

## REQUEST FOR HISTORIC AND SCENIC PRESERVATION COMMISSION ACTION

### V.B. SHAN MCNAUGHTON, APPLICANT

**PUBLIC HEARING** to consider **Certificate of Appropriateness No. 708** – A request to construct a 333 square-foot covered porch, an addition of 112 square-foot, and to replace existing windows at the southeast corner of the second story of a home located at 933 Walnut Avenue (APN: 0175-063-03-0000) designated as Historic Resource No. 60 (E.M. Cope House). The proposal may qualify for exemption from environmental review in accordance with the California Environmental Quality Act (CEQA) Section 15331 for Historical Resource Restoration/Rehabilitation.

HISTORIC AND SCENIC PRESERVATION MEETING: December 5, 2024

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Planner: Jazmin Serrato, 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 subject property at 933 Walnut Avenue is individually designated as Historic Resource No. 60 (E.M. Cope House) by the City of Redlands and not located within a historical district.
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) Date Submitted: September 6, 2024
- (B) Date Accepted as Complete: October 9, 2024
- (C) Historic and Scenic Preservation Commission Meeting: December 5, 2024

5. Attachments:

- (A) Location Map & Aerial
- (B) Site Plan and Floor Plan
- (C) Elevations
- (D) Proposed Materials
- (E) Historic Inventory Sheet
- (F) Resolution No. 2024-08

## **PROPOSAL**

The applicant, Shan McNaughton, is proposing to construct a 112 square-foot addition and a 333 square-foot covered porch, on the rear portion of the home located 933 Walnut Avenue. The project also includes the replacement of existing windows on the southeast corner of the second story. No changes are proposed to the existing improvements or context of the property, including orientation of buildings, landscaping, parking, hardscape, and relationship of the structure to its surroundings.

## **BACKGROUND**

The main building is a two-story Late Victorian home and the Historic Inventory Sheet (see Attachment E), prepared in 1976, indicates the subject property was estimated to be constructed in 1900. In summary, the Historic Inventory Sheet describes the home as a huge tan house with a concrete foundation featuring a clapboard exterior, a bell-cast hip roof, brick chimney and many other unique features.

The Historic Inventory Sheet also emphasizes the importance of the home as the main residence of Edward M. Cope, a partner with Harry Graham who sold farm implements, hardware, and conducted a feed and fuel business. He was described as a civic leader and philanthropist. The subject home also remained within his family for 76 years mostly unaltered. Building permit records since then indicate minor alterations for maintenance and repair work such as electrical, roofing, mechanical, plumbing, fencing, a minor room and half bath addition and general remodeling.

## **ANALYSIS**

### **A) Zoning Standards**

The property is located within the Suburban Residential (R-S) District. The scope of work for the property includes a 333 square-foot covered porch, addition of 112 square-

feet to accommodate a kitchen remodel, and the replacement of existing windows at the southeast corner of the second story (see Attachment B). The proposed project meets all applicable development standards such as lot coverage, building setbacks, and height, as indicated in Table A.

Table A: Summary of Development Standards for the R-S District

<i>Development Standard</i>	<i>Requirement</i>	<i>Proposed</i>	<i>Complies?</i>
Lot Area	10,000 sqft. max.	No change, 24,390 sqft.	Yes
Front (North) Setback	25' min.	No change, 46'-5".	Yes
Side (East) Setback	10' min.	No change, 53'-6".	Yes
Side (West) Setback	10' min.	No change, 40'-3".	Yes
Rear (South) Setback	25' min.	77'-6"	Yes
Lot Coverage	30% max.	14.6%	Yes
Building Height	2½ stories or 35' max.	No change, two-story	Yes

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

The Secretary of the Interior’s Standards suggest 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.

Based on the City's Historic Architectural Design Guidelines, the home resembles the Second Empire style of Victorian-Era architecture. The common character-defining features of the Second Empire style include: two stories, rectangular building forms, shiplap exterior, Eastlake detailing, pilasters, and double-hung windows (pg. 220). The applicant intends to maintain the architectural style by incorporating similar massing, size, scale and architectural features to the proposed additions.

The north (front) elevation of the subject property will not be modified. Two windows on the second story west (side) elevation will be replaced with similar wooden double-hung windows but will not be visible from the public right-of-way. The additions and

modifications mostly pertain to the south (rear) elevation and the east (side) elevation as discussed in detail below.

*East (side) Elevation:* On the eastern side elevation, the kitchen addition and covered porch will be partially visible from the right-of-way. The new projection to the rear of the property will extend the eastern wall of the home by nine feet. The addition will create a pop-out feature with a hipped roof not to exceed the first story height (see figure 1 of Attachment C). Along this façade, the addition will have two new double-hung Douglas fir wood windows (Paramount), 1"x6" 2 lap colonial siding (Redwood), pine trim, and one of three proposed Tuscan style columns (Pacific Columns) of the proposed covered porch will be visible (see Attachment D). Additionally, two windows within the second story of this elevation will be replaced with similar wooden double-hung windows but will not be visible from the public right-of-way.

*South (rear) Elevation:* The patio cover extends from the roof of the addition, is structurally supported with three Tuscan style columns (Pacific Columns), and is attached to the eastern side of the existing conservatory. Four double-hung wooden windows are proposed on the rear elevation of the addition with one added wooden doorway entry (Rogue Valley) in a similar location to the existing door as access to and from the kitchen addition. On this side of the home, three windows on the second story will be replaced with similar wooden double-hung windows. The siding materials, trim, windows, and door will all be painted to match the existing dwelling and will be similar in design to the main structure.

*Conclusion:* Overall, the new additions and remodel will share similar styling elements to the main dwelling such as columns, wood siding and trim, double-hung windows, and asphalt shingles.

Table B: Summary of Architectural Elements and Treatments

<i>Side of House</i>	<i>Siding</i>	<i>Windows</i>	<i>Doors</i>	<i>Roof / Patio</i>
North (front)	*--	--	--	--
East (side)	Redwood 1"x6" 2-Lap Colonial	4 Paramount Double-hung Wood windows	--	Comp. Shingles (match)
West (side)	--	2 Paramount Double-hung Wood windows	--	--
South (side)	Redwood 1"x6" 2-Lap	7 Paramount Double-hung	1 Rogue Valley	Comp. Shingles (match)



	Colonial	Douglas Fir Wood windows	Douglas Fir Wood Door	
--	----------	--------------------------------	--------------------------	--

\* -- indicates no changes

The additions are located appropriately at the rear portion of the dwelling, maintain the general yard pattern, and are less than the height of the existing historic building which establishes a subordinate relationship. The new residential addition is proposed to be constructed of materials that are compatible with the existing historic building in scale, color, and texture. The proposed design, with the incorporation of standard conditions of approval, will not adversely affect or change the context surrounding the subject property, including orientation of buildings, landscaping, parking, and relationship of the structure to its surroundings. The proposal may be determined to be consistent with the Secretary of the Interior guidelines and City of Redlands Historic Architectural Design Guidelines for new additions.

**ENVIRONMENTAL REVIEW**

If the Historic and Scenic Preservation Commission determine that the modifications done to the property are consistent with the Secretary of Interior Standards, the Certificate of Appropriateness would be exempt from the requirements of the California Environmental Quality Act’s guidelines pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation).

**STAFF RECOMMENDATION**

Staff recommends that the Historic and Scenic Preservation Commission approve Certificate of Appropriateness No. 708, based on the facts presented in this staff report and subject to the recommended Conditions of Approval.

**MOTION**

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

“I move that the Historic and Scenic Preservation Commission adopt Resolution No. 2024-08 and approve Certificate of Appropriateness No. 708, subject to the attached conditions of approval and find that the project is exempt from environmental review pursuant to Sections 15331 of the CEQA Guidelines.”



# ATTACHMENT "A"

Location Map & Aerial





**Legend**

-  City Boundary
-  Parcels





# City of Redlands Attachment A - Location Map & Aerial

Author: Redlands GIS Date: November 2024





**Legend**

-  City Boundary
-  Parcels



**City of Redlands**  
**Attachment A - Location Map & Aerial**

**Author:** Redlands GIS **Date:** November 2024



# ATTACHMENT "B"

## Site Plan and Floor Plan



Architect:  
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 500 East State St., #500 Redlands, California, 92373  
 Phone: (907) 597-7266 Office (907) 582-1826  
 shan@mmac.com  
 www.mmap.com

Owner/Applicant:  
**LOSEY FAMILY**  
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 Email: loseyfamily@gmail.com  
 loseyfamily@gmail.com

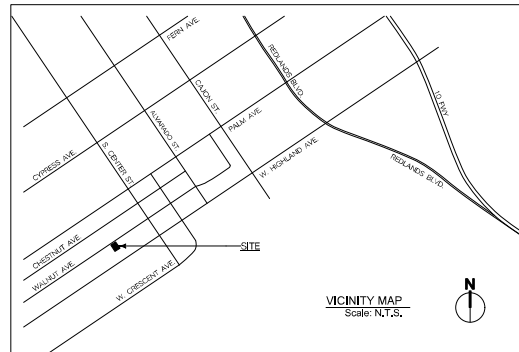
Job Title:  
**LOSEY RESIDENCE**  
 RESIDENTIAL REPAIR, REMODEL & NEW ADD'D COVERED PORCH

Sheet Title:  
**ARCHITECTURAL SITE PLAN**

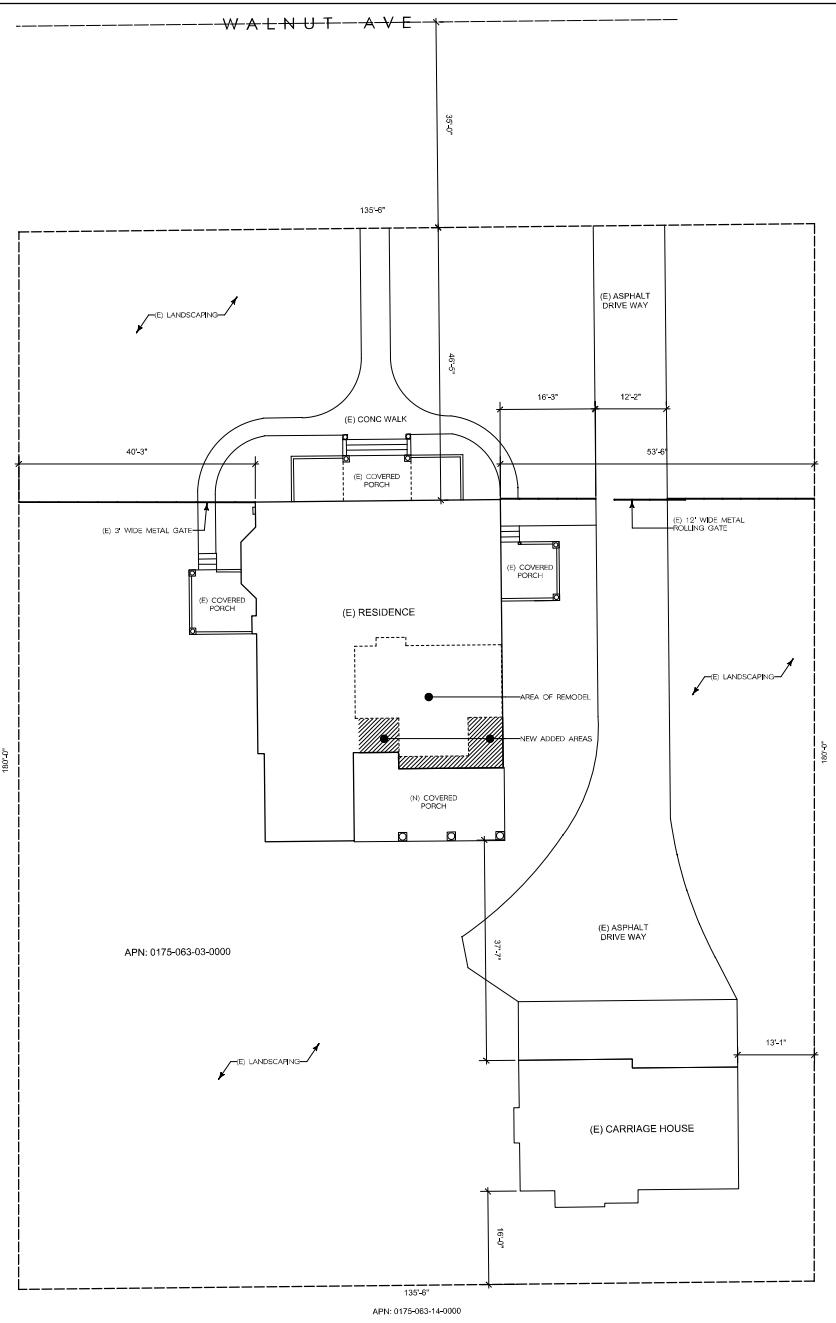
Revisions:


Scale: 1" = 10'  
 Date: 09/05/2024  
 Drawn By: Jimmy Curvong  
 Checked By: Shan McKnaughton  
 Sheet Number:

**A-1.0**



PROJECT SUMMARY	
SCOPE OF WORK:	
1) DOWNSTAIRS: RESIDENTIAL KITCHEN REMODEL AND NEW ROOF-COVERED TERRACE PORCH	
2) UPSTAIRS: REPLACING OLD WINDOWS IN SLEEPING PORCH	
OCCUPANCY GROUP:	R-3
NUMBER OF STORES:	2
CONSTRUCTION TYPE:	V-8
DEFERRED SUBMITTALS:	
1. DEVOLUTION PERMIT	
2.	
3.	
APN:	0175-063-03-0000
ZONE:	R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT
CATEGORY:	SINGLE-FAMILY RESIDENTIAL
<b>LOT AREA COVERAGE:</b>	
EXISTING 1ST FLOOR AREA:	1,578 SF
EXISTING ROOF-COVERED PORCHES:	846 SF
EXISTING COVERED PORCH AREAS:	312 SF
EXISTING CARRIAGE HOUSE AREA:	844 SF
<b>PROPOSED 1ST FLOOR AREA:</b> 2,090 SF	
<b>ROOF-COVERED PORCHES:</b> 846 SF	
<b>EXISTING CARRIAGE HOUSE:</b> 844 SF	
<b>TOTAL BUILDING AREA:</b> 3,579 SF	
<b>TOTAL LOT COVERAGE:</b>	
ADDITIONAL 1ST FLOOR AREA:	512 SF
ADDED COVERED PORCH:	533 SF
3,579 SF / 24,390 SF = 14.6% LOT COVERAGE	





Architect:  
**MCAUGHTON ARCHITECTURE, INC.**  
 500 East State St., #100 Redlands, California, 92373  
 Phone: (907) 527-7358 Office (907) 583-1826  
 Email: [info@mnao.com](mailto:info@mnao.com)  
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Owner/ Applicant:  
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[losey@redland.com](mailto:losey@redland.com)

Job Title:  
**LOSEY RESIDENCE**  
 RESIDENTIAL, TYPICAL TRAILER & NEW ADD'D COVERED PORCH

Sheet Title:  
**PROPOSED FLOOR PLAN**

Revisions:

Scale: 1/4" = 1'-0"

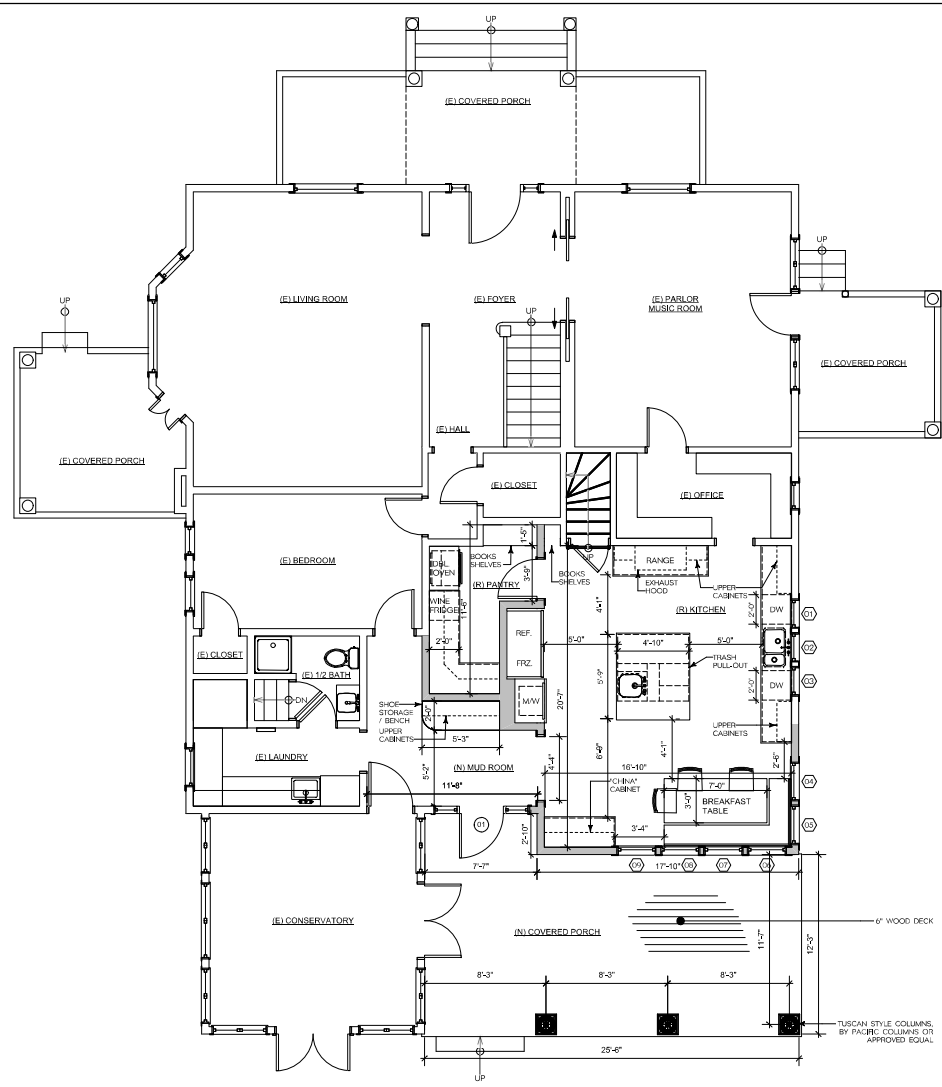
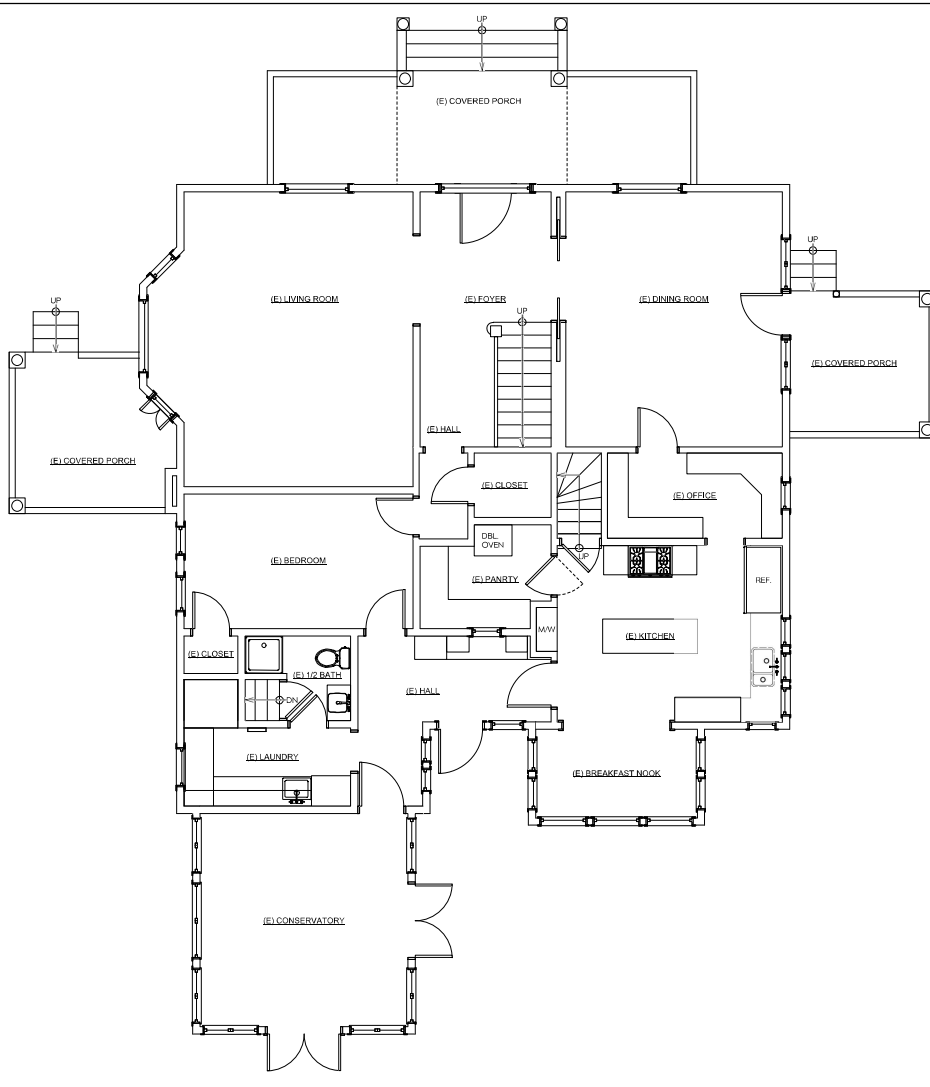
Date: 09/05/2024

Drawn By: Jenny Curving

Checked By: Stan McNaughton

Sheet Number:

**A-2.0**



① WINDOW SCHEDULE

ID	QTY	WIDTH	HEIGHT	HEAD HEIGHT	TYPE	MATERIAL	ROOM	COMMENTS
01	1	2'-0"	4'-8"	8'-3"	Double Hung	WOOD	KITCHEN	REUSE EXISTING WINDOW
02	1	2'-0"	4'-8"	8'-3"	Double Hung	WOOD	KITCHEN	REUSE EXISTING WINDOW
03	1	5'-0"	4'-8"	8'-3"	Double Hung	WOOD	KITCHEN	REUSE EXISTING WINDOW
04	1	2'-6"	5'-0"	8'-3"	Double Hung	WOOD	KITCHEN	
05	1	2'-6"	5'-0"	8'-3"	Double Hung	WOOD	KITCHEN	
06	1	2'-6"	5'-0"	8'-3"	Double Hung	WOOD	KITCHEN	
07	1	2'-6"	5'-0"	8'-3"	Double Hung	WOOD	KITCHEN	
08	1	2'-6"	5'-0"	8'-3"	Double Hung	WOOD	KITCHEN	
09	1	2'-6"	5'-0"	8'-3"	Double Hung	WOOD	KITCHEN	
10	1	2'-6"	4'-6"	7'-5"	Double Hung	WOOD	UPSTAIRS PORCH	SEE ELEVATIONS, A-4.1
11	1	2'-6"	4'-6"	7'-5"	Double Hung	WOOD	UPSTAIRS PORCH	SEE ELEVATIONS, A-4.1
12	1	3'-4"	4'-6"	7'-5"	Double Hung	WOOD	UPSTAIRS PORCH	SEE ELEVATIONS, A-4.1
13	1	3'-4"	4'-6"	7'-5"	Double Hung	WOOD	UPSTAIRS PORCH	SEE ELEVATIONS, A-4.1
14	1	3'-4"	4'-6"	7'-5"	Double Hung	WOOD	UPSTAIRS PORCH	SEE ELEVATIONS, A-4.1
15	1	2'-6"	4'-6"	7'-5"	Double Hung	WOOD	UPSTAIRS PORCH	SEE ELEVATIONS, A-4.1
16	1	2'-6"	4'-6"	7'-5"	Double Hung	WOOD	UPSTAIRS PORCH	SEE ELEVATIONS, A-4.1

① DOOR SCHEDULE

QTY	ID	WIDTH	HEIGHT	MATERIAL	TYPE	NOTES
1	01	3'-0"	6'-8"	1 3/4"	Swing	PAINT TO MATCH IE

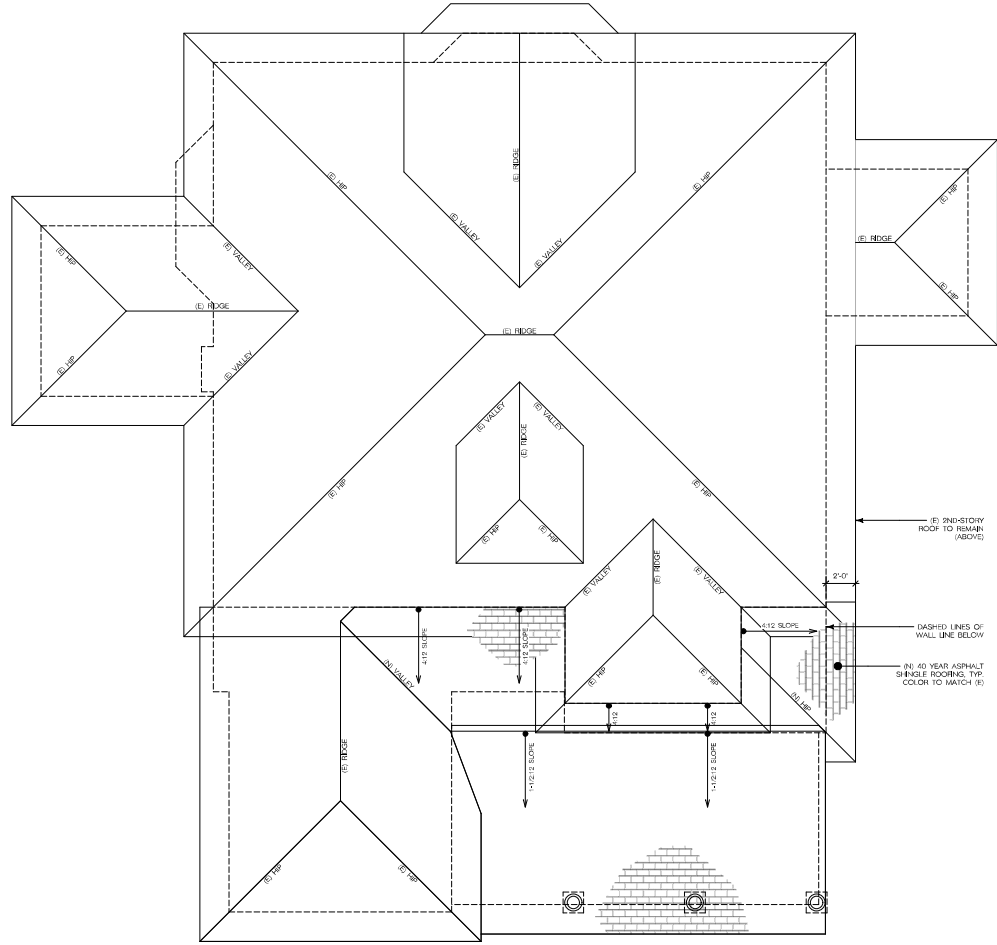
(E) 1ST FLOOR AREA = 1867 SF  
 (E) COVERED PORCH AREAS = 312 SF  
 (N) COVERED PORCH = 333 SF

EXISTING FLOOR PLAN

PROPOSED FLOOR PLAN

Scale: 1/4" = 1'-0" 2


Scale: 1/4" = 1'-0" 1



PROPOSED ROOF PLAN

Scale: 1/4" = 1'-0"

1

	<p style="text-align: center;"><b>Architect:</b> MCNAUGHTON ARCHITECTURE, INC. 500 East State St., #100 Redlands, California 92373 Phone: (907) 597-7236 Office (907) 582-1826 shan@mmao.com www.mmao.com</p>
<p style="text-align: center;"><b>Owner/ Applicant:</b> LOSEY FAMILY 923 Walnut Ave Redlands, CA 92373 EMAIL: sponzo@bimall.com Bimall@bimall.com</p>	
<p style="text-align: center;"><b>Job Title:</b> LOSEY RESIDENCE RESIDENTIAL, REPAIR, RENOVATE &amp; NEW ROOF COVERED PORCH</p>	
<p style="text-align: center;"><b>Sheet Title:</b> PROPOSED ROOF PLAN</p>	
<p style="text-align: center;"><b>Revisions:</b></p>	
<p style="text-align: center;"><b>Scale:</b></p>	1/4" = 1'-0"
<p style="text-align: center;"><b>Date:</b></p>	09/05/2024
<p style="text-align: center;"><b>Drawn By:</b></p>	Jeremy Curwong
<p style="text-align: center;"><b>Checked By:</b></p>	Shan McNaughton
<p style="text-align: center;"><b>Sheet Number:</b></p>	A-3.0

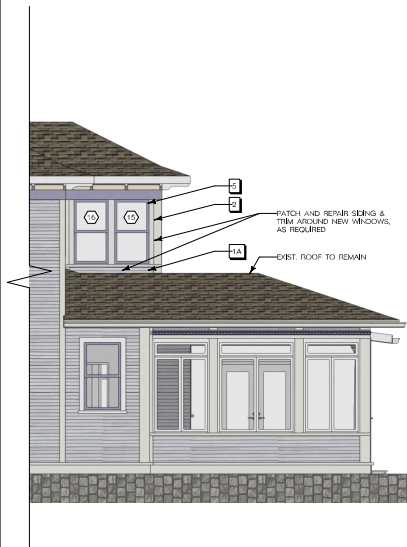


# ATTACHMENT "C"

## Elevations

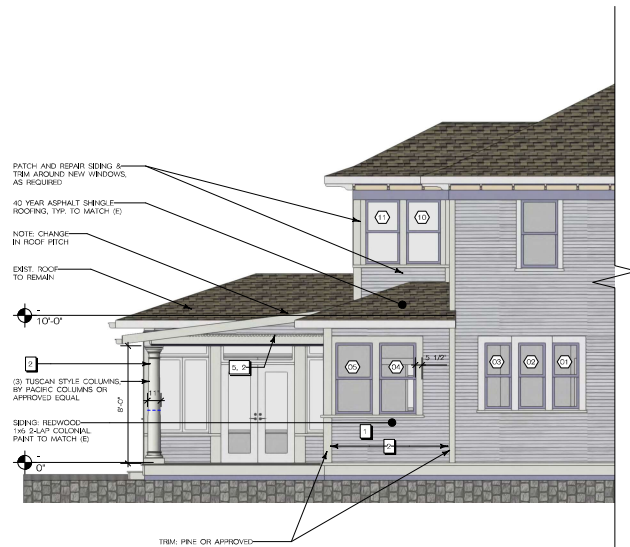


PAINT COLOR SPECIFICATIONS	
1A	SOCKERY BY BENJAMIN MOORE SATIN LATEX EXTERIOR FINISH. TEST FOR APPROVAL.
1B	BERCH GRAY BY BENJAMIN MOORE SATIN LATEX EXTERIOR FINISH. TEST FOR APPROVAL.
2	SAIL CLOTH BY BENJAMIN MOORE STANDARD SEMI-GLOSS ACRYLIC EXTERIOR FINISH.
3	PURPLE BY BENJAMIN MOORE MODERNO SATIN EXTERIOR ACRYLIC FINISH.
3A	NEW AUBERGINE BASE
4	SUNSHINE YELLOW BY BENJAMIN MOORE SEMIGLOSS LATEX EXTERIOR FINISH.
5	MISSISSIPPI MUD BY BENJAMIN MOORE SATIN LATEX EXTERIOR FINISH.
6	DECK GRAY BY BENJAMIN MOORE OIL-BASE OR LATEX/UREA FORTCH AND FLOOR ENAMEL.



WEST ELEVATION

Scale: 1/4" = 1'-0" 3



EAST ELEVATION

Scale: 1/4" = 1'-0" 1



SOUTH ELEVATION

Scale: 1/4" = 1'-0" 2



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 kspokane@hotmail.com

Job Title:  
**LOSEY RESIDENCE**  
 RESIDENTIAL, TUSCAN TRIM/ACCEL & NEW ROOF COVERED PORCH

Sheet Title:  
**PROPOSED ELEVATIONS**

Revisions:

Scale: 1/4" = 1'-0"

Date: 09/05/2024

Drawn By: Jenny Curwong

Checked By: Stan McNaughton

Sheet Number:

**A-4.0**



REPLACE (E)  
WINDOWS IN  
UPSTAIRS PORCH.  
PAINT: MISSISSIPPI  
MUD BY BENJAMIN  
MOORE.

SIDING AND PAINT  
SHALL MATCH (E).  
PAINT: SORCERY BY  
BENJAMIN-MOORE.

TRIM AND PAINT  
SHALL MATCH (E).  
PAINT: SAIL CLOTH BY  
BENJAMIN-MOORE.

EXISTING SOUTH FACING VIEW

2



EXISTING EAST FACING VIEW

1





PROPOSED AREA  
OF NEW  
ADDITION &  
COVERED PATIO

EXISTING SOUTH EAST VIEW

3



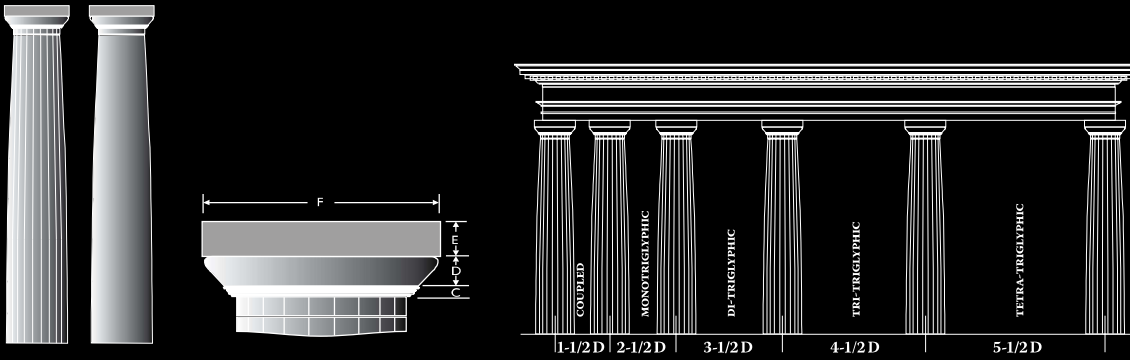
REPLACE (E)  
WINDOWS IN  
UPSTAIRS PORCH  
(OUT OF VIEW)

EXISTING WEST FACING VIEW

4

# ATTACHMENT "D"

## Proposed Materials

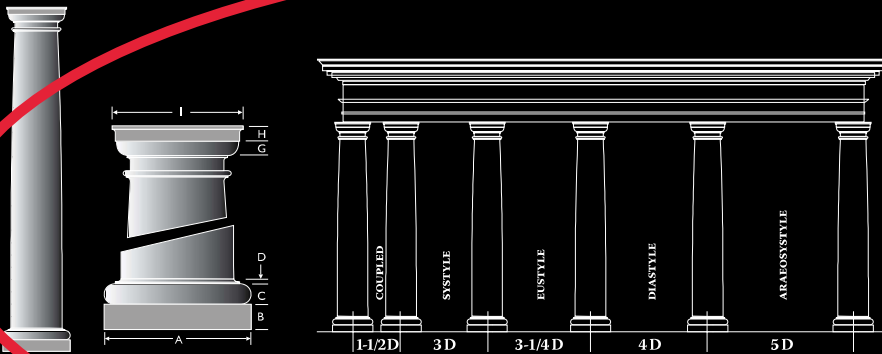


Shaft nominal bottom diameter	Shaft Specifications						Cap Specifications			
	Bottom		Top		Flutes		Specifications		Materials Wood, Fiberglass, Polyurethane	
	Net O.D.	Net I.D.	Net O.D.	Net I.D.	Number	Width	Abacus width (F)	Cap height (E,D,C)		
6"	6"	2 1/4"	5"	2"	20	1 3/16"	7 3/8"	2 1/16"	W	
8"	8"	4 1/4"	6 1/2"	3 1/2"	20	1 1/4"	9 1/4"	3 3/16"	W	
10"	10"	6 3/8"	8 1/4"	5 1/4"	20	1 1/16"	11 3/8"	3 15/16"	W	
12"	12"	7 7/8"	9 3/4"	6 3/4"	20	1 7/8"	13 3/4"	4 7/8"	W	
14"	14"	10 1/8"	11 1/4"	8 1/4"	20	2 1/16"	16"	5 1/2"	W	
16"	16"	11 1/16"	12 3/4"	9 3/4"	20	2 1/2"	18 1/8"	6"	W	
18"	18"	12"	14 1/2"	11 1/2"	20	2 13/16"	20 1/2"	6 3/4"	W	
20"	20"	14 1/4"	16"	13"	20	3 1/8"	22 3/8"	7 3/8"	W	
22"	22"	16 1/4"	18"	15"	20	3 1/16"	25 1/4"	8 1/4"	W	
24"	24"	18 1/4"	19 1/2"	16 1/2"	20	3 3/4"	27 1/4"	8 7/8"	W	

**DORIC INTERCOLUMNIATION**

Greek Doric Columns are available in fluted or unfluted versions. They may be ordered in Vignola's architectural proportions or in custom combinations of column lengths and widths as well as in non-tapered cylinders. Square architectural columns and pilasters to match detail of round tapered columns are available.

**TUSCAN SPECIFICATIONS**



**TUSCAN INTERCOLUMNIATION**

Tuscan Columns are available in fluted or unfluted versions. They may be ordered in Vignola's architectural proportions or in custom combinations of column lengths and widths as well as in non-tapered cylinders. Square architectural columns and pilasters to match detail of round tapered columns are available.

Shaft Nominal Bottom Diameter	Shaft Specifications						Tuscan Cap and Base Specifications					Materials Wood, Fiberglass, Polyurethane
	Bottom		Top		Flutes		Base		Cap			
	Net O.D.	Net I.D.	Net O.D.	Net I.D.	Number	Width	Plinth width (A)	Plinth height (B)	Total height (B,C,D)	Abacus width (I)	Total height (H,G)	
4"	4"	0	3 1/4"	0	18	7/16"	5 3/8"	1"	2 1/16"	5 1/8"	1 1/16"	WP
6"	6"	3"	4 3/4"	2 1/2"	24	1/2"	8"	1 1/2"	3 1/4"	7 1/2"	1 3/4"	WP
8"	8"	5 1/4"	6 1/2"	4 3/8"	24	11/16"	10 3/4"	1 7/8"	4 1/4"	9 3/8"	2 3/8"	WP
10"	10"	7 1/4"	8 1/2"	6 3/8"	24	7/8"	13 3/8"	2 3/8"	5 1/4"	12 1/8"	3"	WP
12"	12"	9"	10"	7 3/4"	24	1"	16 1/8"	2 3/4"	6"	14 3/8"	3 3/8"	WP
14"	14"	10 1/8"	12"	9"	24	1 1/4"	18 3/4"	3 3/8"	7 3/8"	17 1/8"	4"	WPF
15"	15"	11 1/16"	12 3/4"	10"	24	1 1/16"	20 1/8"	3 3/8"	7 3/8"	18 1/16"	4 1/16"	WP
16"	16"	12"	13 1/2"	10"	24	1 7/16"	21 1/2"	3 3/8"	8 3/8"	19 1/4"	4 3/8"	WPF
18"	18"	14 1/4"	15"	12"	24	1 1/2"	24 1/4"	4 1/4"	9 3/8"	21 1/2"	5 1/8"	WF
20"	20"	16 1/4"	17"	13"	24	1 13/16"	27"	4 3/4"	10 3/4"	24 1/4"	5 3/8"	WF
22"	22"	18 1/4"	18 1/2"	15"	24	1 15/16"	29 3/4"	5 1/4"	12 1/8"	26 1/2"	6 1/4"	WF
24"	24"	20 1/4"	20"	17"	24	2 1/8"	32 1/2"	5 3/4"	13 1/4"	28 3/4"	6 3/8"	WF
26"	26"	22 1/8"	22"	19"	24	2 1/4"	35"	6 1/4"	14 1/2"	31 1/2"	7 3/8"	WF
28"	28"	24 1/8"	23 1/2"	21"	24	2 13/16"	38"	6 3/4"	15 1/2"	33 3/8"	8"	WF
30"	30"	26 1/4"	25"	22"	24	2 3/8"	40 1/2"	7 1/4"	16 1/2"	35 3/4"	8 3/8"	WF
32"	32"	27"	27"	23"	24	3"	42 3/4"	7 3/4"	17 3/4"	37 3/8"	9 1/4"	F
34"	34"	29"	28 1/2"	24 1/2"	24	3 1/4"	45 1/2"	8 1/2"	19 3/8"	41"	9 3/8"	F
36"	36"	31"	30"	26"	24	3 1/4"	48"	9"	20 3/8"	42 3/4"	10 1/2"	F





# WINDOWS

Paramount Windows are always built to your specifications. Custom windows such as casement, sliding and double hung windows are especially competitive in price, with very short lead times.



## Double Hungs Windows

Acme Duplex balances, or vinyl jambliners. Jambliners available in white or tan.

- Full 4-1/8 or 4-1/2 Jambs (Wider Jambs Optional)
- Sash is a Full 1-3/8 Thick, with Tilt-in Features
- 1/2 Insulated Glass (Other Glass Options are Available)
- Sash Weatherstripped with Bulb Weatherstripping
- Solid One Piece Redwood Sill



## Awnings

Awnings-push out or crank out

- Full 4-1/8 or 4-1/2 Jambs (Wider Jambs (Wider Jambs Optional)
- Sash is a Full 1-3/8 Thick, with Tilt-in-Feature
- Solid One Piece Redwood Sill
- Sill Pans to Protect Moisture Intrusion



## Horizontal Sliding Windows

Acme Duplex balances, or vinyl jambliners. Jambliners available in white or tan

- Full 4-1/8 or 4-1/2 Jambs (Wider Jambs Optional)
- Sash is a Full 1-3/8 Thick, with Tilt-in Features
- 1/2 Insulated Glass (Other Glass Options are Available)
- Sash Weatherstripped with Bulb Weatherstripping
- Solid One Piece Redwood Sill



## Casements

Swing In Rabted Pair w/ Diamond Lites

- Full 4-1/8 or 4-1/2 Jambs (Wider Jambs (Wider Jambs Optional)
- Sash is a Full 1-3/8 Thick, with Tilt-in-Feature
- Solid One Piece Redwood Sill
- Sill Pans to Protect Moisture Intrusion



## Combinations Windows

Casements-swing in, push out, or crank out CSMT/Fixed/CSMT. Double hungs-Acme balance or vinyl jambliner DH/Fixed/DH. Available in 1/4-1/2-1/4, 1/3-1/3-1/3 or custom flanker widths

- 1/2 Insulated Glass (Other Glass Options are Available)
- Sash Weatherstripped with Bulb Weatherstripping
- Solid One Piece Redwood Sill
- Sill Pans to Protect Moisture Intrusion



## Sationaries

Stationaries- non-operating fixed sash or direct set glass

- Full 4-1/8 or 4-1/2 Jambs (Wider Jambs (Wider Jambs Optional)
- Sash is a Full 1-3/8 Thick, with Tilt-in-Feature
- Solid One Piece Redwood Sill
- Sill Pans to Protect Moisture Intrusion



## Bay Windows

Casement or double hung ankers, stationary center, Available in 30 degree, 45 degree, 60 degree, or 90 degree angles

- 1/2 Insulated Glass (Other Glass Options are Available)
- Sash Weatherstripped with Bulb Weatherstripping
- Solid One Piece Redwood Sill
- Sill Pans to Protect Moisture Intrusion



## Primed

- Full 4-1/8 or 4-1/2 Jambs (Wider Jambs (Wider Jambs Optional)
- Sash is a Full 1-3/8 Thick, with Tilt-in-Feature
- Solid One Piece Redwood Sill
- Sill Pans to Protect Moisture Intrusion



## Speciality Windows

Full Circle, Half Round, Oval Hexagon, Octagon, Peakhead, Rakehead

- Full 4-1/8 or 4-1/2 Jambs (Wider Jambs (Wider Jambs Optional)
- Sash is a Full 1-3/8 Thick, with Tilt-in-Feature
- Solid One Piece Redwood Sill
- Sill Pans to Protect Moisture Intrusion



## Hoppers

Hoppers-Swing in

- Full 4-1/8 or 4-1/2 Jambs (Wider Jambs (Wider Jambs Optional)
- Sash is a Full 1-3/8 Thick, with Tilt-in-Feature
- Solid One Piece Redwood Sill
- Sill Pans to Protect Moisture Intrusion

# VARIETY ON HIGH QUALITY MATERIALS

High quality is not only a promise but the foundation of our reputation. We use only the best woods, metals, and glass, chosen for their strength, beauty, and performance. Our wide selection includes everything from the classic look of oak and mahogany to the modern feel of aluminum and tempered glass. This variety ensures our clients can find the perfect fit for their design needs and personal style.

-  Accoya
-  Mahogany
-  Oaks
-  Doug Fir
-  Cedar
-  Pine
-  Many Others



HOME > PRODUCTS > TRADITIONAL > 144 (SG)

## TRADITIONAL SERIES 144 (SG)

FEATURES INTERIOR | EXTERIOR

Create a magnificent first impression with these classic door designs.

### FIND A DEALER

FIND DEALER

Below is a guide to note all of your available options

All Woods
  All Glasses
  All Sizes
  Rogue Premium

### WOOD TYPE

Doug Fir



[See Less](#)

### DOOR 101

[Millwork & Dentil Shelves](#)
[Sticking Profiles](#)
[Wood & Glass Options](#)

### YOUR ROGUE VALLEY DOOR

When you purchase a Rogue Valley Door, you are buying the finest product from America's largest wood door maker.

Each and every door we produce features:

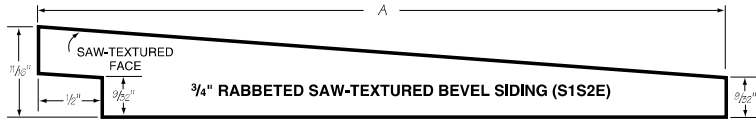
- Made In U.S.A. - Our Doors are made in the U.S.A. and constructed using all domestically manufactured components.
- Handcraftsmanship - There is simply no machine capable of finishing a fine wooden door better than a man's hands. Each Rogue Valley Door is handcrafted to assure the door's beauty and functionality.
- Customization - With Rogue Valley Door, you have the ability to construct a fully custom door for your home. Virtually any design, shape, wood finish or glass treatment is possible.
- Endless Options - Rogue Valley Door has hundreds of door patterns for you to choose from as well as 40 wood species and 27 glass treatments.
- Finest Woods - Fine wood produces fine doors. And within walking distance of our manufacturing facility grows some of the world's finest lumber, including the highest grade Douglas firs and Ponderosa pines we use to craft our doors.
- Environmental Commitment - Rogue Valley Door supports realistic environmental practices and sustainable forestry management and includes our Forest Stewardship Council's (FSC®) Certification.
- Our Warranty - We stand behind each and every door we make so you can be assured it will last and perform.



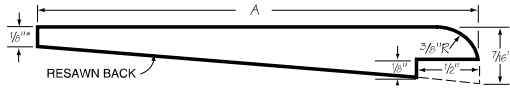
FAVORITE 

View this door on your house,  
or on one of ours.

# REDWOOD BEVEL PATTERNS

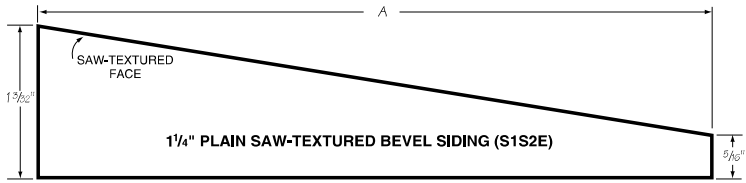


NOMINAL SIZE	PATTERN NUMBER	A	CONVERSION FACTOR
3/4 x 6	391	5 1/2	1.17
3/4 x 8	392	7 1/4	1.17
3/4 x 10	393	9 1/4	1.13



NOMINAL SIZE	PATTERN NUMBER	A	CONVERSION FACTOR
1/2 x 4	400	3 1/2	1.28

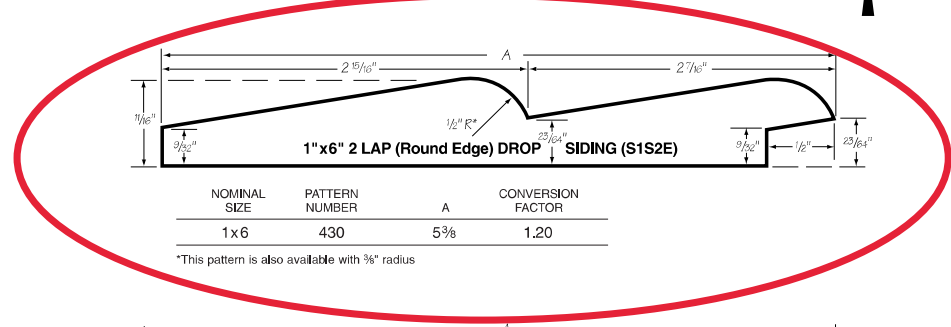
\*Under ALS size



NOMINAL SIZE	PATTERN NUMBER	A	CONVERSION FACTOR
1 1/4 x 6	422	5 3/8*	1.37
1 1/4 x 8	423	7 1/8*	1.31
1 1/4 x 10	424	9 1/8*	1.23

\*Under ALS size

# REDWOOD BEVEL PATTERNS



NOMINAL SIZE	PATTERN NUMBER	A	CONVERSION FACTOR
1 x 6	430	5 3/8	1.20

\*This pattern is also available with 3/8" radius

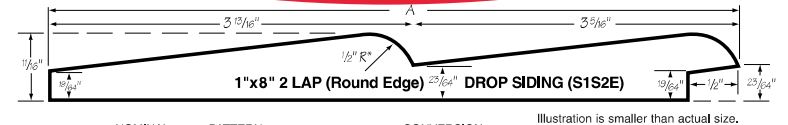


Illustration is smaller than actual size.

NOMINAL SIZE	PATTERN NUMBER	A	CONVERSION FACTOR
1 x 8	431	7 1/8	1.19

\*This pattern is also available with 3/8" radius

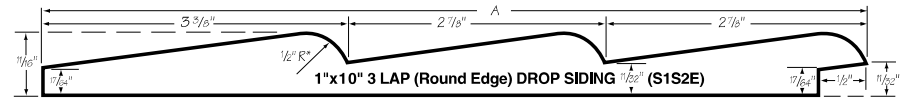
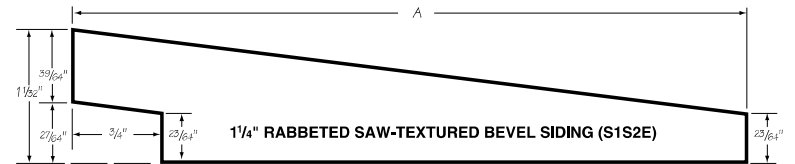


Illustration is smaller than actual size.

NOMINAL SIZE	PATTERN NUMBER	A	CONVERSION FACTOR
1 x 10	433	9 1/8	1.15

\*This pattern is also available with 3/8" radius



NOMINAL SIZE	PATTERN NUMBER	A	CONVERSION FACTOR
1 1/4 x 6	476	5 3/8*	1.30
1 1/4 x 8	477	7 1/8*	1.25

\*Under ALS size



Lake Forest 10PM 92630

Wha...



Lake Forest 10PM 92630

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LP SmartSide 440 Series Cedar Texture Trim Engineered Treated Wood Siding Application as 2 in. x 8 ft.

★★★★★ (4.7 / 84)

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Buy 10 or more \$6.35

**LP SmartSide**  
SmartSide 440 Series Cedar Texture Trim Engineered Treated Wood Siding, Application As 4 in. x 8 ft.

★★★★★ (4.6 / 192)

**BULK PRICE** \$16<sup>23</sup>  
Buy 10 or more \$12.17



Feedback

< 1/3 >

### 1 in. x 4 in. x 8 ft. Pine Resawn S1S2E Trim

★★★★★ (30) Questions & Answers

5



Hover Image to Zoom

Share Print

# ATTACHMENT "E"

## Historic Inventory Sheet

HISTORIC RESOURCES INVENTORY

(State use only)  
 Ser \_\_\_\_\_ Site \_\_\_\_\_ Mo. \_\_\_\_\_ Yr. \_\_\_\_\_  
 UTM \_\_\_\_\_ O \_\_\_\_\_ NR \_\_\_\_\_ SHL \_\_\_\_\_  
 Lat \_\_\_\_\_ Lon \_\_\_\_\_ Era \_\_\_\_\_ Sig \_\_\_\_\_  
 Adm \_\_\_\_\_ T2 \_\_\_\_\_ T3 \_\_\_\_\_ Cat \_\_\_\_\_ HABS \_\_\_\_\_ HAER \_\_\_\_\_ Fed \_\_\_\_\_  
 UTM 11/48340/3766220

IDENTIFICATION

Heritage Home - 1976

1. Common name: \_\_\_\_\_

2. Historic name, if known: \_\_\_\_\_

3. Street or rural address 933 Walnut  
 City: Redlands ZIP: 92373 County: San Bernardino

4. Present owner, if known: Dorothy Cope Weller Address: 933 Walnut  
 City: Redlands ZIP: 92373 Ownership is: Public  Private

5. Present Use: Private residence Original Use: Private residence  
 Other past uses: \_\_\_\_\_

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

Huge tan house of two stories with concrete foundation; exterior wall material is clapboard; end boards at building's corners; 2nd story bay with windows, door, led glass transom; door opens out onto small open porch; first story has decorated frieze; roof eaves have brackets; roof is bellcast hip; brick chimney; front dormer; gable is shingled with curved overhang with one sash window; small open porch on each side of house; on right side, second story extends out over porch; on left side, porch has ornamented cornice; handsome main doorway has lower wood panels with rectangular glass above so do side panels; transom is single rectangular piece of glass.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:

Lot size (in feet) Frontage 115  
 Depth 188  
 or approx. acreage \_\_\_\_\_

9. Condition: (check one)

Excellent  b. Good  c. Fair   
 Deteriorated  e. No longer in existence   
 the feature a. Altered?  b. Unaltered?

Surroundings: (Check more than one if necessary)

Open land  b. Scattered buildings   
 Densely built-up  d. Residential   
 Commercial  f. Industrial   
 Other

Threats to site:

None known  b. Private development   
 Zoning  d. Public Works project   
 Vandalism  f. Other

June 1977

Date(s) of enclosed photograph(s): \_\_\_\_\_





NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone  b. Brick  c. Stucco  d. Adobe  e. Wood   
f. Other
15. Is the structure: a. On its original site?  b. Moved?  c. Unknown?
16. Year of initial construction 1900 This date is: a. Factual  b. Estimated
17. Architect (if known): \_\_\_\_\_
18. Builder (if known): DAVIS M. DONALD
19. Related features: a. Barn  b. Carriage house  c. Outhouse  d. Shed(s)  e. Formal garden(s)   
f. Windmill  g. Watertower/tankhouse  h. Other  i. None

#### SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

First owners: M.H.Field/E.M.Cope.

Edward M. Cope resided in Redlands from 1898 until his death in 1954. He became a partner with Harry Graham and sold farm implements, hardware and conducted a feed and fuel business. Upon his death Mr. Cope was summarized as a "civic leader and philanthropist of Redlands." (Graham-Cope Commercial Co.)

The original house has not been altered and has 10 rooms. Five bedrooms upstairs and another maid's room downstairs. Final cost was \$5,800 (additional barn cost \$1,500)

The house has remained in the same family for 76 years.

Late Victorian architecture.

21. Main theme of the historic resource: (Check only one): a. Architecture  b. Arts & Leisure   
c. Economic/Industrial  d. Exploration/Settlement  e. Government  f. Military   
g. Religion  h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Citrograph, 1887-1908.

23. Date form prepared: Nov. 1976 By (name): Daria Simolke  
Address: 125 W. Vine St. City Redlands ZIP: 92373  
Phone: 714-793-2201 Organization: City of Redlands/A.K.Smiley Public Library

(State Use Only)

ATTACHMENT "F"

Resolution No. 2024-08

RESOLUTION NO. 2024-08

A RESOLUTION OF THE HISTORIC AND SCENIC PRESERVATION COMMISSION OF THE CITY OF REDLANDS APPROVING CERTIFICATE OF APPROPRIATENESS NO. 708 FOR THE CONSTRUCTION OF A 333 SQUARE-FOOT COVERED PORCH, AN ADDITION OF 112 SQUARE-FEET, AND TO REPLACE EXISTING WINDOWS AT THE SOUTHEAST CORNER OF THE SECOND STORY OF A HOME LOCATED AT 933 WALNUT AVENUE (APN: 0175-063-03-0000).

WHEREAS, Shan McNaughton (“Applicant”), has submitted an application for Certificate of Appropriateness No. 708 to construct a 333 square-foot covered porch, an addition of 112 square-feet, and to replace existing windows at the southeast corner of the second story. The project site is located at 933 Walnut Avenue (APN: 0175-063-03-0000) in the Suburban Residential (R-S) District and designated as Historic Resource No. 60 (E.M. Cope House); and

WHEREAS, notice of this Historic and Scenic Preservation Commission public hearing for the Project was duly published in a newspaper of general circulation by the Secretary to the Historic and Scenic Preservation Commission; and

WHEREAS, on December 5, 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) 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. 708 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) 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. 708 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 December 16, 2024) in accordance with the Redlands Municipal Code, then the decision shall become final on December 17, 2024.



ADOPTED, SIGNED AND APPROVED this 5<sup>th</sup> day of December, 2024.

\_\_\_\_\_  
Kurt Heidelberg, Chair, Historic and Scenic  
Preservation Commission

ATTEST:

\_\_\_\_\_  
Sonya Flint, Secretary

I, Sonya Flint, 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 regular meeting thereof held on the 5<sup>th</sup> day of December, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

\_\_\_\_\_  
Sonya Flint, Secretary, Historic and  
Scenic Preservation Commission

**EXHIBIT A**  
**CONDITIONS OF APPROVAL**  
**CERTIFICATE OF APPROPRIATENESS NO. 708**

1. This approval is for Certificate of Appropriateness No. 708 to construct a 333 square-foot covered porch, an addition of 112 square-feet, and to replace existing windows at the southeast corner of the second story. The project site is located at 933 Walnut Avenue (APN: 0175-063-03-0000) in the Suburban Residential (R-S) District and designated as Historic Resource No. 60 (E.M. Cope House).
2. This permit is granted for the plans dated September 5, 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, this permit/approval shall expire in eighteen (18) months from the approval date. This permit/approval can be extended by staff per Redlands Municipal Code Section 2.62.200(K) for a period not to exceed thirty-six (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.
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