HISTORIC AND DESIGN REVIEW COMMISSION
November 20, 2026

HDRC CASE NO:	**2026-297**
ADDRESS:	2260 W MISTLETOE
LEGAL DESCRIPTION:	NCB 6830 BLK LOT E 37 FT OF 23 & W 20 FT OF 24
ZONING:	R-6, H
CITY COUNCIL DIST.:	7
DISTRICT:	Monticello Park Historic District
APPLICANT:	Geneva Bracken/Pella South Texas
OWNER:	Joe Montalvo/MONTALVO JOE A &
TYPE OF WORK:	Window and front door replacement
APPLICATION RECEIVED:	October 09, 2026
60-DAY REVIEW:	December 08, 2026
CASE MANAGER:	Bryan Morales

REQUEST:

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

1. Replace 8 wood windows with aluminum-clad wood windows featuring a one-over-one or Prairie design, block-framing, and a brown exterior finish where specified in the submitted documentation set.
2. Replace an existing Minimal Traditional front door with a Craftsman-style front door.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens
A. MAINTENANCE (PRESERVATION)
i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
iv. *Screens and shutters*—Preserve historic window screens and shutters.
v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
viii. *Security bars*—Install security bars only on the interior of windows and doors.

ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

Standard Specifications for Replacement Windows
Consistent with the Historic Design Guidelines, the following recommendations are made for replacement windows:

- MATERIALS: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- SASHES: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- 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: Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.

FINDINGS:

a. The primary structure located at 2260 W Mistletoe Ave is a 1-story, single-family Minimal Traditional structure constructed c. 1940 and first appears in the 1951 Sanborn Map. The primary structure features a front-facing gable porch overhang with lapped siding, stone-cladding exterior, historic wood windows, three front-facing infilled dormers, and a side-facing gable composition shingle roof. This property contributes to the Monticello Park Historic District.
b. WINDOW REPLACEMENT: EXISTING CONDITION – Staff conducted a site visit on November 10, 2026, to assess the existing window condition and found that all 8 wood windows proposed for replacement are in various states of significant disrepair. Windows onsite were inoperable. The applicant had noted water infiltration has damaged most of the window's wood members and successive painting and caulking has trapped moisture causing additional damage to meeting rails, rails, and stiles. During the site visit, staff confirmed the applicant's observation concerning long-term water damage by noticing damage to the areas between the meeting rails and windowpanes, rails and windowpanes, and roughly the bottom quarter of adjacent stiles. The damage to these historic windows amounts to at least 50% or more of the wood members.
c. WINDOW REPLACEMENT – The applicant has proposed to replace 8 wood windows on the structure with Pella Reserve Traditional double-hung aluminum-clad wood windows featuring a one-over-one or Prairie design, block-framing, and a brown exterior finish. Guideline 6.B.iv for Exterior Maintenance and Alterations states that new windows should be installed to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. According to the Historic Design Guidelines, wood windows should be repaired in place and restored whenever possible, unless there is substantial evidence that the windows are deteriorated beyond repair. Staff finds the replacement of original wood windows with the requested product generally appropriate given the condition of the 8 windows cited for replacement.
d. FRONT DOOR REPLACEMENT – The applicant is requesting approval to replace an existing Minimal Traditional front door with a Craftsman-style front door. Exterior Maintenance and Alterations 6.B.i. states to replace doors, hardware, fanlights, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. Staff finds the front door replacement generally appropriate.

RECOMMENDATION:

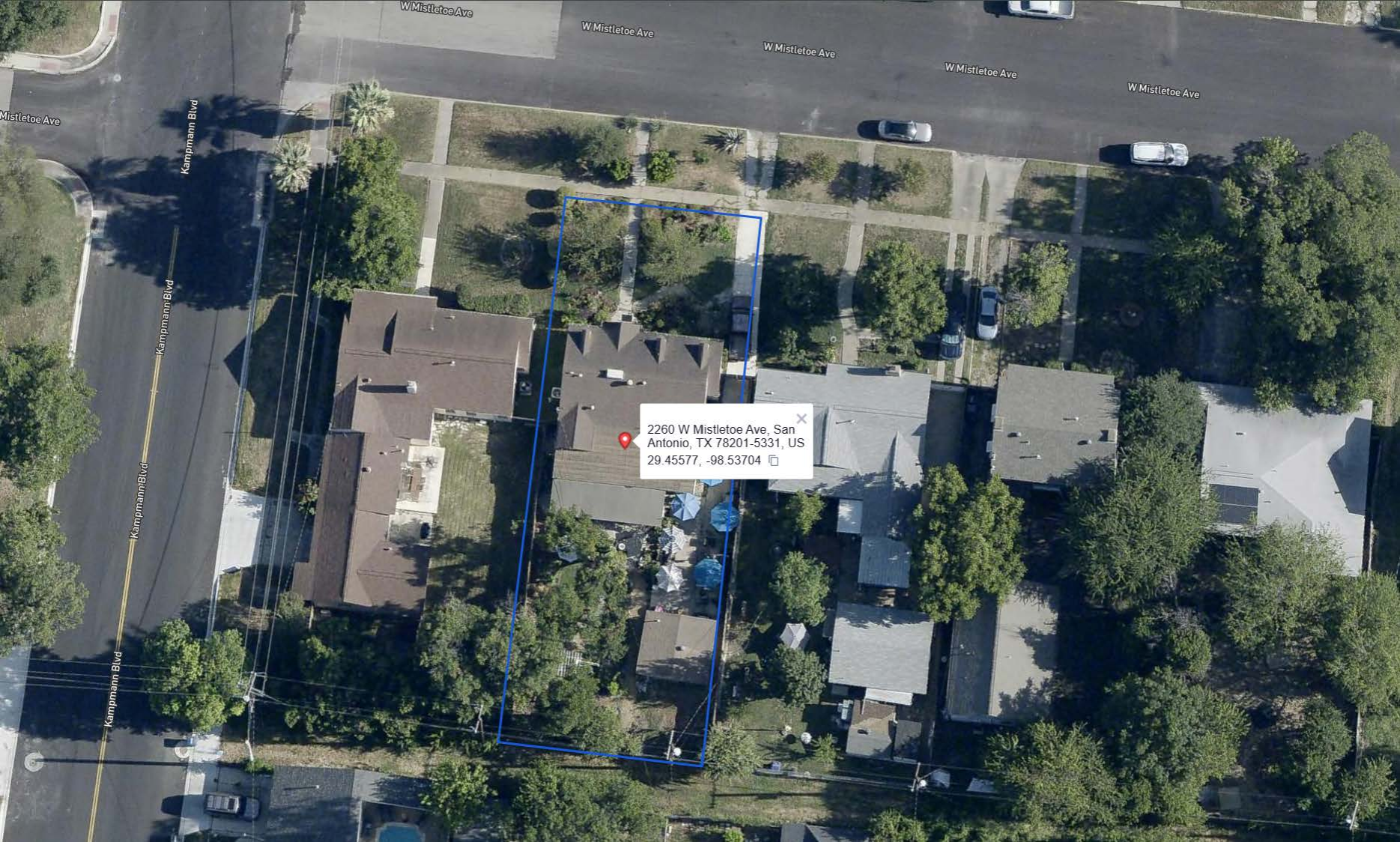
Item 1: Staff recommends approval of the request to replace 8 wood windows, based on findings a through c, with the following stipulations:

i. That the applicant installs a wood or aluminum-clad wood window that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows must feature an inset of two (2) inches within facades and feature profiles that are found historically within the immediate vicinity. 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 must 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.

ii. That the applicant installs windows featuring a one-over-one design.

Item 2: Staff recommends approval of the request to replace the front door, based on findings a and d, with the following stipulation:

i. That the new front door feature simplified details to align with the Minimal Traditional style of the structure and provide staff an updated front door design for review and approval prior to the issuance of a Certificate of Appropriateness.


W Mistletoe Ave
W Mistletoe Ave
W Mistletoe Ave
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W Mistletoe Ave
Mistletoe Ave
Kampmann Blvd
Kampmann Blvd
Kampmann Blvd
Kampmann Blvd
2260 W Mistletoe Ave, San Antonio, TX 78201-5331, US
29.45577, -98.53704

WINDOW CONDITION PHOTOGRAPHIC EXHIBIT

Property: 2260 W. Mistletoe Avenue, San Antonio, TX 78201

Purpose: Documentation of visible existing window conditions.

Contents: 18 photographs arranged by front, side, rear, and detailed window-condition views.

Photograph 01 | Front elevation | Principal facade

Source photograph: 6 | **View:** Exterior



Visible conditions: Street-facing view documenting the locations, proportions, and spacing of the windows, along with stone surrounds and painted trim.



Photograph 02 | Front entrance | Window and doorway

Source photograph: 5 | **View:** Exterior



Visible conditions: Window to the right of the entrance, including its relationship to the front door, adjoining stone and perimeter trim.

Photograph 03 | Front-facing window | Overall view

Source photograph: 1 | **View:** Exterior



Visible conditions: Overall view of a window with an exterior screen or grille. The lower portion of the underlying sash appears weathered and darkened.

Photograph 04 | Front-facing window | Second overall view

Source photograph: 7 | **View:** Exterior



Visible conditions: Additional full-height view documenting the existing exterior grid or screen, painted perimeter frame and lower sash configuration.

Photograph 05 | Side elevation | Window grouping

Source photograph: 4 | **View:** Exterior



Visible conditions: Side wall with three visible window openings, stone cladding, stone sills, painted trim and surrounding siding.

Photograph 06 | Side elevation | Individual window

Source photograph: 9 | **View:** Exterior



Visible conditions: Double-hung window set in stone cladding. The painted exterior grille or screen shows areas of dark coating loss and weathering.

Photograph 07 | Secondary elevation | Multiple openings

Source photograph: 17 | **View:** Exterior



Visible conditions: Several windows on the side of the home, including openings in stone cladding and adjacent siding. Existing opening proportions and trim are visible.

Photograph 08 | Rear elevation | Covered patio

Source photograph: 2 | **View:** Exterior



Visible conditions: Wider photograph of the covered rear patio and portions of the rear wall. Window openings are partly obstructed by furnishings, fixtures and plants.

Photograph 09 | Side yard | Exterior access context

Source photograph: 3 | **View:** Exterior



Visible conditions: Side-yard access area alongside the building and fence. Window-sash deterioration is not discernible from this distance.

Photograph 10 | Lower sash and sill | Coating failure

Source photograph: 8 | **View:** Exterior



Visible conditions: Close view of a lower window rail and sill showing paint wear, an uneven glass-edge seal, and dark accumulation along the horizontal sill joint.

Photograph 11 | Lower corner | Cracking and open seams

Source photograph: 10 | **View:** Exterior



Visible conditions: Behind the exterior screen, the painted vertical sash and lower corner display longitudinal paint cracks, open seams and roughened surface material.

Photograph 12 | Glazing corner | Checked finish

Source photograph: 11 | **View:** Exterior



Visible conditions: Close view of a sash stile at the glass edge showing weathered paint, surface checking and irregular material at the glazing interface.

Photograph 13 | Lower sash and frame | Corner staining

Source photograph: 12 | **View:** Exterior



Visible conditions: View through the exterior screen showing darkened surfaces and uneven paint or sealant at the lower sash and frame corner.

Photograph 14 | Lower sash joint | Visible separation

Source photograph: 13 | **View:** Exterior



Visible conditions: Horizontal and vertical wood members show multiple cracks in the painted finish, with a visible open seam at the lower rail or adjoining frame.

Photograph 15 | Glazing edge | Surface cracking

Source photograph: 14 | **View:** Exterior



Visible conditions: Close view of the painted sash beside the glass showing paint buildup, cracks following the wood grain and irregular glazing-edge material.

Photograph 16 | Lower glazing corner | Worn wood finish

Source photograph: 15 | **View:** Exterior



Visible conditions: The lower glass corner and horizontal member display cracking in the coating, roughened paint layers and an uneven glazing interface.

Photograph 17 | Lower frame | Darkened joints

Source photograph: 16 | **View:** Exterior



Visible conditions: Image through an exterior screen showing dark staining and gaps or shadow lines along underlying lower wood joints. The screen limits visibility of the wood surface.

Photograph 18 | Window jamb | Weathered painted finish

Source photograph: 18 | **View:** Exterior



Visible conditions: The side of the window frame shows peeling or uneven paint and a roughened painted surface adjacent to the exterior screen and masonry.

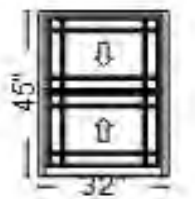
Contract - Detailed

Pella Window and Door Showroom of San Antonio
1926 Gulfmart Dr
San Antonio, TX 78217
Phone: (210) 735-2030 **Fax:** (210) 735-3837

Sales Rep Name: Messina, Ares
Sales Rep Phone: 210-735-2030
Sales Rep Fax:
Sales Rep E-Mail: amessina@pellasouthtexas.com

Customer Information	Project/Delivery Address	Order Information
Joe Montalvo 2260 W Mistletoe Ave San Antonio, TX 78201-5331 **Primary Phone:** [redacted] **Mobile Phone:** **Fax Number:** **E-Mail:** [redacted] **Contact Name:** **Great Plains #:** 1009188037 **Customer Number:** 1013034340 **Customer Account:** 1009188037	**Joe Montalvo - 2260 W Mistletoe Ave, San Antonio,** 2260 W Mistletoe Ave **Lot #** San Antonio, TX 78201 **County:** **Owner Name:** Joe Montalvo **Owner Phone:** [redacted]	**Quote Name:** Joe Montalvo - 2260 W Mistletoe Ave, San Antonio, **Order Number:** 775F59054 **Quote Number:** **21345683** **Order Type:** Installed Sales **Wall Depth:** **Payment Terms:** Greensky Financing **Tax Code:** USETAX **Cust Delivery Date:** None **Quoted Date:** 9/22/2026 **Contracted Date:** 10/5/2026 **Booked Date:** **Customer PO #:**

Line #	Location:	Attributes	Qty
10	Front Door	**Pella Reserve, Traditional Replacement Double Hung, 32 X 45, Brown**	1



Viewed From Exterior

PK # 2246

1: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 32 X 45
General Information: Standard, Luxury, Clad, Pine, 4 3/4", 3 1/4"
Exterior Color / Finish: Painted, Standard Enduraclad, Brown
Interior Color / Finish: Provincial Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Oil Rubbed Bronze, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, Shipped In Unit, No Integrated Sensor
Screen: Full Screen, Standard EnduraClad, Brown, Standard, InView™ , Shipped Separate
Performance Information: U-Factor 0.29, SHGC 0.19, VLT 0.44, CPD PEL-N-233-00687-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL14343, TDI FL14343, STC 26, OITC 22, Clear Opening Width 28.625, Clear Opening Height 18.437, Clear Opening Area 3.664994, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: ILT, No Custom Grille, 7/8", Prairie(0W0H), (0W0H), Putty Glaze, Ogee
Wrapping Information: No Exterior Trim, Manufacturer Recommended Clearance, Perimeter Length = 154".

Rough Opening: 32 - 1/2" X 45 - 1/2"

****MATERIALSWINDOW - Window Install Materials** Qty 1

Line #	Location:	Attributes
10	None Assigned	



Viewed From Exterior

PK #
2246

Pella Front Doors, Entry Door, Inswing, 37.5 X 81.625, Provincial, 4-9/16"

Qty
1

1: 37.581.625 Entry Door
Frame Size: 37 1/2 X 81 5/8
Unit Type: Left Inswing, Standard Sill, No Fire Rating, No Fire Rating
Dimensions: 36, 80
Dimension Options: No Cut Down
General Information: Standard, 4 9/16", 4 9/16"
Panel Style: Craftsman Light
Glass: Tempered Textured And Obscure Narrow Reed Low-E Air Filled
Grilles: No Grille
Panel Selection: Fir Grain Fiberglass, Stained, Provincial, Stained, Provincial
Frame Selection: Composite, Black Threshold, No Panel Reinforcement, Wood Grain, Stained, Provincial, Composite, Wood Grain, Stained, Provincial
Hardware Options: Latch Bore with Deadbolt, 2 3/8", 2 1/8", No Integrated Sensor, Belleview, Cove Knob, Matte Black, WIFI Deadbolt, Matte Black, Standard Steel Ball Bearing, Matte Black, Black Finish Sill
Unit Accessories: 3 Block
Performance Information: U-Factor 0.19, SHGC 0.09, VLT 0.09, CPD PEL-M-258-175794-00001, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, FPA FL31712, TDI None
Wrapping Information: 2" Brickmould, Factory Applied, 4-9/16", Manufacturer Recommended Clearance, Perimeter Length = 239".
Obscure Glass Style: NarrowReedLowE

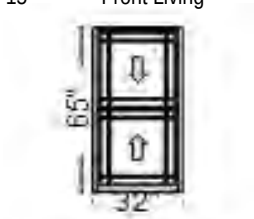
Rough Opening: 38 - 1/4" X 82 - 1/8"

WDP-W-P-INSTALL - Wood Window Pocket Install (No interior trim) Qty 1

Line #	Location:	Attributes
15	Front Living	

Pella Reserve, Traditional Replacement Double Hung, 32 X 65, Brown

Qty 1



Viewed From Exterior

PK # 2246

1: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 32 X 65
General Information: Standard, Luxury, Clad, Pine, 4 3/4", 3 1/4"
Exterior Color / Finish: Painted, Standard Enduraclad, Brown
Interior Color / Finish: Provincial Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Oil Rubbed Bronze, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, Shipped In Unit, No Integrated Sensor
Screen: Full Screen, Standard EnduraClad, Brown, Standard, InView™ , Shipped Separate
Performance Information: U-Factor 0.29, SHGC 0.19, VLT 0.44, CPD PEL-N-233-00687-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL14343, TDI FL14343, STC 26, OITC 22, Clear Opening Width 28.625, Clear Opening Height 28.437, Clear Opening Area 5.652841, Egress Meets minimum clear opening and 5.0 sq.ft
Grille: ILT, No Custom Grille, 7/8", Prairie(0W0H), (0W0H), Putty Glaze, Ogee
Wrapping Information: No Exterior Trim, Manufacturer Recommended Clearance, Perimeter Length = 194".

Rough Opening: 32 - 1/2" X 65 - 1/2"

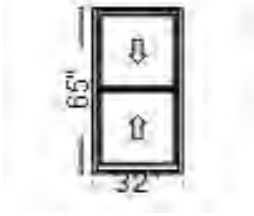
WDP-W-P-INSTALL - Wood Window Pocket Install (No interior trim) Qty 1

****MATERIALSWINDOW - Window Install Materials** Qty 1

Line #	Location:	Attributes
16	Front Living	

Pella Reserve, Traditional Double Hung, 32 X 65, Brown

Qty 1



Viewed From Exterior

PK # 2246

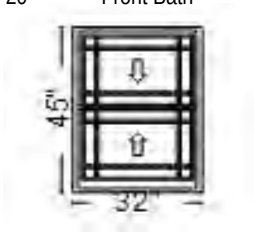
1: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 32 X 65
General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Brown
Interior Color / Finish: Provincial Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Oil Rubbed Bronze, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, Shipped In Unit, No Integrated Sensor
Screen: Full Screen, Standard EnduraClad, Brown, Standard, InView™ , Shipped Separate
Performance Information: U-Factor 0.28, SHGC 0.21, VLT 0.49, CPD PEL-N-232-01189-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL14341, TDI FL14341, STC 28, OITC 24, Clear Opening Width 28.625, Clear Opening Height 28.062, Clear Opening Area 5.578297, Egress Meets minimum clear opening and 5.0 sq.ft
Grille: No Grille,
Wrapping Information: No Attachment Method, No Exterior Trim, 3-11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 194".

Rough Opening: 32 - 3/4" X 65 - 3/4"

WDP-W-P-INSTALL - Wood Window Pocket Install (No interior trim) Qty 1

****MATERIALSWINDOW - Window Install Materials** Qty 1

Line #	Location:	Attributes
20	Front Bath	



Viewed From Exterior

Pella Reserve, Traditional Double Hung, 32 X 45, Brown

Qty 1

PK # 2246

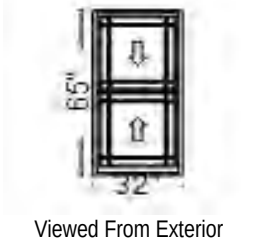
1: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 32 X 45
General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Brown
Interior Color / Finish: Provincial Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Oil Rubbed Bronze, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, Shipped In Unit, No Integrated Sensor
Screen: Full Screen, Standard EnduraClad, Brown, Standard, InView™ , Shipped Separate
Performance Information: U-Factor 0.29, SHGC 0.19, VLT 0.43, CPD PEL-N-232-01191-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL14341, TDI FL14341, STC 28, OITC 24, Clear Opening Width 28.625, Clear Opening Height 18.062, Clear Opening Area 3.59045, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: ILT, No Custom Grille, 7/8", Prairie(0W0H), (0W0H), Putty Glaze, Ogee
Wrapping Information: No Attachment Method, No Exterior Trim, 3-11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 154".

Rough Opening: 32 - 3/4" X 45 - 3/4"

WDP-W-P-INSTALL - Wood Window Pocket Install (No interior trim) Qty 1

****MATERIALSWINDOW - Window Install Materials** Qty 1

Line #	Location:	Attributes
25	Master Bed	



Viewed From Exterior

Pella Reserve, Traditional Double Hung, 32 X 65, Brown

Qty 1

PK # 2246

1: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 32 X 65
General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Brown
Interior Color / Finish: Provincial Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Oil Rubbed Bronze, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, Shipped In Unit, No Integrated Sensor
Screen: Full Screen, Standard EnduraClad, Brown, Standard, InView™ , Shipped Separate
Performance Information: U-Factor 0.29, SHGC 0.19, VLT 0.43, CPD PEL-N-232-01191-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL14341, TDI FL14341, STC 28, OITC 24, Clear Opening Width 28.625, Clear Opening Height 28.062, Clear Opening Area 5.578297, Egress Meets minimum clear opening and 5.0 sq.ft
Grille: ILT, No Custom Grille, 7/8", Prairie(0W0H), (0W0H), Putty Glaze, Ogee
Wrapping Information: No Attachment Method, No Exterior Trim, 3-11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 194".

Rough Opening: 32 - 3/4" X 65 - 3/4"

****MATERIALSWINDOW - Window Install Materials** Qty 1

WDP-W-P-INSTALL - Wood Window Pocket Install (No interior trim) Qty 1

Line #	Location:	Attributes
30	Master Bed	

Pella Reserve, Traditional Double Hung, 32 X 65, Brown

Qty 1



Viewed From Exterior

PK # 2246

1: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 32 X 65
General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Brown
Interior Color / Finish: Provincial Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Oil Rubbed Bronze, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, Shipped In Unit, No Integrated Sensor
Screen: Full Screen, Standard EnduraClad, Brown, Standard, InView™ , Shipped Separate
Performance Information: U-Factor 0.29, SHGC 0.19, VLT 0.43, CPD PEL-N-232-01191-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL14341, TDI FL14341, STC 28, OITC 24, Clear Opening Width 28.625, Clear Opening Height 28.062, Clear Opening Area 5.578297, Egress Meets minimum clear opening and 5.0 sq.ft
Grille: ILT, No Custom Grille, 7/8", Prairie(0W0H), (0W0H), Putty Glaze, Ogee
Wrapping Information: No Attachment Method, No Exterior Trim, 3-11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 194".

Rough Opening: 32 - 3/4" X 65 - 3/4"

WDP-W-P-INSTALL - Wood Window Pocket Install (No interior trim) Qty 1

****MATERIALSWINDOW - Window Install Materials** Qty 1

Line #	Location:	Attributes
35	Master Bed	



Viewed From Exterior

Pella Reserve, Traditional Double Hung, 32 X 65, Brown

Qty: 1

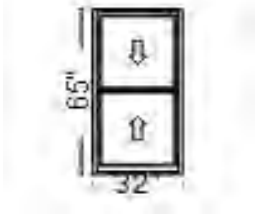
PK # 2246

1: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 32 X 65
General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Brown
Interior Color / Finish: Provincial Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Oil Rubbed Bronze, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, Shipped In Unit, No Integrated Sensor
Screen: Full Screen, Standard EnduraClad, Brown, Standard, InView™ , Shipped Separate
Performance Information: U-Factor 0.28, SHGC 0.21, VLT 0.49, CPD PEL-N-232-01189-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL14341, TDI FL14341, STC 28, OITC 24, Clear Opening Width 28.625, Clear Opening Height 28.062, Clear Opening Area 5.578297, Egress Meets minimum clear opening and 5.0 sq.ft
Grille: No Grille,
Wrapping Information: No Attachment Method, No Exterior Trim, 3-11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 194".

Rough Opening: 32 - 3/4" X 65 - 3/4"

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

Line #	Location:	Attributes
40	Master Bed	



Viewed From Exterior

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

Line #	Location:	Attributes	Qty
105	None Assigned	**PROMO-SR - Senior Discount**	1

Line #	Location:	Attributes	Qty
110	None Assigned	**Promo-MIL - Military Discount**	1

Thank You For Purchasing Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a 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.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link https://www.pella.com/california-rights-policy/ at pella.com.

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor **AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS.** You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:
U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC). 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. The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary based on environmental conditions, installation, and other construction practices and change over the product's 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.

Including during the construction period, casement windows should never be left open and unlocked for prolonged periods or during high wind conditions to avoid sash detachment/damage.

Actual sizes tested for documented STC and OITC ratings may vary from the ASTM E 1425 sizes to better represent Pella Product Offering. STC and OITC ratings shown may be conservatively based on products tested with thinner panes of glass. STC and OITC ratings may be from test results from an equivalent product.

Terms & Conditions

All Orders

This quote may be subject to repricing. Pella South Texas will make every effort to make customers aware of price increases with as much lead time as we are able to.

I am aware that the products sold by Pella South Texas are made to order and my order is made specifically for my home / project, including aesthetics and sizing. I understand that there will be no changes allowed on this order after products are ordered, and orders cannot be cancelled or returned. I have reviewed each line on the contract with the sales representative and clearly understand the hinging, venting, count of openings, grilles, sizing, and color are correct, with all products being viewed from the exterior.

To activate order, please sign and return this copy. All orders are subject to acceptance by Pella South Texas.

Pella South Texas makes no guarantees as to lead times and is not responsible for any delays, including those from manufacturers. Any lead time or delivery date discussions during the sales process are estimates based on the best information available at the time and should only be used as such. No discounts will be given for delays, including manufacturing.

I hereby authorize Pella Corporation, its affiliates and/or subsidiaries to use, reproduce, and/or publish photographs and/or video that may pertain to me and my project, including materials described below, without compensation. I understand that this material may be used in various communications (e.g. website, e-newsletters, promotional materials, etc.). Consequently, these entities may publish materials, photographs, and/or refer to the project in a manner that they deem appropriate. No personal information (customer name, specific project location) will be disclosed without additional permissions being granted by the customer.

Installed Orders (New Full Units)

For replacement projects, Pella South Texas makes no guarantees that existing window and door treatments and accessories (such as blinds, shutters, shades, storm doors, storm windows, etc.) will fit with your new Pella windows and doors.

For replacement projects, Pella South Texas makes no guarantees that existing interior (e.g. drywall, paint, wallpaper, etc.) or exterior materials (e.g. siding, stucco, EIFS, brick, etc.) will be undamaged during the installation process. While great care will be taken with our customers' homes, there are times where existing materials will not allow a window or door to be removed and reinstalled without additional work being required by the homeowner subsequent to installation.

Payment Terms:

Unless financing through Pella South Texas offered financing programs, payment of 50% is required prior to ordering any products (unless payment terms have been previously given)

The balance is due upon substantial completion. Substantial completion on each item is achieved when that line item has been installed and is operational. Partial invoices may occur. Items such as missing or broken parts and service adjustments are covered by warranty and do not affect the status of your project from being substantially complete.

Partial installations will be due for that part of the project upon substantial completion of that partial install.

The final payment must be Paid in Full on the last day of Substantial Completion. In the event that any part of your order was ordered incorrectly, has damage, or is incomplete, you may temporarily withhold the following from your final payment:

For items not able to be installed or needing a full unit reorder, the price due for that item, including installation cost, will not be due.

For items substantially complete but needing parts under warranty, you may withhold:

$700 for damaged or broken sash/glass

$300 for missing or damaged screen, hardware or similar product

Full payment is expected at the time missing or damaged units are installed or replaced.

Late payments beyond the Payment Terms defined above will be charged 1.5% of the outstanding balance per month. If Pella South Texas is required to employ an attorney to collect the amounts owed to it by Customer, Pella South Texas will be entitled to collect all attorney's fees, costs, and expenses it incurs.

Non-Installed Orders (New Full Units)

Pella South Texas makes no guarantees that existing window and door treatments and accessories (such as blinds, shutters, shades, storm doors, storm windows, etc.) will fit with your new Pella windows and doors.

For all orders not installed through Pella South Texas, sizing is the responsibility of the customer. Any measuring done by Pella South Texas is a courtesy and for quoting purposes only.

Remaining account balance must be Paid in Full at delivery, unless credit terms have been extended by Pella South Texas.

Purchaser agrees to take receipt of all materials within 30 days of either original requested need by date or actual date of the entire

order's arrival at Pella South Texas' warehouse, whichever is later. After 30 days, the remaining account balance is Due in Full. After 90 days, storage fees of 1.5% of the contracted price will be assessed per month. All storage fees are required to be Paid in Full prior to product delivery. Screens and hardware are exceptions and may be stored up to 24 months without penalty. If screens and hardware are not requested within 24 months after final product delivery, they are subject to disposal and would need to be repurchased and reordered when needed.

Call a minimum of five days in advance to schedule delivery. Customer is expected to supply help to unload unless a 2-man delivery is on the contract.

Any product damage must be reported to Pella South Texas within 2 business days of product receipt.

Late payments beyond the Payment Terms defined above will be charged 1.5% of the outstanding balance per month. If Pella South Texas is required to employ an attorney to collect the amounts owed to it by Customer, Pella South Texas will be entitled to collect all attorney's fees, costs, and expenses it incurs.

Service Orders

All non-warranty Service quotes must be paid for in full, including tax, prior to ordering. Service parts may not be returned or refunded.

☐ **Project Checklist has been reviewed**

Joe Montalvo

Customer Name (Please print)

[redacted]

Customer Signature

10/06/2026

Date

[redacted]

Credit Card Approval Signature

Pella Sales Rep Name (Please print)

Pella Sales Rep Signature

Date

Order Totals	
Taxable Subtotal	[redacted]
Sales Tax @ 0%	
Non-taxable Subtotal	
Total	
Deposit Received	
Amount Due	

775F59054 Contract Joe Montalvo revised

Final Audit Report 2026-10-06

Created:	2026-10-06
By:	Ares Messina (amessina@pellasouthtexas.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAcjv6rPC0IO-ENekwbS5if6pmLJnV4kjG

"775F59054 Contract Joe Montalvo revised" History

Document created by Ares Messina (amessina@pellasouthtexas.com)
2026-10-06 - 10:15:43 PM GMT

Document emailed to Joe Montalvo [redacted]) for signature
2026-10-06 - 10:15:48 PM GMT

Email viewed by Joe Montalvo [redacted])
2026-10-06 - 10:46:57 PM GMT

Document e-signed by Joe Montalvo [redacted])
Signature Date: 2026-10-06 - 10:54:28 PM GMT - Time Source: server - Signature Appearance Selected: DRAW

Agreement completed.
2026-10-06 - 10:54:28 PM GMT

Site Visit Photos


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San Antonio TX 78201
United States


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