

HISTORIC AND DESIGN REVIEW COMMISSION

May 03, 2023

HDRC CASE NO: 2023-126
ADDRESS: 1907 W KINGS HWY
LEGAL DESCRIPTION: NCB 1934 BLK 32 LOT W 30.72 FT OF 2 & E 19.28 FT OF 3
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Eric Schneeman/SCHNEEMAN ERIC OLDS
OWNER: Eric Schneeman/SCHNEEMAN ERIC OLDS
TYPE OF WORK: Construction of a rear addition, demolition of a rear accessory structure, construction of a rear accessory structure, site and landscaping work, driveway modifications, fencing and front porch step modifications
APPLICATION RECEIVED: March 30, 2023
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall
REQUEST:

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

1. Demolish an existing, rear accessory structure.
2. Construct a 1-story, rear accessory structure in the location of the existing, rear accessory structure.
3. Construct a rear addition to feature approximately 110 square feet.
4. Install various rear yard landscaping elements.
5. Install a wood gate on the east side of the primary historic structure.
6. Modify the existing porch steps by installing stacked limestone porch steps and a steel handrail.
7. Modify the existing, full width driveway to be a ribbon strip driveway, install a low rock wall within the front yard and perform front yard landscaping modifications.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*— Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

6. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

- iv. Windows and doors—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions. v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district. B.

SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** 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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure.
- vi. *Screening incompatible uses*—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

- i. Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. Location*—Do not use privacy fences in front yards.

3. Landscape Design

A. PLANTINGS

- i. Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

C. MULCH

- i. Organic mulch* – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.
- ii. Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

D. TREES

- i. Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.
- iii. Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

- ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

- i. Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary

UDC Section 35-614. – Demolition

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

(a) **Applicability.** The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(3) **Property Located in Historic District and Contributing to District Although Not Designated a Landmark.** No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided in subsection (c)(3) in order to receive a certificate for demolition of the property.

(b) **Unreasonable Economic Hardship.**

(1) **Generally.** The historic and design review commission shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special merit of the proposed replacement project. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that

are not unique to the property in question (i.e. the current economic climate).

(2) **Burden of Proof.** The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate). When a claim of unreasonable economic hardship is made, the owner must prove by a preponderance of the evidence that:

- A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

- B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and
- C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

(3)Criteria. The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.

As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:

A. For all structures and property:

- i. The past and current use of the structures and property;
- ii. The name and legal status (e.g., partnership, corporation) of the owners;
- iii. The original purchase price of the structures and property;

i. The assessed value of the structures and property according to the two (2) most recent tax assessments;

v. The amount of real estate taxes on the structures and property for the previous two (2) years;

vi. The date of purchase or other acquisition of the structures and property;

vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures

and property, if any, for the previous two (2) years;

viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with

the owner's purchase, financing or ownership of the structures and property;

ix. Any listing of the structures and property for sale or rent, price asked and offers received;

x. Any consideration given by the owner to profitable adaptive uses for the structures and property;

xi. Any replacement construction plans for proposed improvements on the site;

xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, a trust for completion of improvements,

or a letter of commitment from a financial institution; and

xiii. The current fair market value of the structure and property as determined by a qualified appraiser.

xiv. Any property tax exemptions claimed in the past five (5) years.

B. For income producing structures and property:

i. Annual gross income from the structure and property for the previous two (2) years;

ii. Itemized operating and maintenance expenses for the previous two (2) years; and

iii. Annual cash flow, if any, for the previous two (2) years.

C. In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may be extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.

When a low-income resident homeowner is unable to meet the requirements set forth in this section, then the

historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review commission

may request that an appraisal be made by the city.

(d)Documentation and Strategy.

(1)Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or

structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply

a set of slides or prints to the historic preservation officer.

(2) Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials

deemed valuable by the historic preservation officer for other preservation and restoration activities.

(3) Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive a demolition permit without additional commission action on demolition, following the commission's recommendation of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the property owner provides financial proof of his

ability to complete the project.

(4) When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as

landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not

be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan

was approved as a replacement element for the demolished object or structure.

(e) Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services:

0—2,500 square feet = \$2,000.00

2,501—10,000 square feet = \$5,000.00

10,001—25,000 square feet = \$10,000.00

25,001—50,000 square feet = \$20,000.00

Over 50,000 square feet = \$30,000.00

FINDINGS:

- a. The primary historic structure at 1907 W Kings Hwy was constructed circa 1938, first appears on the 1951 Sanborn map, and contributes to the Monticello Park Historic District. The one-story single-family structure features a primary turned gable with a front-facing board-and-batten gabled window bay, flanking covered porch, a stone chimney on the west side elevation, wood sash windows, and 105 profile wood lap siding.
- b. CASE HISTORY – Scopes of work were completed within the front yard without a Certificate of Appropriateness in May 2021. Work was done in disregard of a Stop Work Order. The Historic and Design Review Commission denied the requested work and a subsequent appeal to the Zoning Board of Adjustment to overturn the HDRC's decision was also denied. The applicant has proposed front yard landscaping elements to address the existing violations.
- c. DEMOLITION (Contributing Status) – The rear accessory structure at 1907 W Kings Hwy was constructed circa 1938 and is found on the 1951 Sanborn Map. The structure features an asphalt shingle roof and wood siding. The structure does not feature a foundation and is in disrepair.
- d. UNREASONABLE ECONOMIC HARDSHIP – In accordance with UDC Section 35-614, no certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance. In order for unreasonable economic hardship to be met, the owner must provide sufficient evidence for the HDRC to support a finding in favor of demolition. The applicant has submitted a letter noting the structural deficiencies and an estimate for rehabilitation. The applicant has noted that the structure will require the installation of a concrete foundation slab, new wall and roof framing, a new roof, new siding and new garage doors.

- e. **LOSS OF SIGNIFICANCE** – In accordance with UDC Section 35-614(c), demolition may be recommended if the owner has provided sufficient evidence to support a finding that the structure has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archaeological significance, qualities or features which qualified the structure or property for such designation. Staff finds the rear accessory structure to be in a state of disrepair.
- f. **MATERIAL SALVAGE & DECONSTRUCTION** – In September 2022, San Antonio City Council adopted a deconstruction ordinance that requires certain projects seeking a demolition permit to be fully deconstructed as opposed to mechanically demolished. Currently, residential structures up to four units and rear accessory structures built on or prior to December 31, 1945, are required to be deconstructed if designed historic. This property is subject to the City's deconstruction ordinance and the accessory structure must be fully deconstructed by a Certified Deconstruction Contractor (UDC Chapter 12, Article II). Per the ordinance, the assigned Certified Deconstruction Contractor must complete a Pre-Deconstruction and Post-Deconstruction Form, which require a pre-deconstruction salvage inventory; a final itemized list, with quantities and photos of materials salvaged and their destination (for reuse on site, moved to be sold, donated, etc); documented diversion rate of the overall project; and transaction receipts or weight tickets for all materials taken to a transfer facility, material recovery facility, and/or landfill. Materials should be reused on site, when possible.
- g. **NEW CONSTRUCTION (Rear Accessory)** – The applicant has proposed to construct a 1-story, rear accessory structure in the location of the existing, rear accessory structure. The proposed rear accessory structure will feature a footprint of approximately 640 square feet.
- h. **SCALE & MASS (Rear Accessory)** – The applicant has proposed to construct a detached, rear accessory structure to feature approximately 640 square feet. The Guidelines for New Construction 5.A. notes that rear accessory structures are to feature a massing and form that is visually subordinate that that of the primary historic structure in regards to their height, massing and form, should be no larger in plan than forty (40) percent of the primary historic structure's footprint and should relate to the period of construction of the primary historic structure. Generally, staff finds the proposed structure's footprint and location to be appropriate.
- a. **ORIENTATION & SETBACKS (Rear Accessory)** – The Guidelines for New Construction 5.B. notes that the predominant accessory structure orientation and historic setback patterns of the block should be followed. Generally, staff finds the proposed location, orientation and setbacks associated with the proposed accessory structure to be appropriate and consistent with the Guidelines.
- i. **MATERIALS (Rear Accessory)** – The applicant has proposed materials that include wood siding to match the primary historic structure's, an asphalt shingle roof, a low sloped metal roof, a steel trellis system, and aluminum clad windows. Staff finds the installation of wood siding and aluminum clad wood windows to be appropriate provided they are consistent with the adopted policy guide for windows in new construction. Staff finds that the use both shingle and metal roofs is atypical for accessory structure found within the district, as is the installation of a metal trellis system; however, staff finds that in the proposed context of a rear accessory structure that these elements are appropriate. The proposed metal roofing should be standing seam and feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a smooth profile, and a standard galvalume finish.
- j. **REAR ADDITION** – At the rear of the primary historic structure, the applicant has proposed to construct a rear addition to feature approximately 110 square feet. The proposed addition will require the removal of an existing, rear addition. Generally, staff finds the proposed massing, footprint, roof form and materials of the proposed addition to be appropriate and consistent with the Guidelines. The proposed rear window should be consistent with the adopted policy guide for windows in new construction.
- k. **REAR YARD LANDSCAPING** – The applicant has proposed a number of landscaping scopes of work in the rear yard. These scopes of work include raised planting beds, concrete paver walkways and native trees. Staff finds the proposed rear yard landscaping to be appropriate.
- l. **SIDE GATE** – The applicant has proposed to install a side gate to the east of the primary historic structure. The applicant has noted an overall height of four (4) feet. Staff finds this to be appropriate and consistent with the Guidelines.
- m. **FRONT PORCH** – The applicant has proposed modify the existing porch steps by installing stacked limestone porch steps and a steel handrail. The Guidelines for Exterior Maintenance and Alterations 7.B. notes that introduced elements to front porches should be compatible in scale, massing, and detail as the original and should be simple in nature. Design elements should be based on the architectural style of the building and historic patterns. Staff does not find the installation of stacked limestone porch steps to be consistent with the Guidelines. Staff does find the installation of a metal handrail to be appropriate.

- n. FRONT YARD LANDSCAPING – The applicant has proposed to modify the existing, full width driveway to be a ribbon strip driveway, install a low rock wall within the front yard and perform front yard landscaping modifications. As noted in finding b, the proposed modifications are to address existing work that was done in violation. Staff finds the modification of the existing full width driveway to a ribbon strip driveway as well as the proposed landscape plantings to be appropriate. Staff finds that the applicant should submit additional information regarding the infill gravel material and that the proposed modification should be installed the full length of the driveway. Staff does not find the installation of a low wall to obscure the flagstone paving to be appropriate. The front walkway should be restored to simple poured concrete that flares near the porch steps. Additionally, staff finds that the previously installed flagstone paving should be removed within the original front yard lawn area. The applicant may resubmit a design that features a smaller decomposed granite or steppingstone path if access between the walkway and driveway is necessary while maintaining the majority of the natural front lawn area as native green space.

RECOMMENDATION:

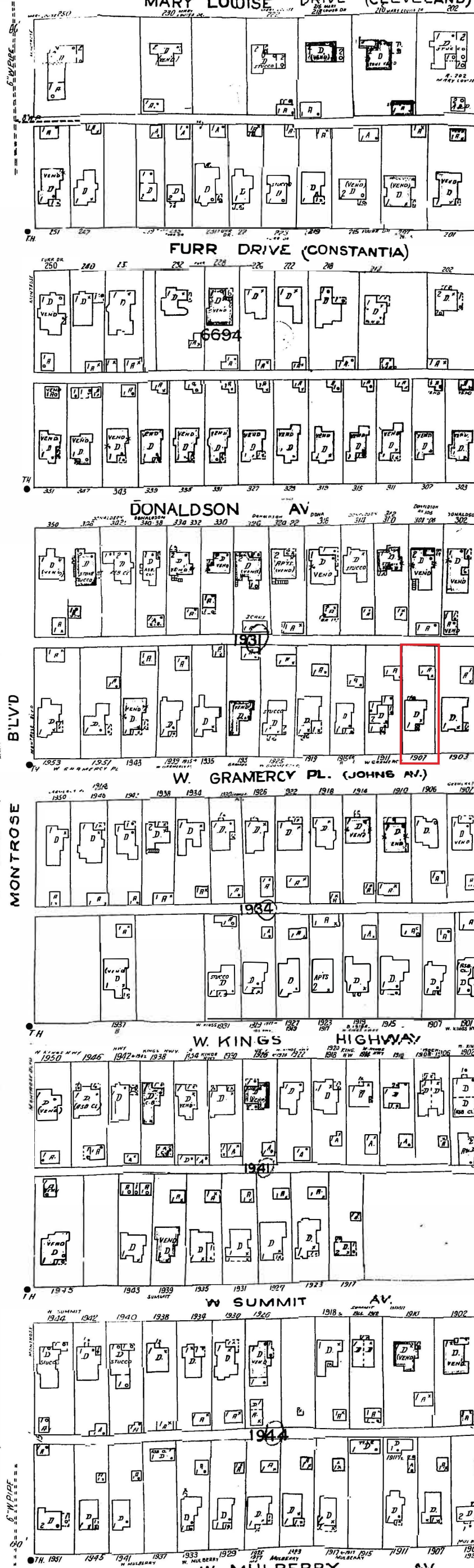
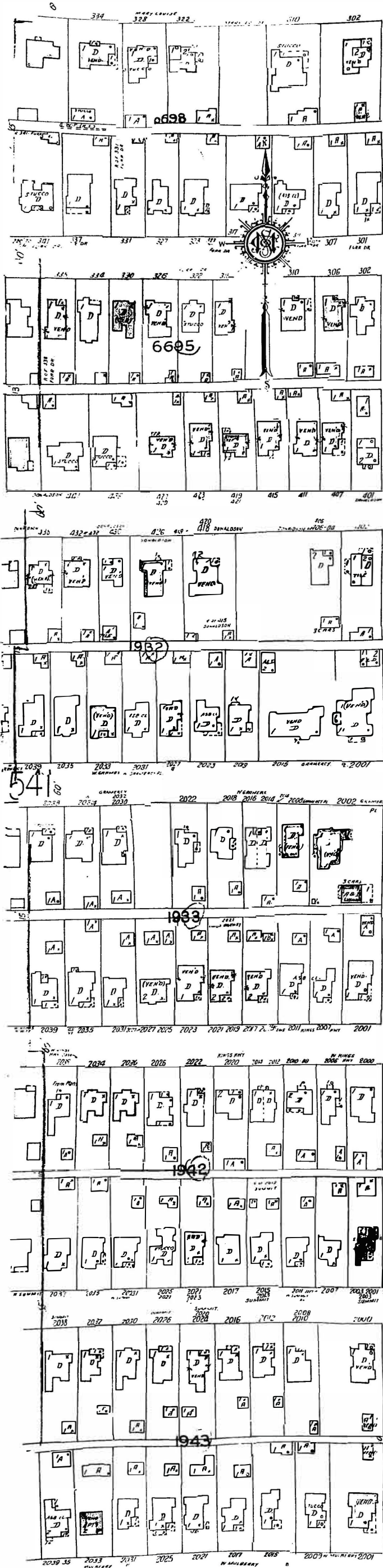
1. Staff recommends approval of item #1, the demolition of the existing, rear accessory structure based on findings d through f with the following stipulation:
 - i. That the applicant comply with the City's deconstruction ordinance and selects a Certified Deconstruction Contractor to complete deconstruction, form submission, and permitting in accordance with UDC Chapter 12, Article II, as noted in finding f.
2. Staff recommends approval of item #2, the construction of a rear accessory structure based on findings g through i with the following stipulations:
 - i. That the proposed metal roofing be standing seam and feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a smooth profile, and a standard galvalume finish.
 - ii. That the proposed aluminum clad wood windows adhere to the adopted policy guide for windows in new construction.
3. Staff recommends approval of item #3 the construction of a rear addition based on finding j with the following stipulation:
 - i. That the proposed aluminum clad wood window adheres to the adopted policy guide for windows in additions.
4. Staff recommends approval of item #4, the installation of a rear yard landscaping elements, as submitted, based on finding k.
5. Staff recommends approval of item #5, the installation of a side yard fence and gate based on finding l with the stipulation that a detail be submitted to OHP staff for review and approval noting the overall profile and materials.
6. Staff does not recommend approval of item #6, front porch modifications based on finding m, as proposed. While staff finds the installation of a steel hand rail to be appropriate, the installation of stacked limestone slabs to function as porch steps is not consistent with the Guidelines not historic examples of porches found within the district. Porch steps should be repaired, in-kind.
7. Staff does not recommend approval of item #7, front yard and driveway modifications. Staff recommends the following:
 - i. That the applicant submit additional information regarding the infill gravel material and that the proposed modification be installed the full length of the driveway.
 - ii. That the applicant submit a detailed landscaping plan for the proposed landscaping bed.
 - iii. That the front walkway be restored to simple poured concrete that flares near the porch steps.
 - iv. That the previously installed flagstone paving be removed from the front yard. The applicant may resubmit a design that features a smaller decomposed granite or steppingstone path if access between the walkway and driveway is necessary while maintaining the majority of the natural front lawn area as native green space.
 - v. That the proposed front wall should be eliminated as there is no precedence for this found historically within the district.

1907 W Kings



May 26, 2021







PROJECT LOCATION



SHEET INDEX:

- A0.0 INDEX, SURVEY & SITE PLANS
- A2.0 FLOOR PLANS & ROOF PLANS
- A4.0 EXTERIOR ELEVATIONS

PROJECT INFORMATION:

PROJECT ADDRESS: 1907 W. KING'S HWY
SAN ANTONIO, TX 78201

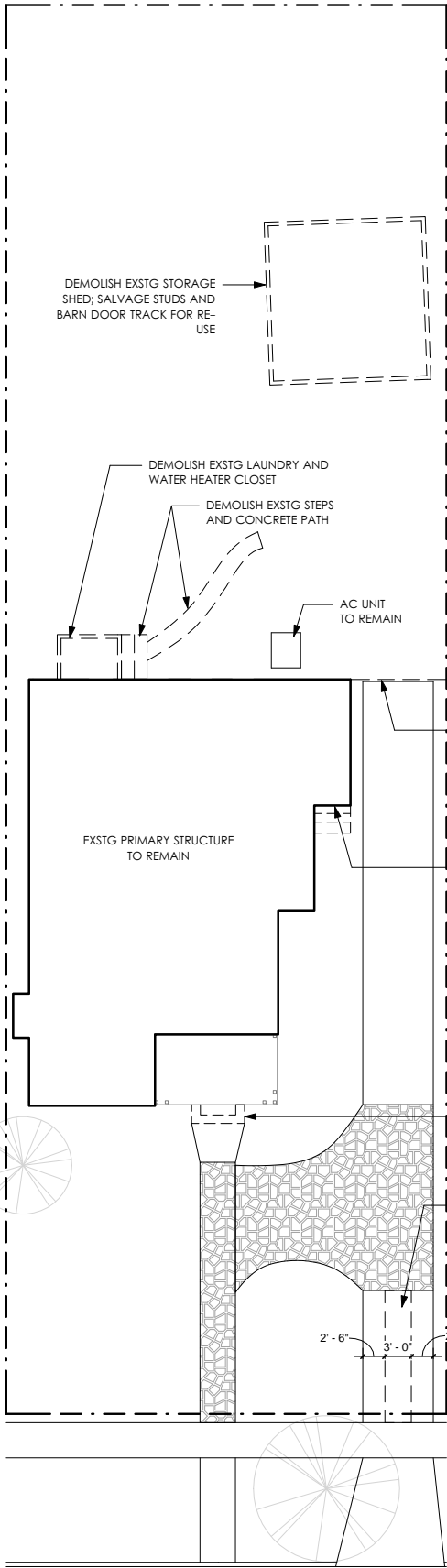
PROJECT SUMMARY:

THE PROJECT SEEKS TO REPLACE THE EXISTING LAUNDRY AND WATER HEATER CLOSET OF THE PRIMARY STRUCTURE WITH AN APPROX. 100 SF UTILITY ROOM THAT WILL HOUSE A NEW WASHER/DRYER, TANKLESS WATER HEATER, AND STORAGE. THE SCOPE ALSO INCLUDES THE DEMOLITION OF AN EXISTING DILAPIDATED DETACHED STORAGE SHED TO BE REPLACED BY A NEW DETACHED ACCESSORY STRUCTURE INCLUDING APPROX. 320 SF OF CONDITIONED SPACE FOR A PRIVATE PHOTOGRAPHY STUDIO WITH BATHROOM, A COVERED OUTDOOR LIVING SPACE, AND APPROX. 144 SF OF ENCLOSED STORAGE. CARE WILL BE TAKEN TO MATCH EXISTING ROOF PITCHES, TRIM DETAILS, SIDING MATERIALS, WINDOW PROPORTIONS, AND OVERALL CHARACTER OF THE EXISTING PRIMARY STRUCTURE. LANDSCAPING AND FLATWORK TO BRING THE FRONT YARD AND DRIVEWAY INTO COMPLIANCE WITH THE HISTORIC DESIGN GUIDELINES.

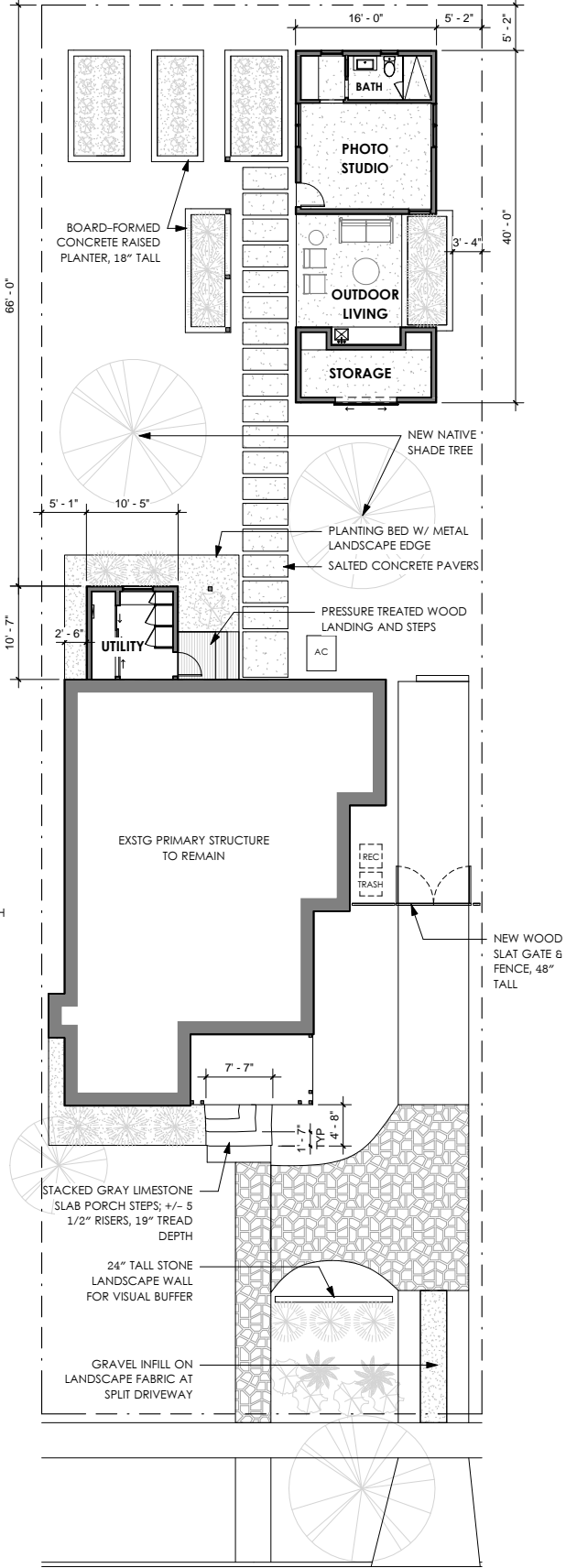
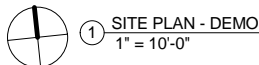
APPLICABLE CODES:

- 2021 International Building Code, IBC
- 2021 International Existing Building Code, IEBC
- 2021 International Residential Code, IRC
- 2021 International Fire Code, IFC
- 2021 International Mechanical Code, IMC
- 2021 International Plumbing Code, IPC
- 2021 International Fuel Gas Code, IFGC
- 2021 International Energy Conservation Code, IECC
- 2020 National Electrical Code, NEC
- 2021 San Antonio Property Maintenance Code (based on the 2018 International Property Maintenance Code), effective Feb. 9, 2023

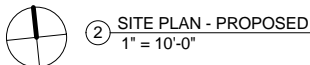
EXISTING CONDITIONS PHOTOS:



W. KING'S HWY



W. KING'S HWY



SCHNEEMAN RESIDENCE

1907 W. KINGS HWY
SAN ANTONIO, TX 78201

DATE: 2 . 21 . 2023

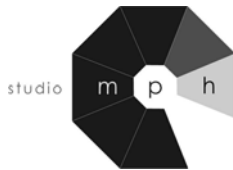
NOTES: CONCEPT DESIGN

SET ISSUE DATES

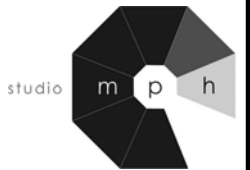
DATE ISSUE

SURVEY & SITE PLANS

A0.0



NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION

SCHNEEMAN RESIDENCE
1907 W. KINGS HWY
SAN ANTONIO, TX 78201

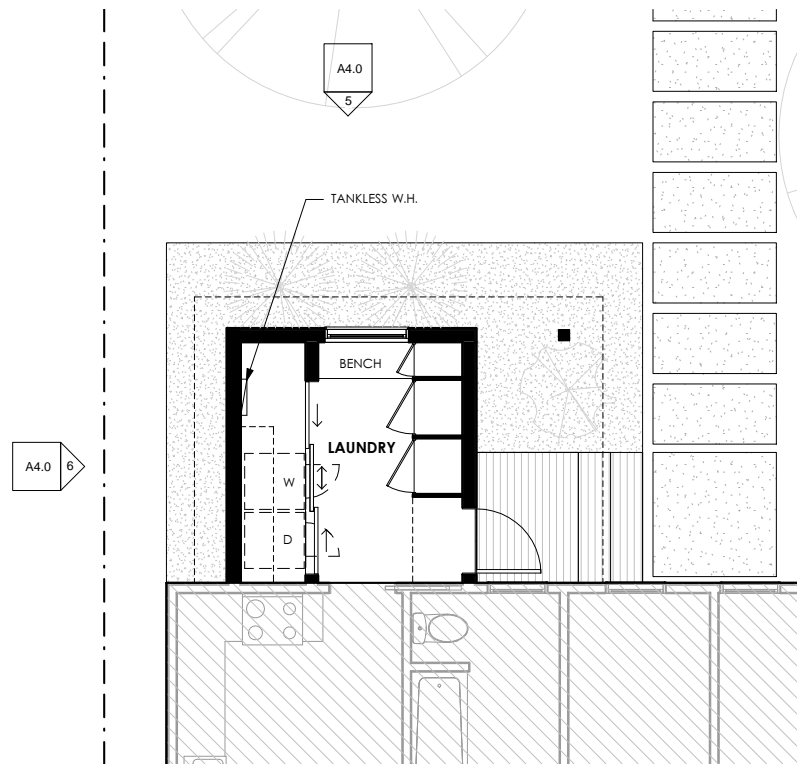
DATE: 2 . 21 . 2023

NOTES: CONCEPT DESIGN

SET ISSUE DATES

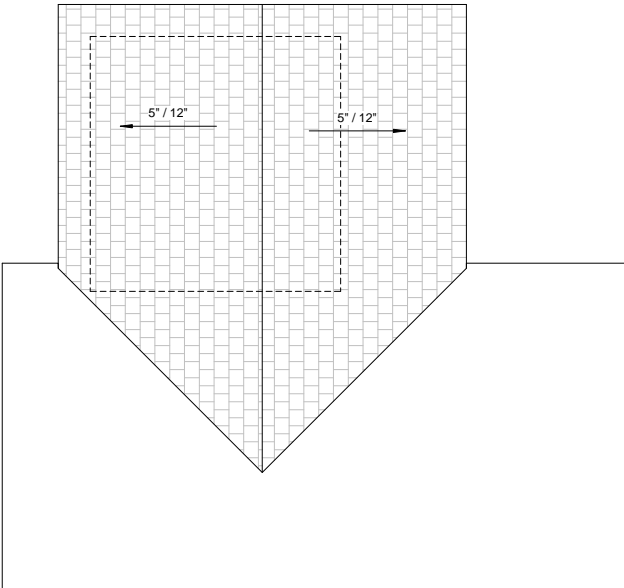
DATE	ISSUE

FLOOR PLANS
& ROOF
PLANS
A2.0

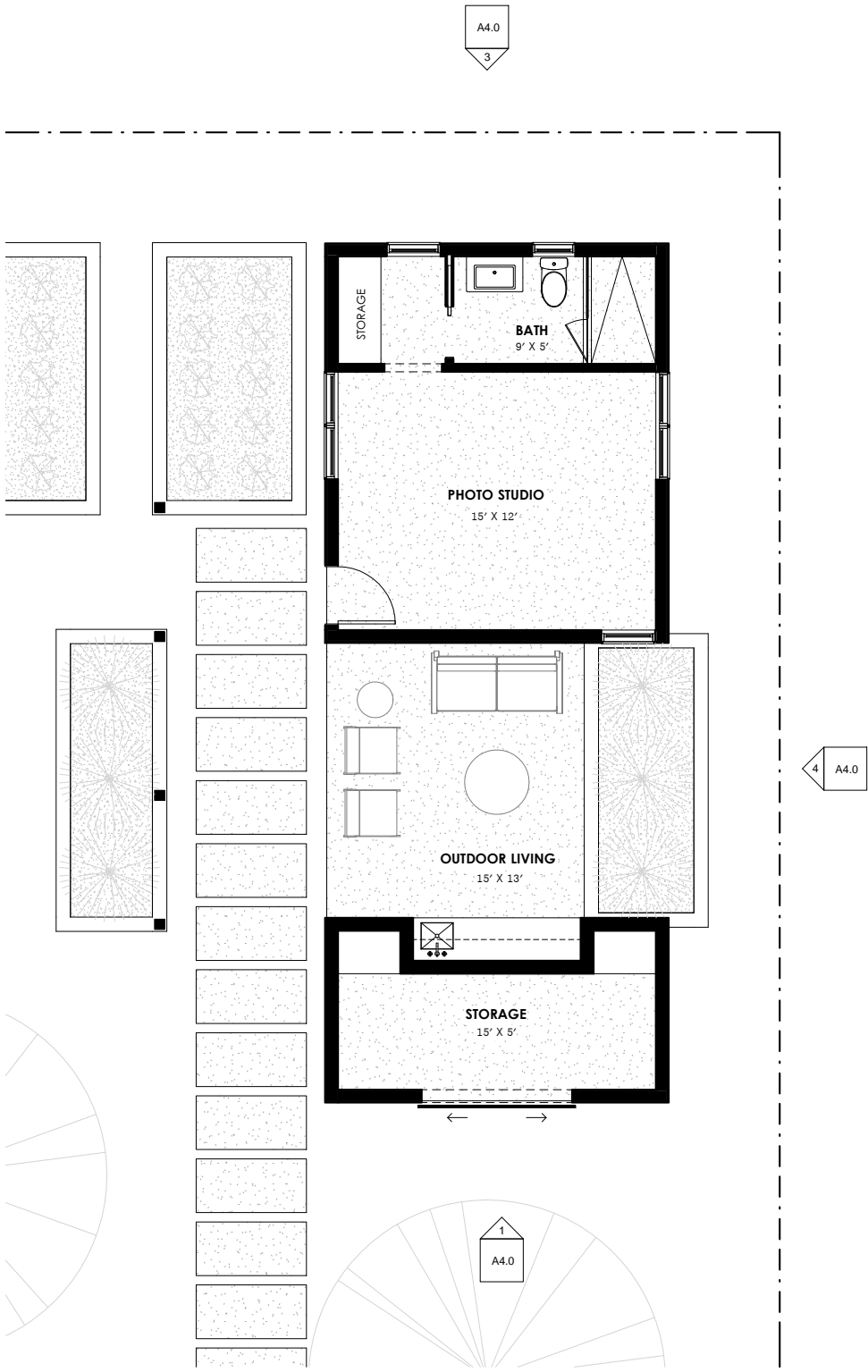


2 REAR ADDITION - FLOOR PLAN
1/4" = 1'-0"

NOTE:
1. ROOF SLOPES TO MATCH EXSTG AT PRIMARY STRUCTURE
2. NEW ROOF TO MATCH EXSTG COMPOSITE SHINGLE

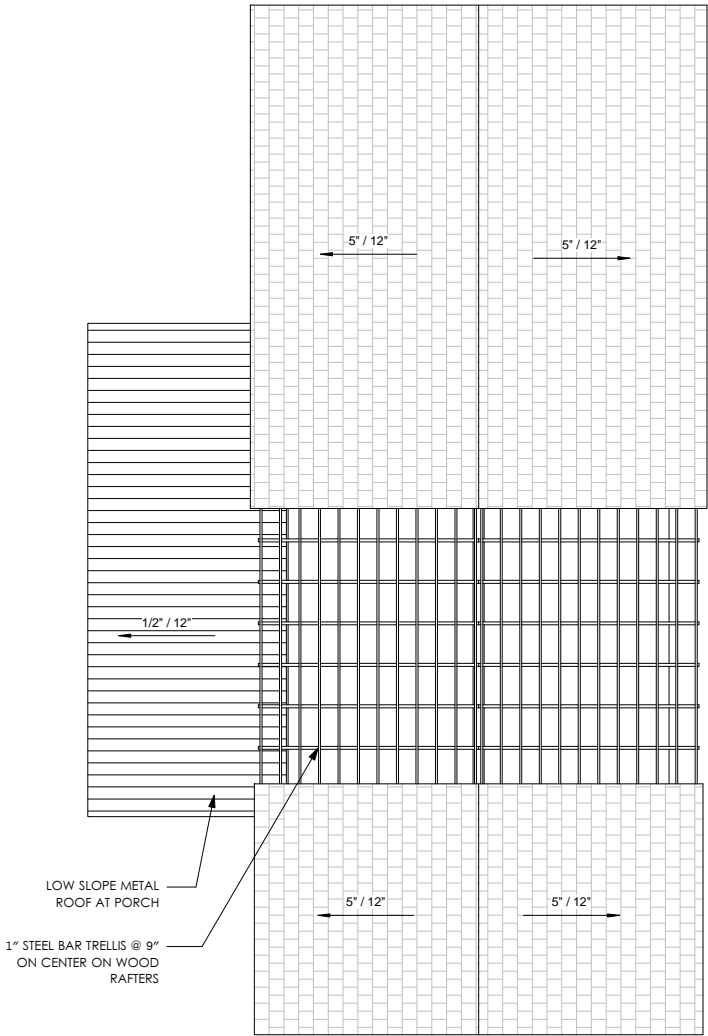


3 REAR ADDITION - ROOF PLAN
1/4" = 1'-0"



1 ACCESSORY STRUCTURE - FLOOR PLAN
1/4" = 1'-0"

NOTE:
1. ROOF SLOPES TO MATCH EXSTG AT PRIMARY STRUCTURE
2. NEW ROOF TO MATCH EXSTG COMPOSITE SHINGLE



4 ACCESSORY STRUCTURE - ROOF PLAN
1/4" = 1'-0"

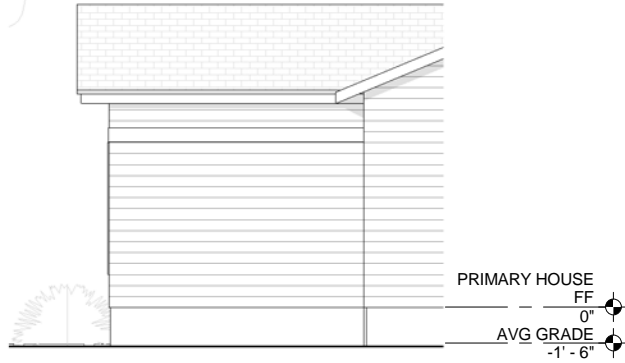
C:\Users\AHP\Documents\SCHNEEMAN\SCHNEEMAN RES.m4



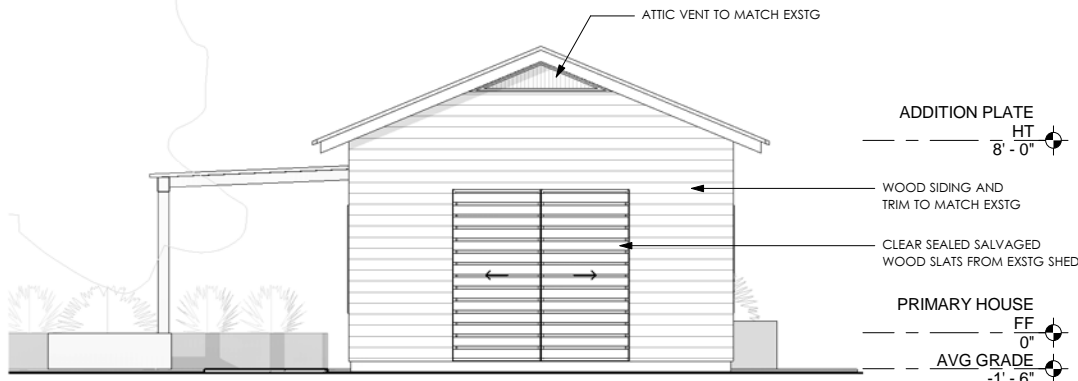
⑦ ADDITION - EAST ELEVATION
1/4" = 1'-0"



⑤ ADDITION - NORTH ELEVATION
1/4" = 1'-0"



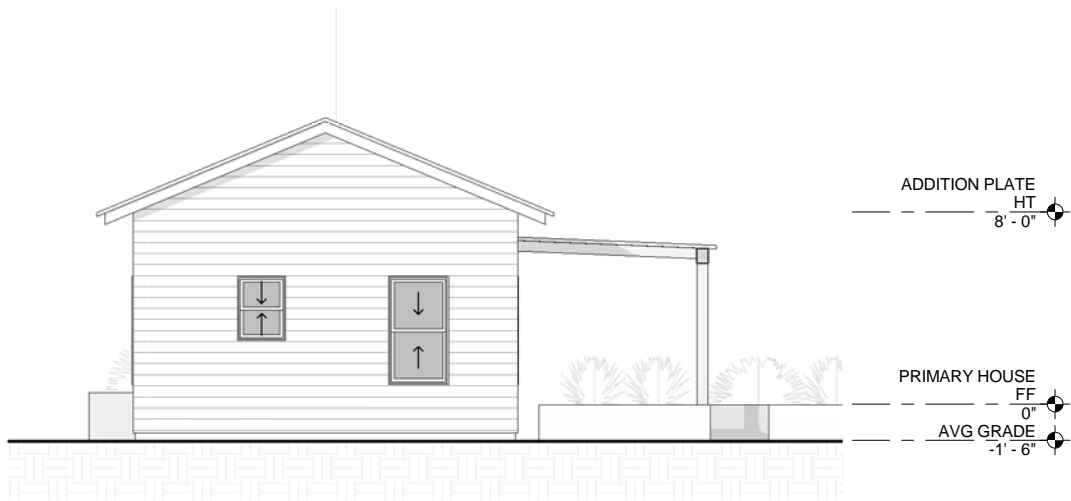
⑥ ADDITION - WEST ELEVATION
1/4" = 1'-0"



① SOUTH ELEVATION
1/4" = 1'-0"



② WEST ELEVATION
1/4" = 1'-0"



③ NORTH ELEVATION
1/4" = 1'-0"



④ EAST ELEVATION
1/4" = 1'-0"



NOT FOR CONSTRUCTION

SCHNEEMAN RESIDENCE

1907 W. KINGS HWY
SAN ANTONIO, TX 78201

DATE: 2 . 21 . 2023

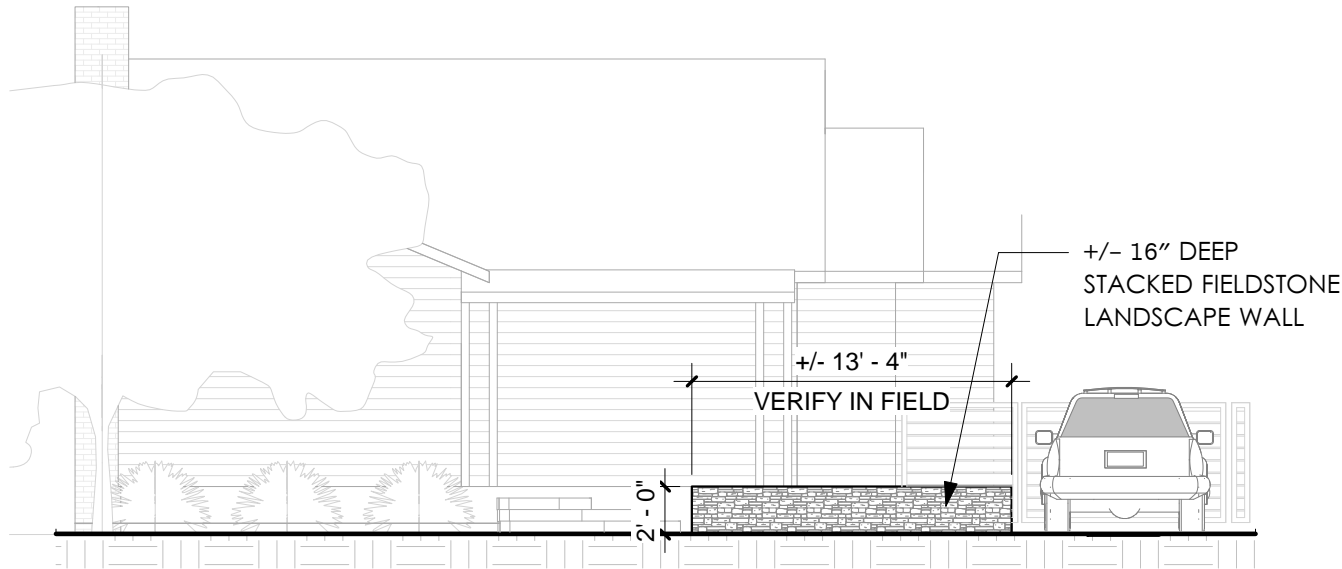
NOTES: CONCEPT
DESIGN

SET ISSUE DATES

DATE	ISSUE

EXTERIOR
ELEVATIONS

A4.0

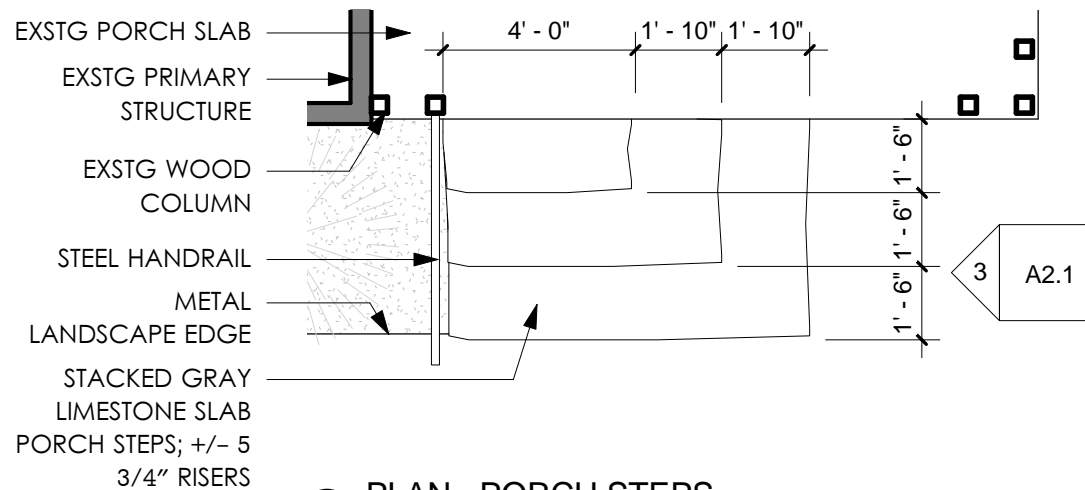


① ELEVATION - LANDSCAPE WALL
1/8" = 1'-0"

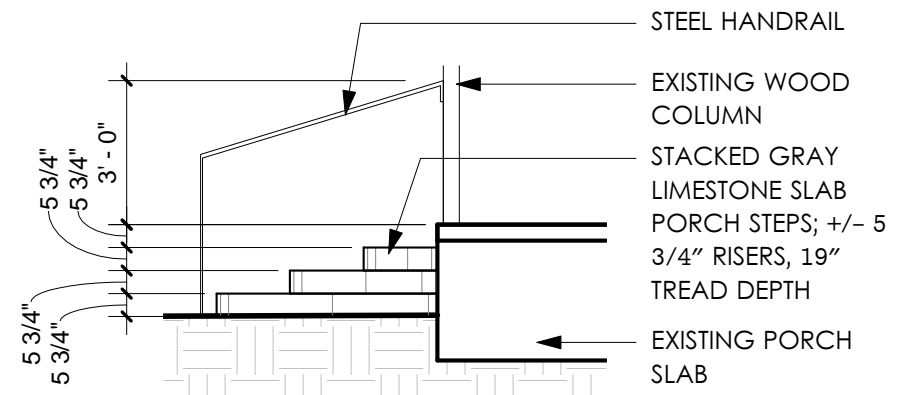
PROPOSED SIMILAR STACKED LANDSCAPE WALL



PROPOSED SIMILAR PORCH STEPS



② PLAN - PORCH STEPS
1/4" = 1'-0"

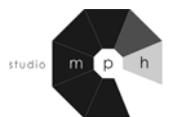


③ ELEVATION - PORCH STEPS
1/4" = 1'-0"

SCHNEEMAN RESIDENCE

1907 W. KING'S HWY
4 . 7 . 2023

SUPPLEMENTAL INFORMATION
FOR HDRC REVIEW



Mr. Hall,

I am the architect working with Eric on his renovation project. In my opinion the existing detached storage shed cannot be rehabilitated due to the fact it has no foundation, only a wood sole plate around the perimeter bearing directly on the ground. As such, it cannot be temporarily lifted to allow for repair of the rotten sole plate and wall studs and so would have to be disassembled and replaced, rather than rehabilitated. Additionally, because so much of the existing structure and siding is so dilapidated, it should not be re-used for any structurally load-bearing conditions. Moreover, as you can see in Eric's photos, even before it has sunk into the ground, the original plate height was only approximately 6'-0", and so if it were to be rebuilt as-is it would not allow for adequate, or code-compliant, head room.

The existing barn doors have also sunk into the grade and are not functioning and have started to rot at the bottom. The track is also rusted and would require sanding and refinishing, along with custom steel fabrications for new doors.

The structure certainly appears to have been conceived for purely utilitarian purposes, as it lacks any of the late-Craftsman detailing of the primary house and also has a more simplified lap siding, rather than the channel siding found on the primary house.

Cost for replacement of the existing approximately 322 SF shed in my opinion could easily exceed \$75,000 and would include new slab foundation, new wall studs and roof framing, new roof, new siding, and new custom fabricated barn doors.

Please let me know if you have any further questions.

Much obliged,
Matthew Hlavinka









BONTRAGER











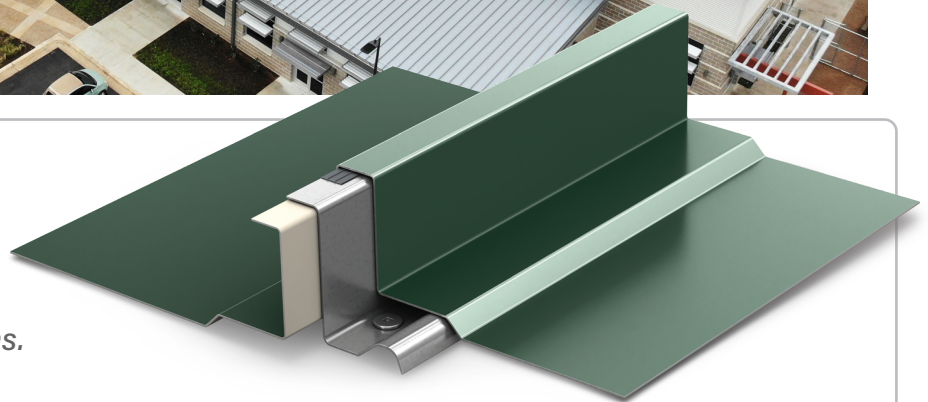


Berridge Zee-Lock Panel

STANDING SEAM SYSTEM



The Berridge Zee-Lock Panel provides architectural appeal with an optional patented vinyl weatherseal making it an optimal choice for a variety of applications.

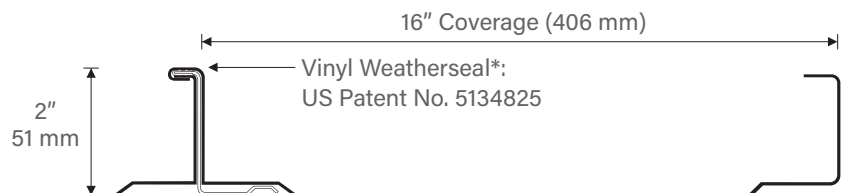


Materials

24 and 22 Gauge Steel
0.032 and 0.040 Aluminum

Specifications

Uses: Roof, Fascia
Coverage: 16"
Finishes: Smooth, optional striations
Fasteners: Concealed
Applications: Open framing, solid sheathing
Seam: 2" standing mechanically seamed sidelap
Optional: Snap-on batten cap, extruded vinyl weatherseal on continuous rib*



Installation - Standard

- Panel is available from the factory in continuous lengths to a maximum of 40'
- May be site formed in continuous lengths with the Berridge SP-21 Roll Former
- Panel is mechanically seamed in the field using the Berridge Zee-Lock Seamer in a single pass
- Continuous Zee-Rib is recommended for open framing and required for watertightness warranty
- Use Stainless Steel Zee-Lock Clip with Aluminum panels
- Optional extruded vinyl weatherseal is required for open framing*
- Optional Snap-On Batten Cap requires the Zee-Lock Batten Clip

Note: Consult Curved/Tapered Zee-Lock Panel data sheet or www.berridge.com for more information on curving and/or tapering

* Vinyl weatherseal required for watertightness warranty

Pictured Above

Project: Round Rock Utilities and Environmental Services Center
Architect: Jacobs Engineering
General Contractor: Lee Lewis Construction
Installing Contractor: Absolute Contracting, Inc.
Color: Zinc-Cote™



All information subject to change without notice. See website for details, specifications and Watertightness Warranty requirements.

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BERRIDGE ZEE-LOCK PANEL TESTING AND CERTIFICATION SUMMARY CHART

CATEGORY	CHARACTERISTIC	TEST METHOD	PURPOSE	RESULT
PERFORMANCE	■ Underwriters Laboratories	UL 580/UL 1897	Test method to determine uplift resistance of roof assemblies	See Load Chart on Berridge website
	■ Uplift Resistance	ASTM E-1592	Test method to determine uplift resistance of open framing systems	See Load Chart on Berridge website
FIRE	□ Room Fire Performance	UL 790	Test methods for fire tests of roof coverings	Class A Rating
	■ Room Fire Performance	UL 263	Fire tests of building construction and materials	Design Numbers: P225, P227, P230, P237, P250, P259, P508, P510, P512, P514, P518, P701, P711, P713, P717, P719, P720, P722, P723, P726, P731, P732, P734, P801, P815, P819, & P824
ENVIRONMENTAL	□ Impact Resistance	UL 2218	Impact resistance of prepared roof coverings	Class 4 Rating
AIR AND MOISTURE	■ Static Water Penetration	ASTM E-2140	Test method for water penetration of metal roofs by static water pressure head	Pass
	■ Water Penetration	ASTM E-1646 ASTM E-331	Test method for water penetration of metal roofs by uniform static air pressure difference	No Leakage at 15.0 PSF Pressure Differential
	■ Air Leakage	ASTM E-1680 ASTM E-283	Test method for rate of air leakage through exterior metal roofs	Less than 0.9 CFM at 6.24 PSF Pressure Differential
ROOF LISTINGS	■ Florida Product Approval	TAS 125	Local and state approval of products and systems for compliance with the structural requirements of the Florida Building Code	FL# 14210.3 (24 GA-Purlins) FL# 11159.2 (24 GA-Steel Deck) FL# 11159.3 (22 GA-Steel Deck) FL #37158.1 with Batten Cap (24 GA - Steel Deck)
	■ Underwriters Laboratories	UL 580 Uplift Class 90	Standard for Tests for Uplift Resistance of Roof Assemblies	Construction No. 312 (24 GA - Purlins) Construction No. 335 (24 GA - Steel Deck) Construction No. 403 (24 GA - Plywood)
	■ TDI Listed	UL 580 ASTM E-1592	Texas Department of Insurance Listing for wind capacities	RC-645 (22 GA or 24 GA - Steel Deck)
	■ ICC-ES	UL 580	Capacity report by the International Code Counsel	ESR-3486 (24 GA - Plywood)
	■ CEGS 07416	Structural Standing Seam Metal Roof System	Approval for use on military construction projects	Approved

■ - Steel only □ - Steel and Aluminum
For further detail please visit www.berridge.com



CORPORATE HEADQUARTERS
2610 Harry Wurzbach Road
San Antonio, TX 78209
(800) 669-0009
www.Berridge.com

PELLA® RESERVE™ TRADITIONAL



**ALUMINUM-
CLAD WOOD
WINDOWS
& PATIO
DOORS**

EXQUISITELY
DESIGNED
WINDOWS AND
DOORS WITH
UNPARALLELED
HISTORICAL
DETAILING.

NOW YOU SEE IT, NOW YOU DON'T.
Self-storing Integrated Rolscreen® retractable
screens let in light, fresh air and nothing else.
Close the window and they roll out of sight.



WHY YOU CAN TRUST PELLA

At Pella, we don't just create windows and doors. We innovate with purpose, design with passion, build with integrity and deliver with pride.

RATED #1 BY HOMEOWNERS FOR INNOVATION¹

We are continually striving to improve what we do and how we do it. That drive has earned us 150 patents and counting for amazing innovations. In 1925 we opened our doors with the patented Rolscreen® retractable screen, a time-tested innovation that is still one of our most desired features today.

RATED #1 BY HOMEOWNERS FOR HIGHEST QUALITY¹

We make products specifically for you with meticulous care and attention. Our wood craftsmen have been honing their skills, on average, for over 14 years – that's longer than it takes for most to earn their PhD. And it doesn't stop there. Our product designs are tested beyond industry standards, so you can trust them to perform. Door designs are tested to 100,000 open and close cycles, and double-hung and casement window designs are tested at least 6,000 times.

THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS²

You can feel confident in your investment. We pride ourselves on providing exceptional quality, exceeding expectations and going beyond requirements. That's why we stand behind all of our wood windows and patio doors with a limited lifetime warranty.³

¹ Study of homeowner perceptions of leading national brands. Study commissioned by Pella, 2021.

² Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.

³ See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.



**OUR DEDICATED TEAM
IS PART OF YOUR
PROJECT'S POTENTIAL.
WE PROVIDE SOLUTIONS
TO HELP COMPLETE
YOUR PROJECT."**

– ALAN PICKETT,
PELLA ARCHITECTURAL
SOLUTIONS

WHY CHOOSE WOOD?

Get the beauty and warmth of natural wood, our most customizable designs and exceptional energy efficiency. All Pella wood products are made with high-quality wood, metal and manufacturing processes, regardless of product line.

EXCLUSIVE WOOD PROTECTION

Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly, providing advanced protection against the elements.

DESIGNED FOR LONG-LASTING DURABILITY

Intentional jamb-on-sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential to absorb moisture. For added strength and durability, our three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive.

QUALITY EXTERIOR AND INTERIOR FINISHES

Extruded aluminum-clad exteriors feature through-stile construction for exceptional durability and EnduraClad® finishes that resist fading and chalking. Interiors can be factory pre-finished to save time. Our prefinish is applied prior to final assembly and kiln-cured for a quality aesthetic.



THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS*

You can be confident in your investment. At Pella, we are committed to designing and building wood products with exceptional quality and durability. This is supported by:

ENDURAGUARD® WOOD PROTECTION
Advanced protection for wood against the effects of moisture, decay, stains from mold and mildew – as well as termite damage.

EXTERIOR ALUMINUM CLADDING
Exceptionally durable aluminum cladding with EnduraClad® exterior finish helps protect windows and patio doors for years.

INSULATING GLASS SEAL
A long-lasting insulating glass seal provides a clear view and exceptional energy efficiency.

* Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service.



Winner of the 2019 Most Innovative Window from Window and Door Magazine



EVERY DETAIL MATTERS

Created for those who refuse to settle for anything less than extraordinary, Pella Reserve - Traditional products provide unparalleled historical detailing. From authentic hardware and a disappearing screen to sash lugs that allow tilting, we've thought of every detail.



WHY CHOOSE PELLA® RESERVE™ – TRADITIONAL?

Revel in the authenticity and bring your design vision to life. Exuding the tenets of traditional designs, Pella Reserve - Traditional products provide historical elements with uncompromised attention to detail.

HISTORIC PUTTY PROFILE

Further your aesthetic with the putty profile, recreated with historically accurate angles – providing meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimensions for a richer and more dramatic aesthetic for your project.

THROUGH-STILE CONSTRUCTION

Essential to the tradition of window making, butt joinery and through-stile construction create authentic proportions and emulate historic window design.

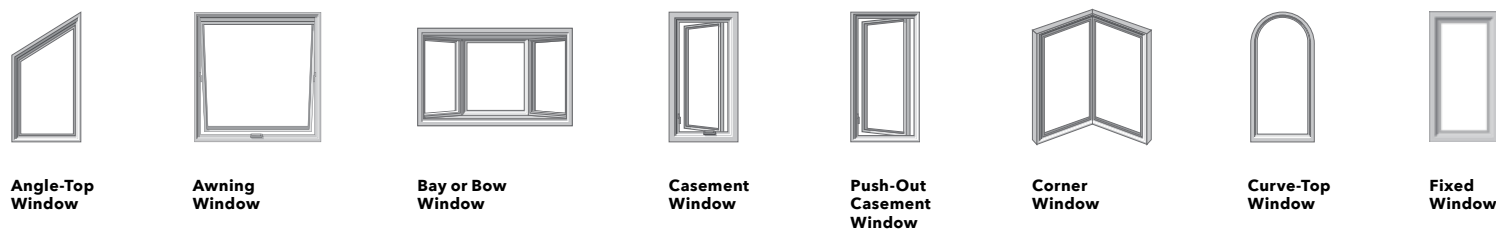
INTEGRAL LIGHT TECHNOLOGY®

Pella's Integral Light Technology helps capture the look of true-divided-light without sacrificing energy efficiency.

AUTHENTIC HARDWARE

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic, traditional style. Add charm to patio doors with premium hardware created in collaboration with Baldwin®.

AVAILABLE IN THESE WINDOW AND PATIO DOOR STYLES:



Special shapes also available.



ACHIEVE YOUR VISION
WITHOUT CONCESSIONS

TAILOR-MADE SOLUTIONS

Partner with Pella. From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project.

AUTHENTIC LOOK OF
TRUE DIVIDED LIGHT

Our Integral Light Technology® grilles help capture the look of true-divided-light without sacrificing energy performance, giving you a more authentic look.

INTEGRATED ROLSCREEN®

Winner of the 2019 Most Innovative Window from *Window and Door Magazine*, the Integrated Rolscreen retractable screen provides a cleaner, more polished look. The Integrated Rolscreen is a double- and single-hung screen that appears when you open the window, and rolls away, out of sight, when you close it.

PUTTY GLAZE PROFILE

Our putty profile with historically accurate angles provides a realistic shadow. Pella® Reserve™ products offer the industry's deepest sash dimension for a richer, deeper and more dramatic aesthetic for your project.

THROUGH-STILE CONSTRUCTION

Essential to the authenticity of traditional window making, historical accuracy is achieved with butt joinery and through-stile construction on the exterior cladding.



EXTRUDED ALUMINUM EXTERIORS

Pella Reserve products are available with extruded aluminum-clad exteriors for exceptional durability. Create a custom exterior color to meet your design needs or choose from our wide variety of color options.





**WE KNOW DETAILS MAKE
ALL THE DIFFERENCE.
THAT'S WHY PELLA
FOCUSES ON THE
HISTORICAL DETAILS
TO DELIVER THE LEVEL
OF AUTHENTICITY YOU
DESIRE."**

— ALAN PICKETT,
PELLA ARCHITECTURAL SOLUTIONS

THE BEST OF BOTH WORLDS


The Integrated Rolscreen® is there when you need it and hidden when you don't. Stored safely inside the window when it's closed the retractable screen gives a cleaner, more polished look and eliminates maintenance of seasonal screen removal and storage.

COLORS & FINISHES


Wood Types

Choose the wood species that best complements your project's interior.

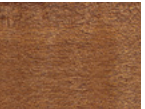
Custom solutions:




Pine




Douglas Fir




Mahogany




White Oak



Red Oak



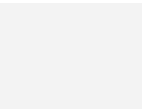
Cherry



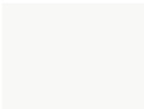
Maple

Prefinished Pine Interior Colors

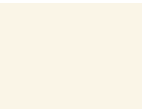
When you select pine, we can prefinish in your choice of a variety of paints and stains. Unfinished or primed and ready-to-paint are also available.




White




Bright White




Linen White




Natural Stain




Golden Oak Stain



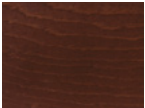
Early American Stain



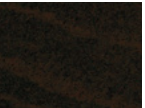
Provincial Stain



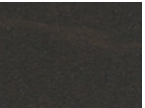
Dark Mahogany Stain




Red Mahogany Stain



Espresso Stain




Charcoal Stain




Black Stain

Extruded Aluminum-Clad Exterior Colors

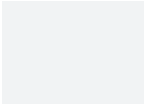
Our low-maintenance EnduraClad® exterior finish resists chalking and fading. Take durability further with EnduraClad Plus protective finish, which meets the industry's highest exterior coating standard to defend against chalking and fading.*




Custom colors are also available.




Black




White




Brown




Fossil




Iron Ore



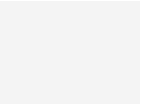
Portobello




Putty




Almond




Classic White




Brick Red




Hartford Green




Pearl Gray




Soft Linen




Satin Steel




Matte Gray




Wolf Gray




Spice Red



Sage



Frost Blue



Blue Ash


* EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

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WINDOW HARDWARE

Classic Collection

Get a timeless look with authentic styles in classic finishes.

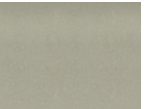


Fold-Away Crank
Antiek




Spoon-Style Lock


Finishes:



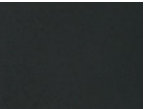
Champagne



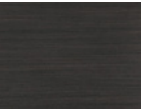
White




Brown




Matte Black



Oil-Rubbed Bronze




Satin Nickel




Satin Brass

Essential Collection

Select from popular designs and finishes to suit every style.

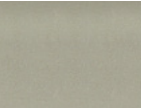


Fold-Away Crank




Cam-Action Lock


Finishes:



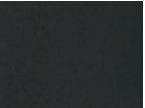
Champagne



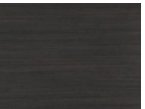
White




Brown




Matte Black



Oil-Rubbed Bronze



Satin Nickel




Satin Brass


PATIO DOOR HARDWARE

Classic Collection


Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.



Hinged & Bifold Patio Door Handle
Virago

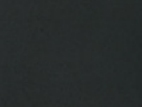


Sliding & Multi-Slide Patio Door Handle
Ambrose

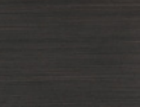


Multi-Slide Patio Door Handle^{1, 2}


Finishes:




Matte Black



Oil-Rubbed Bronze




Satin Nickel




Satin Brass

Essential Collection


Elevate your style and transform your home with elegant selections.



Hinged & Bifold Patio Door Handle




Sliding Patio Door Handle




Multi-Slide Patio Door Handle^{1, 2}


Finishes:




Champagne



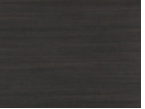
White



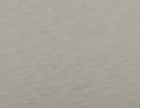
Brown




Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

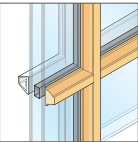
Additional hardware collections available. See your local Pella sales rep for more options.

¹ Flush multi-slide handle is a Pella exclusive design.
² Flush multi-slide handle is not available in Champagne.

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GRILLES

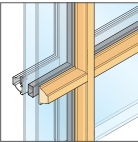
Choose the look of true divided light, or make cleaning easier by selecting grilles-between-the-glass.



Putty Glaze Integral Light Technology® with Ogee Interior¹ 5/8", 7/8" 1-1/4" or 2"

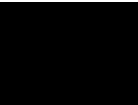


Aluminum Grilles- Between-the-Glass² 3/4"



Ogee Integral Light Technology*¹ 7/8", 1-1/4" or 2"

Grilles-Between-the-Glass Interior Colors:²



Black



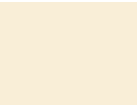
White



Brown



Fossil



Ivory



Harvest



Cordovan

GLASS

InsulShield® Low-E Glass³



Advanced Low-E insulating dual- or triple-pane glass with argon⁴



AdvancedComfort Low-E insulating dual-pane glass with argon



NaturalSun Low-E insulating dual- or triple-pane glass with argon⁴



SunDefense™ Low-E insulating dual- or triple-pane glass with argon⁴

Additional Glass Options



Laminated (non-impact-resistant)⁵,⁶, tinted⁵,⁶ or obscure⁵,⁶ glass also available on select products



STC (Sound Transmission Class)-improved dual-pane sound control glass⁴,⁷



Impact-Resistant glass⁴,⁵

ADDED PEACE OF MIND

Integrated Security Sensors

Choose optional, built-in security sensors powered by Insynctive® technology so you can monitor windows and doors while at home or away with the Pella Insynctive App.⁸ Learn more at connectpella.com.

¹ Color-matched to your product's interior and exterior color.
² Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
³ Optional high-altitude InsulShield Low-E glass is available with or without argon on select products.
⁴ Available on select products only. See your local Pella sales representative for availability.
⁵ Available with Low-E insulating glass with argon on select products.
⁶ For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.
⁷ Sound control glass consists of dissimilar glass thickness (5mm/3mm).
⁸ Requires the Pella Insynctive App on a smart device, an Insynctive Bridge and a wireless home internet router with internet connection.



REVEL IN THE AUTHENTICITY
Pella's Integral Light Technology®
grilles help capture the look
of true-divided-light without
sacrificing energy performance.



THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS*

Pella wood products are backed by the best limited lifetime warranty for wood windows and patio doors.*

A ten-year limited warranty for Baldwin hardware is included. See written limited warranty for details,
including exceptions and limitations, at pella.com/warranty.

NOTE: Product specifications may change without notice.

Actual colors may vary from those shown and products may vary slightly from illustrations and photos.

WANT TO LEARN MORE? CALL US AT 833-44-PELLA OR VISIT PELLA.COM

* Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service at 877-473-5527.



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