

REQUEST FOR HISTORIC AND SCENIC PRESERVATION COMMISSION ACTION

V-A. MARTIN LEMON, APPLICANT

1. **PUBLIC HEARING** to consider **Certificate of Appropriateness No. 690** - A request to construct a bedroom extension (approximately 260 square feet), enclose an existing breezeway (approximately 103 square-feet), demolish an existing patio cover to construct a new 595 square-foot patio cover, enclose 6 existing window openings and 1 door opening, and construct 6 new window openings and 2 door openings on the exterior. The subject property is located at 915 W. Highland Avenue (APN: 0175-111-04-0000) within the Suburban Residential (R-S) Zoning District and the West Highland Avenue Historic and Scenic District (Historic District No. 2). This proposal may qualify for a categorical exemption from environmental review pursuant to Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), and Section 15331 (Historic Resource Restoration/Rehabilitation) of the California Environmental Quality Act Guidelines.

HISTORIC AND SCENIC PRESERVATION MEETING: May 29, 2024

Planner: Laylee Hokmollahi, Assistant Planner

Reviewed by: Brian Foote, City Planner/Planning Manager

PROCEDURE FOR PUBLIC HEARING

1. Chairperson declares the meeting open as a public hearing.
2. Chairperson calls upon staff for report.
3. Chairperson calls for questions/comments from members of the Commission.
4. Chairperson calls upon applicant, or its representative, for comments/testimony.
5. Chairperson calls for comments/questions/testimony from members of the public (3 minutes per speaker).
6. Chairperson calls upon the applicant, or representative, for rebuttal comments (5 minutes).
7. Chairperson closes the public hearing.
8. Commission considers the motion(s) and votes.

SYNOPSIS

1. Historic Designation: The structure is not individually designated as a historic resource; however, it is located within the West Highland Avenue Historic and Scenic District (Historic District No. 2), designated by the City of Redlands.

2. Existing Land Use: Zoning: Suburban Residential (R-S) District

3. General Plan: Low Density Residential

4. Historic and Scenic Preservation Commission submittal dates:

- | | |
|--|------------------|
| (A) Major Certificate of Appropriateness Application | February 1, 2024 |
| (B) Date Accepted as Complete: | March 21, 2024 |
| (C) Historic and Scenic Preservation Commission Meeting: | May 29, 2024 |

5. Attachments:

- (A) Location Map and Aerial Photograph
- (B) Site Photographs
- (C) Project Plans
- (D) Elevations
- (E) Proposed Materials
- (F) Resolution No. 2024-05

PROPOSAL

The applicant, Martin Lemon, is proposing to construct/perform the following improvements to the main dwelling at 915 W. Highland Avenue (see Attachment A):

- Construct a 260 square-foot new main bedroom expansion to convert the existing master bedroom into a walk-in closet and a bathroom (not visible from the public right-of-way);
- Remove the existing attached patio cover (on the rear/southeast elevation) to be replaced with a new 595 square-foot patio cover (not visible from the public right-of-way);
- Enclose an existing breezeway (approximately 103 square-feet) (visible from the public right-of-way) to expand the kitchen; and,
- Enclose 6 existing window openings and 1 door opening to construct 6 new window openings and 1 door opening on the exterior.

The property is located at 915 W. Highland Avenue within the Suburban Residential (R-S) Zoning District and the West Highland Avenue Historic and Scenic District (Historic District No. 2).

BACKGROUND

Property History: Staff was not able to find a Historic Inventory Sheet associated with the subject parcel.

The San Bernardino County Assessor's Office records and City's building permits indicate the property was developed in 1956. Historic aerials confirm the placement of the existing single-family residence and the attached garage in the 1959 aerial image.

Based on an article from Redlands Daily Facts, the house was built by James Forsberg (local contractor) on the basis of plans worked out jointly with his wife. The building permit associated with the subject parcel on the file solely lists James Forsberg.

The 1,427 square-foot single-family residence resembles a Traditional Ranch style featuring rustic exterior, wood board-and-batten siding, shuttered windows, a low-pitched gable roof with scalloped eaves, use of brick on the front elevation, and an attached garage through a breezeway.

Ranch style architecture first appeared in Southern California in the 1930s. Inspired by the Spanish and Mexican-era haciendas of Southern California and the vernacular, wood-framed farmhouses dotting the landscape of Northern California, Texas, and the American West, the style projected an informal, casual lifestyle that proved to be immensely popular among the American public. Early iterations of the Ranch style tended to be large, sprawling custom residences that were designed by noted architects of the day. However, after World War II, Ranch style architecture was pared down and also became a preferred style for economical, mass-produced tract housing. By some estimates, nine of every ten new houses built in the years immediately after World War II embodied the Ranch style in one way or another. The style remained an immensely popular choice for residential architecture – and was occasionally adapted to commercial and institutional properties as well – until it fell out of favor in the mid-1970s.

ANALYSIS

The applicant is proposing the following modifications to the property:

Northwest (front) Elevation: At the front elevation (visible from W. Highland Ave.), the existing diamond pane breezeway fence will be removed, and the breezeway will be enclosed to expand the kitchen and create a new storage area. The horizontal wood siding on the façade of the kitchen (between the breezeway and the brick wall with a picture window) will be replaced with a combination of new vertical board-and-batten wood in the "Sherman William color sw0029 Acanthus Classical Colonial" on the top half portion and distressed red brick siding on the bottom half to match the façade of "Bedroom #3" (see attachment C). The breezeway will be enclosed and concealed with the same

material. The existing double-hung window with wood shutters will be removed and a new double-hung window (Pella Reserve Series) with wood frame and shutters, which will be painted white, will be installed for the kitchen (see attachments C, D & E).

Northeast (side) Elevation: On the northeast elevation (not visible from the public right-of-way), approximately 13 linear feet of the main bedroom extension will be added. The exterior of the new walls for the bedroom extension will be painted stucco in a muted medium green color (Sherman Williams 0029 Acanthus Classical Colonial) to match the existing stucco material and color on the sides and rear elevation (see attachment B – Site Photographs). The proposed roof of the new extension will also match the existing main dwelling with Laminate Architectural Shingles in the color “Oakridge Brownwood” by Owens Corning Products. The existing wide main bedroom window will be removed, and a small sliding fiberglass window (Anderson Glide 400 series in the color white) will be added for the bathroom extension. Additionally, a portion of the roof and a wooden post of the proposed patio cover on the rear elevation can be seen on the side/northeast elevation.

Southeast (rear) Elevation: The modifications on the rear elevation (not visible from the public right-of-way) will include the following:

- Enclose the existing breezeway and conceal the space with stucco (painted muted green) to match the existing stucco façade;
- Demolish the existing aluminum patio cover;
- Construct a new 595 square-foot patio cover with wood columns, rafters, rafter ties, beams, and ship laps to be sealed with a light honey colored stain and a gable roof (5:12 pitch) with brown architectural shingles to match the existing roof;
- Remove a wide sliding window in the main bedroom and 2 double-hung windows in “Bedroom #2” to be replaced with a white fiberglass “Anderson 400 Series Gliding Window”;
- New pop-out section of the main bedroom extension measuring approximately 15 linear feet with two new fiberglass sliding windows (Anderson Glide 400 series in the color white);
- Existing garage window to be removed and replaced by a wooden door painted white;
- Existing laundry door to be removed and replaced with a white fiberglass Anderson 400 Series Gliding Window;
- Add a new sky light to the roof of the proposed storage space.
- Existing door of the “Bedroom No. 2” will be removed and replaced by Pella Reserve Traditional wood frame sliding glass door (to be painted white).

Southwest (side) Elevation: The existing southwest elevation (not visible from the public right-of-way) will remain the same; however, the new bedroom expansion and patio cover with a raised foundation will be visible at this elevation.

A) Zoning Standards

The property is located within the Suburban Residential (R-S) District of the Redlands Municipal Code. The proposed project meets all applicable development standards such as lot coverage, setbacks, building height, etc., and will be verified through the plan check process prior to issuance of a building permit.

B) Secretary of the Interior Standards and Guidelines & City of Redlands Historic and Scenic Preservation Design Manual

The Secretary of Interior Standards suggests new additions and/or related new construction on historic properties should be compatible in terms of mass, materials, solids to voids, and color. Proposed additions should not result in the loss of the historic character of the resource or damage to character-defining features of the historic building. The new work shall be differentiated from the old, and the new work will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The following is the description of Traditional Ranch Style Architecture by the Historic Architectural Design Guidelines:

“The Traditional Ranch Style is almost always expressed in the form of a one-story, single-family house, although the style was occasionally adapted to commercial and institutional properties in the postwar era. It is distinguished from other iterations of the Ranch style by the application of elements associated with the working ranches of 19th century California and the American West. Features such as low-pitched roofs with wide eaves, a combination of wall cladding materials including board-and-batten siding, large picture windows, and brick and stone chimneys were commonly applied. Subsets of the Traditional Ranch style include the American Colonial Ranch, which features elements associated with the American Colonial Revival style (symmetrical façades, cupolas, classical details); the Hacienda Ranch, which loosely resembles the haciendas of late 19th century California, incorporating clay tile roofing and textured stucco exteriors; and the Minimal Ranch, which is a pared down version of the Traditional Ranch, featuring simple floor plans and restrained ornamentation.

Character-defining features of Traditional Ranch style architecture include:

- One-story configuration (two story Ranch houses are rare)
- Asymmetrical composition with one or more projecting wings
- Horizontal massing
- Low-pitched gable or hipped roof, originally clad with wood shakes.
- Wide eaves and exposed rafters
- Brick or stone chimneys
- Combination of wall cladding materials (wood board-and-batten siding is most common)
- One or more picture windows
- Multi-light wood windows, often with diamond panes
- Decorative wood shutters
- Dutch and/or French doors
- Attached garage, often appended to the main house via a breezeway”

A comprehensive newspaper records database search did not reveal any evidence that this structure makes a significant contribution to the development, heritage or cultural characteristics of the City, State, or Country. Additionally, as previously mentioned, the building permit for the construction of the existing single-family residence and the attached garage list the owner at the time James Forsberg as contractor. There is no evidence of the contractor being a master builder. Given the simplicity of the residential building, and limited amount of information discovered researching the property, staff assumes that the building is not the notable work of an architect or master builder.

The applicant intends to maintain the architectural style and character-defining features by incorporating similar massing, size, scale, and architectural features to the proposed additions. Only the proposed modifications to the front elevation would be visible from the public right-of-way (W. Highland Ave.). The existing breezeway may be considered one of the character-defining features of the Traditional Ranch Style architecture; however, it will be replaced/concealed with other character-defining features as listed above (such as combination of batten wood and brick siding and a wood frame window with wood shutters).

Overall, the new additions will share similar styling elements to the main dwelling such as vertical batten, brick siding, a low-pitched center gable roof (5:12), brown architectural shingles, wood/fiberglass frame windows with wood shutters, and wooden doors. Within the frontage, the noticeable difference by a passersby would be the closure of the breezeway which will be concealed by the similar character-defining features to match the existing material and would not appear out of place within the context of the property,

the main house, or the surrounding historic district. The other proposed modifications will occur on the sides and rear elevations which would not be visible from the public right-of-way.

ENVIRONMENTAL REVIEW

In accordance with the provisions of the California Environmental Quality Act (CEQA), the project qualifies for a categorical exemption from environmental review pursuant to Section 15331 (Historic Resource Restoration/Rehabilitation), Section 15303 (New Construction or Conversion of Small Structures), and Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.

STAFF RECOMMENDATION

Staff recommends that the Historic and Scenic Preservation Commission approve Certificate of Appropriateness No. 690 based on the facts presented in this staff report and subject to the recommended Conditions of Approval.

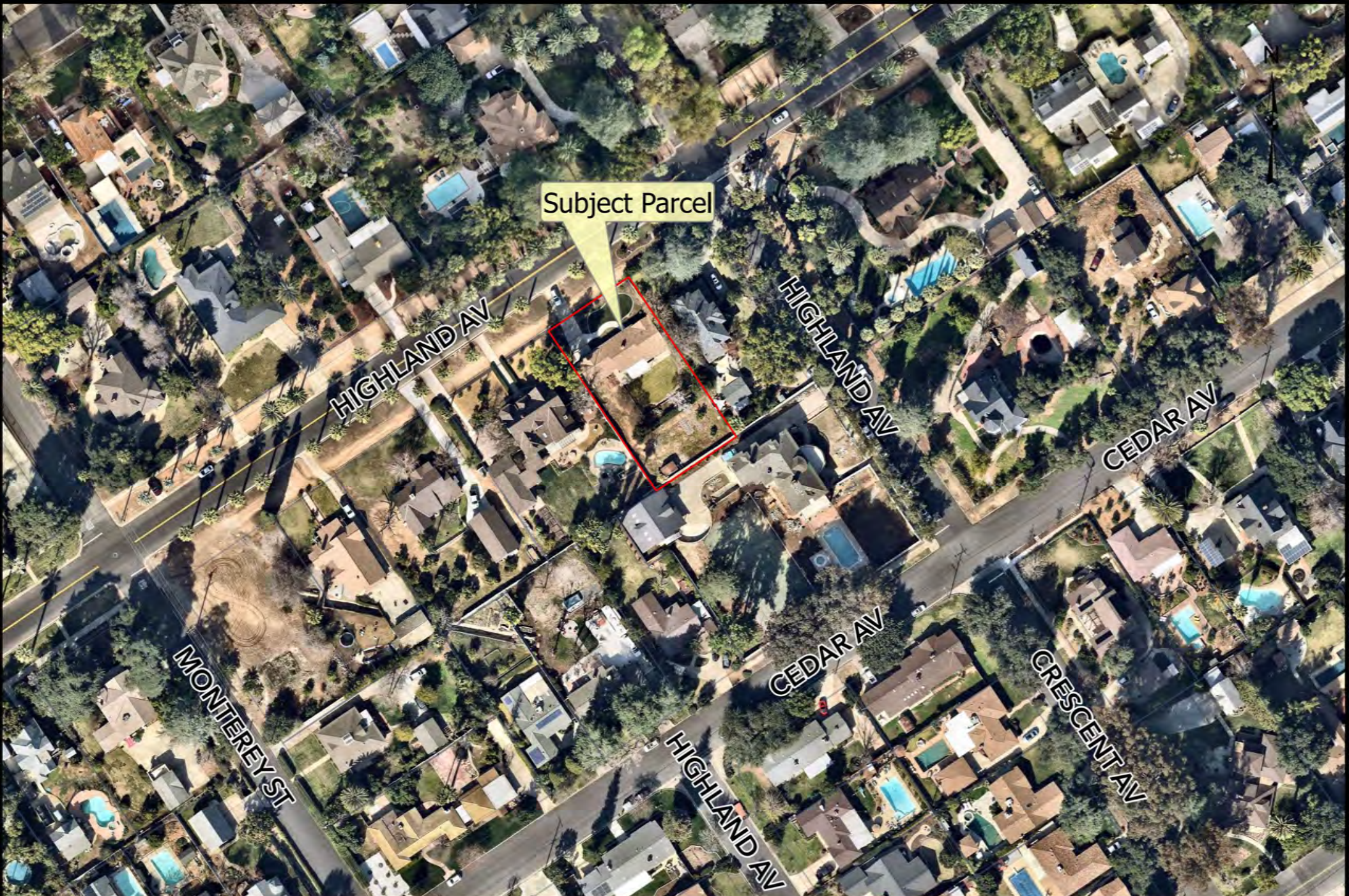
MOTIONS

If the Historic and Scenic Preservation Commission deems it appropriate, staff recommends the following motion:

“I move that the Historic and Scenic Preservation Commission find that Certificate of Appropriateness No. 690 is not detrimental to the Historic Resource and therefore adopt Resolution No. 2024-05, approving Certificate of Appropriateness No. 690 based on the facts within this staff report and subject to the Conditions of Approval.”

Attachment A -

Location Map and Aerial
Photograph



Subject Parcel

HIGHLAND AV

HIGHLAND AV

CEDAR AV

MONTEREY ST

CEDAR AV

CRESCENT AV

HIGHLAND AV



City of Redlands
Location Map
915 W. Highland Ave.



Subject Parcel

915

905

925

1124

017511108

017511103

017511109

HIGHLAND AV

HIGHLAND AV



017511301

017511102



City of Redlands
Aerial
915 W. Highland Ave.

Attachment B -
Site Photographs

Northwest View (front)



Northeast View (side)



Southeast View (rear)



West View

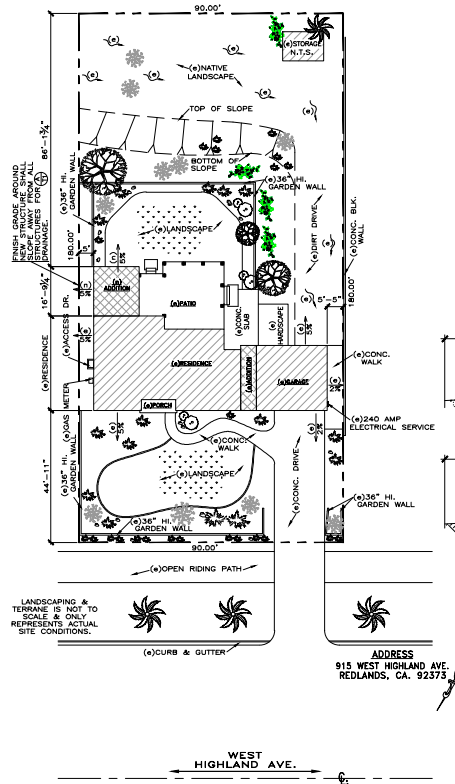


Southwest View



Attachment C -

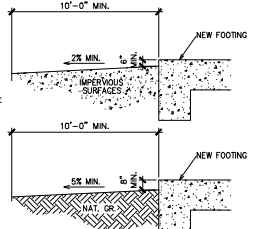
Project Plans



SITE PLAN
SCALE: 1"=20'-0"

WALL LEDGER
 (e)= EXISTING STUD WALL TO REMAIN
 (e)= EXISTING STUD WALL TO BE REMOVED
 (n)=NEW OR PROPOSED 2X STUDS 16" O.C.

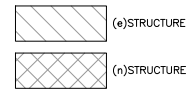
(e)= EXISTING
 (n)= NEW OR PROPOSED
 N.T.S.= NOT TO SCALE
 TBD= TO BE DETERMINED
 pop.= NOT A PART
 rem= REMOVE
 osv= ON SITE VERIFY
 alt= ALTERED OR CHANGED
 ** SIZE, LOCATION AND/OR MATERIALS TO BE VERIFIED ON SITE PRIOR TO ORDERING MATERIALS.
 ** TO MATCH EXIST.



N.T.S. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM BUILDING AT A SLOPE OF NOT LESS THAN 8" (5% SLOPE) IN THE FIRST 10' MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IMPERVIOUS SURFACES WITHIN 10' OF BUILDING SHALL BE SLOPED A MIN. OF 2% AWAY FROM BUILDING.

LESS THAN 50 CUBIC YARDS OF EARTH SHALL BE MOVED

LEGEND:
 PROPERTY LINE
 0.34" HI. WROUGHT IRON FENCE
 0.42" HI. WOOD FENCE
 CONCENTRATED FLOW 2% MIN.
 SHEET FLOW 1% MIN.
 (OSURFACE DRAIN PATTERN SLOPES AWAY FROM (n)STRUCTURE WITH A MIN. FALL OF 2% FOR CONCRETE & 5% MIN. FALL OTHER.



SCOPE OF WORK

BUILD A NEW 260 SQ. FT. MASTER BEDROOM.
 REPLACE (e)WARDROBE CLOSET & (e)MASTER BEDROOM W/A (n)MASTER BATH & WALK-IN CLOSET. FRAME IN A (n)HALL & OPEN (e)REAR WALL TO ALLOW ACCESS INTO THE (n)MASTER SUITE.
 REMOVE (e)COVERED PATIO & BUILD A (n)586 SQ. FT. COVERED PATIO.
 REMOVE (e)KITCHEN'S EXTERIOR SOUTH-EAST FACING WALL & ENCLOSE AN (e)103 SQ. FT. (e)BREZZEWAY.
 28 SQ. FT. OF THE (e)BREZZEWAY PLUS 7 SQ. FT. (n)CONSTRUCTION WILL BECOME STORAGE. THE (n)STORAGE ROOM WILL BE ACCESSED THROUGH THE (e)GARAGE'S WALK DOOR. A (n)WALK DOOR WILL BE ADDED @ AN (e)WINDOW.

75 SQ. FT. OF THE (e)BREZZEWAY WILL BECOME A PART OF THE (n)LARGER KITCHEN. THE (n)LARGER KITCHEN WILL HAVE ACCESS INTO THE (e)GARAGE. WE WILL RAISE THE (e)BREZZEWAY'S (e)CONC. WALK W/A (n)75 SQ. FT. RAISED FOUNDATION.

REMOVE (e)KITCHEN CABINETRY, APPLIANCES & WINDOW. ELECTRICAL & PLUMBING. SEE DEMOLITION PLAN SHEET FOR DETAILS.
 ADD (n)CABINETRY, APPLIANCES & TWO (n)WINDOWS. REPLACE (n)KITCHEN ELECTRICAL & RELOCATE (e)PLUMBING.

RELOCATE (e)EXTERIOR DOOR IN (e)LAUNDRY ROOM. REMOVE (e)WASHER & DRYER & FRAME IN SHELVING FOR THE (n)PANTRY.

REMOVE (e)WALLS THAT SEPARATE THE (e)LIVING ROOM FROM THE (e)DINING AREA & (e)KITCHEN, CREATING AN OPEN CONCEPT LIVING AREA.

TURN THE (e)BATH INTO A (n)LAUNDRY ROOM. REMOVE THE (e)SHOWER, WATER CLOSET & SINK. REMOVE (e)ENTRY CLOSET & ADD THAT SQ. FT. TO OUR (n)LAUNDRY.
 INCREASE THE DOOR OPENING TO ACCOMMODATE THE WASHER & DRYER. SEE SHEET #1 NOTE #7 FOR VENTING & COMBUSTIBLE AIR.

REMOVE THE TWO (e)SMALL WINDOWS IN BEDROOM #2 & ADD ONE LARGE (n)WINDOW. REPLACE THE (e)EXTERIOR DOOR. REMOVE (e)HALL LINEN & INCREASE THE CLOSET SIZE IN BEDROOM #2. FRAME THE ENTRY AREA TO ACCOMMODATE A (n)30" WALK DOOR.

OWNER:
 MARTIN LEMON
 915 WEST HIGHLAND AVE.
 REDLANDS, CA 92373
 APN: 0175-111-04-0000

ENGINEERING:
 MCPHERSON ENGINEERING
 RYAN MCPHERSON, P.E.
 9240 LIMONITE AVE.
 JURUPA VALLEY, CA 92509
 909-566-0066
 SE@MCPGROUP

DESIGNER:
 VISIONS DESIGN SERVICE
 LINDA LEWIS, OWNER
 10622 BRYANT STREET #88
 YUCAIPA, CA 92399
 PHONE: 909-519-3353
 EMAIL: lkdesign@live.com

SITE INFORMATION AND TOPOGRAPHY BY OWNER

THE EXISTING RESIDENCE IS NOT EQUIPPED WITH FIRE SPRINKLERS

BUILDING ANALYSIS

LOT SIZE	416,000 SQ. FT.
TOTAL (e)LIVING AREA SQ. FT.	21,427
(e)GARAGE	±504*
(e)HEIGHT	±17'-6"
NUMBER OF (e)STOREYS	3
NUMBER OF (e)BEDROOMS	3
NUMBER OF (e)BATH ROOMS	2
(e)ADDITION SQ. FT.	335
PROPOSED HEIGHT	±15'-10"
(e)CONSTRUCTION TYPE:	V-8
(e)CONSTRUCTION TYPE:	V-8
OCCUPANCY	R-3
FIRE SPRINKLER INSTALLATION:	NO

LOT COVERAGE

FOOTPRINT OF (e)RESIDENCE	1,427 SQ. FT.
FOOTPRINT OF (e)GARAGE	504 SQ. FT.
FOOTPRINT OF (e)COVERED PORCH	92 SQ. FT.
FOOTPRINT OF (e)COVERED PATIO TO BE REMOVED	268 SQ. FT.
FOOTPRINT OF (e)COVERED PATIO TO REMAIN	49 SQ. FT.
FOOTPRINT OF (e)COVERED BREZZEWAY	103 SQ. FT.
FOOTPRINT OF (e)CONSTRUCTION	2,394 SQ. FT.
(e)COVERED BREZZEWAY (TO BE ENCLOSED)	-103 SQ. FT.
REMOVE (e)COVERED PATIO	-268 SQ. FT.
FOOTPRINT OF (e)CONSTRUCTION TO BE REMOVED	-371 SQ. FT.
FOOTPRINT OF (e)MASTER SUITE	260 SQ. FT.
(e)CONSTRUCTION ONLY	85 SQ. FT.
FOOTPRINT OF (e)COVERED PATIO	585 SQ. FT.
FOOTPRINT OF (e)CONSTRUCTION	883 SQ. FT.
TOTAL FOOTPRINT OF EXISTING AND PROPOSED CONSTRUCTION	3,257 SQ. FT.
LOT SIZE	416,000 SQ. FT.
PROPOSED LOT COVERAGE	± 0.8%

BUILDING CODE

WHEN APPLICABLE ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES.
 2022 CALIF. BUILDING CODE (CBC)
 2022 CALIF. RESIDENTIAL CODE (CRC)
 2022 CALIF. ELECTRICAL CODE (CEC)
 2022 CALIF. MECHANICAL CODE (CMC)
 2022 CALIF. PLUMBING CODE (CPC)
 2022 CALIF. ENERGY CODE
 2022 CALIF. GREEN BUILDING STANDARDS CODE (CGB)

NOTE:
 CONDITIONS MAY VARY ON SITE. EXACT SIZE, LOCATION, AND/OR HEIGHT WILL REQUIRE FIELD VERIFICATION. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS PRIOR TO ORDERING MATERIALS.

SHEET INDEX

- T1. TITLE SHEET AND SITE PLAN
- T2. TITLE 24 REPORT (CFR-19-FIR-01E)
- T3. RMS-1, RESIDENTIAL MEASURES SUMMARY, ROOM LOAD SUMMARY & V. CALCULATIONS, INC. HERS PROVIDER
- A1. PROPOSED FLOOR PLAN & GENERAL NOTES
- A2. ELEVATIONS & DEMOLITION PLANS.
- A3. ELEVATIONS & SECTIONS A/A3 & B/B3.
- A4. (n)ROOF PLANS
- E1. ELECTRICAL PLAN
- ENGINEERING PLANS
- S-1 STRUCTURAL SPECIFICATIONS & GENERAL NOTES
- S-2 FOUNDATION & ROOF FRAMING PLANS
- S-3 STRUCTURAL DETAILS

(e)GARAGE ±504 SQ. FT.
(e)COVERED PATIO TO BE REMOVED ±268 SQ. FT.
(n)COVERED PATIO #1 595 SQ. FT.
(e)COVERED PATIO #2 prop. ±40 SQ. FT.
(e)COVERED PORCH prop. ±92 SQ. FT.
(e)RESIDENCE TO BE REMODELED ±515 SQ. FT.
(e)RESIDENCE LIVING AREA ±1,427 SQ. FT.
(e)ADDITION MASTER BEDROOM 260 SQ. FT.
(n)ENCLOSED BREZZEWAY 103 SQ. FT.
(n)ADDITION TO BREZZEWAY AREA 7 SQ. FT.
PROPOSED (n)(e) LIVING AREA ±1,797 SQ. FT.

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Linda Lewis, owner
VISIONS DESIGN SERVICE
 Construction Drafting, Designing & Planning
 DESIGN + TI + ADDITIONS + GARAGES + PATIOS + DECKS + HOMES
 DESIGNER: LINDA LEWIS #68, YUCAIPA, CA 92399
 PHONE: 909-519-3353 EMAIL: lkdesign@live.com

VISIONS DESIGN SERVICE
 DRAWN BY:
Linda Lewis
 LINDA LEWIS

ENGINEERING:
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 RYAN MCPHERSON, P.E.
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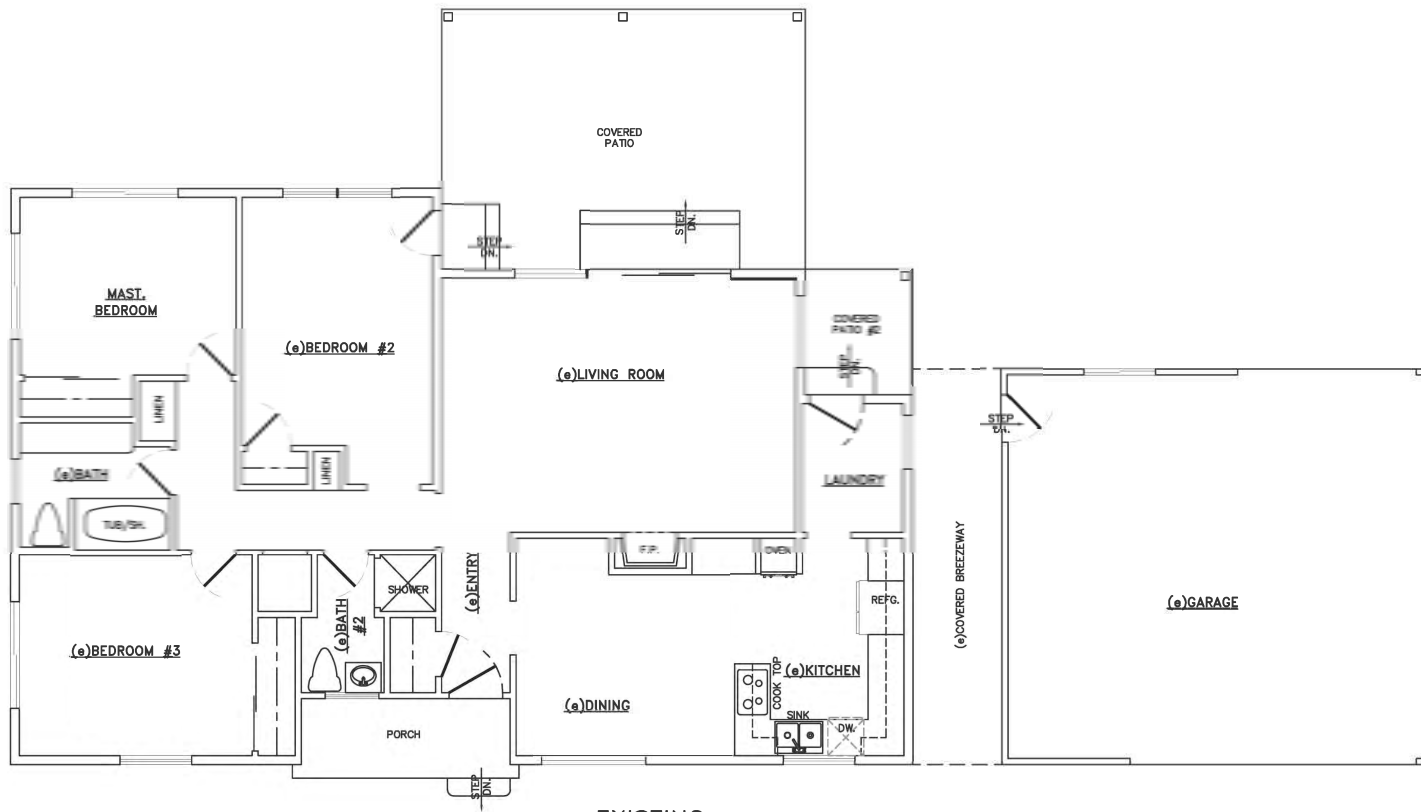
REMODEL FOR
MARTIN LEMON

SHEET
T1

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CONTRACTOR/OWNER IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS PRIOR TO ORDERING MATERIALS.

HOUSE IS EXISTING. ALL NEW CONSTRUCTION SHALL BE VERIFIED BY INSPECTOR.

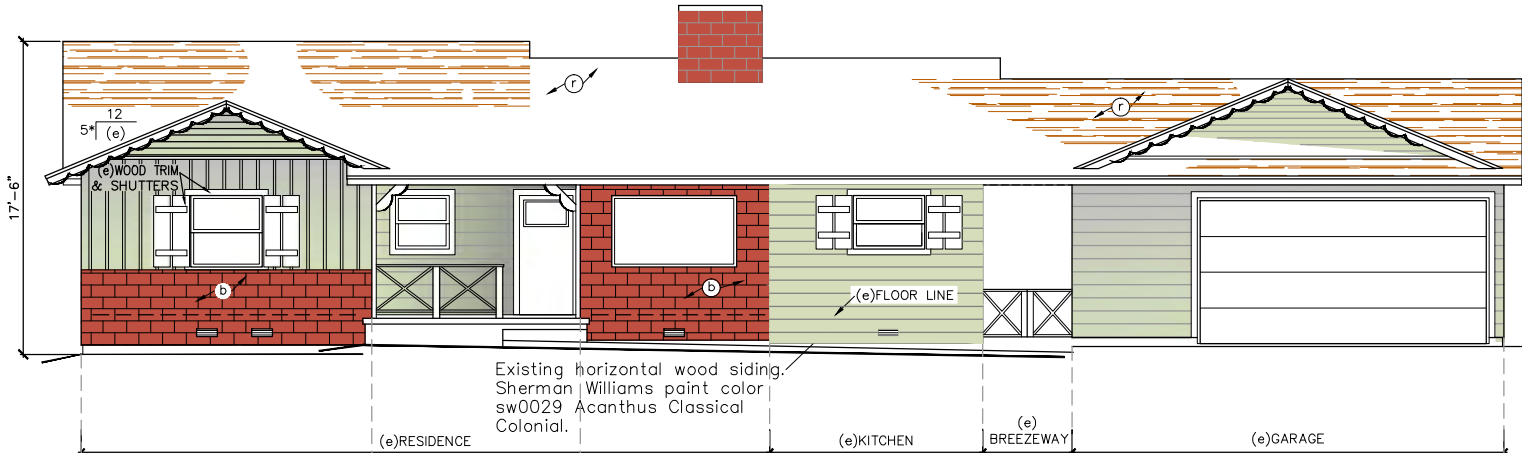


EXISTING
FLOOR PLAN



Attachment D -

Elevations



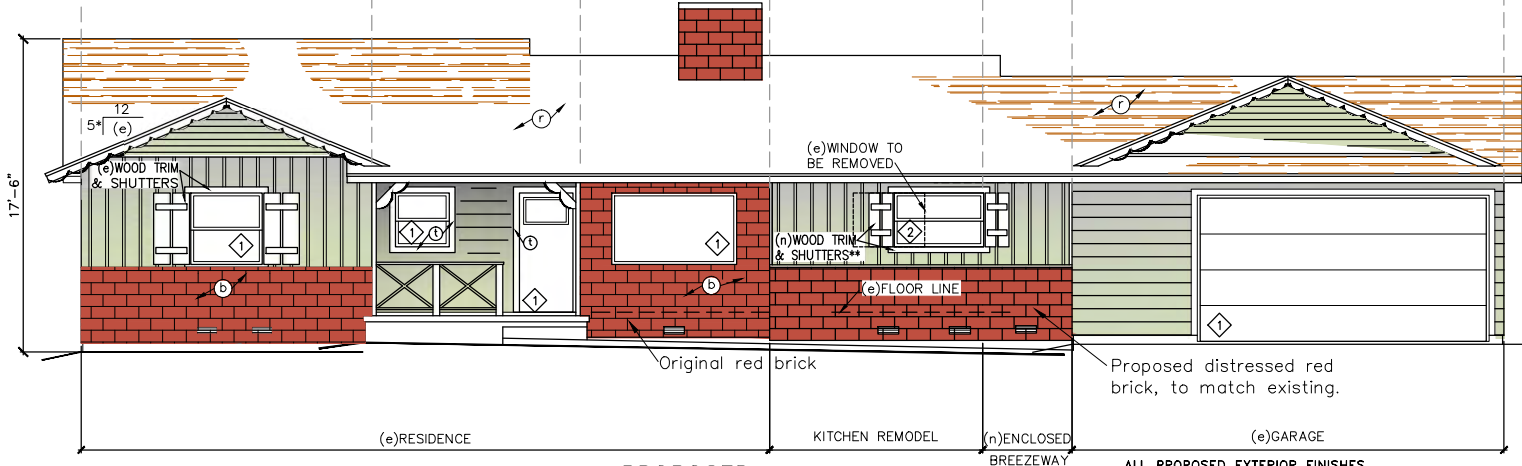
(e)RESIDENCE (e)KITCHEN (e)BREEZEWAY (e)GARAGE

Existing horizontal wood siding. Sherman Williams paint color sw0029 Acanthus Classical Colonial.

(e)WOOD TRIM & SHUTTERS

(e)FLOOR LINE

EXISTING FRONT ELEVATION



(e)RESIDENCE KITCHEN REMODEL (n)ENCLOSED BREEZEWAY (e)GARAGE

(e)WINDOW TO BE REMOVED

(n)WOOD TRIM & SHUTTERS**

(e)FLOOR LINE

Original red brick

Proposed distressed red brick, to match existing.

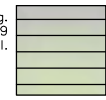
PROPOSED ADDITION & REMODEL FOR MARTIN LEMON

SITE ADDRESS:
 915 WEST HIGHLAND AVE.
 REDLANDS, CA. 92373
 APN: 0175-111-04-0000

PROPOSED FRONT ELEVATION VIEW 1

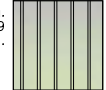
Proposed distressed red brick, to match existing.

Existing horizontal wood siding. Sherman Williams paint color sw0029 Acanthus Classical Colonial.

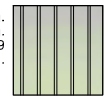


ALL PROPOSED EXTERIOR FINISHES SHALL MATCH EXISTING FINISHES.

Existing Board & batten wood siding. Sherman Williams paint color sw0029 Acanthus Classical Colonial.



Proposed Board & batten wood siding. To match existing. Sherman Williams paint color sw0029 Acanthus Classical Colonial.



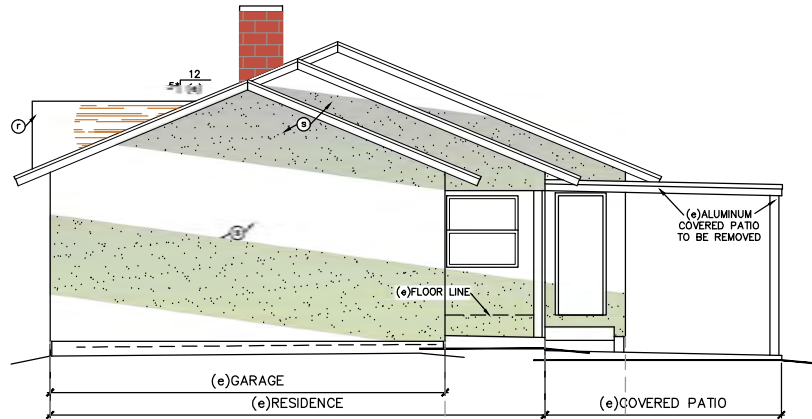
WINDOW GUIDE:

- ◊ EXISTING WINDOW OR DOOR. TO REMAIN.
- ◊ (n)DOUBLE-HUNG PELLA; RESERVE TRADITIONAL SERIES. SEE PRODUCT INFORMATION.
- ◊ (n)SLIDING ANDERSEN 400 SERIES: GLIDING WINDOW. SEE 400 SERIES PRODUCT GUIDE. PAGES 111-116

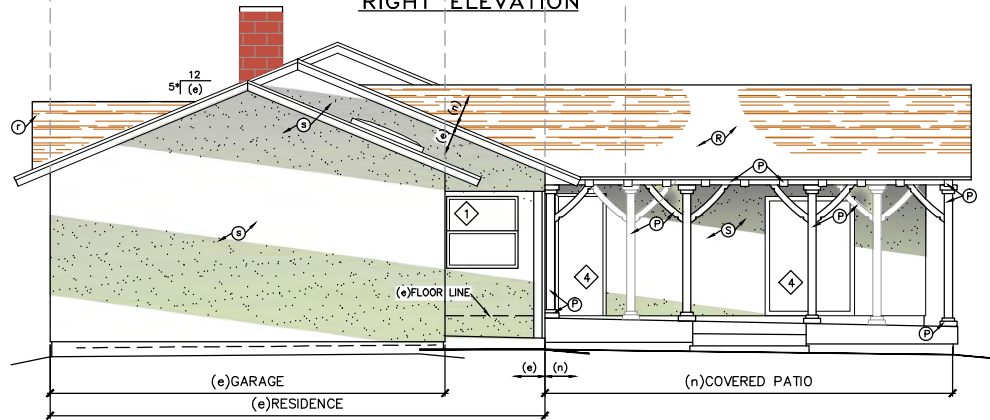
Ⓡ = SEE WINDOW & DOOR SCHEDULE SHEET A1.

EXTERIOR MATERIALS

- Ⓢ (n)EXTERIOR STUCCO: FINISH TO MATCH EXISTING. COLOR & MANUFACTURER: Sherman Williams paint color sw0029 Acanthus Classical Colonial. A muted med. green.
- Ⓢ (e)STUCCO COLOR & MANUFACTURER: Sherman Williams paint color sw0029 Acanthus Classical Colonial. A muted med. green.
- Ⓡ (n)OWENS CORNING; OAKRIDGE BROWNWOOD LAMINATE ARCHITECTURAL SHINGLES. TO MATCH EXISTING.
- Ⓡ (e)BROWN COMP. SHINGLES ROOF.
- Ⓢ (n)RED DISTRESSED BRICK TO MATCH EXISTING.
- Ⓢ (e)RED BRICK
- Ⓢ (n)COVERED PATIO: WOOD COLUMNS, RAFTERS, RAFTER TIES, BEAMS & SHIP-LAP. TO BE SEALED WITH A LIGHT HONEY COLORED STAIN.
- Ⓡ (n)2X WOOD TRIM. WHITE IN COLOR.
- Ⓡ (e)WOOD TRIM. WHITE
- Ⓡ (n)vent



EXISTING
RIGHT ELEVATION



PROPOSED
RIGHT ELEVATION

VIEW 2

**PROPOSED ADDITION &
REMODEL FOR
MARTIN LEMON**

SITE ADDRESS:
915 WEST HIGHLAND AVE.
REDLANDS, CA. 92373
APN: 0175-111-04-0000

Existing stucco with
Sherman Williams paint color sw0029
Acanthus Classical Colonial.



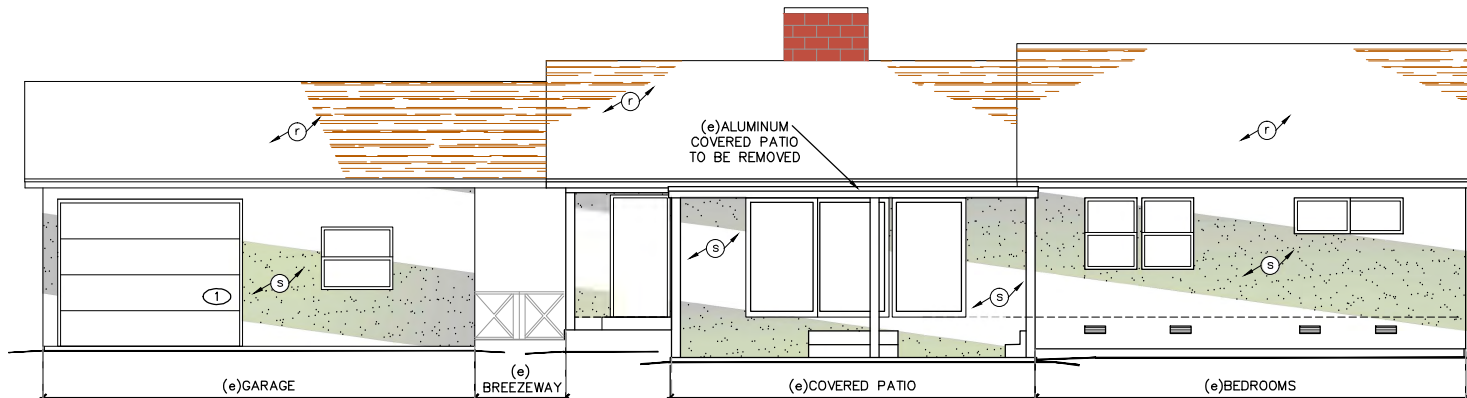
EXTERIOR MATERIALS

- (S) (n) EXTERIOR STUCCO: FINISH TO MATCH EXISTING. COLOR & MANUFACTURER; Sherman Williams paint color sw0029 Acanthus Classical Colonial. A muted med. green.
- (S) (e) STUCCO COLOR & MANUFACTURER; Sherman Williams paint color sw0029 Acanthus Classical Colonial. A muted med. green.
- (R) (n) OWENS CORNING; OAKRIDGE BROWNWOOD LAMINATE ARCHITECTURAL SHINGLES. TO MATCH EXISTING.
- (T) (e) BROWN COMP. SHINGLES ROOF.
- (B) (n) RED DISTRESSED BRICK TO MATCH EXISTING.
- (B) (e) RED BRICK
- (P) (n) COVERED PATIO; WOOD COLUMNS, RAFTERS, RAFTER TIES, BEAMS & SHIP-LAP. TO BE SEALED WITH A LIGHT HONEY COLORED STAIN.
- (T) (n) 2X WOOD TRIM. WHITE IN COLOR.
- (I) (e) WOOD TRIM. WHITE
- (V) (n) vent

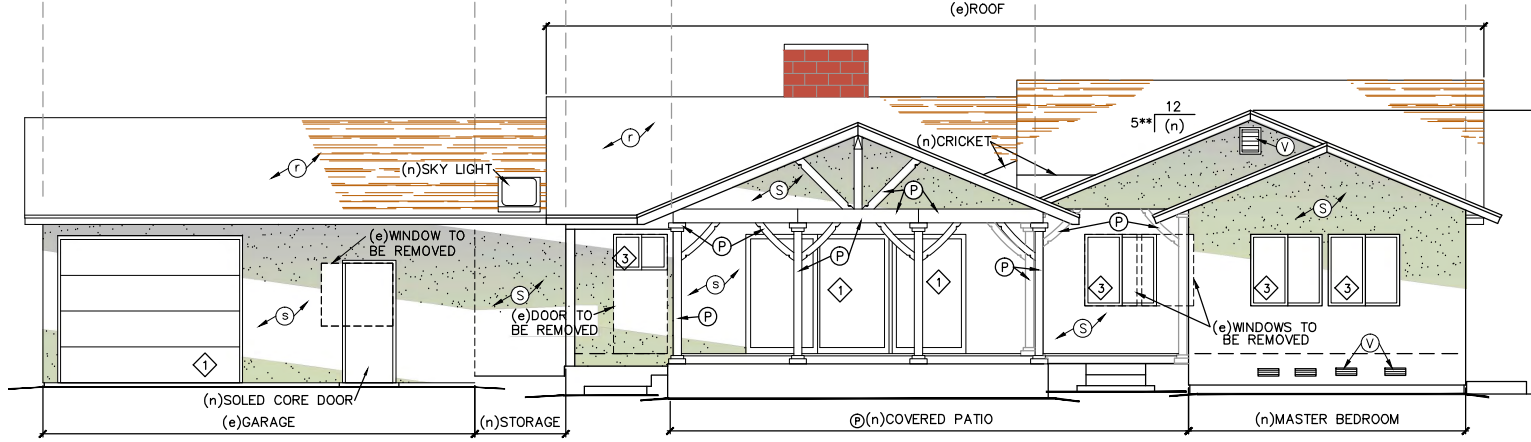
WINDOW GUIDE:

- 1 EXISTING WINDOW OR DOOR. TO REMAIN.
- 2 (n) DOUBLE-HUNG PELLA; RESERVE TRADITIONAL SERIES. SEE PRODUCT INFORMATION.
- 3 (n) SLIDING ANDERSEN 400 SERIES: GLIDING WINDOW. SEE 400 SERIES PRODUCT GUIDE. PAGES 111-116
- 4 (n) DOOR PELLA; RESERVE TRADITIONAL SERIES. SEE PRODUCT INFORMATION.

= SEE WINDOW & DOOR SCHEDULE SHEET A1.



EXISTING REAR ELEVATION
N.T.S.



PROPOSED ADDITION & REMODEL REAR ELEVATION
N.T.S.

VIEW 3

- EXTERIOR MATERIALS**
- (S) (n) EXTERIOR STUCCO: FINISH TO MATCH EXISTING. COLOR & MANUFACTURER: Sherman Williams paint color sw0029 Acanthus Classical Colonial. A muted med. green.
 - (S) (e) STUCCO COLOR & MANUFACTURER: Sherman Williams paint color sw0029 Acanthus Classical Colonial. A muted med. green.
 - (R) (n) OWENS CORNING; OAKRIDGE BROWNWOOD LAMINATE ARCHITECTURAL SHINGLES. TO MATCH EXISTING.
 - (7) (e) BROWN COMP. SHINGLES ROOF.
 - (B) (n) RED DISTRESSED BRICK TO MATCH EXISTING.
 - (D) (e) RED BRICK
 - (P) (n) COVERED PATIO; WOOD COLUMNS, RAFTERS, RAFTER TIES, BEAMS & SHIP-LAP. TO BE SEALED WITH A LIGHT HONEY COLORED STAIN.
 - (T) (n) 2X WOOD TRIM. WHITE IN COLOR.
 - (1) (e) WOOD TRIM. WHITE
 - (V) (n) vent


(#) = SEE WINDOW & DOOR SCHEDULE SHEET A1.

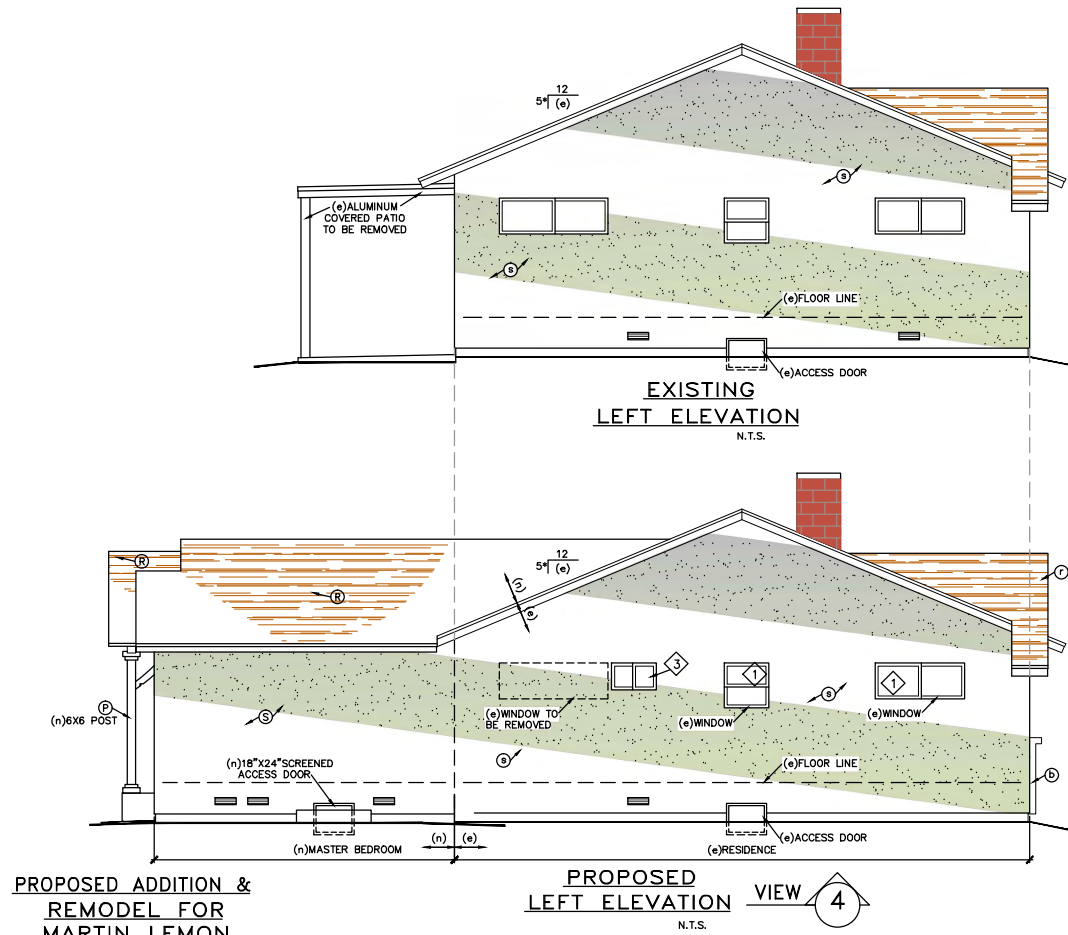
- WINDOW GUIDE:**
- 1 EXISTING WINDOW OR DOOR. TO REMAIN.
 - 2 (n) DOUBLE-HUNG PELLA; RESERVE TRADITIONAL SERIES. SEE PRODUCT INFORMATION.
 - 3 (n) SLIDING ANDERSEN 400 SERIES; GLIDING WINDOW. SEE 400 SERIES PRODUCT GUIDE. PAGES 111-116
 - 4 (n) DOOR PELLA; RESERVE TRADITIONAL SERIES. SEE PRODUCT INFORMATION.

PROPOSED ADDITION & REMODEL FOR MARTIN LEMON

SITE ADDRESS;
915 WEST HIGHLAND AVE.
REDLANDS, CA. 92373
APN: 0175-111-04-0000

Existing stucco with Sherman Williams paint color sw0029 Acanthus Classical Colonial.





SITE ADDRESS;
 915 WEST HIGHLAND AVE.
 REDLANDS, CA. 92373
 APN: 0175-111-04-0000

Existing stucco with
 Sherman Williams paint color sw0029
 Acanthus Classical Colonial.



EXTERIOR MATERIALS

- Ⓢ (n) EXTERIOR STUCCO: FINISH TO MATCH EXISTING. COLOR & MANUFACTURER; Sherman Williams paint color sw0029 Acanthus Classical Colonial. A muted med. green.
- Ⓢ (e) STUCCO COLOR & MANUFACTURER; Sherman Williams paint color sw0029 Acanthus Classical Colonial. A muted med. green.
- Ⓡ (n) OWENS CORNING; OAKRIDGE BROWNWOOD LAMINATE ARCHITECTURAL SHINGLES. TO MATCH EXISTING.
- Ⓢ (e) BROWN COMP. SHINGLES ROOF.
- Ⓡ (n) RED DISTRESSED BRICK TO MATCH EXISTING.
- Ⓢ (e) RED BRICK
- Ⓟ (n) COVERED PATIO; WOOD COLUMNS, RAFTERS, RAFTER TIES, BEAMS & SHIP-LAP. TO BE SEALED WITH A LIGHT HONEY COLORED STAIN.
- Ⓢ (n) 2X WOOD TRIM. WHITE IN COLOR.
- Ⓢ (e) WOOD TRIM. WHITE
- Ⓢ (n) vent

WINDOW GUIDE:

- Ⓢ (1) EXISTING WINDOW OR DOOR. TO REMAIN.
- Ⓢ (2) (n) DOUBLE-HUNG PELLA; RESERVE TRADITIONAL SERIES. SEE PRODUCT INFORMATION.
- Ⓢ (3) (n) SLIDING ANDERSEN 400 SERIES; GLIDING WINDOW. SEE 400 SERIES PRODUCT GUIDE. PAGES 111-116

Ⓢ (1) = SEE WINDOW & DOOR SCHEDULE SHEET A1.

Attachment E -
Proposed Material

Anderson Brochure



GLIDING WINDOWS

Tables of Sizes	114
Specifications	115
Grille Patterns	115
Window Details	116
Product Performance	197

GLIDING WINDOWS

FEATURES

FRAME

A The exterior of the frame is covered with fiberglass to maintain an attractive appearance while minimizing maintenance.

B Wood frame members are treated with a water-repellent preservative for long-lasting protection and performance.

C Flexible bulb weatherstrip and spring-tension vinyl are installed at the factory, and help provide a tight seal between the sash and frame.

D Fold-out-and-lock installation flanges accommodate 4 1/2" (114) and 4 1/8" (105) wall construction.

SASH

E For improved ventilation, both sash are operable. Rigid vinyl encases the entire sash. A vinyl weld protects each sash corner for superior weathertightness to maintain an attractive appearance and minimize maintenance.

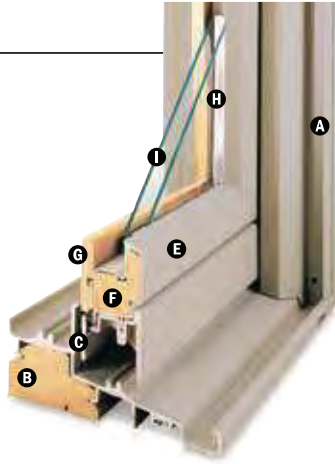
F Natural wood sash members help provide excellent structural stability and energy efficiency.

G Interior stops are unfinished pine. Low-maintenance prefinished white, Sandtone, dark bronze and black* interiors are also available.

Delrin® Glides



Teflon®-infused Delrin glides are self-lubricating and require only 8 lbs/3.6 kg of force to operate. A stainless steel spring within the glide provides years* of reliable operation – even in harsh environments.



GLASS

H In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

I High-Performance options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass

Tempered and other glass options are available. Contact your Andersen supplier.

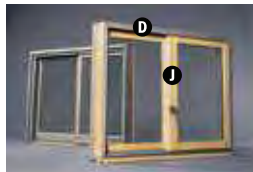
A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

Patterned Glass

Patterned glass options are available. See page 12 for more details.

HARDWARE

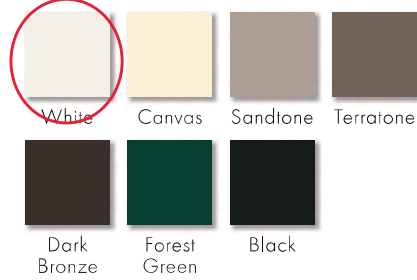
Locking System



J For an added measure of security and increased weathertightness, the locking system pulls the sash firmly closed while pushing the sash tight to the side jambs. This lock is single-point on 2' (610) tall windows, two-point on 3' (914) tall windows, and three-point on 3'-6" (1067), 4' (1219) and 5' (1524) tall windows.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS



INTERIOR OPTIONS



HARDWARE OPTIONS Sold Separately



Rotating Sash Handle

Antique Brass | Black | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | **Satin Nickel**
Stone | White

Bold name denotes finish shown.

HARDWARE FINISHES



*Visit andersenwindows.com/warranty for details.

**Sandtone interior available with Sandtone, canvas, Terratone, dark bronze and black exteriors.

†Products with white, dark bronze and black interiors have matching exteriors.

"Delrin" and "Teflon" are registered trademarks of E.I. du Pont de Nemours and Company.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

ACCESSORIES Sold Separately

FRAME

Extension Jambs



Standard jamb depth is 4 9/16" (116). Extension jambs are available in unfinished pine, or prefinished white, dark bronze and black. Some sizes may be veneered.

Factory-applied and non-applied interior extension jambs are available in 1/16" (1.5) increments between 5 1/16" (129) and 7 1/8" (181).

HARDWARE

Passive Sash Handle



Attaches to the passive sash to aid in operation. Available in Sandtone.

Window Opening Control Device



A window opening control device is available, which limits sash travel to less than 4" (102) when the window is first opened. Available in factory applied, or as a field-applied kit in stone or white. Device shown above on a 200 Series gliding window.

INSECT SCREENS

Choose fixed, full insect screens or gliding pass-through insect screens. Frames are available in colors to match product exteriors.

TruScene® Insect Screens

Andersen® TruScene insect screens let in over 25% more fresh air* and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects.

Conventional Insect Screens

Conventional insect screens have charcoal powder-coated aluminum screen mesh.

GRILLES

Grilles are available in a variety of configurations and widths. For gliding window grille patterns, see page 115.

EXTERIOR TRIM

Available with Andersen exterior trim. See exterior trim section starting on page 175.

CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-based or latex paint.
- Do not paint 400 Series windows in white, canvas, Sandtone, dark bronze, forest green or black exterior colors.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstrip.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

400 Series Gliding Windows

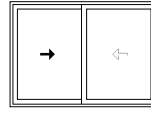
*TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens. Dimensions in parentheses are in millimeters.

GLIDING WINDOWS

Table of Gliding Window Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96

Window Dimension	2'-11 1/4" (895)	3'-11 1/4" (1200)	4'-11 1/4" (1505)	5'-11 1/4" (1810)
Minimum Rough Opening	3'-0" (914)	4'-0" (1219)	5'-0" (1524)	6'-0" (1829)
Unobstructed Glass (single sash only)	12 9/16" (319)	18 9/16" (472)	24 9/16" (624)	30 9/16" (776)
1'-10 1/4" (665)	1'-11" (684)			
	G32	G42	G52	G62
2'-11 1/4" (895)				
3'-0" (914)	G33	G43	G53	G63[◊]
3'-5 1/4" (1048)				
3'-6" (1067)	G336	G436	G536[◊]	G636[◊]
3'-11 1/4" (1200)				
4'-0" (1219)	G34	G44[◊]	G54[◊]	G64[◊]
4'-11 1/4" (1505)				
5'-0" (1524)	G35	G45[◊]	G55[◊]	G65[◊]
5'-1 1/8" (1299)				



Active Passive

Viewed from the exterior, Passive sash will open after active sash has been opened.

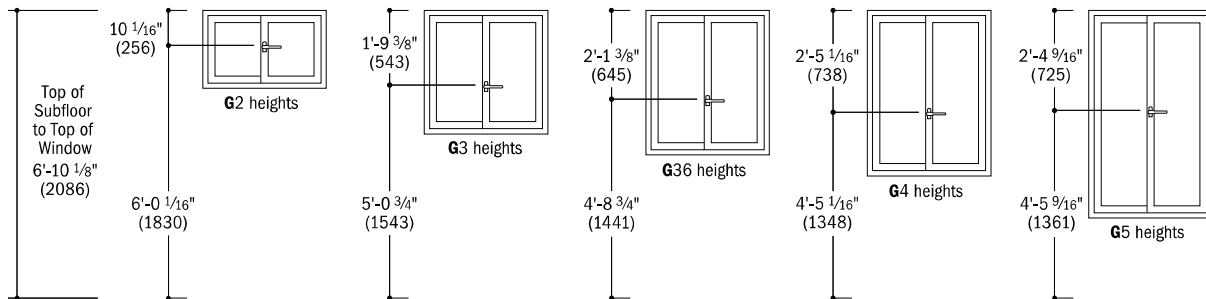
Grille patterns shown on page 115.

- * "Window Dimension" always refers to outside frame-to-frame dimension.
- ** "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See pages 210-211 for more details.
- * Dimensions in parentheses are in millimeters.
- ◊ Meet or exceed clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610). See table on page 115.

Handle Location

Operational force of handle is equal to 8 lbs/3.6 kg.

Dimensions shown are from top of handle in open position.



* Dimensions in parentheses are in millimeters.

Gliding Window Opening and Area Specifications

Window Number	Clear Opening Area Sq. Ft./ (m ²)		Clear Opening in Full Open Position		Glass Area Sq. Ft./ (m ²)	Vent Area Sq. Ft./ (m ²)	Top of Subfloor to Top of Sill Parting Stop Inches/ (mm)	Overall Window Area Sq. Ft./ (m ²)
			Width Inches/ (mm)	Height Inches/ (mm)				
G32	1.70	(0.16)	14 9/32" (363)	17 1/8" (435)	2.5 (0.23)	1.70 (0.16)	62 9/16" (1589)	5.45 (0.51)
G33	3.00	(0.28)	14 9/32" (363)	30 1/8" (765)	4.7 (0.44)	3.00 (0.28)	49 9/16" (1259)	8.63 (0.80)
G336	3.58	(0.33)	14 9/32" (363)	36 1/8" (918)	5.7 (0.53)	3.58 (0.33)	43 9/16" (1107)	10.10 (0.94)
G34	4.18	(0.39)	14 9/32" (363)	42 1/8" (1070)	6.8 (0.63)	4.18 (0.39)	37 9/16" (954)	11.57 (1.08)
G35	5.40	(0.50)	14 9/32" (363)	54 1/8" (1375)	8.9 (0.83)	5.40 (0.50)	25 9/16" (649)	14.50 (1.35)
G42	2.40	(0.22)	20 9/32" (515)	17 1/8" (435)	3.6 (0.33)	2.40 (0.22)	62 9/16" (1589)	7.30 (0.68)
G43	4.40	(0.41)	20 9/32" (515)	30 1/8" (765)	7.0 (0.65)	4.40 (0.41)	49 9/16" (1259)	11.57 (1.08)
G436	5.10	(0.47)	20 9/32" (515)	36 1/8" (918)	8.5 (0.79)	5.10 (0.47)	43 9/16" (1107)	13.54 (1.26)
G44 ◊	6.00	(0.56)	20 9/32" (515)	42 1/8" (1070)	10.0 (0.93)	6.00 (0.56)	37 9/16" (954)	15.50 (1.44)
G45 ◊	7.62	(0.71)	20 9/32" (515)	54 1/8" (1375)	13.1 (1.22)	7.62 (0.71)	25 9/16" (649)	19.44 (1.81)
G52	3.13	(0.29)	26 9/32" (668)	17 1/8" (435)	4.8 (0.45)	3.13 (0.29)	62 9/16" (1589)	9.15 (0.85)
G53	5.50	(0.51)	26 9/32" (668)	30 1/8" (765)	9.2 (0.86)	5.50 (0.51)	49 9/16" (1259)	14.50 (1.35)
G536 ◊	6.60	(0.61)	26 9/32" (668)	36 1/8" (918)	11.3 (1.05)	6.60 (0.61)	43 9/16" (1107)	16.97 (1.58)
G54 ◊	7.70	(0.72)	26 9/32" (668)	42 1/8" (1070)	13.3 (1.24)	7.70 (0.72)	37 9/16" (954)	19.44 (1.81)
G55 ◊	9.90	(0.92)	26 9/32" (668)	54 1/8" (1375)	17.4 (1.62)	9.90 (0.92)	25 9/16" (649)	24.38 (2.27)
G62	3.84	(0.36)	32 9/32" (820)	17 1/8" (435)	6.0 (0.56)	3.84 (0.36)	62 9/16" (1589)	11.01 (1.02)
G63 ◊	6.75	(0.63)	32 9/32" (820)	30 1/8" (765)	11.5 (1.07)	6.75 (0.63)	49 9/16" (1259)	17.44 (1.62)
G636 ◊	8.10	(0.75)	32 9/32" (820)	36 1/8" (918)	14.0 (1.30)	8.10 (0.75)	43 9/16" (1107)	20.41 (1.90)
G64 ◊	9.44	(0.88)	32 9/32" (820)	42 1/8" (1070)	16.6 (1.54)	9.44 (0.88)	37 9/16" (954)	23.38 (2.17)
G65 ◊	12.13	(1.13)	32 9/32" (820)	54 1/8" (1375)	21.7 (2.02)	12.13 (1.13)	25 9/16" (649)	29.32 (2.72)

*"Top of Subfloor to Top of Inside Sill Stop" is calculated based upon a structural header height of 6'-10 1/2" (2096).
 *Dimensions in parentheses are in millimeters or square meters.
 ◊ Meet or exceed clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610).

400 Series Gliding Windows

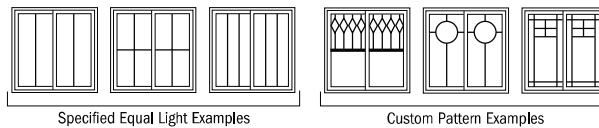
Grille Patterns

	Prairie A	Colonial	Modified Colonial	Modified Colonial with Simulated Meeting Rail	Tall Fractional	Tall Fractional with Simulated Meeting Rail	Short Fractional	Short Fractional with Simulated Meeting Rail
Gliding								

Number of lights and overall pattern varies with window size. Patterns not available in all configurations.

Specified equal light and custom patterns are also available. For more grille options, see page 14 or visit

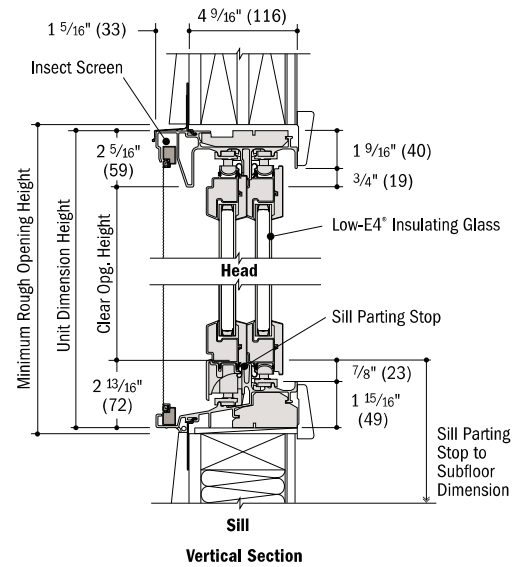
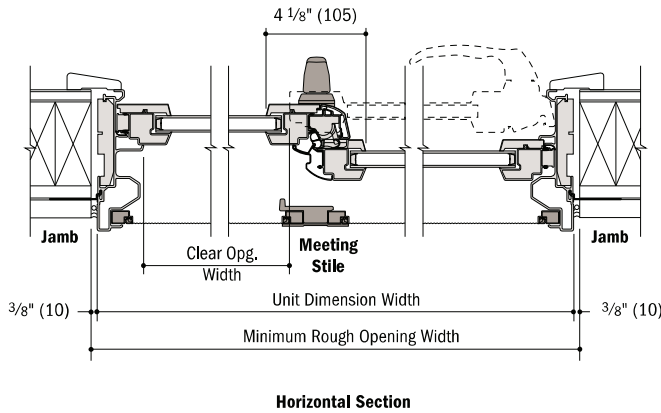
andersenwindows.com/grilles.



GLIDING WINDOWS

Gliding Window Details

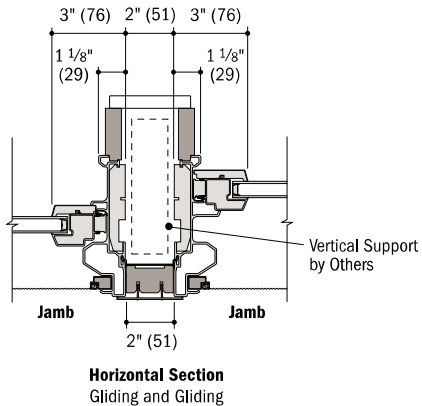
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Separate Rough Openings Detail

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

To meet structural requirements or to achieve a wider joined appearance, windows may be installed into separate rough openings having vertical support (by others) in combination with Andersen® exterior filler and exterior vinyl trim.



- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 210-211.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Consult with an architect or structural engineer regarding minimum requirements for structural support members between adjacent rough openings.
- Dimensions in parentheses are in millimeters.

Pella Brochure

Pella® Reserve™

Traditional Wood & Clad/Wood



Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



(n)FRONT KITCHEN WIMDOW

(n)DOOR BMEDRM. #2

(n)SLIDING GLASS DOOR
IN MAST. SUITE

- **Historical details**

Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve – Traditional 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**

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 to provide 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**

The award-winning Integrated Rolscreen® retractable screen preserves aesthetics and the 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**

To help save you time on the jobsite, interior finish options are available in a variety of paints and stains, or primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.

- **ENERGY STAR® certified¹**

Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.

- **Testing beyond requirements**

All wood products and testing are not created equal. Pella raises the bar on industry standard testing and beyond to deliver long-lasting products and reduced callbacks. Every Pella wood window and door passes 5, on average, quality checks before it arrives on the jobsite.

- **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.

^{1,2} 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	13-3/4"	13-3/4"	59"	59"	LC30 - CW50	0.25-0.29	0.18-0.47	27-35	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Casement	13-3/4"	13-3/4"	47"	108"	R35-CW50	0.25-0.29	0.18-0.47	27-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
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
Double-Hung	14"	24-3/8"	48"	96"	CW30-CW50	0.25-0.30	0.19-0.53	28-35	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Double-Hung	13-1/2"	23-3/4"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	Pocket Replacement
Monumental Hung	13-3/4"	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"	119-1/2"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
In-Swing Hinged Patio Door (Double)	36"	36"	96"	119-1/2"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
Out-Swing Hinged Patio Door (Single)	18"	36"	48"	119-1/2"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Out-Swing Hinged Patio Door (Double)	36"	36"	96"	119-1/2"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Sliding Patio Door (O)	30-3/4"	74"	60-3/4"	119-1/2"	LC40-LC70	0.29-0.32	0.15-0.42	-	
Sliding Patio Door (OX, XO)	59-1/4"	74"	119-1/2"	119-1/2"	LC35-LC65	0.29-0.32	0.15-0.42	29-35	
Sliding Patio Door (OXO)	90"	74"	180"	119-1/2"	LC30-LC45	0.29-0.32	0.15-0.42	-	
Sliding Patio Door (OXXO)	116-1/8"	74"	236-1/8"	119-1/2"	LC25-LC40	0.29-0.32	0.15-0.42	-	
Multi-Slide Patio Door	40-1/4"	50-7/8"	701-5/8"	119-1/2"	R15-LC25 ¹	0.30 - 0.36	0.15 - 0.46	31	
Bifold Patio Door	31-3/4"	55-3/4"	312"	119-1/2"	R15-LC25 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 pella.com/performance. For more information regarding frame and installation types, visit PellaADM.com.

Grilles

Integral Light Technology[®]

Choose the look of true divided light without sacrificing energy performance.



Putty Glaze Exterior with Ogee Interior[®]
7/8", 1-1/4" or 2"



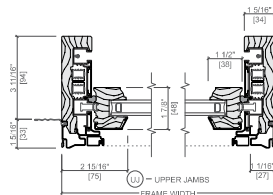
Putty Glaze Exterior with Ogee Interior[®]
7/8", 1-1/4" or 2"



Ogee Exterior with Ogee Interior[®]
7/8", 1-1/4" or 2"

Cross Sections

Cross Sections



Optional Fold-out Installation Fin

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.

¹ See back cover for disclosures.

Window Hardware

Classic Collection

Get a timeless look with authentic styles in classic finishes.

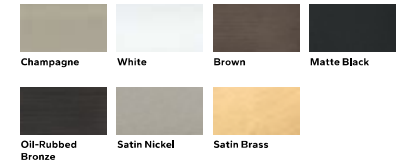


Fold-away Crank
Antiek



Spoon-Style Lock

Finishes:



Rustic Collection

Create a distinct and charming look with distressed finishes.



Fold-away Crank
Antiek



Spoon-Style Lock

Finishes:



Essential Collection

Select from popular designs and finishes to suit every style.



Fold-away Crank



Cam-Action Lock

Finishes:



Patio Door Hardware

Classic Collection

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

BALDWIN



Hinged & Bifold Patio Door Handle
Vintage



Sliding & Multi-Slide Patio Door Handle
Ambrose



Multi-Slide Patio Door Handle^{1,5}

Finishes:



Essential Collection

Elevate your style and transform a home with elegant selections.



Hinged & Bifold Patio Door Handle
Standard



Sliding Patio Door Handle
Standard



Multi-Slide Patio Door Handle^{1,5}

Finishes:



Additional hardware collections available. Visit PellaADM.com for more information.

⁵ See back cover for disclosures.

Colors

Wood Types

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



Pine

Custom solutions:



Douglas Fir



Mahogany



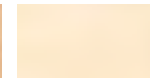
White Oak



Red Oak



Cherry



Maple

Prefinished Pine Interior Colors

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



White



Bright White



Linen White



Natural Stain



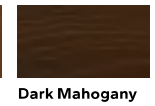
Golden Oak Stain



Early American Stain



Provincial Stain



Dark Mahogany Stain



Red Mahogany Stain



Espresso Stain



Charcoal Stain



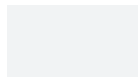
Black Stain

Extruded Aluminum-Clad Exterior Colors

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



Black



White



Brown



Fossil



Iron Ore



Portobello



Putty



Almond



Classic White



Brick Red



Hartford Green



Pearl Gray



Soft Linen



Satin Steel



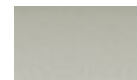
Matte Gray



Wolf Gray



Spice Red



Sage



Frost Blue



Blue Ash



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 Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry 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 pella.com/warranty 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.

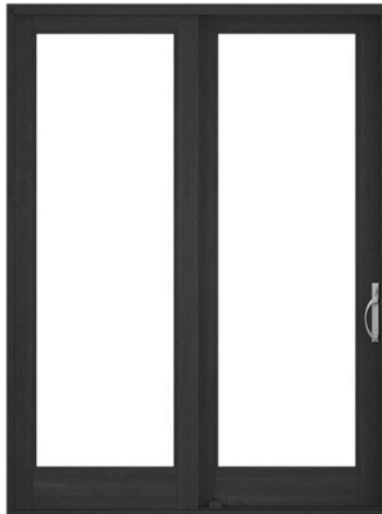
⁶ Flush multi-slide handle is not available in Champagne.

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.

PELLA® RESERVE™ – TRADITIONAL
WOOD SLIDING PATIO DOOR

JUMP TO..



PELLA® RESERVE™ – TRADITIONAL
Wood Sliding Patio Door

3.57 ★★★★★ [355 Reviews](#)

Revel in the authentic details of Pella Reserve – Traditional aluminum-clad wood sliding patio doors. Featuring historically detailed putty profiles and deliberate proportions that emulate historic design, our sliding patio doors smoothly glide open along a single track and exude traditional style.

- Convenient self-closing InView® or Rolscreen® retractable screen door options to help keep bugs out while letting in a fresh breeze. The Rolscreen retractable screen rolls away out of sight when not in use.
- Integral Light Technology® grilles deliver the authentic look of true divided light with exceptional energy efficiency.

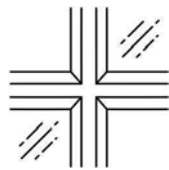


- Stunning hardware in rich finishes, including polished and distressed, from the #1 premium hardware brand, Baldwin®.

Talk to a Pella Rep for Pricing

CONTACT A PELLA REP

Reserve - Traditional Sliding Patio Door Features



Exudes Historic Detailing

Design Options

MATERIALS



Pella Reserve products offers exquisite wood types to enhance your home's design. And, we stand behind them with a limited lifetime warranty. [See written Limited Warranty for details, including exceptions and limitations.](#)

Materials

Custom Materials

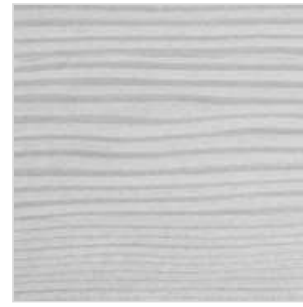
Materials



Pine



Unfinished Mahogany



Douglas Fir

TIPS FOR PROS

Materials

Pella's EnduraGuard® wood protection formula has three active ingredients. This powerful combination, together with our immersion-treatment method, helps ensure strong protection on every exterior wood surface of our products. The result is advanced protection against the effects of moisture, decay and stains from mold and mildew.

Downloads & Specifications

Design & Performance	+	Specifications	+
2D Cross Section	+	Design & Performance - Impact Resistant	+
Specifications - Impact Resistant	+	2D Cross Section - Impact Resistant	+

2D Elevation	+	2D Elevation - Impact Resistant	+
3D & BIM	+	Sell Sheets	+

RESERVE - TRADITIONAL SLIDING PATIO DOOR SPECS & INSTALL DETAILS



- Featuring through-stile construction, deliberate proportions and intricate profiles
- Configurations with up to four panels and performance rating of LC25-LC65 and STC of 29-35³¹
- Sliding patio doors available from 60-3/4" to 236-1/8" wide and 119-1/2" tall in 1/8" increments
- Patio door handles created in collaboration with Baldwin, the #1 premium hardware brand, are available in rustic finishes and rich patinas to complement your design
- Installation and frame options include Fold-out Fin, Block Frame, EnduraClad Exterior Trim and Brickmould

Frame

- Optional factory-installed fold-out installation fins with flexible fin corners.
- Fin position will accommodate standard 4-9/16" (116mm) wall depths.
- Frame depth is 5-7/8" (149mm).
- Optional factory-applied jamb extensions available between 4-9/16" (116mm) and 7-3/16" (183mm) wall depths.
- Optional factory-applied EnduraClad® exterior trim.

Door panels

- Panel stiles have LVL core with finger-jointed edge bands on both sides and veneered on both faces.
 - Panel rails are three-ply construction, randomly finger-jointed blocks laminated with water-resistant glue and veneered on both sides.
 - Corners are secured with metal fasteners and structural adhesive.
 - Panel thickness is 2-1/16" (52mm). Panel exterior profile is ogee, putty glaze, interior profile is ogee.
 - Vent panels have two adjustable ABEC 5 sealed electroplated steel ball-bearing rollers with organic coating, set on stainless steel track, standard.
 - Two adjustable corrosion-resistant stainless steel ball-bearing rollers; out of-unit option.
-

Weatherstripping

Dual-durometer extruded polymer with bulb at head, jamb and threshold. Corners are welded along perimeter of door panels.

Hardware

- Interior handle and thumb lock finish is baked enamel.
 - Exterior handle finish is baked enamel, color to match door cladding.
 - Keylock with K-keyway cylinder.
 - Multiple point lock hardware is electroplated steel with stainless steel strikes.
 - The foot bolt has a Black finish.
-

InView™ screens

- Vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in aluminum frame, supplied complete with all necessary hardware.
 - Insect screen assembly is top-hung on two adjustable nylon rollers installed on room side of door panels.
 - Screen frame exterior is painted or anodized to match exterior color. □
 - Screen frame interior is pine, mahogany or douglas fir veneer wrapped over extruded aluminum.
-

Rollscreen®

Retractable

Screen

- Self-storing, rolling, black vinyl-coated 18/16 mesh fiberglass screen cloth complying with ASTM D 3656 and SMA 1201 mounted to fixed panel and covered by veneered

aluminum.

- Cover finish is factory prefinished paint veneer wrapped over extruded aluminum with factory prefinished stain.
 - Available on two- and three-panel sliding patio doors.
-

Pella Reserve Patio Door Reviews

SEE ALL REVIEWS

May 18, 2022



Why Choose Pella

My house was built with pella windows 60 years ago and they are till in good condition. why shouldn't I chose Pella?

Memorable Aspects

no

Ann B.





PELLA® RESERVE™

Discover authentic patio door designs with uncompromised attention to detail — made for the distinct creators, the purists of design and architectural historians. With traditional and contemporary design styles, we deliver tailor-made solutions for your project.

DISCOVER PELLA RESERVE PATIO DOORS

Wood Sliding Patio Door Inspiration



**Sliding Glass Door
Transom Showcases
Stunning Mountain Scene**



**Elegant French Sliding
Patio Doors**

Other Pella Reserve - Traditional Products



PELLA® RESERVE™ – TRADITIONAL
Arched

Talk To A Pella Rep For Pricing

[VIEW DETAILS](#)

Wood Patio Door Tips & Advice



Benefits of a Folding Glass Door

Increase your home's wow-factor with an expansive folding glass door.



The Step-by-Step Patio Door Replacement Process

Cover all your bases by understanding the four steps needed to replace a patio door in your home.

SEE ALL PATIO DOORS TIPS & ADVICE

Compare Sliding Patio Doors



Pella® Reserve™ - Traditional

Wood

Historical Authenticity

20 Exterior Colors

(Currently Viewing)

[Energy Methodology](#)

[Privacy Policy](#)

[Terms of Use](#)

[Product Performance](#)

[Website Accessibility Statement](#)

[California Supply Chain Act](#)

[California Rights Policy](#)

[California Collection Notice](#)

[Pella Individual Rights Request](#)

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Attachment F -

Resolution No. 2024-05

RESOLUTION NO. 2024-05

A RESOLUTION OF THE HISTORIC AND SCENIC PRESERVATION COMMISSION OF THE CITY OF REDLANDS APPROVING CERTIFICATE OF APPROPRIATENESS NO. 690 TO CONSTRUCT A BEDROOM EXPANSION, ENCLOSE AN EXISTING BREEZEWAY, DEMOLISH AND RECONSTRUCT AN EXISTING PATIO COVER, AND CLOSE AND CREATE WINDOW AND DOOR OPENINGS. THE SUBJECT PROPERTY IS LOCATED AT 915 W. HIGHLAND AVENUE (APN: 0175-111-04-0000) WITHIN THE WEST HIGHLAND AVENUE HISTORIC AND SCENIC DISTRICT (HISTORIC DISTRICT NO. 2).

WHEREAS, Martin Lemon (“Applicant”), has submitted an application for Certificate of Appropriateness No. 690 to construct a bedroom extension (approximately 260 square feet), enclose an existing breezeway (approximately 103 square-feet), demolish an existing patio cover to construct a new 595 square-foot patio cover, enclose 6 existing window openings and 1 door opening, and construct 6 new window openings and 2 door openings on the exterior. The subject property is located at 915 W. Highland Avenue (APN: 0175-111-04-0000) within the Suburban Residential (R-S) Zoning District and the West Highland Avenue Historic and Scenic District (Historic District No. 2); and

WHEREAS, notice of this Historic and Scenic Preservation Commission public hearing for the Project was duly published in the Redlands Daily Facts by the Secretary to the Historic and Scenic Preservation Commission; and

WHEREAS, on May 29, 2024, the Historic and Scenic Preservation Commission held a public hearing and considered the staff report, oral report, the testimony and the written evidence submitted by and on behalf of the applicant and by members of the public; and

WHEREAS, the proposed project is exempt from environmental review in accordance with Section 15331 (Historic Resource Restoration/Rehabilitation), Section 15303 (New Construction or Conversion of Small Structures), and Section 15301 (Existing Facilities) of the CEQA Guidelines, as there is no substantial evidence of any potentially significant environmental impacts and the project qualifies for this exemption.

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC AND SCENIC PRESERVATION COMMISSION OF THE CITY OF REDLANDS AS FOLLOWS:

Section 1. The proposed scope of work for Certificate of Appropriateness No. 690 is consistent with the applicable Secretary of the Interior’s Standards and the city’s local Historic & Scenic Preservation Manual.

Section 2. The proposed project is exempt from environmental review in accordance with Section 15331 (Historic Resource Restoration/Rehabilitation), Section 15303 (New Construction or Conversion of Small Structures), and Section 15301 (Existing Facilities) of the CEQA Guidelines and there is no substantial evidence of any potentially significant environmental impacts to the historic property.

Section 3. The application for Certificate of Appropriateness No. 690 is hereby approved subject to the conditions of approval contained in Exhibit “A” attached to this Resolution.

Section 4. This Resolution shall become effective upon adoption. If no appeal is filed within ten days (by June 10, 2024) in accordance with the Redlands Municipal Code, then the decision shall become final on June 10, 2024, at 5:30 p.m.

ADOPTED, SIGNED AND APPROVED this 29th day of May, 2024.

Kurt Heidelberg, Chair, Historic and Scenic
Preservation Commission

ATTEST:

Linda McCasland, Secretary

I, Linda McCasland, Historic and Scenic Preservation Commission Secretary of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the Historic and Scenic Preservation Commission at a special meeting thereof held on the 29th day of May, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Linda McCasland, Secretary,
Historic and Scenic Preservation
Commission

EXHIBIT A
CONDITIONS OF APPROVAL
CERTIFICATE OF APPROPRIATENESS NO. 690

1. This approval is for Certificate of Appropriateness No. 690 to construct a bedroom extension (approximately 260 square feet), enclose an existing breezeway (approximately 103 square-feet), demolish an existing patio cover to construct a new 595 square-foot patio cover, enclose 6 existing window openings and 1 door opening, and construct 6 new window openings and 2 door openings on the exterior. The subject property is located at 915 W. Highland Avenue (APN: 0175-111-04-0000) within the Suburban Residential (R-S) Zoning District and the West Highland Avenue Historic and Scenic District (Historic District No. 2).
2. This permit is granted for the plans dated May 16, 2024, (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions. The Development Services Director is authorized to approve minor modifications to the approved project plans or any of the conditions of approval if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
3. Unless construction has commenced pursuant to a building permit, or a time extension is granted in accordance with the Redlands Municipal Code, this application shall expire eighteen (18) months from the approval date (will expire on November 29, 2025).

Note: The expiration date can be extended by staff in accordance with RMC Section 2.62.200(K) for a period not to exceed 36 months.

4. Prior to beginning any construction and/or demolition activities, a building permit(s) shall be obtained from the Building & Safety Division for the proposed scope of work.
5. The applicant shall not make any modifications or changes during construction that are in conflict or contrary to the project’s approved site design or building elevations without first consulting the Development Services Director or designee. The applicant may install wood materials to cover any exposed vinyl exterior siding, trim, or doorway materials.
6. The Development Services director is authorized to approve minor modifications to the approved project plans or any of the conditions of approval if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
7. The issuance of any permits shall comply with all applicable provisions of the Redlands Municipal Code.
8. The applicant for this permit, and its successors and assigns, shall defend, indemnify and hold harmless the City of Redlands, and its elected officials, officers, agents and employees, from and against any and all claims, actions, and proceedings to attack, set

aside, void or annul the approval of this permit by the City, or brought against the City due to acts or omissions in any way connected to the applicant's project that is the subject of this permit. This indemnification shall include, but not be limited to, damages, fees, costs, liabilities, and expenses incurred in such actions or proceedings, including damages for the injury to property or persons, including death of a person, and any award of attorneys' fees. In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of this permit, or is commenced for any other reason against the City for acts or omissions relating to the applicant's project, within fourteen (14) City business days of the same, the applicant shall file with the City a performance bond or irrevocable letter of credit (together, the "Security") in a form and in an amount satisfactory to the City, to ensure applicant's performance of its defense and indemnity obligations under this condition. The failure of the applicant to provide the Security shall be deemed an express acknowledgement and agreement by the applicant that the City shall have the authority and right, without objection by the applicant, to revoke all entitlements granted for the project pursuant to this permit. The City shall have no liability to the applicant for the exercise of City's right to revoke this permit.

Brian Foote, City Planner/Planning Manager
Historic Preservation Officer