



City of Redlands

Development Services Department

Guidelines for Historic and Scenic Preservation

The City of Redlands has adopted the Mills Act, which encourages historic preservation through the use of tax credits to offset costs associated with rehabilitating historic structures. To possibly qualify for the Mills act, contact the City of Redlands Historic Preservation Officer.



"Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

-United States Secretary of the Interior's Standards for Rehabilitation

These guidelines are meant to assist owners of designated historic structures when making decisions regarding historic and scenic preservation of structures within the City of Redlands.

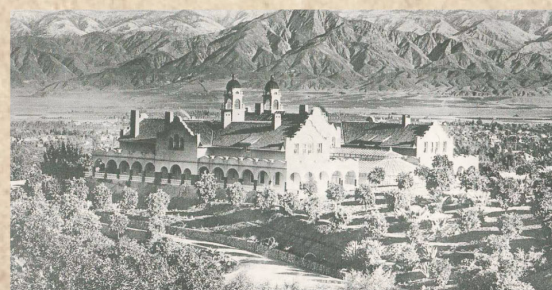
What is Historic and Scenic Preservation?

It is the rediscovery of our heritage and the revitalization of our communities through the preservation of our architectural integrity of these historic resources for today and generations to come.

The intent of preservation is to encourage the stability of neighborhoods, maintain the aesthetic quality of the Redlands, and safeguard buildings of historical importance and architectural significance. Preservation of historic resources through sensible rehabilitation has the potential to increase property values and resale value by substantially more than the cost of misguided efforts of repairs or maintenance.



Williams Residence circa 1911



Burrage Mansion circa 1901

General Guidelines for Rehabilitation and Historic Preservation

I. Windows and Doors

Character Defining Features:

The patterns of windows, doors, and other openings on the facade of a historic structure strongly define its character through their shape, size, construction, arrangement, and profile. Changing these can have a negative impact on the historic integrity of the structure.

Compatible



Compatible dormer vent conversion to casement window



Appropriate window material and style for Colonial Victorian residence



Appropriate wood-sashed window replacement for Victorian dwelling



Compatible window replacement for Victorian cottage



Compatible cloth awning for Spanish colonial



Craftsman style door

Awnings and shutters should be similar in material, design, and operation to those used historically. Awnings and shutters should only be utilized on openings in structures where their use was common in historic periods.

Burglar or safety bars should only be used on secondary facades. Bars should match the muntin and mullion patterns of the window on which they are mounted as closely as possible, and should be painted to match the predominant window trim.

Guidelines for Window and Door Replacement:

1. The arrangement, size and proportions of historic openings should be maintained.
2. Filling in or altering the size of historic openings, especially on primary facades, is inappropriate.
3. The materials and design of historic windows and doors and their surrounds should be preserved. Repair windows or doors wherever possible instead of replacing them.
4. When replacement of windows is necessary, replacements should match the historic windows in style, type, size, shape, materials, methods of construction, and profile.

Incompatible



Aluminum sliding window incompatible with Victorian architecture



Vinyl window with simulated divided lites incompatible with Victorian architecture



Inappropriate infilled porch features incompatible aluminum windows and awning



Incompatible aluminum awnings on Victorian residence



Roof Windows (skylights) are inappropriate to Victorian architecture



Incompatible prairie-style screen door in whimsical Normandy style cottage.

II. Porches

Character Defining Features:

Historically, porches served many functions. They defined a semi-public area to mediate between a public space and the private space of the home. Porches also provided an architectural focus to define entries and feature architectural detail. Porches are therefore a major character defining feature of most historic residential buildings, and their preservation is of great importance.

Guidelines for Porches and Porch Elements

1. Preserve historic porches in place or restore them if they have been previously filled-in.
Removal or enclosure of porches is inappropriate.
2. Preserve decorative details that define a historic porch, i.e. guard-rails, hand-rails, and decorative architectural fretwork.
3. Preserve the roof form and eave depth of a historic porch.
4. Additional porch elements should not be added if they did not exist historically.



Replacement of decorative turned wood columns with incompatible cast stone columns



Inappropriate stone cladding applied to first story porch wall



Inappropriate porch infill. Note incompatible shingles and vinyl window in addition.



Replacement of decorative classical columns with incompatible tube steel columns



Inappropriate cement infill of decorative wood fan pattern on Craftsman bungalow



Inappropriate aluminum awning and handrail on Craftsman bungalow



Inappropriate chain link fence on Victorian deck



Inappropriate faux stone veneer applied to Victorian edifice



Incompatible pipe hand rail on Craftsman bungalow

GUIDELINES FOR HISTORIC AND SCENIC PRESERVATION

III. More reading: Basic Architectural Principles, Styles and Character

How does one obtain approval for a change to a designated historic property?

Exterior alterations, the moving of a building, demolition, subdivision, new construction, and addition of signs on historic properties require a certificate of appropriateness. Applicants considering such changes are encouraged to seek advice from the Historic Preservation Officer.

Once an application is made, the Preservation Officer decides if the changes are major or minor. Minor changes can be approved by the Preservation Officer. Major changes require review by the Historic and Scenic Preservation Commission.

Basic Architectural Principles:

Preservation of buildings and their historic character is based on the assumption that (1) the historic materials and features and their unique craftsmanship are of primary importance and that (2) consequently they will be retained, protected, and repaired in the process of rehabilitation to the greatest extent possible, not removed and replaced with materials and features which appear to be historic, but which are, in fact, new inappropriate materials. In assessing the structure, it will become evident what materials were utilized when the structure was built and what may be recent, inappropriate materials: fake Victorian trim on a rather plain Victorian cottage; aluminum rather than wood siding; slumpstone rather than brick; aluminum rather than wood windows, etc.

To best achieve the preservation goals, a two-part evaluation is required for each project as follows:

First, the relevant character-defining features of a property should be identified. Elements include a building's siding, decorative trim, window and door type and style, and architectural ornament. The second part is to accurately assess the impact of the work required to make a contemporary use of the building without compromising its historic integrity.

It is important to take the historic content of each unique structure into consideration when choosing materials for exterior rehabilitation. What may be appropriate for one structure will not necessarily apply to another. The goal is to promote quality designs with well integrated features.

Basic Architectural Styles:

Styles listed here are in chronological order to reflect the historical development of Redlands. Many structures do not follow a particular style but are combinations. The dominant style in a combination should be applied or each style element can be noted.

The most prevalent styles in the City are: Victorian, Classic Revival, Craftsman & Bungalow, Mission/Mediterranean/ Spanish Colonial Revival, Period Revival or Provincial, Vernacular.

Character Defining Features Explanation:

The characteristics of the primary building materials, including the scale of units in which the materials are used and the texture and finish of the material, contribute to the historic character of a building.

General Guidelines:

- a. Preserve original building materials and architectural features.
- b. Deteriorated materials or features should be repaired in place, if possible.
- c. When it is necessary to replace materials or features due to deterioration, replacement should be in kind, matching historic materials and design.
- d. Materials, such as masonry, which were originally unpainted, should remain unpainted.
- e. Original building materials and details should not be covered with stucco, vinyl siding, stone, veneers, or other incompatible materials.
- f. For buildings with masonry coating and color of masonry surface should be preserved.
- g. Seismic Retrofitting:
When retrofitting a historic building to improve its ability to withstand earthquakes, any negative impacts upon historic features and building materials should be minimized.