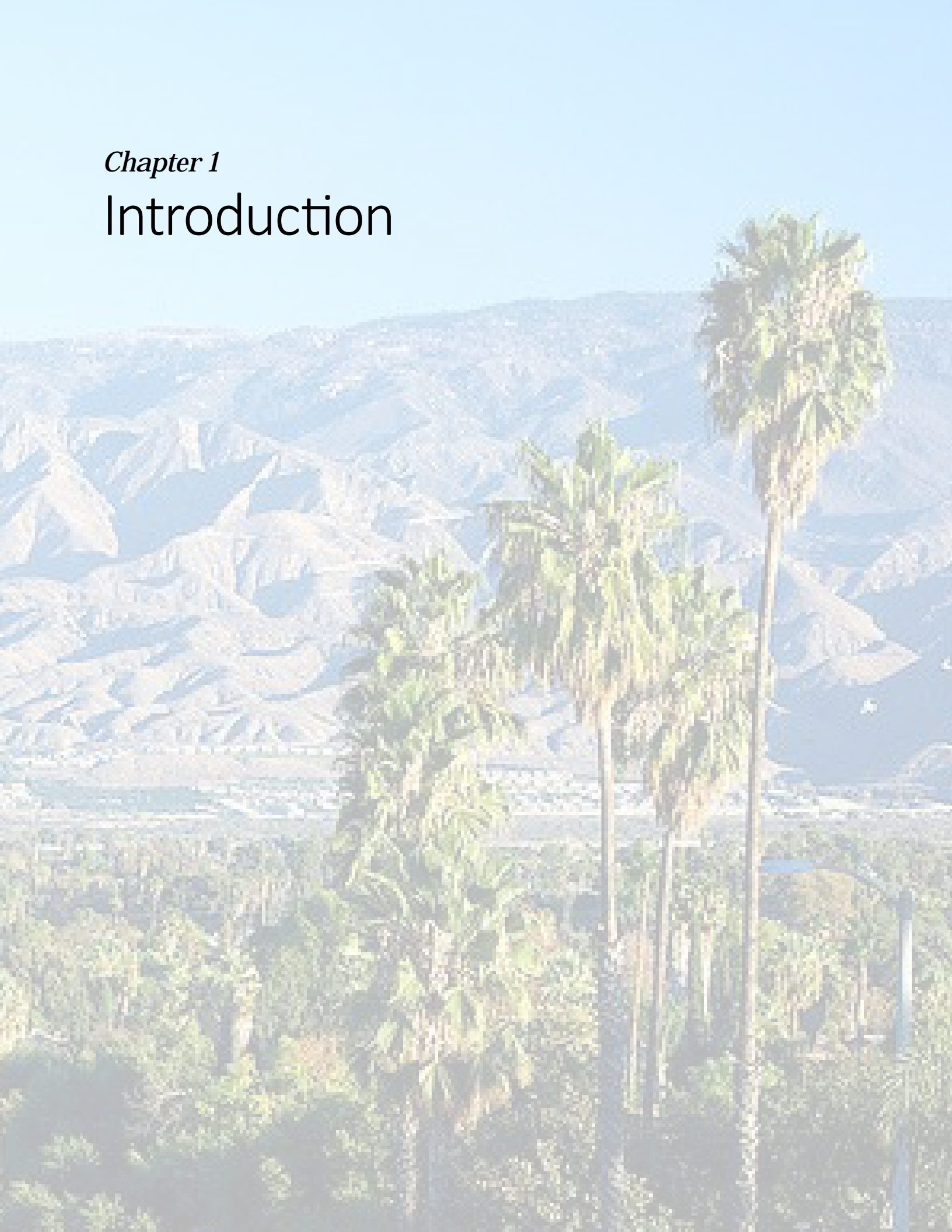


Chapter 1

Introduction



Chapter Overview

What's Inside...

Introduction

Purpose of the Historic Design Guidelines

Application & Use of the Guidelines

Policy & Regulatory Framework

Redlands' General Plan

Land Use Zoning

California Building Code

Downtown Specific Plan

National Register

California Register

Redlands Historic and Scenic Preservation Ordinance

California Environmental Quality Act (CEQA)

Secretary of the Interior's Standards for the Treatment of Historic Properties

Design Review Process

Redlands: The Place

The City of Redlands has a sense of place unlike any other in Southern California’s Inland Empire. Extending from the floodplain to the foothills, it boasts a mild climate and picturesque landscape that beckoned pioneering agriculturalists, winter-fleeing millionaires, migratory workers, suburban dreamers, and technological innovators in successive waves over a period of 150 years. The resulting historic built environment reflects all of these overlapping influences and contributes strongly to the character and feeling of Redlands.

Shaped by the citrus industry at the turn of the 20th century and expanded by construction booms in the 1920s and after World War II, Redlands’ built environment reflects multiple different, but complementary periods of development. Its residential, commercial, industrial, and institutional property types combine to project the city’s long-held image as a small town with big ideas.



The city’s residents have long recognized the cultural and aesthetic value of its buildings and sites. They have sought to protect Redlands’ unique character while also “welcoming innovation and adapting to the needs of future generations,” as outlined in the Redlands General Plan 2035. However, as with many other cities across the country, some development has been out of character – resulting in “cookie cutter” designs or out-of-scale construction.

The General Plan seeks to “conserve the city’s heritage through historic preservation of neighborhoods and buildings; protect the city’s citrus heritage; and promote excellence in design and architecture that is sensitive to the surrounding community.” The Redlands Historic Architectural Design Guidelines aim to support these goals by providing property owners and design professionals with the information they need to maintain, manage, and improve their historic buildings.

Purpose of the Historic Design Guidelines

Who can use these guidelines?

- » Homeowners
- » Property Owners
- » Architects & Engineers
- » Other Design Professionals

What is a Historic Building?

For the purposes of this document, a “historic building” is broadly defined as a building 50 years of age and older, and/or reflecting a historic development pattern or architectural style. This definition is broader than that of other terms you might hear, including “historic resource” (i.e., a building determined to be significant under the California Environmental Quality Act standards) or a City of Redlands “Historic Resource” (a locally designated building or landmark).

These guidelines will also be used by the City of Redlands Planning Division and Historic & Scenic Preservation Commission in evaluating proposed projects. Historic buildings require repair and modern improvements to maintain their integrity and ensure continued use. These Design Guidelines provide suggestions on how best to preserve, maintain, repair, and restore historic buildings, as well as how to make alterations to historic buildings in a way that preserves their historic character and significant features. These guidelines also make recommendations for designing compatible new construction on a historic building site or within a historic neighborhood context.

These Design Guidelines herein supersede the City’s previous *Historic and Scenic Preservation Design Manual* of 1986. Historic preservation goals and implementation of historic design guidelines were identified as important objectives during the preparation of the 2035 General Plan, and included numerous Policies and Actions as specified in Chapter 2 (Distinctive City) of the 2035 General Plan.



Application & Use of the Guidelines

The Historic Architectural Design Guidelines are based on the *Secretary of the Interior’s Standards for the Treatment of Historic Properties* and are intended as a planning tool for projects involving individually designated historic resources, buildings within designated historic districts, and other historic buildings located throughout Redlands.

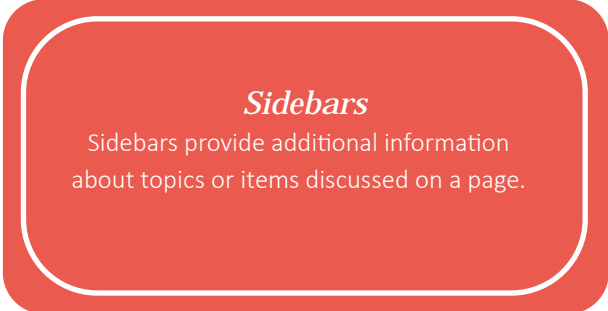
An inventory of City-designated historic resources is maintained in the City of Redlands Development Services Department List of Historic Resources. Individual historic resources are located throughout Redlands, but a large concentration are centered around Downtown Redlands and the historic Chicago Colony area, including eight (8) historic or scenic districts. While not designated or officially regulated, many of Redlands’ historic buildings fall into recognizable Character Categories (see Chapter 6- Guidelines for Character Categories for more information). These categories encompass historic building types, architectural styles, and planning typologies that contribute to the aesthetic feeling and cultural character of the city; some include one or more geographic areas which may have potential for future designation as historic districts.

The Design Guidelines provide standards for best preservation practices and contextual design when undertaking an exterior alteration or addition, changes to site or accessory features, demolition of a historic building, or new construction on or adjacent to a historic site, historic or scenic district, or Character Category.


These guidelines should be consulted by **architects, engineers, and other design professionals** for the preparation of project plans or elevations. **Property owners and homeowners** may also receive important guidance from these guidelines when planning a project, and may help an applicant discern between a major/minor alteration or improvement (also refer to the [Major/Minor Checklist](#) available from the Planning Division, and applicants are encouraged to [contact Planning staff](#)).

Graphic Supplements

Graphic elements are scattered throughout the Design Guidelines to provide additional information, sources, and guidance to the topics discussed on each page. These elements are described below:



Sidebars
Sidebars provide additional information about topics or items discussed on a page.



RELEVANT SOURCES
Relevant Sources provide hyperlinks to additional information on a topic.



Thumbs Up & Down

These icons are used to indicate “good” (compatible/appropriate) and “bad” (incompatible/inappropriate) design choices.

This page was left intentionally blank.

Policy & Regulatory Framework

General Plan

The Design Guidelines are suggestions for best practices in historic preservation and are intended as a supplement to adopted City policies and state and national regulations. The Design Guidelines do not replace adopted policies, code, or regulations. Project planning should account for compliance with any applicable building or zoning codes, or other regulatory oversight independent of these guidelines.

Brief summaries of the most relevant policies and regulations are outlined below.



General Plan

The General Plan 2035 was adopted in 2017 and essentially serves as the “development constitution for Redlands.” The General Plan establishes a long-range vision for the city’s growth and contains the supporting policies to guide decision-making related to development, housing, transportation, environmental quality, public services, parks, and open spaces.

The Design Guidelines herein help to implement the General Plan’s policies for cultural resources outlined in Chapter 2 (Distinctive City), including the following:

- **2-P.8** “Identify, maintain, protect, and enhance Redlands’ cultural, historic, social, economic, architectural, agricultural, archaeological, and scenic heritage. In so doing, Redlands will preserve its unique character and beauty, foster community pride, conserve the character and architecture of its neighborhoods and commercial and rural areas, enable citizens and visitors to enjoy and learn about local history, and provide a framework for making appropriate physical changes.”
- **2-P.10** “Foster an understanding and appreciation of history and architecture.”
- **2-P.11** “Encourage retention of the character of existing historic structures and urban design elements that define the built environment of the city’s older neighborhoods.”
- **2-P.12** “Encourage retention of historic structures in their original use or reversion to their original use where feasible. Encourage sensitive, adaptive reuse where the original use is no longer feasible.”
- **2-P.14** “Coordinate preservation of historic resources with policies designed to preserve neighborhoods and support the affordability of housing in historical structures.”
- **2-P.15** “Balance the preservation of historic resources with the desire of property owners of historic structures to adopt energy efficient strategies.”

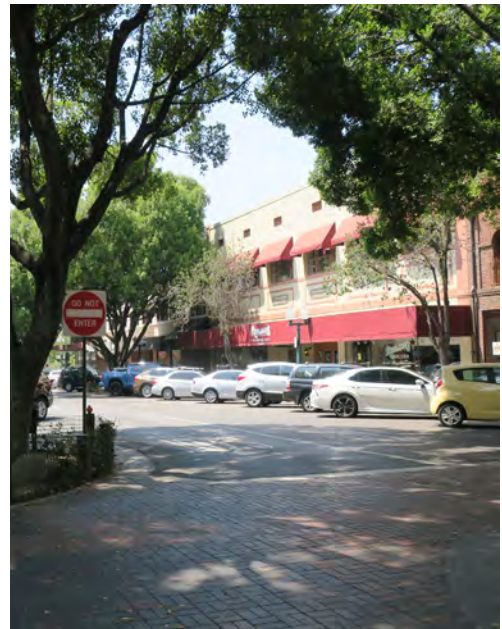


Policy & Regulatory Framework

Land Use Zoning, California Building Code, and Downtown Specific Plan

Land Use Zoning

The Land Use Zoning Ordinance of the Redlands Municipal Code ([RMC Title 18](#)) was established to encourage appropriate land use for the orderly development of the city. Zoning governs the use, form, density, and design of a building or neighborhood. In Redlands, the stated purpose of the Zoning Ordinance is “to conserve and stabilize the value of property; to provide adequate open spaces for light and air, and to prevent and permit adequate control of fires; to prevent undue concentration of population; to lessen congestion on streets; to facilitate adequate provision for community facilities and utilities, including transportation, water supply, sewage disposal, schools, parks and other public requirements which tend to promote the health, safety and public welfare.” All projects must meet the zoning code. If strict conformance with a zoning standards would adversely impact the historic character of a building, property owners may be eligible to apply for a zoning variance (RMC Chapter 18.196).



California Building Code

The City of Redlands Municipal Code mandates the adoption of the most recent version of the California Building Standards Code (<http://www.bsc.ca.gov/Codes.aspx>). The California Building Code provides minimum standards for the design and construction of buildings and structures in California. All projects must meet the California Building Code, although there may be exceptions for the treatment of historic buildings as outlined in Part 8 - California Historical Building Code.



Downtown Specific Plan

At the time of preparation, the Downtown Specific Plan provided detailed development and design standards for the Downtown area, including some residential and civic areas in the south of Downtown. The goal of the plan was to promote the economic vitality of Downtown Redlands with a variety of offices and services in the area which are supported by retail stores, restaurants, entertainment, cultural activities, and pedestrianfriendly design and circulation. The plan had an emphasis on mixed-use and transit-oriented development, including guidelines to ensure compatibility with historic buildings. The Downtown Specific Plan was replaced by the Transit Villages Specific Plan in October 2022 (and incorporates these guidelines by reference).

Transit Village Specific Plan

Development in portions of the City adjacent to the Redlands Arrow passenger rail line and train stations is also guided by the Transit Village Specific Plan (SP No. 65) -- the guidelines are individually tailored for each Transit Village (in the areas around Downtown, New York Street, and University train stations).

Policy & Regulatory Framework

National Register and California Register



National Register

The National Register of Historic Places (National Register) is the nation's master inventory of known historic resources. Created under the auspices of the National Historic Preservation Act of 1966, the National Register is administered by the National Park Service (NPS) and includes listings of buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. NPS also administers federal tax incentives for the certified rehabilitation of National Register-listed properties.

Redlands features two National Register districts:

- Redlands Santa Fe Depot District (Reference #91001535)
- Smiley Park Historic District (Reference #94001487)

Reference the National Park Service website at <https://www.nps.gov/subjects/nationalregister/index.htm>, for more information relating to listing on the National Register or applying for federal tax incentives.



California Register

The California Register of Historical Resources (California Register) is the authoritative guide to the state's significant historical and archeological resources. In 1992, the California legislature established the California Register "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change." The California Register program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for historic preservation grant funding; and affords certain protections under CEQA. All resources listed in or formally determined eligible for the National Register are automatically listed in the California Register. In addition, properties designated under municipal or county ordinances, or through local historic resources surveys, are eligible for listing in the California Register (though they are not formally listed in the Register).

Reference the California State Parks Office of Historic Preservation website at http://ohp.parks.ca.gov/?page_id=21238 for more information relating to the California Register.

Policy & Regulatory Framework

Local Designation and CEQA

Responsibilities of the Historic & Scenic Preservation Commission

Redlands administers its own designation program for historic and scenic properties within the city. The Redlands Historic & Scenic Preservation Commission was established in 1986 by the Redlands Municipal Code to make recommendations, decisions, and determinations regarding the designation and protection of the historical, scenic, and cultural resources in Redlands.

The Historic & Scenic Preservation Commission is responsible for recommending the designation of the following to the City Council for approval: a) individual properties (Historic Resources or Landmarks); and b) groupings of properties (such as Historic Districts, or Historic and Scenic Districts) that are related geographically or thematically.

The Historic & Scenic Preservation Commission also reviews major **Certificates of Appropriateness** for: new construction, relocating a structure, subdivisions, major additions, alteration of wall materials, new window or door openings where visible from a street, and exterior modifications to designated historic resources (please refer to the [Major/Minor Checklist](#) for further details regarding a Major Certificate of Appropriateness). The Commission also reviews **Demolition** applications affecting a designated historic resource or any structure age 50 years and older.

Redlands features eight (8) locally-designated historic and scenic districts:

- Eureka Street Historic District (HD 1)
- West Highland Avenue Historic and Scenic District (HD 2)
- Early Redlands Historic and Scenic District (HD 3)
- Normandie Court Historic District (HD 4)
- East Fern Avenue Historic and Scenic District (HD 5)
- Garden Hill Historic and Scenic District (HD 6)
- La Verne Street Historic and Scenic District (HD 7)
- Smiley Park Historic and Scenic District (HD 8)



Reference the City of Redlands Historic Preservation website at <https://www.cityofredlands.org/post/historic-preservation> for more information relating to local designation and Redlands' historic districts.

California Environmental Quality Act (CEQA)

The California Environmental Quality Act (<https://opr.ca.gov/ceqa/>) is an environmental law that requires state and local agencies to identify and publicly disclose significant environmental impacts of discretionary actions, and to avoid or mitigate any impact if feasible. Some historic building projects, especially changes in use and demolitions, may require environmental review. The relevant threshold criteria pertaining to impacts on historic resources or properties can be found in CEQA Guidelines Section 15064.5. The City utilizes qualified environmental consulting firms and historical resources consulting firms, as needed, to evaluate individual project proposals. Generally, a project that follows the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* may be mitigating or avoiding any potentially significant impacts on historical resources (this is determined on a case-by-case basis).

Policy & Regulatory Framework

Secretary of the Interior's Standards for the Treatment of Historic Properties



Secretary of the Interior's Standards for the Treatment of Historic Properties

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings provide recommendations and guidelines for stewards of historic properties to determine appropriate treatments. They are intentionally broad in scope to apply to a wide range of circumstances and are designed to enhance the understanding of basic preservation principles. The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that ensure continued protection of historic properties. There are four basic approaches outlined in the Standards: Preservation, Rehabilitation, Restoration, and Reconstruction.

- **Preservation** focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.
- **Rehabilitation** acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.
- **Restoration** is undertaken to depict a property at a particular period of time in its history, while removing evidence of other periods.
- **Reconstruction** re-creates vanished or non-surviving portions of a property for interpretive purposes.



RELEVANT SOURCES

[National Park Service, Technical Preservation Services, "The Treatment of Historic Properties"](#)

Policy & Regulatory Framework

Secretary of the Interior's Standards for the Treatment of Historic Properties

The Standards for Rehabilitation, which are the most comprehensive and commonly used of the four approaches, are outlined below:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Design Review Process



The design review process applies to Redlands' individually designated historic resources or buildings, as well as to designated and contributing buildings within designated historic districts. The Historic & Scenic Preservation Commission reviews certain major exterior alterations, additions, moves, and subdivisions for a designated resource (see the City's "[Major/Minor Checklist](#)") through the **Certificate of Appropriateness** application process (see RMC [§2.62.200](#)). The Commission also reviews all Demolition applications for a designated historic resource or any structure fifty (50) years of age and older (RMC [§15.44.070](#)).

For projects subject to design review in accordance with these Guidelines, the chart on the opposite page outlines the general review process and the application materials required (please refer to the application forms for a detailed list of submittal requirements).



STAFF-LEVEL REVIEW INCLUDES:

- Modification of architectural details, such as window trim and cornice trim
- Re-roof or replacement of roofing material
- New fences or walls
- New signs
- Alterations to non-historic structures (i.e., those less than 50 years old) in Historic and/or Scenic Districts
- Construction of a new garage or non-habitable accessory structure that is not visible from the street
- All alterations in Urban Conservation Districts, except to designated landmarks and historic properties
- Lot line adjustments
- Minor Improvements of any of the following types:
 - a. Additions of 200 square feet in floor area, when located to the rear of the structure and not visible from public right-of-way;
 - b. New door or window openings, consistent in material and size to existing openings, on side and rear elevations; and,
 - c. Unenclosed decks or covered patios of 200 square feet or less, when located on the side and rear elevation, and not visible from public right-of-way.

Design Review Process

Pre-Application

- Consult with the Planning Division staff regarding the age or historic designation status of a property.
- Develop a project scope in accordance with the following Historic Architectural Design Guidelines.
- Staff will assess the proposal in accordance with the Major/Minor Checklist for the proper level of review.



Application

- Submit an application form and all required submittal items and materials to the Planning Division.
- An Application form may be accessed and downloaded via the City of Redlands Planning Division website (refer to the Historic Preservation page): <https://www.cityofredlands.org/planning>



Review & Approval

Track A: Staff Review & Approval

- Staff reviews the application for completeness and conformance with the Historic Design Guidelines.
- Staff provides comments on the application (which may include requests for revisions or supplemental material).
- Staff approves the application.

Track B: Commission Review & Approval

- Staff reviews the application for completeness as well as conformance with the Historic Design Guidelines. When complete, staff schedules the application for review by the Historic & Scenic Preservation Commission.
- Historic & Scenic Preservation Commission meets one time per month. Upon reviewing an application and any associated public testimony, the Commission may request more information, design revisions, or additional time to make a decision; or they may approve or deny the application.



Building Permit

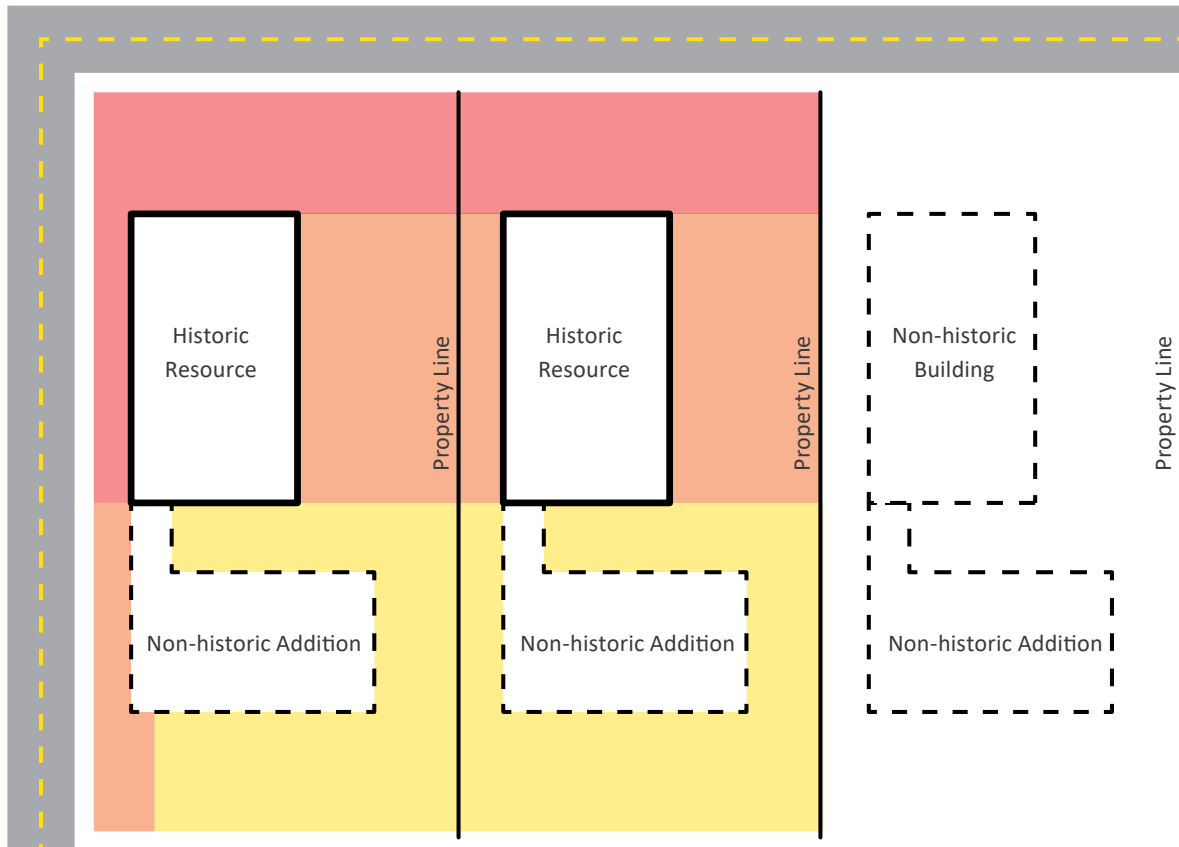
- Staff will review final construction drawings for conformance with the Staff or Commission approval, and approve issuance of a building permit.

Views and Visibility

Zones of Significance

The purpose of the Design Guidelines is to help preserve the character of Redlands' historic resources for the benefit of the greater community. For this reason, the guidelines focus on maintaining original architectural features, details, and materials that are visible to the public from the street or sidewalk immediately adjacent to a property (the public right-of-way).

The following diagram illustrates what areas of a historic property are most important to preserve, according to their level of visibility from the public right-of-way.



Highly Visible portions of the property, such as street-facing façades, should retain all of their original features, details, and materials, to the greatest extent possible.



Moderately Visible portions of the property, such as side façades that face away from the street, should retain most of their original features, details, and materials. However, minor alterations that are compatible with the historic character of the property may be acceptable.



Least Visible portions of the property, such as the rear façade and back yard, provide for the greatest flexibility regarding alterations, such as additions and changes in fenestration.

NOTE: Zones of significance are approximate and deviations may be deemed appropriate by the Historic and Scenic Preservation Commission. Unrestricted areas may include secondary historic resources such as a historic shed or outbuilding. When this occurs, the resources should be treated as moderately significant.