

HISTORIC AND DESIGN REVIEW COMMISSION

February 17, 2021

HDRC CASE NO: 2020-323
ADDRESS: 435 MISSION ST
LEGAL DESCRIPTION: NCB 946 BLK 2 LOT 26, 27 & 8.1 FT STRIP ALONG THE S SIDE
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Nicholas Melde/Architexas
OWNER: Colin & Tamanna O'Dea/ODEA COLIN M & TAMANNA
TYPE OF WORK: New construction
APPLICATION RECEIVED: January 29, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 1-story rear accessory structure at 435 Mission.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall

be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

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.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, 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.

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.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. 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. Whole window systems should match the size of historic windows on property unless otherwise approved.
- 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.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The primary structure located at 435 Mission is a 1-story, single-family structure constructed between 1957-58 in the midcentury Ranch style. The home features a very low-pitch side gable asphalt shingle roof with wide

eaves, thin red brick veneer, steel casement windows, and a concrete slab foundation. The HDRC found the property to be non-contributing to the King William Historic District and eligible for demolition on August 19, 2020.

- b. **CASE HISTORY** – The applicant received final approval from the HDRC for the new construction of a 2-story, single-family residence at 435 Mission on December 2, 2021. The applicant has returned to the HDRC for approval of the rear accessory structure to meet the HDRC stipulation of the previous approval for the primary structure.
- c. **SETBACK & ORIENTATION** – According to the Guidelines for New Construction, garages and outbuildings should follow the historic setback pattern of similar structures along the streetscape or district. 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. Applicants should 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. The applicant has proposed to construct a 1-story, 650-square-foot rear accessory structure with an attached two-car carport. The rear accessory structure will be oriented east, facing the rear of the primary structure toward Mission Street. Staff finds the proposal appropriate. While the carport will be facing Mission Street, it is setback at the rear of the property and will not be prominently visible from the public right-of-way. Staff finds the proposal appropriate.
- d. **SCALE AND MASSING** – According to Guideline 5.A.i for New Construction, new garages and outbuildings should be designed to be visually subordinate to the principal historic structure in terms of their height, massing, and form. The Historic Design Guidelines for New Construction state that new outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint. The applicant has proposed to install a 1-story, 650-square-foot rear accessory structure. The approved proposed primary structure is a 2-story, 2,582-square-foot structure. This block of Mission Street features mostly 1-story historic structures and about nine 2-story structures. Staff finds the proposed scale and massing of the structure generally appropriate.
- e. **ROOF FORM** – The applicant has proposed a cross gable roof form. According to Guideline 2.B.i for New Construction, new construction should feature roof forms that are consistent with those predominantly found on the block. The adjacent structures on Mission feature front gable, side gable, cross gable, hip, and pyramidal roof forms. Staff finds the proposal consistent with the Guidelines.
- f. **LOT COVERAGE** – Guideline 2.D.i for New Construction stipulates that building to lot ratio for new construction should be consistent with adjacent historic buildings. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. The applicant has proposed to construct a 2,582-square-foot residence with a 650-square-foot rear accessory structure. The existing property is a double lot, which was historically two individual lots. The existing structure on the lot is 2,300 square feet. The proposed lot coverage is 46 percent, including the proposed driveway and rear concrete paving and patio. The applicant is inclined to reduce the lot coverage further by exploring permeable driveway options. Staff finds the proposal appropriate.
- g. **MATERIALS AND TEXTURES** – The applicant has proposed to clad the proposed rear accessory structure in cementitious lap siding with a smooth finish with wood trim and has proposed to install a standing seam metal roof in a galvalume finish. Guideline 3.A.i for New Construction stipulates that new construction should use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding. Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility. The adjacent historic structures generally feature wood siding or stucco cladding and composition shingle or metal roofing material. The proposed materials will complement the materials proposed for the primary structure. The proposal is generally appropriate. Staff finds that the applicant should submit final material specification to staff for review and approval.
- h. **WINDOW MATERIALS** – The applicant has proposed to install Pella Reserve Series Traditional Hung fully wood windows. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window

sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Staff finds the proposal appropriate.

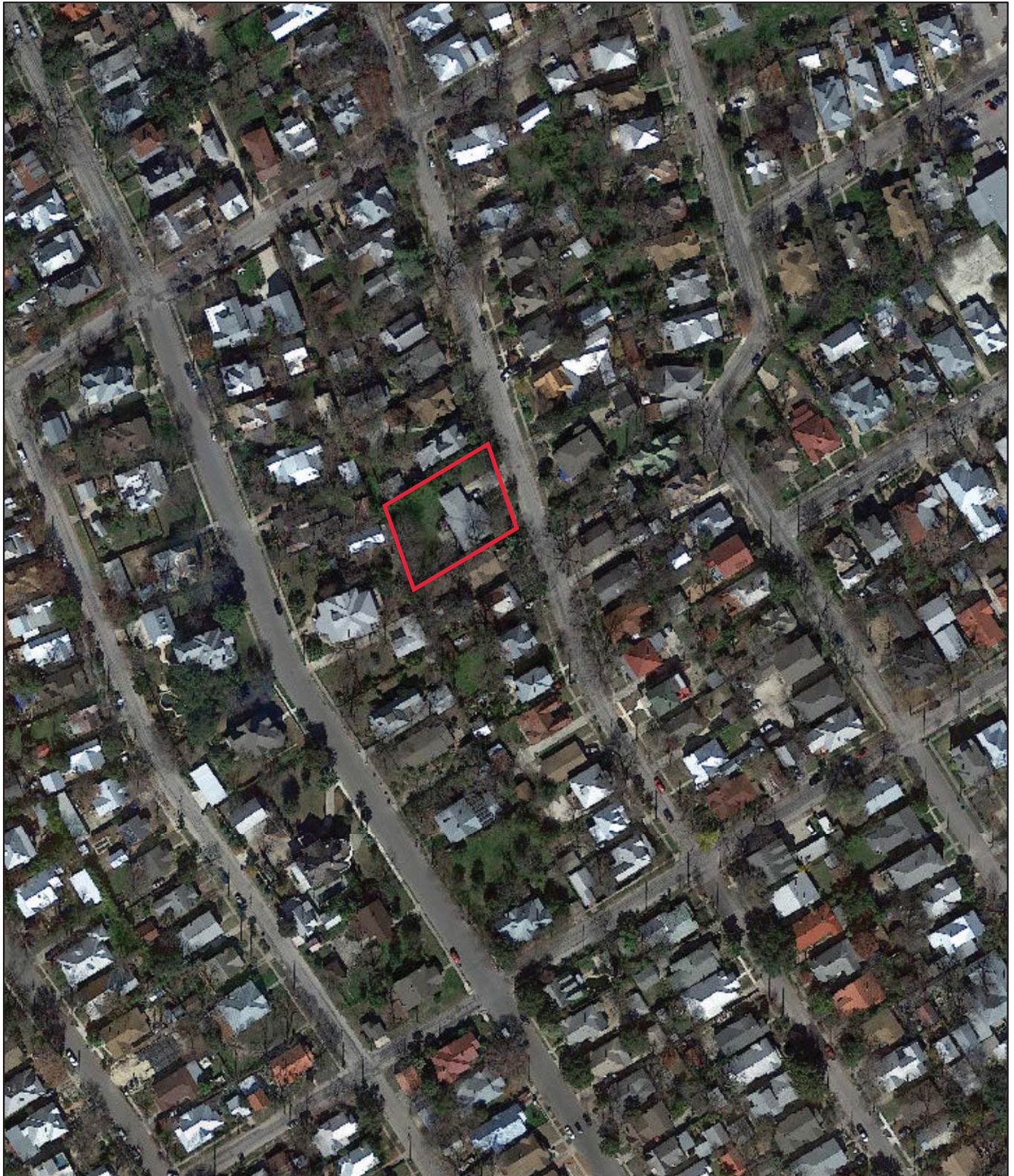
- i. **RELATIONSHIP OF SOLIDS TO VOIDS** – Guideline 2.C.i for New Construction stipulates that new construction should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Guideline 5.A.iv for New Construction states that window and door openings should be designed 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. The applicant has submitted elevation drawings of the rear accessory structure that feature windows and doors of traditional proportions. The applicant has proposed to install double hung windows, a circular wood gable window on the northeast elevation, and wood sliding patio doors on the southeast and northeast elevations. The applicant has additionally proposed doors on the northeast, northwest, and southwest elevation but has not provided materials specifications at this time. Staff finds the proposal generally appropriate.
- j. **ARCHITECTURAL DETAILS** – Guideline 5.A.iii for New Construction states that new garages and outbuildings should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. Staff finds that the applicant has proposed historically appropriate proportions and a design that relates to the principal building, including simplified wood carport columns, wood trim, and wood eave brackets. Staff finds the proposal consistent with the Guidelines.
- k. **MECHANICAL EQUIPMENT** – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.
- l. **LANDSCAPING PLAN** – The applicant has proposed a landscaping plan that maintains more than 50 percent of the property's green space. The landscaping plan includes the installation of crape myrtles, live oak, Texas redbud, mountain laurel, pecan trees, and planting beds along the front and north elevations. Staff finds the proposal appropriate.

RECOMMENDATION:

Staff recommends approval based on findings a through l with the following stipulations:

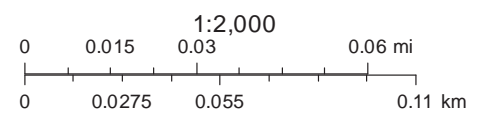
- i. That the applicant submits final material specifications to staff for review and approval based on findings g through i.
- ii. That the applicant installs fully wood windows that meet staff's standard window specifications based on finding h. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- iii. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.

City of San Antonio One Stop

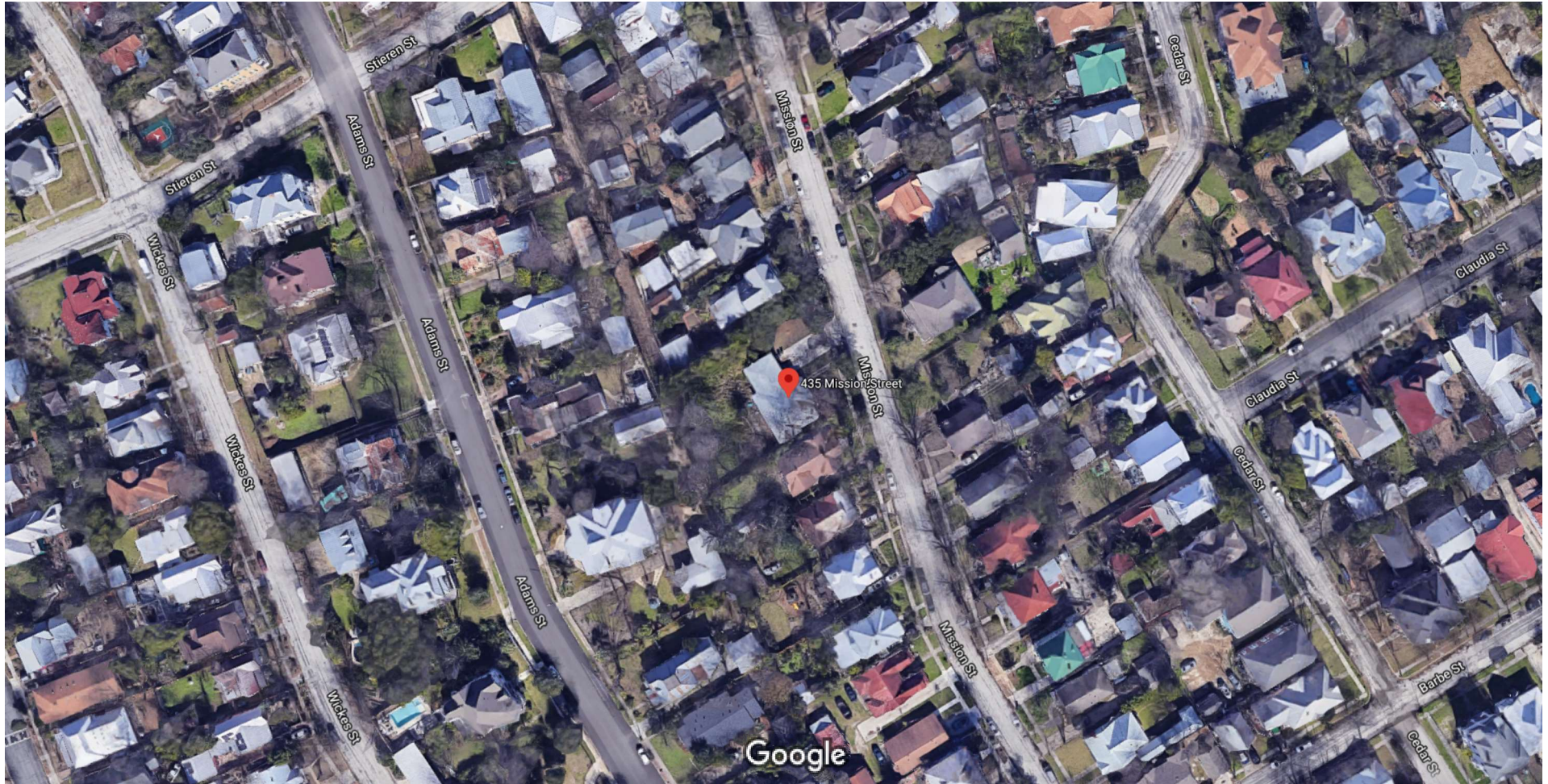


July 27, 2020

— User drawn lines



Google Maps 435 Mission St



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50 ft

Google Maps 435 Mission St



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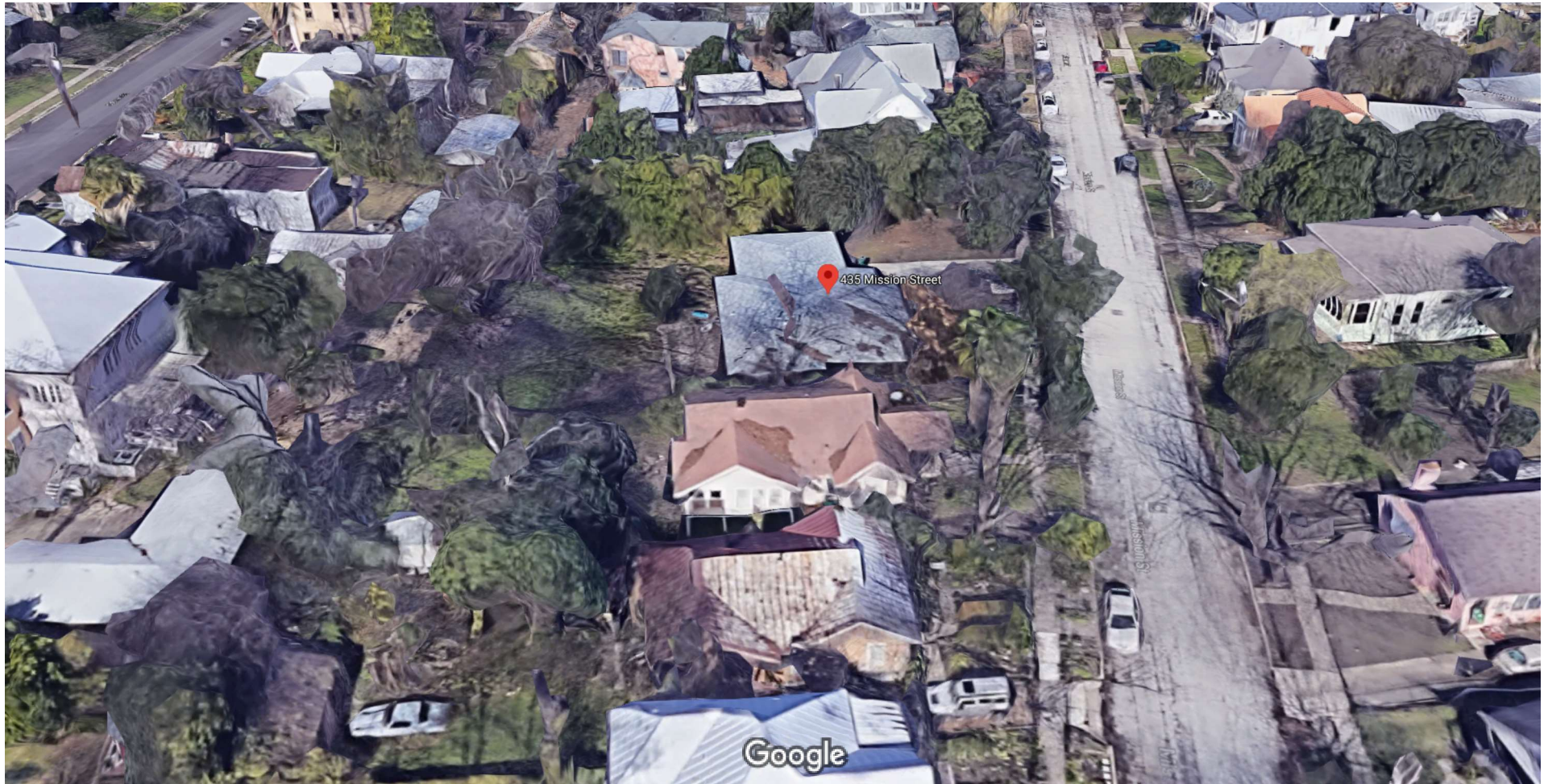
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Google Maps 435 Mission St

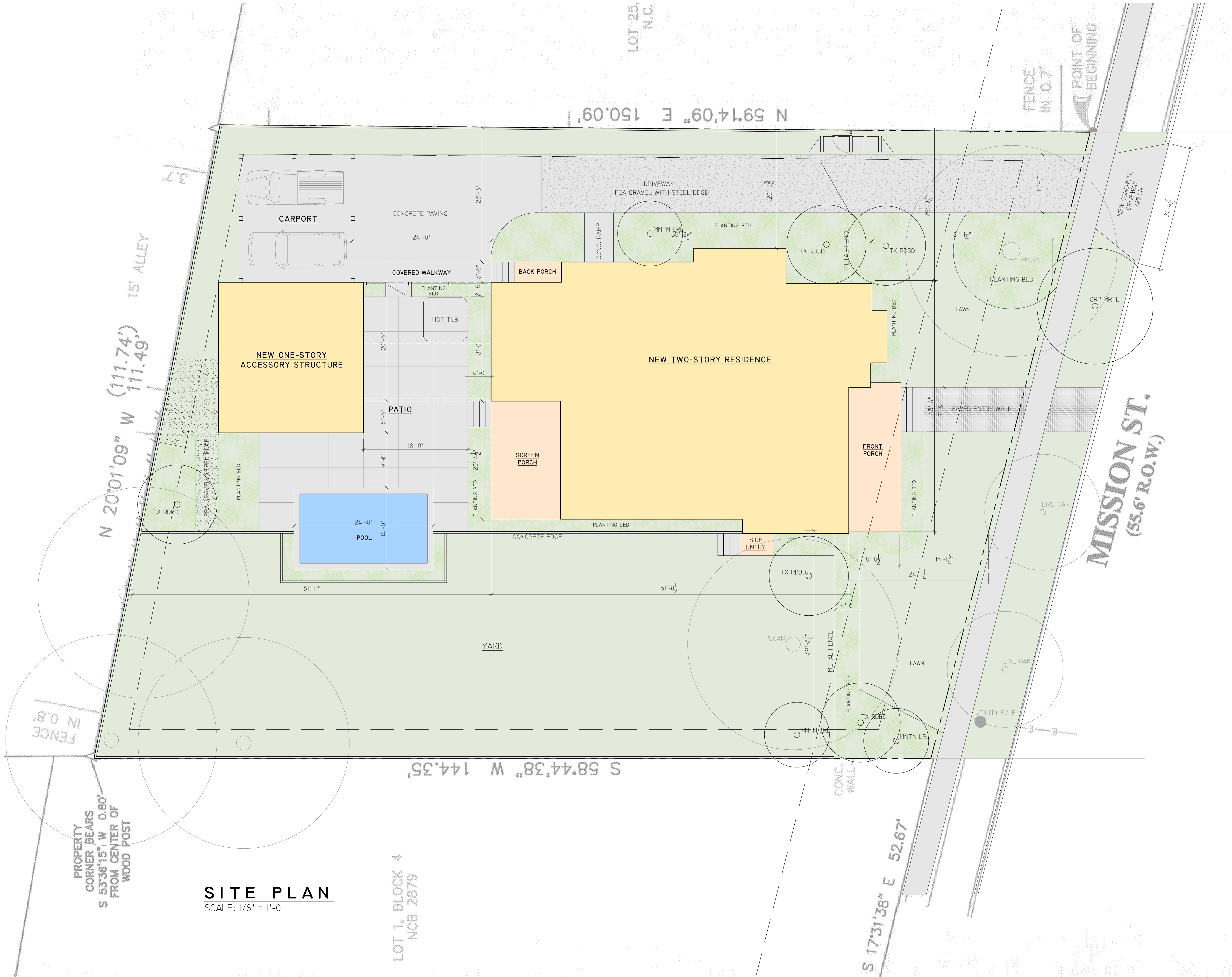


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Google Maps 435 Mission St



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SITE PLAN
SCALE: 1/8" = 1'-0"

O'Dea Residence

435 Mission Street
San Antonio, TX 78108
Owner No.

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BID DOCUMENTS

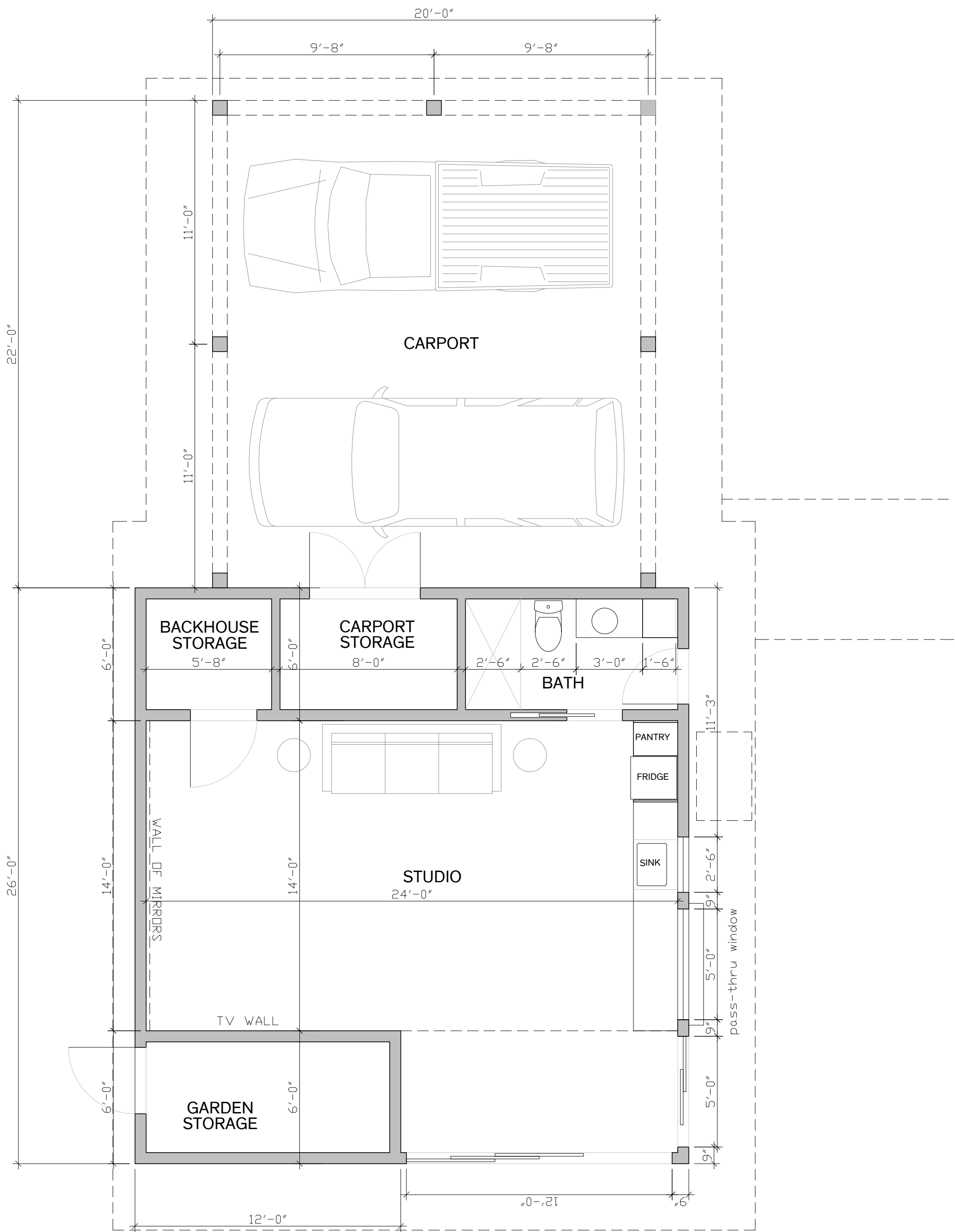
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Nicholas C. Melde
TX Registration No. 26234

Architexas No. Date
10/23/2020

Sheet Name
SITE PLAN

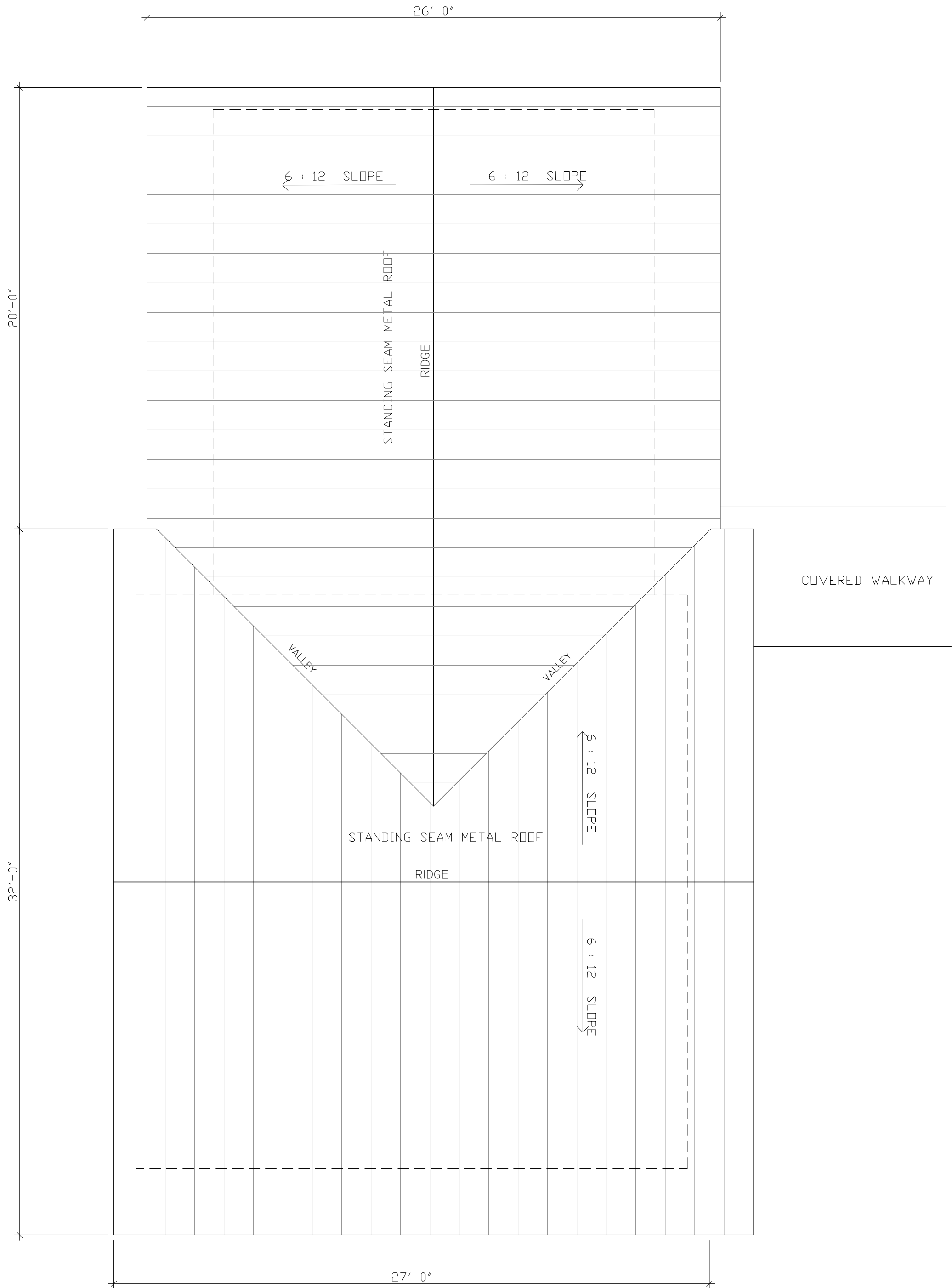
Sheet Number



1

Floor Plan

1/4" = 1'-0"



2

Roof Plan

1/4" = 1'-0"

O'Dea Residence

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Owner No.

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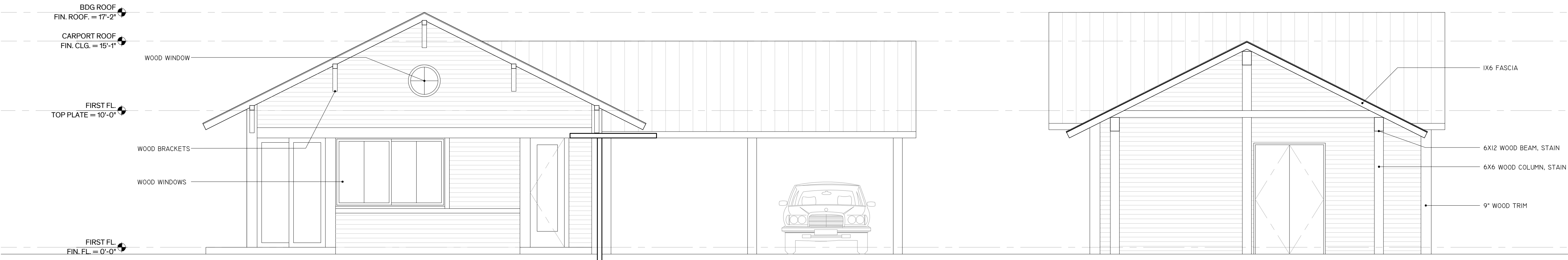
Nicholas C. Melde
TX Registration No. 26234

Architexas No. Date
10/23/2020

Sheet Name
Backhouse Floor & Roof Plan

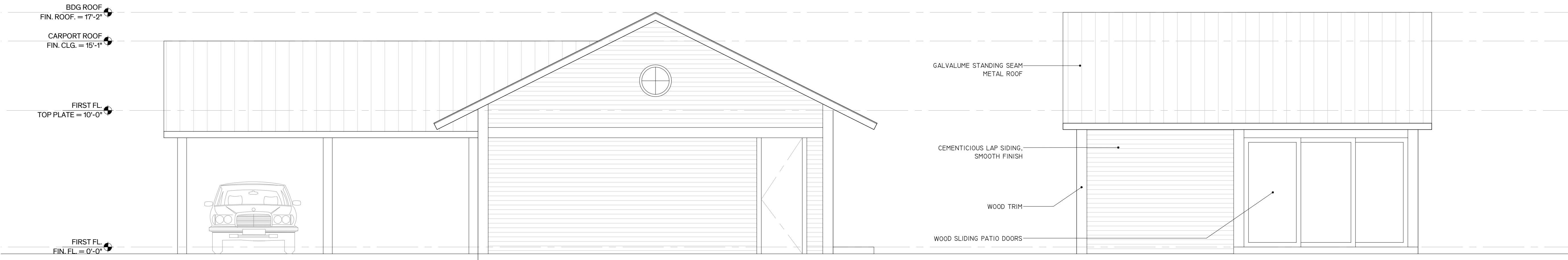
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AI.04



1 Elevation - Northeast
1/4" = 1'-0"

2 Elevation - Northwest
1/4" = 1'-0"



3 Elevation - Southwest
1/4" = 1'-0"

4 Elevation - Southeast
1/4" = 1'-0"

O'Dea Residence

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San Antonio, TX 78108
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10/23/2020

Sheet Name
Backhouse Elevations

Sheet Number

A3.04

Pella® Reserve™

Traditional Wood & Clad/Wood



Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



- **Historical details**

Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve products are the ideal choice for historical renovations and traditional building projects.

- **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.

- **Architectural interest**

Featuring the industry's only foam spacer solution, Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. 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 dimension.

- **Virtually unlimited customization**

If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.

- **Tailor-made solutions**

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. Partner with Pella to achieve your unique vision without concessions.

- **Intentional innovation**

Winner of the 2019 Most Innovative Window from Window and Door Magazine, the Integrated Rolscreen® retractable screen preserves aesthetic view. It is a double- and single-hung screen that appears when you open the window, and rolls away, out of sight, when you close it.

- **Durable interiors and extruded aluminum exteriors**

Create a custom exterior color to meet your design needs or choose from 27 standard color options. Interior finish options are available in four paints, eleven stains and primed and ready-to-paint.

- **ENERGY STAR® certified¹**

Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Reserve products with triple-pane glass have been awarded the ENERGY STAR Most Efficient Mark in 2020.¹

- **Testing beyond requirements**

At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

- **Best limited lifetime warranty²**

Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.²

Available in these window and patio door styles:



Special shape windows also available.

¹² See back cover for disclosures.

Product Specifications

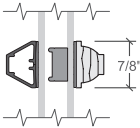
Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame / Install
						U-Factor	SHGC	STC	
Awning	13-¾"	13-¾"	53"	29"	LC40-CW50	0.25-0.29	0.18-0.47	27-33	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Awning	17"	17"	53"	29"	R50-CW50	0.28-0.32	0.18-0.47	27-33	Pocket Replacement
Casement	13-¾"	13-¾"	41"	96"	R35-CW50	0.25-0.29	0.18-0.47	27-35	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Casement	17"	17"	35"	73"	R45-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
Fixed Casement	10"	10"	144"	144"	R35-CW50	0.25-0.29	0.18-0.47	27-35	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Fixed Casement	17"	17"	59"	73"	R45-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
Double-Hung	14"	24-⅝"	48"	96"	CW40-CW50	0.25-0.30	0.19-0.53	26-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Double-Hung	13-½"	23-¾"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	Pocket Replacement
Monumental Hung	13-¾"	24"	72"	144"	LC25-CW50	0.25-0.30	0.17-0.47	29-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
In-Swing Hinged Patio Door (Single)	18"	36"	48"	199-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-32	
In-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-32	
Out-Swing Hinged Patio Door (Single)	18"	36"	48"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-32	
Out-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-32	
Sliding Patio Door (O)	30-¾"	74"	60-¾"	119-½"	LC25-LC70	0.29-0.32	0.15-0.42	—	
Sliding Patio Door (OX, XO)	59-¼"	74"	119-½"	119-½"	LC25-LC70	0.29-0.32	0.15-0.42	29-35	
Sliding Patio Door (OXO)	90"	74"	180"	119-½"	LC25-LC70	0.29-0.32	0.15-0.42	—	
Sliding Patio Door (OXXO)	116-⅞"	74"	236-⅞"	119-½"	LC25-LC70	0.29-0.32	0.15-0.42	—	
Multi-Slide Patio Door	40-¼"	50-½"	701-⅝"	119-½"	R15-LC25 ³	0.30 - 0.36	0.15 - 0.46	—	For more info visit PellaADM.com
Bifold Patio Door	31-¾"	55-½"	312"	119-½"	R15-R25 ¹	0.26-0.44	0.13-0.45	—	

Window sizes available in 1/8" increments
Special sizes available. For more information regarding performance, visit installpella.com/performance. For more information regarding frame and installation types, visit PellaADM.com.

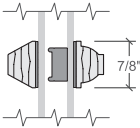
Grilles

Integral Light Technology*

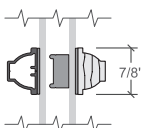
Choose the look of true divided light featuring the industry's only foam spacer.



Putty Glaze Exterior with Ogee Interior⁴
5/8", 7/8", 1-1/4" or 2"



Putty Glaze Exterior with Ogee Interior⁴
5/8", 7/8", 1-1/4" or 2"

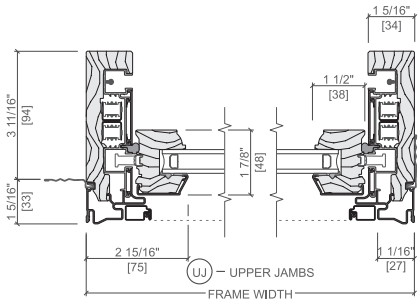


Ogee Exterior with Ogee Interior⁴
5/8", 7/8", 1-1/4" or 2"

Cross Sections

Cross Sections

The double-hung cross sections provide visual reference to the historic putty exterior profile and traditional, beveled Ogee interior that add architectural interest to your project.



Optional Fold-out Installation Fin

^{3,4} See back cover for disclosures.

Window Hardware

Classic
Collection

Get a timeless look with authentic styles in classic finishes.



Fold-away
Crank
Antiek

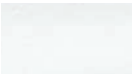


Spoon-Style
Lock

Finishes:



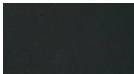
Champagne



White



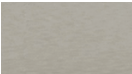
Brown



Matte Black



Oil-Rubbed
Bronze



Satin
Nickel



Bright
Brass



Antique
Brass

Rustic
Collection



Create a distinct and charming look with distressed finishes.

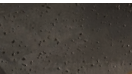


Fold-away
Crank
Antiek



Spoon-Style
Lock

Finishes:



Distressed
Bronze



Distressed
Nickel

Essential
Collection

Select from popular designs and finishes to suit every style.

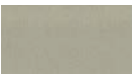


Fold-away
Crank

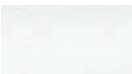


Cam-Action
Lock

Finishes:



Champagne



White



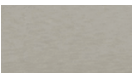
Brown



Matte Black



Oil-Rubbed
Bronze



Satin
Nickel



Bright
Brass

Patio Door Hardware

Classic
Collection

BALDWIN

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



Hinged & Bifold
Patio Door Handle
Locus | Virago



Sliding & Multi-Slide
Patio Door Handle
Ambrose



Multi-Slide Patio
Door Handle^{5,6}

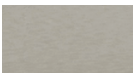
Finishes:



Matte Black



Oil-Rubbed
Bronze



Satin
Nickel



Bright
Brass



Antique
Brass

Essential
Collection

Elevate your style and transform a home with elegant selections.



Hinged & Bifold
Patio Door Handle

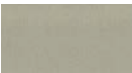


Sliding Patio
Door Handle



Multi-Slide Patio
Door Handle^{5,6}

Finishes:



Champagne



White



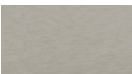
Brown



Matte Black



Oil-Rubbed
Bronze



Satin
Nickel



Bright
Brass

^{5,6} See back cover for disclosures.

Colors

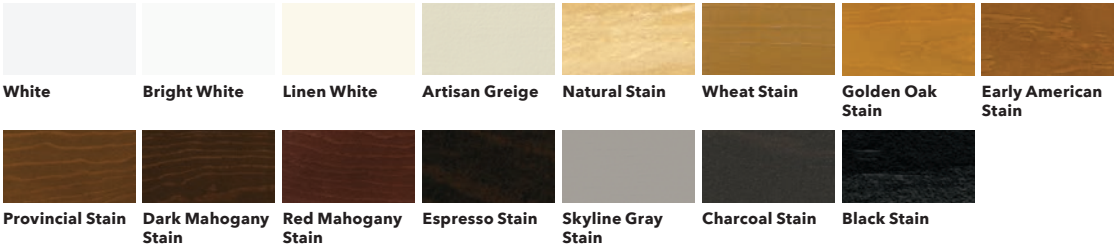
Wood Types

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



Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.



Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.⁷



Custom colors are also available.

Added Peace of Mind

Integrated Security Sensors

Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.⁸ For more information, go to connectpella.com.



The confidence of Pella's warranty.

Pella® Reserve™ products are covered by the best limited lifetime warranty for wood windows and patio doors.²

¹ Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.
² 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 installpella.com/warranties or contact Pella Customer Service.
³ Ratings are contingent on product configurations.
⁴ Color-matched to your product's interior and exterior color.
⁵ Flush multi-slide handle is a Pella exclusive design.
⁶ Flush multi-slide handle is not available in Antique Brass, Champagne or Polished Nickel.
⁷ EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.
⁸ Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.