



Historic Preservation Board

Kathy Kvasnicka, Chair

Al Mowrer
Zachary Potter

Ginny White
Alice Garbozci
Vacancy

AGENDA

HISTORIC PRESERVATION BOARD

REGULAR MEETING

130 South McKinley Avenue

Thursday, June 11, 2026

5:00 PM

Call to Order

Approval of Agenda

Consent Agenda - Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a Councilmember so requests, in which case the item may be removed/moved from the Consent Agenda.

a. Approval of the Minutes

Public Comment This portion of the Agenda is provided to allow members of the audience to present comments to the Board. The Board may not respond to your comments this evening, rather they may take your comments and suggestions under advisement or your question may be directed to the appropriate staff member for follow-up.

Action Item(s)

a. HAM2026-001 Report of Acceptability for Odd Fellows

Discussion Items

a. Staff Report

Future Business

Adjourn

VIRTUAL MEETING LOG-IN INSTRUCTIONS

Please join my meeting from your computer, tablet or smartphone.

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Access Code: 885-932-285

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If you have issues getting into the virtual meeting, please call (720) 683-1087 for assistance.

Virtual Meeting Instructions

To participate remotely, we encourage you to test the phone number and links provided above prior to the start of the meeting, as each device requires initial adjustment. It is also recommended to log into the meeting early, and if you encounter any issues to call 720-683-1087.

When calling in, please be sure to mute your microphone on your computer, phone or tablet. Planning staff and/or the Chairperson of the Historic Preservation Board will provide instructions on when and how comments can be made by the public virtually.



SUBJECT FOR DISCUSSION

Approve a Request for Report of Acceptability for the Odd Fellows Lodge (300-306 Denver Ave) for Window Replacement.

SUMMARY STATEMENT/BACKGROUND DISCUSSION

On January 10, 2011, the Fort Lupton City Council approved the historical designation of the Odd Fellows Lodge at 300-306 Denver Avenue. Exterior work to historically designated properties within the City requires prior approval from the Historic Preservation Board, as regulated by Article XVII of Chapter 18 to the Municipal Code.

Jessica Holbrook, the property manager of this historic site has submitted a request to replace the windows of the building. The proposed work requires a building permit.

Additional information on this proposed work is attached for your reference.

FINANCIAL CONSIDERATIONS

N/A

LEGAL/POLITICAL CONSIDERATIONS

Pursuant to Section 18-354 of the Municipal Code, a report of acceptability is required prior to work requiring a building permit for the alteration or reconstruction of or addition to the exterior of any improvement which constitutes all or part of a historic site.

The proposed work requires building permits and therefore qualifies for review under the following two phase review:

(1) Conceptual review. Conceptual review is an opportunity for applicants to discuss requirements, standards and policies that apply to historic sites. Problems can be identified and solved prior to final review of the application. After review of the application by the Historic Preservation Board, the Planning Commission shall furnish the applicant with written comments regarding the conceptual review. Conceptual approval of any proposed work may be limited to certain portions of the work as deemed appropriate by the Board. Conceptual approval does not guarantee final approval of proposed work. If upon review of proposed work, the Board determines that conceptual review is not necessary given the absence of a significant impact on the historic site...it may be waived by the Board and the Board may then proceed to consider the proposed work on final review at the same meeting.

If the Board chooses to waive conceptual review and go directly to final review, then:

(2) Final review. If an application or parts thereof are conceptually approved, it shall be finally reviewed by the Historic Preservation Board at a subsequent meeting of the Board. During final review, the Board shall consider the application or parts thereof that have received conceptual approval and any changes made by the applicant since conceptual review.

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

Pursuant to Section 18-354 of the Municipal Code that addresses work requiring a building permit on a historic site:

(a) Action on an application for a building permit, including any permit for demolition of a building, shall be deferred by the Building Inspector except as provided in Section 18-359 [relating to remedying of dangerous conditions], until the application is accompanied by a report of acceptability from the Historic Preservation Board for the proposed work when the proposed work involves the following:

(1) Alteration or reconstruction of or addition to the exterior of any improvement which constitutes all or part of a historic site;

(2) Demolition or relocation of any improvement or object which constitutes all or part of a historic site; or

(3) Construction or erection of or addition to any improvement upon any land included on a historic site.

ALTERNATIVES/OPTIONS

The Board has the following options:

1. Approve the request for report of acceptability;
2. Approve with conditions;
3. Do not approve the request for report of acceptability;
4. Delay a decision in order to request additional information.

STAFF RECOMMENDATIONS

Based on the materials submitted, items typically considered during review of exterior alterations to a historic site may warrant additional discussion with the applicant during meeting discussion. The Board should review all items carefully and prioritize rehabilitation of the building while maintaining compatibility. Staff review of the Standards for Rehabilitation is included with this AM.

Attachments:

- a. Request for Report of Acceptability
- b. Application Narrative
- c. Contractor Quote

EXHIBIT A
STANDARDS FOR REHABILITATION & GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS
APPLICABLE TO THE PROPOSED PROJECT

STANDARDS FOR REHABILITATION		
	STANDARD	STAFF COMMENT
1.	A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.	No change of use is proposed.
2.	The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.	The proposed replacement windows introduce black metal frames, which differ from the original white painted wood. The narrative documents severe deterioration, including rot, separation, and broken units. If deterioration is truly beyond repair, replacement may be justified. Additional information needed to determine compliance.
3.	Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	The proposed metal windows appear to be contemporary in material and finish. Provided they do not mimic a historic style that never existed on the building, they are unlikely to create a false sense of history.
4.	Change to a property that have acquired historic significance in their own right will be retained and preserved.	N/A
5.	Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	The contractor quote identifies storefront-style aluminum framing for all openings, but does not include muntin patterns, profiles, or details demonstrating that the new units replicate the original appearance. Additional information required to determine compatibility.
6.	Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	The applicant submitted photographs showing extensive deterioration, including rotted frames, failed joints, and broken glazing. These conditions support the claim that repair may not be feasible. However, the Standards require that replacement units match the old in design, color, texture, and materials OR be compatible with the historic character. The contractor quote proposes dark bronze aluminum storefront systems, which differ from the original material and finish.
7.	Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	N/A
8.	Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	N/A
9.	New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.	The contractor quote identifies storefront systems with fixed panels, transoms, and single-hung units. These appear to maintain the general size of the existing openings, but the application does not include installation method.

10.	New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	N/A
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IOOF Lodge #100 - Narrative for Application

The Fort Lupton IOOF Lodge #100 respectfully submits this narrative in support of our request for approval to restore and replace the existing windows on our historic building located in downtown Fort Lupton. Constructed in 1914, the Lodge remains an important part of the community's historic character and heritage. Our goal is to preserve the building's historic appearance while addressing significant deterioration and safety concerns associated with the original windows.

The building currently retains its original white painted wood-frame windows dating back to the original construction of the Lodge. Over time, these windows have deteriorated substantially due to age and exposure to the elements. Several windows are failing structurally, with wood frames rotting and separating from the building. Two windows have already broken completely and are currently boarded up to prevent further damage and maintain safety. Additional windows are in poor condition and continue to deteriorate, creating ongoing maintenance concerns, energy loss, and risk of additional failure.

The proposed project will replace the failing wood-frame windows with historically compatible commercial black metal-frame windows that closely match the existing size, proportions, and architectural character of the original openings. The black metal frames will provide improved structural durability, longevity, and energy efficiency while maintaining a clean and historically appropriate appearance that complements the building's masonry façade and surrounding historic structures. In preparing for this project, the Lodge contacted several contractors for bids and guidance regarding historically appropriate replacements. One contractor, Slade Glass of Longmont, previously completed the window replacement project for the Wholly Stromboli building, another historically designated property in Fort Lupton. The Lodge specifically requested window options comparable in appearance and character to those successfully installed on the Wholly Stromboli building.

The proposed work is intended to preserve and enhance the historic integrity of the Lodge rather than diminish it. The replacement windows will maintain the building's traditional architectural appearance while improving durability, weather protection, and energy efficiency. The project will not remove or destroy distinctive architectural features of the building, but instead will restore the building's exterior appearance by replacing severely deteriorated and nonfunctional windows with compatible materials and designs.

The Lodge believes the proposed improvements are fully compatible with the distinctive historic characteristics of the property and surrounding historic district. The replacement windows will respect the scale, style, and historic nature of the building while ensuring the long-term preservation and continued use of this important community landmark.

Finally, the proposed project is consistent with the spirit and intent of Article XVII, Chapter 18 of the Fort Lupton Municipal Code by promoting the preservation, rehabilitation, and continued maintenance of a historically significant structure. These improvements will help ensure the Fort Lupton IOOF Lodge #100 remains a safe, functional, and visually significant part of the community for future generations.



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortluptonco.gov

Request for Report of Acceptability for a Historically Designated Property

The City of Fort Lupton is proud of its unique history and its historically designated properties. Therefore, the Municipal Code requires review by the Historic Preservation Board prior to any exterior alterations or demolitions to historically designated properties, and approval of a Report of Acceptability. To find out if your property is historically designated, visit bit.ly/FLDesignation or call 720.466.6128 for the register of designations within the City.

To obtain a Report of Acceptability, submit this fully completed form and any required attachments to the Planning Department at planningdept@fortluptonco.gov or delivering it to City Hall at 130 S. McKinley Avenue, Fort Lupton, Colorado 80621. More information on the process is included in the attached Instructions for Submitting a Request for Report of Acceptability.

A. CONTACT INFORMATION

- 1) Property Owner: Independent Order of Odd Fellows
 Company: IOOF
 Phone: 303-946-4236 Email: ftluptonioof@gmail.com
 Address: 709 3rd St. Fort Lupton, CO 80621
 Preferred method of contact? Email: Phone: Mail:

B. SITE DESCRIPTION

- 1) Site Address: 709 3rd St. Fort Lupton, CO 80621
 2) Parcel Number: 147105215007
 3) Historic Building Name: IOOF Lodge #100

C. PROJECT DESCRIPTION

- 1) Please provide a short description of the proposed project in the space provided below:
 We are looking to replace all existing windows in the building, including the upstairs and retail level. With this
 we would also like to upgrade the windows to higher efficiency and longer lasting. Our current wood frame windows
 are all rotting with the glass falling out. This has become unsightful and costing us a lot of money in electricity to
keep the building heated.

- 2) Is a building permit required? (Contact the Building Department at 303.857.6694 with questions.)
 Yes No
- 4) If the project does require a building permit, have you submitted a completed building permit application to the Building Department? This is required prior to submitting a Request for Report of Acceptability.
 Yes No
- 5) Is the project requesting to demolish a historically designated structure?
 Yes No

D. SUBMITTAL CHECKLIST

The following documents be submitted with a fully completed Request:

- If the work requires a building permit, or is a request to demolish a building, the building permit and/or demolition permit and all attachments to the permit(s) must be included;
- Sketches, plans and any other documents required by the Historic Preservation Board, including paint color samples, and photos of all sides of the building that changes are being made; and
- A narrative that describes the project. It is recommended that the narrative address the following items that the Historic Preservation Board must consider when making its final determination on whether to approve the Request:
 1. whether the work will erode the authenticity or destroy any distinctive exterior feature of the building;
 2. whether the work is compatible with the distinctive characteristics of the historic site; and
 3. whether the work is in the spirit of the [Article XVII, Chapter 18 of the Fort Lupton Municipal Code](#).

E. PROPERTY OWNER CERTIFICATION(S)

I hereby certify that I am the legal owner of record of the property that is the subject of this application. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Owner: Jessica Holbrook Date: 05/24/2026

For Office Use Only

Received Date: _____

If the application is not complete, state reasons why it is incomplete:

Conceptual Review

Final Review

Conceptual Review Waived

Scheduled Meeting Date: _____

Instructions for Submitting a Request for Report of Acceptability

DEFINITIONS

Words in the singular include the plural and words in the plural include the singular.

Application refers to the official submittal to the City of Fort Lupton's Planning Department for review of the proposed project identified in the Request for Report of Acceptability. The application includes the form, all materials submitted for review of the project, including those documents required under the Building Regulations of the Municipal Code, and any additional information provided.

Project refers to the exterior changes identified in the application and application materials.

Property refers to the land that is being proposed for exterior changes as described in the Request for Report of Acceptability and application materials.

Request means the Request for Report of Acceptability.

A. CONTACT INFORMATION

Provide contact information for all owners of any property that is the subject of the application. If the contact information for all property owners will not fit on the space provided, submit a separate sheet for the additional owners.

B. SITE DESCRIPTION

Provide all information requested. Parcel numbers and address information may be found at the Weld County Property Portal at <https://www.co.weld.co.us/maps1/propertyportal/>. Information on the historic name of the building can be found on the chart titled Fort Lupton Designation Register at bit.ly/FLDesignation.

C. PROJECT DESCRIPTION

Please provide a description of what proposed exterior changes that the project entails. If you need more space for the project description, please attach a separate sheet.

State if the proposed changes require a building permit or a demolition permit. If you are unsure, please contact the Building Department at 303.857.6694. If a permit is required, it must be submitted to the Building Department prior to submitting a Report of Acceptability.

D. SUBMITTAL CHECKLIST AND PROCESS

For an application to be considered complete, and for planning staff to schedule a meeting before the Historic Preservation Board, this Request must be fully completed and all required attachments included. You may submit the fully completed form and required attachments to the Planning Department at planningdept@fortluptonco.gov or delivering it to City Hall at 130 S. McKinley Avenue, Fort Lupton, Colorado 80621.

No permit will be released by the Building Inspector until a Report of Acceptability has been obtained for the following work:

- 1) Alteration or reconstruction of, or addition to, the exterior of any improvement which constitutes all or part of a historic site;
- 2) Demolition or relocation of any improvement or object which constitutes all or part of a historic site; or
- 3) Construction or erection of, or addition to, any improvement upon any land included on a historic site.

Planning staff will review the application for completeness and provide notice to the applicant whether the application has been deemed complete. Once the application is deemed complete, Planning staff will schedule the project for a meeting before the Historic Preservation Board. The applicant must attend the meeting to present their proposed project to the Historic Preservation Board.

E. PROPERTY OWNER CERTIFICATION(S)

Provide the signature of all owners of properties included in the application in this section.

For any other questions, please contact the Planning Department at 303.857.6694 or planningdept@fortluptonco.gov.



Quote 109281A

Date: 3/9/2026

Page: 1 of 6

Ft Lupton Odd Fellows Lodge #100
709 3rd St.
Ft Lupton 80621

Job: Ft Lupton Odd Fellows Lodge #100
709 3rd St.
Ft Lupton CO 80621
Work: 303-304-6250
Email: ftluptonioof@gmail.com

Quantity	Description	Rate	Amount
1	New Insulated Units and Frames	47,061.50	47,061.50

Exterior Storefront:

Manko 7035 HC65/AW50 Series, Double Thermal, 2" x 4 1/2" Dark Bronze Aluminum storefront framing, glazed with 1" Low-E Tempered insulated glass units.

(8) openings

Kitchen - Approx. 39" x 67" - Single Hung
(2) Dining Room - Approx. 49" x 88" - Fixed w/ Transom
South Side Game Room - Approx. 49" x 88" - Fixed w/ Transom
(4) West Side / Ceremony Room - Approx. 50" x 88" Fixed w/ Transom

Lead Time 8-10 Weeks

Materials, Lift, No Tax, and Labor Included in the total

TERMS AND CONDITIONS

1. We reserve the right to correct clerical errors, notwithstanding prior acceptance. If the error is one of substance rather than form, our acceptance may be withdrawn if correction renders the proposal unacceptable.
2. This proposal is based upon the performance of all work during our regular working hours. Extra charges will be made for all work performed outside our regular working hours if done at the customer's request.
3. This proposal, if accepted, is subject to the approval of our Credit Department.
4. On custom material orders, a 50% deposit is required, unless credit has been approved. IF A CREDIT CARD IS USED FOR THE DEPOSIT, IT SHALL REMAIN ON FILE UNTIL THE JOB IS FINISHED AND THE REMAINING BALANCE SHALL BE CHARGED WITHIN 48 HOURS OF JOB COMPLETION. THE CREDIT CARD NUMBER SHALL BE DESTROYED AFTER COMPLETION OF THIS CONTRACT.
5. All framing and masonry pertinent to our work must be erected plumb and straight, and in accordance with working details and specifications prepared or approved by us. Any changes necessitating alterations or extra material not included in this proposal shall be charged for accordingly. Furnishing and complete erection of framing and masonry to receive our materials

Continued on next page...

Quantity	Description	Rate	Amount
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is to be done by others.

6. We will not accept changes or extras to the contract without prior written authorization signed by both Slade Glass Co., and the contractor/customer.

7. Slade Glass Co., shall not be responsible for pre-existing conditions such as wood rot, damaged tile work, etc., that are not visibly apparent.

8. We shall not assume responsibility for delays caused by strikes, lock-outs, fires, carriers, severe weather, or any other causes beyond our control, including without limitation, delays or improper performance by any other trade.

9. We are to be afforded adequate use of the hoist during regular working hours, for transportation of our material. No charge is to be made for our employees use of elevators or other conveyance. It is understood that we are to be provided with suitable space on the project site for storage of materials, without any change.

10. We will not accept any changes for use of telephone, electric lights, security services, sanitary facilities, temporary structures; charges for general office expense, insurance, nor pro-rated charges of any description. We will not accept any penalty charge for delay in performance, whether designated as liquidated damages or otherwise. We agree to remove our own rubbish, but will not accept any charge for removal or general cleaning, unless we have previously agreed to do so, in writing.

11. We shall not be required to install our materials under unfavorable weather conditions, as defined in manufacturer's instructions, or as determined by accepted practices, unless protection and heat as required to bring conditions within accepted limitations are supplied by other, without charge.

12. All materials will be furnished within acceptable industry standard for color variation, thickness, size, finish, texture, and performance standards.

13. No fees, charges, expenses or claims for property damage, in connections with the performance of this contract shall be honored, unless previously investigated and authorized in writing by us.

14. We shall not assume responsibility for stains or corrosion which may occur on metal construction after installation.

15. We shall not assume responsibility for the formation of frost or condensation on glass or metal, because of numerous and uncontrollable causes of the weather and indoor climate control conditions.

16. Final cleaning is excluded.

17. We are not responsible for damage or breakage of existing materials when those materials are being reused or modified.

18. When performance of the contract involves re-use of owner's materials, such materials will be handled at owner's risk only.

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Quantity	Description	Rate	Amount
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19. Any disputes or differences shall be subject to arbitration in accordance with A.I.A. rules and procedures, if desired by either party to the contract.

20. The contractor/customer shall purchase and maintain Builder's Risk Insurance in the full value of the entire work and materials to be supplied by us.

21. If amounts due us under the contract are not paid when due, we shall have the right to stop further work without prejudice to any other remedy we may have.

22. After acceptance of this proposal, the buyer will allow us a reasonable time in which to make delivery of materials and/or labor to commence and complete the performance of this contract.

23. Slade Glass Co. is not authorized to apply for nor be granted building permits.

24. All materials furnished by us are guaranteed against defect in workmanship for a period of one year. THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES EXPRESS OR IMPLIED INCLUDING ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. WE WILL NOT BE RESPONSIBLE FOR SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES.

25. This proposal covers the entire understanding of the parties hereto, and no modification shall be valid unless in writing and signed by such parties.

26. Preparation of openings, including, but not limited to, flashing, vapor barrier, and insulation is not the responsibility of Slade Glass.

27. We are not responsible for the removal of window treatments, decorations, furniture, and personal items that impede on our working area. If such items have not been removed by the customer, and it is required for our installers to do so to complete the job, we are not responsible for damages to those items.

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Quantity	Description	Rate	Amount
1	Storefront Doors & Fixed Panes	36,191.03	36,191.03

Storefront:

Manko 2450CGXPT Series, Double Thermal, 2" x 4 1/2" Dark Bronze Anodized Aluminum storefront framing, glazed with 1" Low-E Tempered insulated glass units.

- (3) Door Openings Approx. 36" x 84
- (3) Transom Windows Approx. 36" x 24"
- (9) Fixed Panels Approx. 54" x 90"

Lead Time 8-10 Weeks

Materials, No Tax, and Labor

TERMS AND CONDITIONS

1. We reserve the right to correct clerical errors, notwithstanding prior acceptance. If the error is one of substance rather than form, our acceptance may be withdrawn if correction renders the proposal unacceptable.
2. This proposal is based upon the performance of all work during our regular working hours. Extra charges will be made for all work performed outside our regular working hours if done at the customer's request.
3. This proposal, if accepted, is subject to the approval of our Credit Department.
4. On custom material orders, a 50% deposit is required, unless credit has been approved. IF A CREDIT CARD IS USED FOR THE DEPOSIT, IT SHALL REMAIN ON FILE UNTIL THE JOB IS FINISHED AND THE REMAINING BALANCE SHALL BE CHARGED WITHIN 48 HOURS OF JOB COMPLETION. THE CREDIT CARD NUMBER SHALL BE DESTROYED AFTER COMPLETION OF THIS CONTRACT.
5. All framing and masonry pertinent to our work must be erected plumb and straight, and in accordance with working details and specifications prepared or approved by us. Any changes necessitating alterations or extra material not included in this proposal shall be charged for accordingly. Furnishing and complete erection of framing and masonry to receive our materials is to be done by others.
6. We will not accept changes or extras to the contract without prior written authorization signed by both Slade Glass Co., and the contractor/customer.
7. Slade Glass Co., shall not be responsible for pre-existing conditions such as wood rot, damaged tile work, etc., that are not visibly apparent.
8. We shall not assume responsibility for delays caused by strikes, lock-outs, fires, carriers, severe weather, or any other causes beyond our control, including without limitation, delays or improper performance by any other trade.
9. We are to be afforded adequate use of the hoist during regular working hours, for transportation of our material. No charge is to be made for our employees use of elevators or other conveyance. It is understood that we are to be provided with suitable space on the project

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Quantity	Description	Rate	Amount
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site for storage of materials, without any change.

10. We will not accept any changes for use of telephone, electric lights, security services, sanitary facilities, temporary structures; charges for general office expense, insurance, nor pro-rated charges of any description. We will not accept any penalty charge for delay in performance, whether designated as liquidated damages or otherwise. We agree to remove our own rubbish, but will not accept any charge for removal or general cleaning, unless we have previously agreed to do so, in writing.

11. We shall not be required to install our materials under unfavorable weather conditions, as defined in manufacturer's instructions, or as determined by accepted practices, unless protection and heat as required to bring conditions within accepted limitations are supplied by other, without charge.

12. All materials will be furnished within acceptable industry standard for color variation, thickness, size, finish, texture, and performance standards.

13. No fees, charges, expenses or claims for property damage, in connections with the performance of this contract shall be honored, unless previously investigated and authorized in writing by us.

14. We shall not assume responsibility for stains or corrosion which may occur on metal construction after installation.

15. We shall not assume responsibility for the formation of frost or condensation on glass or metal, because of numerous and uncontrollable causes of the weather and indoor climate control conditions.

16. Final cleaning is excluded.

17. We are not responsible for damage or breakage of existing materials when those materials are being reused or modified.

18. When performance of the contract involves re-use of owner's materials, such materials will be handled at owner's risk only.

19. Any disputes or differences shall be subject to arbitration in accordance with A.I.A. rules and procedures, if desired by either party to the contract.

20. The contractor/customer shall purchase and maintain Builder's Risk Insurance in the full value of the entire work and materials to be supplied by us.

21. If amounts due us under the contract are not paid when due, we shall have the right to stop further work without prejudice to any other remedy we may have.

22. After acceptance of this proposal, the buyer will allow us a reasonable time in which to make delivery of materials and/or labor to commence and complete the performance of this contract.

23. Slade Glass Co. is not authorized to apply for nor be granted building permits.

Continued on next page...

Quantity	Description	Rate	Amount
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24. All materials furnished by us are guaranteed against defect in workmanship for a period of one year. THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES EXPRESS OR IMPLIED INCLUDING ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. WE WILL NOT BE RESPONSIBLE FOR SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES.

25. This proposal covers the entire understanding of the parties hereto, and no modification shall be valid unless in writing and signed by such parties.

26. Preparation of openings, including, but not limited to, flashing, vapor barrier, and insulation is not the responsibility of Slade Glass.

27. We are not responsible for the removal of window treatments, decorations, furniture, and personal items that impede on our working area. If such items have not been removed by the customer, and it is required for our installers to do so to complete the job, we are not responsible for damages to those items.

Subtotal: 83,252.53

Total: \$83,252.53
