certificate of Appropriateness

1. Contact the DeKalb County Department of Planning and Sustainability for an application form. You may make your request by email plansustain@dekalbcountyga.gov AND rlbragg@dekalbcountyga.gov, telephone (404) 371-2247, or fax (404) 371-2813, or visit the website at <https://www.dekalbcountyga.gov/planning-and-sustainability/forms>.
2. Complete and submit the application. Please provide as much supporting material as possible, (plans, material, color samples, photos, etc.). All documents must be in PDF format except for photographs, which may be in JPEG format. Applications are accepted for a 10-day period each month. See page 3 (HPC Calendar). Email the application and supporting documents to plansustain@dekalbcountyga.gov AND rlbragg@dekalbcountyga.gov. If all documents are not provided the application will not be complete and will not be accepted.
3. The Preservation Planner will post a sign on the property at least ten days before the preservation commission meeting or coordinate sign posting with the applicant.
4. The Preservation Planner will visit the property as part of their review. The commission members may view the property from the right-of-way.
5. Applications will be reviewed by the DeKalb County Historic Preservation Commission at its monthly meeting. The Historic Preservation Commission meets on the third Monday at 6 p.m., via Zoom. In unusual circumstances meeting dates and location may be changed.
6. The Historic Preservation Commission may approve, approve with modifications or deny an application. The applicant or any affected person as defined by county code may appeal the decision to the DeKalb County Board of Commissioners. Please contact the Department of Planning and Sustainability if you wish to file an appeal. The Historic Preservation Commission is required to make a decision on an application within 45 days of the date of filing, although this time can be extended if the applicant agrees to a deferral.
7. Although not required, applicants are encouraged to attend the Historic Preservation Commission meetings. Applicants may make a presentation, but presentations are not required. The commissioners may have questions for the applicant.
8. Approval of a Certificate of Appropriateness does not release the recipient from compliance with all other county, state and federal regulations.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Design Checklist for a Certificate of Appropriateness

This checklist was created to help applicants prepare a complete application. Omissions and inaccurate information can lead to deferrals and/or denials of applications. Please review the checklist with the project's architect, designer, or builder. All items will not be applicable to all projects. New construction will involve all categories. One copy of drawings at scale (plus nine reduced sets) should be submitted.

Please address questions regarding applicability to your project to the DeKalb County Preservation Planner at 404-687-3945, e-mail pvjennings@dekalbcountyga.gov and rlbragg@dekalbcountyga.gov.

Applicants are also referred to the DeKalb County website, <http://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability>.

I have reviewed the "Design Manual for the Druid Hills Local Historic District".

I have reviewed the DeKalb County Tree Ordinance.

I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.

1. General

- a. Label all drawings with the address of the site, owners' name, and contact phone number.
- b. Number all drawings.
- c. Include a graphic scale on reductions.
- d. Date all revisions.
- e. Indicate all unverified numbers with +/- signs
- f. Include photos of the existing condition of the property.

2. Site Plan (existing and proposed) to include:

- a. Topographical plan with significant trees sized and located;
- b. Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses);
- c. Distance between houses;
- d. Façade width to finished face of material;
- e. Grading and elevations across site;
- f. Dirt removal or regrading if more than 18";
- g. Tree protection plan;
- h. Tree removal and replacement plan

3. Driveways and Walkways

- a. Location and relationship to house;
- b. Width;
- c. Material;
- d. Curb cut and apron width

4. Fences & Retaining Walls

- a. Placement on lot;
- b. Height of fence or wall. If retaining wall, height on both sides;
- c. Material;
- d. Railing if necessary

5. Elevations and Floor Plans: <<Indicate all unverified numbers with +/- signs>>

- a. Plans for all floors (drawn to scale, 1/4"=1' preferred);
- b. House orientation on site plan;
- c. Scalable elevations for front, rear, left, right;
- d. Height, grade to ridge;
- e. Streetscape comparison showing heights of two flanking houses on each side;
- f. Height from grade to first floor level at all four corners;
- g. Height from grade or finished floor line to eaves at all four corners;
- h. Ceiling heights of each floor, indicating if rough or finished;
- i. Height of space between the ceiling and finished floor above;
- j. Two people of 5'-6" and 6' height shown;
- k. Landscaping plan

6. Additions

- a. Placement shown on elevations and floor plan;
- b. Visibility from rights-of-way and paths;
- c. Photos of all facades;
- d. Design proportioned to main house;
- e. Landscaping plan;
- f. Materials and their combinations

7. Roof Plan

- a. Shape and pitch of roof;
- b. Roofing material;
- c. Overhang;
- d. Louvers and vents;
- e. Chimney height and material

8. Dormers

- a. Construction details provided;
- b. Shape and size of dormer (show dimensions on drawings);
- c. Overhang;
- d. Size of window(s), with nominal size of sash (show dimensions on drawings)

9. Skylights

- a. Profile;
- b. Visibility from right-of-way;
- c. Material (plastic lens or glass);
- d. Shown in plan and elevation to scale

10. Façade

- a. Consistency in style;
- b. Materials and their combinations
 - brick size and color
 - stone type and color
 - fiber-cement (e.g., Hardie-plank) or wood siding
 - shake or shingle
 - other
- c. Height of foundation at corners;
- d. Ceiling heights comparable to area of influence: basement, first floor, second floor;
- e. Detailing: soldier course, brackets, fascia board; water table;
- f. Height from grade to roof ridge;
- g. Dimensions, proportions and placement of windows, doors

11. Entrance

- a. Height and width of door;
- b. Design of door (e.g., 6-panel, craftsman);
- c. Material of door;
- d. Overhang;
- e. Portico height;
- f. Size and height of columns or posts;
- g. Railing

12. Windows

- a. Consistent with original as well as the area of influence;
- b. Size and proportion similar to original;
- c. Pane orientation and size similar to original;
- d. Type (e.g., double hung, casement);
- e. Fenestration on walls visible from right-of-way;
- f. Simulated divided light (SDL) or true divided light (TDL): location of muntins between the glass, behind the glass or permanently affixed on exterior;
- g. Material of window and any cladding;
- h. Width of muntins compared to original (show dimensions on drawings);
- i. Shutters or canopies
- j. Dimensions of windows and doors.

13. Materials

- a. Show all materials and label them on drawings;
- b. Provide samples of brick or stone;
- c. Provide samples if new or unusual materials

DEPARTMENT OF PLANNING & SUSTAINABILITY

14. Garages / Accessory Buildings

- a. Visibility from street;
- b. Placement on site;
- c. Scale, style appropriate for house;
- d. Show dimensions on drawings;
- e. Materials;
- f. Square footage appropriate for lot size;
- g. Garage door size and design
- h. Show height from grade to eaves and to top of roof

15. Demolitions

- a. Provide documentation from engineer concerning feasibility of rehabilitation;
- b. Provide photographs of structure to be demolished;
- c. Provide plan for proposed redevelopment

Application Process Checklist

This checklist is to ensure that applicants understand the Certificate of Appropriateness (COA) application process from beginning to end. Please verify that you have read over the process shown below and understand the procedures and timeline that will be followed for all submitted COA applications.

- Applications may only be submitted during the period specified on the calendar for each month. Once the filing deadline has passed and that period has expired, **no new applications will be accepted** to be heard at that month's commission meeting. If an application has not been submitted before the filing deadline, it cannot be submitted again until the next period for applications has opened.
- Additional materials submitted after the staff's report have been finalized and posted to the public will not be taken into consideration for the staff report. Staff reports will not be edited once finalized and published – any new materials may be submitted for the record for the commission but will not affect the staff's report for the application.
- Any additional materials submitted after the staff's report has been finalized and posted to the public may be added to the record for the historic preservation commission to review as supplemental materials for the submitted application. Supplemental materials includes:
 - Representative photos
 - Letters of support/opposition
 - Architectural drawings
 - Updated site plans

Supplemental materials **do not** include documents for new work to be added to the already submitted application. Any materials that propose new work that was not included in the original application, will not be added to the record. Any proposed new work that was not included in the original application will need to be included in a new application to be submitted for next month's commission meeting.

I have reviewed the information above and understand the Certificate of Appropriateness process.

I have reviewed the HPC calendar.



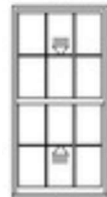
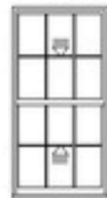
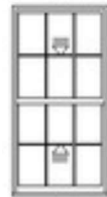
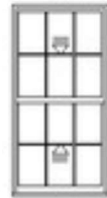
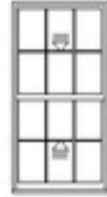
National Headquarters
2501 Seaport Drive, Chester, PA 19013
888-736-6335 toll-free
WWW.POWERHRG.COM

Alvaro Alonso
37-17684

RBCO005549

Amended Project Specifications

AMENDED - UPDATED			
Windows:	Living Room	1	24.0"x55.25"
SUMMARY: Project Price changed, Measurement adjusted, Grids changed WINDOWS: <i>Model Power Symphony Style Double Hung Type None Config Manual Lock</i> OPTIONS: <i>Color White / White Removal Aluminum / Vinyl Opening Control Device Manual Glass Strength Non-Tempered Hardware Finish Color Match Interior Grid Pattern Both Sashes : Colonial : Contour Glass Options Low-E Screen Type Half Additional Details None</i>			
AMENDED - UPDATED			
Windows:	Dining room	1	37.0"x55.25"
SUMMARY: Measurement adjusted, Grids changed WINDOWS: <i>Model Power Symphony Style Double Hung Type None Config Manual Lock</i> OPTIONS: <i>Color White / White Removal Aluminum / Vinyl Opening Control Device Manual Glass Strength Non-Tempered Hardware Finish Color Match Interior Grid Pattern Both Sashes : Colonial : Contour Glass Options Low-E Screen Type Half Additional Details None</i>			
AMENDED - UPDATED			
Windows:	Dining room	1	37.0"x55.25"
SUMMARY: Measurement adjusted, Grids changed WINDOWS: <i>Model Power Symphony Style Double Hung Type None Config Manual Lock</i> OPTIONS: <i>Color White / White Removal Aluminum / Vinyl Opening Control Device Manual Glass Strength Non-Tempered Hardware Finish Color Match Interior Grid Pattern Both Sashes : Colonial : Contour Glass Options Low-E Screen Type Half Additional Details None</i>			
AMENDED - UPDATED			
Windows:	Living Room	1	41.0"x55.25"
SUMMARY: Project Price changed, Measurement adjusted, Grids changed WINDOWS: <i>Model Power Symphony Style Double Hung Type None Config Manual Lock</i> OPTIONS: <i>Color White / White Removal Aluminum / Vinyl Opening Control Device Manual Glass Strength Non-Tempered Hardware Finish Color Match Interior Grid Pattern Both Sashes : Colonial : Contour Glass Options Low-E Screen Type Half Additional Details None</i>			
AMENDED - UPDATED			
Windows:	Living Room	1	41.0"x55.25"
SUMMARY: Measurement adjusted, Grids changed WINDOWS: <i>Model Power Symphony Style Double Hung Type None Config Manual Lock</i> OPTIONS: <i>Color White / White Removal Aluminum / Vinyl Opening Control Device Manual Glass Strength Non-Tempered Hardware Finish Color Match Interior Grid Pattern Both Sashes : Colonial : Contour Glass Options Low-E Screen Type Half Additional Details None</i>			
AMENDED - UPDATED			
Windows:	Dining room	1	55.25"x1.0"
SUMMARY: Measurement adjusted WINDOWS: <i>Model Power Symphony Style Window Mull Kit Type None Config None Options Color White / White Additional Details None</i>			





National Headquarters
2501 Seaport Drive, Chester, PA 19013
888-736-6335 toll-free
WWW.POWERHRG.COM

Alvaro Alonso
37-17684

RBCO005549

Amended Project Specifications

AMENDED - UPDATED

Windows: Living Room 1 55.25"x1.0"

SUMMARY: Measurement adjusted

WINDOWS: Model Power Symphony Style Window Mull Kit Type None Config None Options Color White / White | Additional Details None

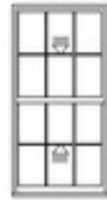
AMENDED - UPDATED

Windows: Master bath 1 40.0"x55.75"

SUMMARY: Project Price changed, Measurement adjusted, Grids changed

WINDOWS: Model Power Symphony Style Double Hung Type None Config Manual Lock

OPTIONS: Color White / White | Removal Aluminum / Vinyl | Opening Control Device Manual | Glass Strength Double Tempered : Both Sashes | Hardware Finish Color Match Interior | Grid Pattern Both Sashes : Colonial : Contour | Glass Options Low-E | Screen Type Half | Additional Details None



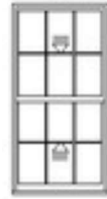
AMENDED - UPDATED

Windows: Master bath 1 40.0"x55.5"

SUMMARY: Project Price changed, Measurement adjusted, Grids changed

WINDOWS: Model Power Symphony Style Double Hung Type None Config Manual Lock

OPTIONS: Color White / White | Removal Aluminum / Vinyl | Opening Control Device Manual | Glass Strength Double Tempered : Both Sashes | Hardware Finish Color Match Interior | Grid Pattern Both Sashes : Colonial : Contour | Glass Options Low-E | Screen Type Half | Additional Details None



AMENDED - UPDATED

Windows: Master bed 1 40.0"x55.25"

SUMMARY: Project Price changed, Measurement adjusted, Grids changed

WINDOWS: Model Power Symphony Style Double Hung Type None Config Manual Lock

OPTIONS: Color White / White | Removal Aluminum / Vinyl | Opening Control Device Manual | Glass Strength Non-Tempered | Hardware Finish Color Match Interior | Grid Pattern Both Sashes : Colonial : Contour | Glass Options Low-E | Screen Type Half | Additional Details None



AMENDED - UPDATED

Windows: Master bed 1 40.0"x55.25"

SUMMARY: Project Price changed, Measurement adjusted, Grids changed

WINDOWS: Model Power Symphony Style Double Hung Type None Config Manual Lock

OPTIONS: Color White / White | Removal Aluminum / Vinyl | Opening Control Device Manual | Glass Strength Non-Tempered | Hardware Finish Color Match Interior | Grid Pattern Both Sashes : Colonial : Contour | Glass Options Low-E | Screen Type Half | Additional Details None





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/27/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS **WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lacher & Associates Insurance Agency Lacher Insurance Group 632 East Broad Street Souderton PA 19013	CONTACT NAME: PHONE (A/C, No, Ext): 215-723-4378 E-MAIL ADDRESS: certificate@lacherinsurance.com FAX (A/C, No): 215-723-5757
INSURED Power Home Remodeling Group, LLC 2501 Seaport Drive 4th Floor Chester PA 19013	INSURER(S) AFFORDING COVERAGE INSURER A: Harleysville Insurance Co of New York INSURER B: Markel American Ins Co INSURER C: Arch Insurance Company INSURER D: Arch Indemnity Insurance Company INSURER E: INSURER F:

COVERAGES**CERTIFICATE NUMBER:** 792948216**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			11GPP1081300	1/1/2024	1/1/2025	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 2,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 Policy Gen Aggregate \$ 10,000,000
C	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			11CAB1081300 11CAB1081400 MA ONLY	1/1/2024 1/1/2024	1/1/2025 1/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 25,000			CRA0000027	1/1/2024	1/1/2025	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 9,000,000 GL&Products Aggregate \$ 3,000,000
C	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N <input type="checkbox"/>	N / A	11WCI1081300 FL ONLY 14WCI1081400	1/1/2024 1/1/2024	1/1/2025 1/1/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Excess Liability			MKLM7EUE101009	4/1/2023	4/1/2024	Occurrence \$ 5,000,000 Aggregate \$ 5,000,000 Excess of \$ 3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
For information only

CERTIFICATE HOLDER**CANCELLATION**

Power Home Remodeling LLC
2501 Seaport Drive
4th Floor
Chester PA 19013

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03)

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THIS CERTIFICATE SUPERSEDES PREVIOUSLY ISSUED CERTIFICATE

Remove this label after final inspection; SAVE for future reference
Ne pas retirer avant l'inspection finale



National Fenestration
Rating Council®

CERTIFIED

Pella Corporation

Power Symphony

Double Hung

Annealed

One Wide

Low E 366 / Clear

Argon Gas

PEL-N-211-00142-00001

ENERGY PERFORMANCE RATINGS

U-Factor	Solar Heat Gain Coefficient	
0.27 <small>(U.S./1-ft²)</small>	1.53 <small>(Metric/ Sq)</small>	0.21

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance

0.48

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Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use. For more information, call (641)621-3114 or visit the Pella web site at www.pella.com or visit the NFRC web site at www.nfrc.org

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WDMA Hallmark Certified www.wdma.com	License: 411-H-1461 Pella 260 Series - Double Hung Manufacturer Stipulates Hallmark Certification as indicated below
AAMA/WDMA/CSA 101/1.8.2/A440-08	R - PG36 Size Tested 1016x1600mm(40x63in) - Type H
AAMA/WDMA/CSA 101/1.8.2/A440-11	R - PG36 Size Tested 1016x1600mm(40x63in) - Type H

Florida Product Approval (FPAS) Number
TOI Number

FL16613
WIN-1966

WDMA HALLMARK 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 milled and/or product combinations unless noted. Actual product results will vary and change over the product's life. For details, go to www.wdma.com.

Wind Load Design Pressure (DP)
+36/-35 psf +1600/-1600pa
Per ASTM E-330

Canada
Performance
Classification
A440S1-09

Air In/Ex A2
Water Test Pressure
7.52 psf 360 pa

Glazing type and thickness: Annealed, 5.0mm/3.0mm designed per ASTM E1300
Window or Door Actual Size: 31.500" wide by 37.500" tall



MASTER LIMITED LIFETIME WORKMANSHIP WARRANTY:

Contractor agrees to perform all work in a professional manner using high quality materials and supplies, and in conformance with applicable building code standards. Contractor warrants to the Buyer that **ALL INSTALLATION WORK PERFORMED BY CONTRACTOR WILL BE FREE OF DEFECTS DUE TO WORKMANSHIP FOR SO LONG AS BUYER LIVES IN THE RESIDENCE WHERE THE PRODUCTS HAVE BEEN INSTALLED.**

To submit a claim, Buyer may contact Contractor at **888-736-6335**, Option 3, to request warranty servicing. Claims must be submitted to Contractor promptly after discovery of the claimed labor defect. Contractor will then schedule an appointment to inspect the premises and the labor warranty claim within a reasonable period of time after having received the claim. If after inspection, Contractor determines that a valid claim exists under the labor warranty, Contractor will repair, re-install, replace, or refund the price of the failing Contractor service, at Contractor's option. If Contractor elects to replace any or all product(s), and if such product(s) as originally installed are no longer available, Contractor shall have the right to substitute product(s) designated by Contractor to be of equal quality. Minor color variations may exist between replacement product and the originally installed product and are not indicative of a defective product or a labor defect. If, at Contractor's option, a refund is conveyed to the Buyer, then all warranties are terminated, and repair, replacement or removal of Contractor products shall become the sole responsibility of the Buyer. No warranties are valid unless and until the Owner has fulfilled all of its payment obligations under the Agreement. Non-warranty calls for repair or adjustment may result in a service charge.

This labor warranty is for the benefit of the Buyer and shall only apply to installation work performed by Contractor. The labor warranty shall terminate immediately upon the transfer of home ownership. The labor warranty assumes normal and reasonable use of Contractor-installed products or components. Minor color or textural variations from lot-to-lot of product are not product or installation defects. The labor warranty does not cover any other damage, workmanship, or material failure beyond the control of Contractor including, but not limited to, damage caused by occurrences, such as settlement of the building, failure of the structure (including foundations and walls), use of incompatible accessories, removal, repair, or re-installation of any Contractor-installed products or components by anyone other than Contractor, normal weathering, corrosive effects of salt air and chemical pollutants, normal fading, deterioration of caulking compounds, fire, flood, lightning, high winds, windblown objects, earthquake, hurricanes, ice dams, icicles and/or ice storms, atmospheric conditions or weather of catastrophic nature as defined by the US Weather Bureau, other acts of God, intentional acts, unreasonable use, vandalism or pollution. The labor warranty also will not apply to damages resulting from the failure to provide reasonable maintenance, including failure to clean the product or maintain sealing, painting and/or caulking as reasonably necessary. Contractor is also not responsible for existing or developing spore or mold growth.

There is conflicting evidence as to whether or not the existence or accumulation of molds (of which there are many different types and varieties) can be harmful to humans. It is the homeowner's responsibility to make sure excess humidity is controlled. Mold and mildew may be due to condensation, which may form on or within walls or other surfaces resulting from pre-existing conditions in the Buyer's home and internal or external temperatures. Reducing the humidity in the home will often remedy any condensation or mold problems. These warranties do not apply to damages due to or arising from the identification, detection, abatement, to encapsulation or removal of mold, asbestos, lead based products or other hazardous substances inside or outside of the structure being improved.

The labor warranty of Contractor services is the only expressed warranty provided by Contractor. No employee, representative, agent, nor any other person, has authority to assume or incur on behalf of Contractor any obligation, liability, or responsibility in place of or in addition to these warranties. **IN NO EVENT SHALL THE DURATION OF ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BE LONGER THAN THE DURATION OF THE EXPRESS WARRANTY STATED HEREIN. EXCEPT FOR THE WARRANTY PROVIDED HEREIN CONTRACTOR MAKES NO WARRANTY OF ANY KIND, EXPRESS, IMPLIED OR STATUTORY, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF NONINFRINGEMENT, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. CONTRACTOR'S LIABILITY TO BUYER UNDER THIS DOCUMENT IS LIMITED TO THE AMOUNTS RECEIVED BY CONTRACTOR FOR SERVICES RENDERED UNDER THE SALES AGREEMENT OR PURCHASE ORDER WITH THE BUYER. SOME STATES DO NOT PERMIT ANY LIMITATION ON THE LENGTH OF AN IMPLIED WARRANTY, AND THEREFORE THE IMMEDIATELY PRECEDING SENTENCE MAY NOT APPLY. IN NO EVENT SHALL CONTRACTOR BE OBLIGATED OR LIABLE FOR INCIDENTAL, SPECIAL INDIRECT OR CONSEQUENTIAL DAMAGES OF ANY KIND FOR THE BREACH OF ANY EXPRESS OR IMPLIED WARRANTY OF CONTRACTOR PRODUCT OR SERVICES. SOME STATES DO NOT ALLOW EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, AND THEREFORE SOME OR ALL OF THE IMMEDIATELY PRECEDING SENTENCE MAY NOT APPLY. THESE WARRANTIES PROVIDE SPECIFIC LEGAL RIGHTS, AND YOU MAY HAVE OTHER RIGHTS, WHICH VARY FROM STATE TO STATE.** Go to PowerWarranties.com to activate this warranty.

NATIONALLY RECOGNIZED QUALITY

As the nation's only remodeler to install the Power Symphony Series, manufactured exclusively by Pella, we offer one of the most energy-efficient and technologically-advanced windows. As the first product collaboration in Pella's 93-year history, our customers receive the best of both worlds - superior quality and a 5-star installation.





ECONOMICAL SOPHISTICATION

The sleek, contoured design of our windows add elegance and charm while boosting your home's value.

MADE TO FIT

We customize our windows for your structure, eliminating any maintenance for the homeowner. Our windows are made to fit your home, not the other way around.

UNPARALLELED SECURITY

With a secure locking system and steel reinforced rails and sashes, our windows protect your home, giving you complete peace of mind.

CONSTRUCTED TO ENDURE THE ELEMENTS

From our AAMA-certified installation methods to the quality of our materials, our windows are crafted to withstand the elements and maximize the energy efficiency of your home.

EXTERIOR FEATURES

MEMORY MESH SCREEN: Allows air in, keeps bugs out
SLOPED SILL: Maintenance-free water management

CUSTOM CAPPING:
This maintenance-free weather barrier protects the home from the elements and comes in a picture frame finish

**TRIPLE LAYER WOOL PYLE
WEATHER STRIPPING:**
Indestructible mylar resistant to mold, mildew, and fungus



BEVELED EDGE:
Maintains window integrity and provides an elegant, sophisticated charm

POWER SYMPHONY SERIES

INTERIOR FEATURES

VIRGIN VINYL: Virtually maintenance-free including a titanium-dioxide additive to protect against discoloring over the life of the window

LIFT ASSIST: Allows for a lifetime of easy operation



FOAM INSULATED FRAMES:
Reduces sound infiltration while also helping save money

STEEL REINFORCED MEETING RAILS:
Maintains fit, no drafts windows; enhances security and peace of mind



TILT TO CLEAN:
Ability to clean exterior glass from the safety of your own home



WELDED CORNERS:
Keeps the window square, improving overall operation



NIGHTTIME LATCHES

THREE PART LOCKING SYSTEM

1. 180 Degree Cam Action Lock
2. Steel Lock into Steel Reinforced Meeting Rail
3. Nighttime Safety Locks

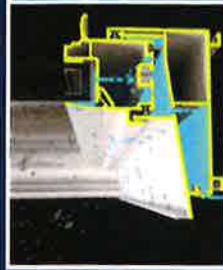


180 DEGREE CAM ACTION LOCK

ZEN GLASS WITH HEAT SHIELD TECHNOLOGY:

- Sound Deadening
- Safety & Security
- Energy Savings

LEAK GUARD:
Protects against water infiltration into the home and wall cavities.



*Certain features only available on select window styles.