

Historic Districts of Redlands

Historic District 1:
Eureka Street Historic District

Historic District 2:
West Highland Avenue Historic &
Scenic District

Historic District 3:
Early Redlands Historic & Scenic District

Historic District 4:
Normandie Court Historic District

Historic District 5:
East Fern Avenue Historic & Scenic
District

Historic District 6:
Garden Hill Historic & Scenic District

Historic District 7:
La Verne Street Historic & Scenic District

Historic District 8:
Smiley Park Historic & Scenic District

In addition to the locally-designated historic districts, the City of Redlands has the Santa Fe Depot National Historic District located at the downtown Santa Fe Depot on Orange Street (see photo on cover page).



Development Services Department Planning Division

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For more information about historic districts:

www.cityofredlands.org/post/historic-preservation



Historic Districts



In this brochure, you can learn more about the City's historic preservation program.

Above: the downtown Santa Fe Depot

What are Historic Districts ?

Historic districts in Redlands are geographically definable areas that possess a grouping of historical or scenic properties that contribute to each other and are unified aesthetically by plan or by physical development.

How are Historic Districts formed ?

A minimum of ten percent (10%) of the property owners in a potential district may request the designation of a historic and/or scenic district by submitting an application for such designation to the city's Historic & Scenic Preservation Commission (please contact the Planning Division for assistance). A report will be prepared including a description of the proposed district, reasons for its significance, criteria used to determine eligibility, and other appropriate data. All property owners within the proposed district will be notified, the Historic & Scenic Preservation Commission will hold a public hearing, and the Commission will make a formal recommendation to the City Council. The City Council will make the final decision if a new historic district is to be formed.

What qualifies as a "historic property"?

The Redlands Municipal Code (section 2.24.020) provides a definition of what qualifies as a historic property, as listed below.

A historical or scenic property is any property, structure or improvement, including any significant trees or other plant life, which satisfies any of the following requirements:

A. The property is the first, last, only or most significant historical or scenic property of its type in the City;

B. The property is associated with an individual or group having significant influence on the history or development of the City;

C. The property is an example or contains an example of a period, style, architectural movement, or construction of historical, aesthetic, or architectural interest;

D. The property is a part of or contributes aesthetically to the historical or scenic heritage of the City. This category includes, but is not limited to, landscaping, light standards, trees, curbs and signs;

E. The property is located within a geographically definable area possessing a concentration of historical or scenic properties that contribute to each other and are unified aesthetically by plan or by physical development.

Highlights & Benefits

Highlights:

- There are a total of eight (8) local Historic Districts in Redlands
 - There are two additional federal historic districts in Redlands: the Santa Fe Depot National Historic District, and the Smiley Park National Historic District (which is different from the local HD #8).
 - There are numerous other individual properties that are designated as local Historic Resources (not within a district)
 - There are other individual properties that are listed on the National Register of Historic Places
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Benefits:

- Increases likelihood of preservation
 - Protect neighborhood aesthetic integrity
 - Architectural design criteria and explicit standards for any exterior changes, additions, or other property modifications (proposals typically reviewed with a "Certificate of Appropriateness" permit)
 - May be eligible for a Mills Act Contract (see separate brochure on the Mills Act), a program available to help offset the costs for historic preservation, restoration, rehabilitation, and/or maintenance
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For more information:

Please visit the Planning Division's website at:

[www.cityofredlands.org/
post/historic-preservation](http://www.cityofredlands.org/post/historic-preservation)