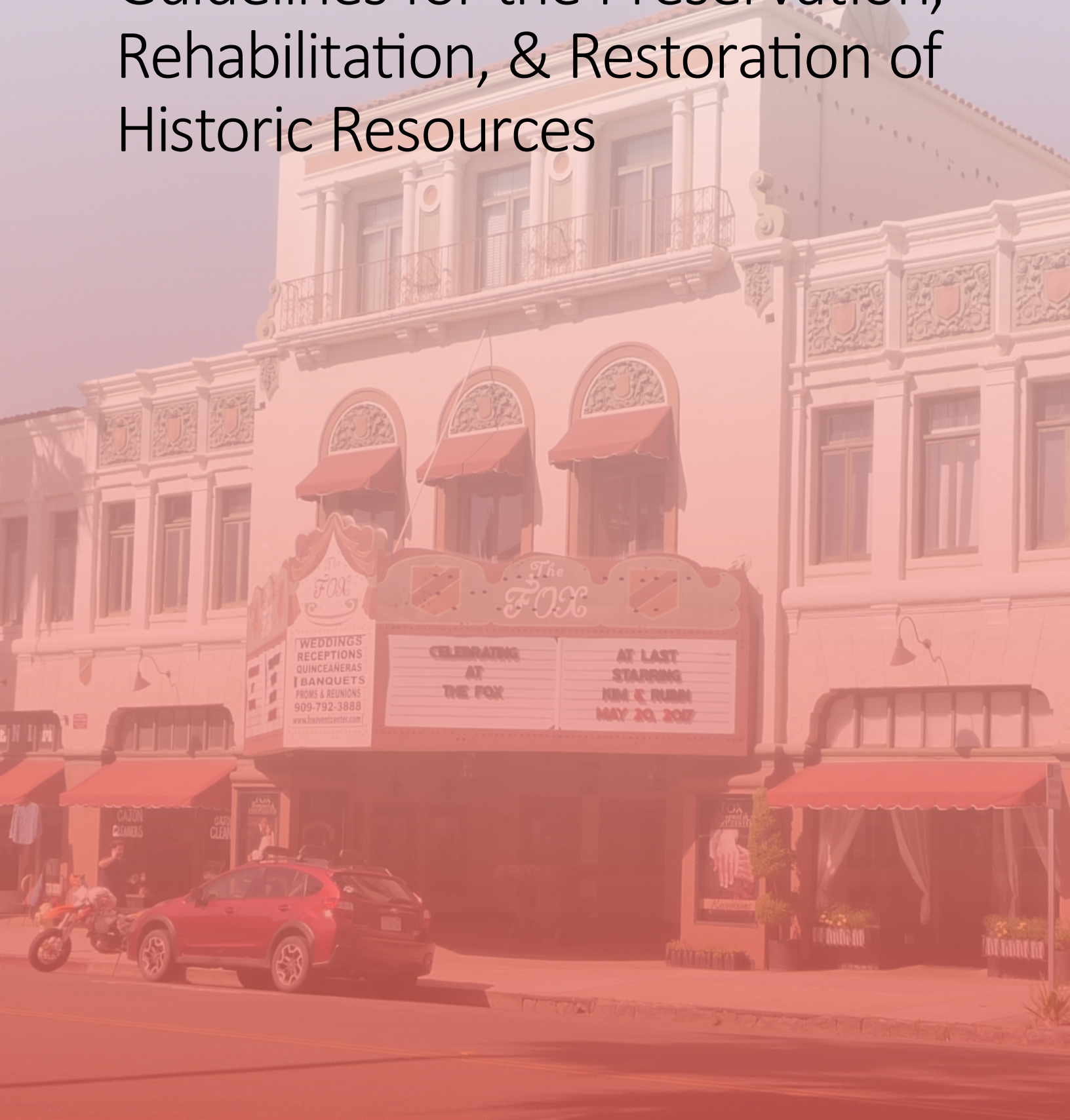


Chapter 2

Guidelines for the Preservation, Rehabilitation, & Restoration of Historic Resources



Chapter Overview

This chapter provides guidelines for the treatment of a broad range of items associated with historic properties, using the *Secretary of the Interior's Standards* to offer options for preservation, maintenance, repair, replacement, and restoration. The guidelines apply to architectural features and details; specific building components like windows, doors, roofs, and foundations; existing additions to historic properties; residential features like porches, ancillary structures, and miscellaneous accessory features; and commercial features including storefronts, awnings/canopies, and signage.

Use This Chapter If..

- You own a historic property and the wall cladding, window(s), door(s), roof, or other exterior features have deteriorated and are in need of repair or replacement.
- You are undertaking a restoration of your historic building to bring it back to its former glory.
- You are interested in adding a new feature, such as a porch, to your historic building in a way that is compatible with the building's historic character.

What's Inside...

Individual Building Components

Architectural Features & Details

Windows

Doors

Roofs

Foundations

Historic Additions

Residential Building Features

Residential - Porches

Residential - Ancillary Structures

Residential - Miscellaneous Accessory Elements

Commercial and Mixed-Use Building Features

Commercial - Storefronts

Commercial - Awnings & Canopies

Commercial - Signage

Architectural Features & Details

Treatment Guidelines

This section addresses the treatment of historic architectural features and details that distinguish and give character to the exterior of a building. Architectural features and details are the distinctive elements that make up a building, as well as the distinctive finishes, trim, and ornament that embellish a building's façade. Examples include projecting eaves, columns, parapets, decorative moldings, and brackets. Similar to historic building materials, architectural features and details help to convey the style, craftsmanship, and development period of a building. Proper treatment is important to preserving the character and integrity of Redlands' historic buildings.



Decorative gingerbread details and multi-colored shingles are defining features of Queen Anne and Stick architecture that should be preserved.



Repair and maintain historic architectural features, such as this cornice, to prolong its life.

Preserve

- Preserve architectural features and details that contribute to the overall historic character and style of the building.
- Preserve the location, design, scale, massing, proportion, and materials of historic architectural features and details.
- Avoid covering historic architectural features and details.

Maintain

- Maintain historic architectural features and details to prolong their life and protect investments made in their construction and repair. Proper routine maintenance is important to their long-term preservation.
- Routine maintenance may include: securing attachments; cleaning by hand; caulking; scraping, priming, and repainting; polishing; applying protective finishes; or other light treatments.

Repair

- Repair historic architectural features and details when the physical condition warrants additional work.
- Repair work may include: chemical cleaning, high-pressure washing; patching, splicing, or consolidating architectural elements; chemical paint stripping; scraping and repointing joints; or other treatments.
- All repairs should be carried out to match existing historic architectural features and details in material, size, pattern, texture, finish, and overall character.

Architectural Features & Details

Treatment Guidelines

Replace

- Replace historic architectural features and details only when deteriorated beyond repair.
- Replacement architectural features and details should be replicated from existing historic features and details to match in material, size, pattern, texture, finish, and overall character.
- Use of alternative compatible materials may be appropriate on secondary façades, not readily visible from the public right-of-way.



Restore historic architectural features that are missing or are covered up.

Restore

- Restore historic architectural features and details that are missing or covered up.
- Restoration may include the replacement of missing historic architectural features or details, based on physical or historic documentation, with the same materials or compatible substitutes.
- Restoration may include the removal of non-historic material or features in order to uncover historic features or details.



Avoid adding new features that are not appropriate to the architectural style of a building, such as classical columns on a Ranch style house.

Alterations and Additions

- Avoid adding new historic architectural features and details where they did not exist historically, as this may convey a false sense of history or may change the architectural style of the building.
- If new features or details are required as part of a compatible addition or alteration, they should match with the overall historic character of the building in material, scale, pattern, texture, and finish.

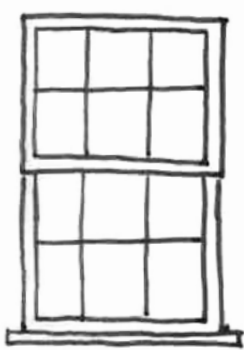
RELEVANT SOURCES

[NPS Preservation Brief 17: Architectural Character - Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character](#)

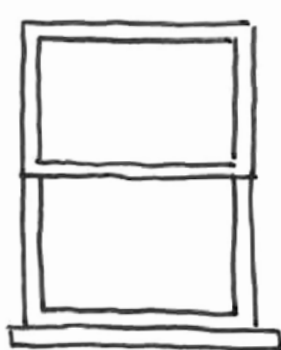
Windows

Historic Window Types Seen in Redlands

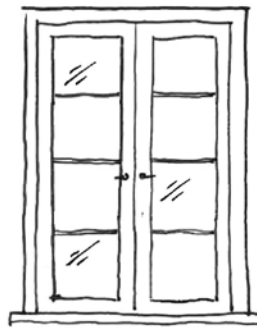
This section addresses the treatment of historic windows and the variety of window types that exist in Redlands. Windows, especially at the primary façade(s), are one of the most significant architectural features of a building. They typically comprise a large portion of the façade and help define the vertical and horizontal orientation of the building. The main components of a window, including the sash (rails, stiles, muntins), mullions, frame, sill, surround, glazing, transom, and apron, are all integral to its design. The size, design, configuration, operation, materials, profiles, details, and finish of a building's windows help convey its style and development period. Proper treatment of historic windows is important to preserving the character and integrity of historic buildings in Redlands.



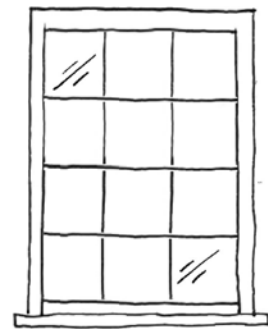
double hung (6/6)



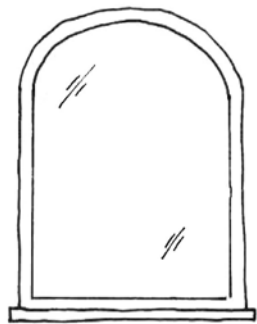
double hung (1/1)



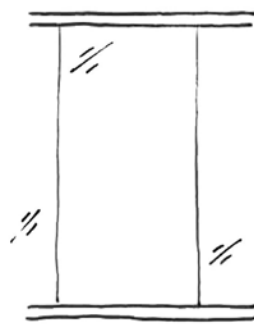
casement



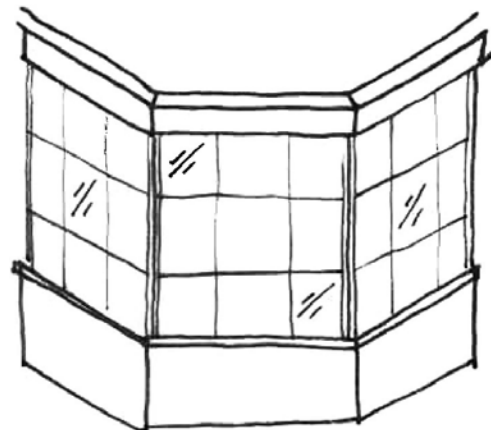
fixed (non-operable)



arch



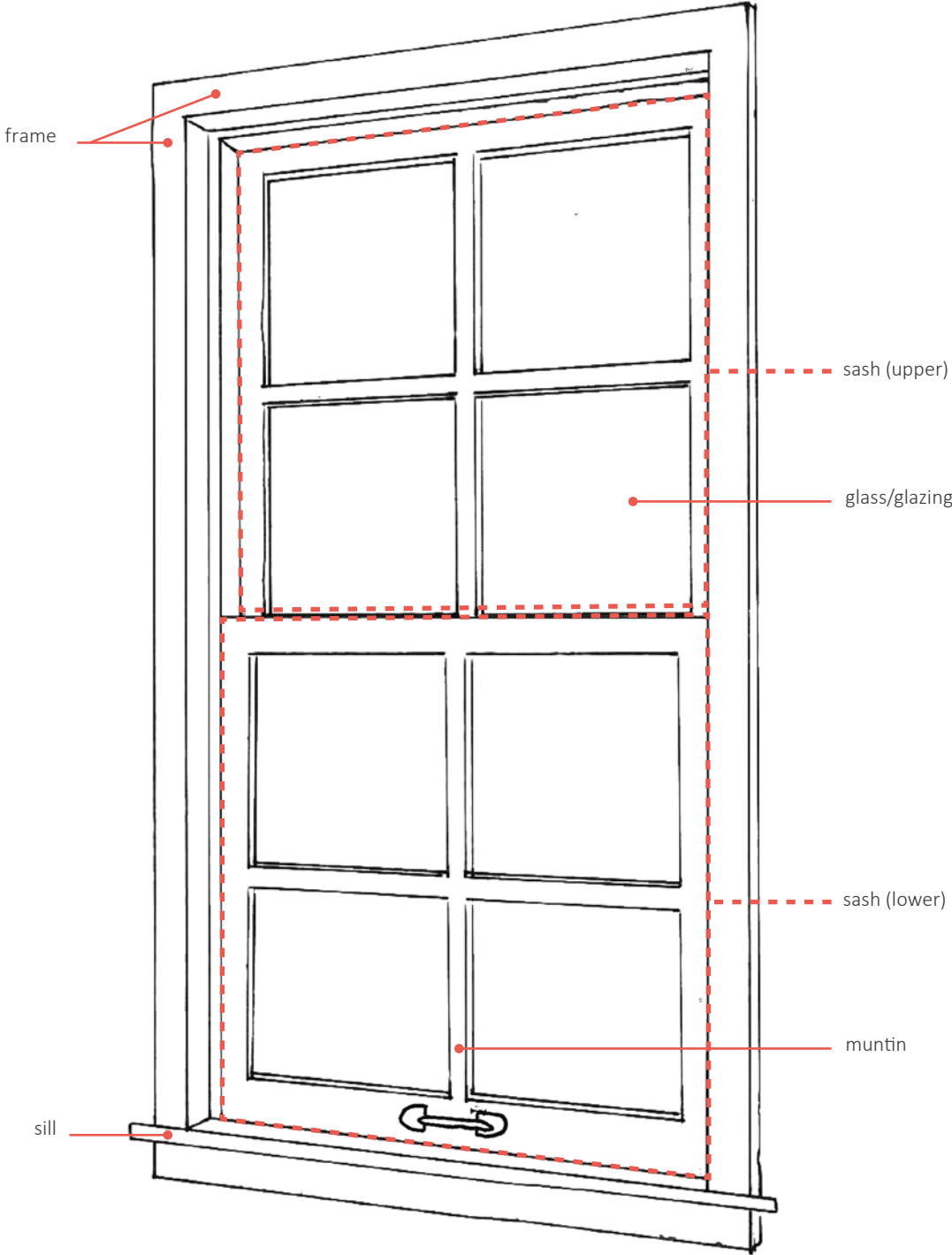
mitered/butt-glazed



bay

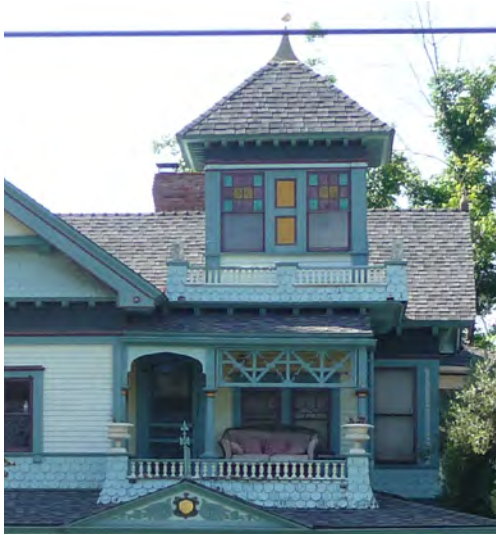
Windows

Historic Window Components



Windows

Treatment Guidelines



Stained or leaded glass windows are unique architectural features that should be preserved.



Repair historic windows when the physical condition warrants additional work.

Preserve

- A historic window is an important architectural feature that should be preserved.
- Preserve the location, number, and arrangement of historic windows, particularly at a building's primary façade and those most visible from the public right-of-way.
- Preserve a historic window's materials (i.e. glass, wood, metal) and components, including its surround, frame, sash, hardware, and glazing.
- Avoid infilling a historic window opening.
- Prioritize the preservation of stained or leaded glass, or corner steel windows, which are rare and unusual.

Maintain

- Maintain a historic window to prolong its life and protect investments made in its construction and repair. Proper routine maintenance is important to the long-term preservation of a historic window and its components.
- Routine maintenance may include: cleaning by hand; applying new glazing putty; scraping, priming, and repainting; applying protective finishes; securing or lubricating hinges or hardware to maintain operability; weather-stripping; or other light treatments.

Repair

- Repair a historic window when the physical condition warrants additional work.
- Repair work may include: replacing cracked or broken glass; patching, splicing, or consolidating elements such as the surround, frame, and muntins; or other treatments.
- Repair work may include the limited in-kind replacement of extensively deteriorated or missing window components.
- All repairs should be carried out to match an existing historic window in size, design, configuration, operation, materials, profiles, details, and finish.

Windows

Treatment Guidelines

Replace

- Replace a historic window only when it is deteriorated beyond repair.
- A replacement window should be replicated from an existing historic window to match the size, design, configuration, operation, materials, profiles, details, and finish.
- Match the exterior profiles and dimensions of the historic window as closely as possible. The original window opening and surround should not be altered to accommodate a larger or smaller window.
- Clear glazing should be replaced with clear glazing, and tinted glazing with tinted glazing, with transparency matching that of the historic glass. Consider replacing clear glass with clear low-e glazing.

Refer to the “Energy Conservation and Environmental Sustainability” section of Ch. 4 - Systems, Accessibility, and Sustainability for more information about energy improvements to historic glazing.

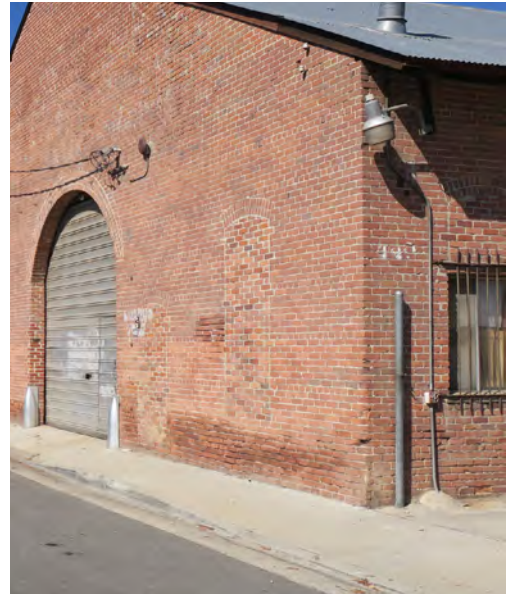
- Use of alternative configurations or compatible materials may be appropriate on secondary façades, not readily visible from the public right-of-way.

Restore

- Restore a historic window that is missing, infilled, or altered.
- Restoration may include the replacement of a missing window, based on physical or historic documentation, to match the size, design, configuration, operation, materials, profile, details, and finish as closely as possible.



If window replacement is necessary, maintain the historic size, shape, and profiles of historic window openings.



Restore a historic window that is missing, infilled, or altered.

Windows

Treatment Guidelines



Avoid altering the size or shape of historic window openings on the primary façade of the building.



Avoid replacing windows with stock items that are incompatible with the historic materials or colors of the building.

Alterations and Additions

- It may be appropriate to alter or add a new window when the original is missing or if it is required for the continued use or adaptive reuse of a building.
- If a new window is required, it should preferably be constructed at secondary façades, not readily visible from the public right-of-way.
- New windows should be compatible in scale, style, and material to the overall building or similar buildings in age and type, but contemporary in design, so as not to create a false sense of history.
- Consider fixing an existing window in place rather than enclosing/infilling. An enclosed window should maintain a reveal of the historic opening.
- An expanded or new window should be compatible with the location, pattern, scale, and proportions of the other openings on the façade.
- Significantly increasing or decreasing the solid to void ratio of the façade detracts from the historic character of the building and should be avoided.
- Retention and reuse of remaining surrounds and painting windows in a historic color are encouraged.

RELEVANT SOURCES

[NPS Preservation Brief 9: The Repair of Historic Wooden Windows](#)

[NPS Preservation Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows](#)

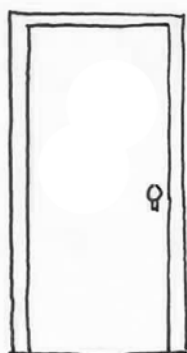
[NPS Preservation Brief 33: The Preservation and Repair of Historic Stained and Leaded Glass](#)

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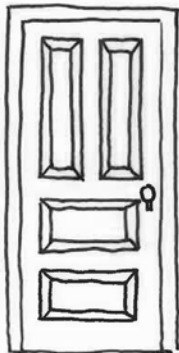
Doors

Historic Door Types Seen in Redlands

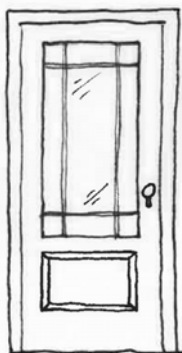
This section addresses the treatment of historic doors and the variety of door types that exist in Redlands. Doors, especially at the primary façade, are significant architectural features of a building. They typically relate to the window pattern and mark the main entrance and important points of egress. The main components of a door, including the paneling, hardware, frame, glazing, threshold, transom, and sidelights, are all integral to its design. The design, configuration, materials, details, and finish of doors help convey the style and development period of a building. Thus, proper treatment of historic doors is important to preserving the character and integrity of historic buildings in Redlands.



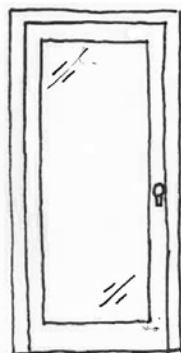
slab



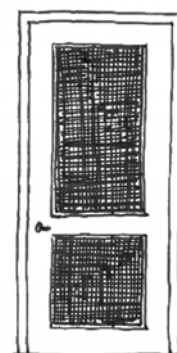
paneled



partially glazed



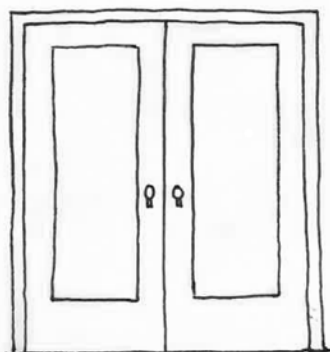
fully glazed



screen door



door with sidelights and transom



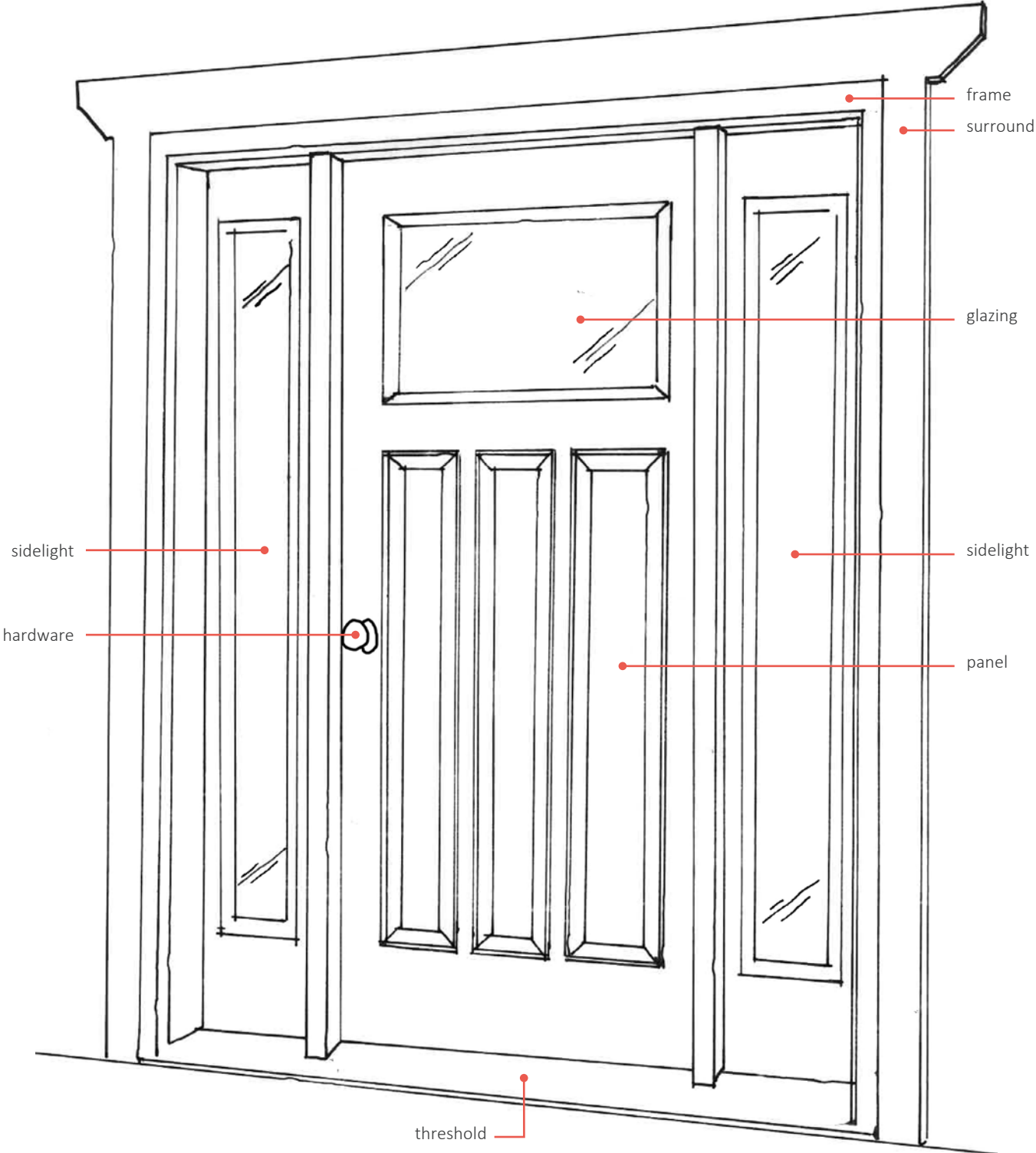
double doors



french doors

Doors

Historic Door Components



Doors

Treatment Guidelines



Paired wood slab doors are an important architectural feature of this Contemporary Ranch style house.



Maintenance, such as repainting and adding new glazing putty, will prolong the life of a historic door.

Preserve

- A historic door is an important architectural feature that should be preserved.
- Preserve the location, number, and arrangement of historic doors, particularly at a building's primary façade and those most visible from the public right-of-way.
- Preserve a historic door's materials (i.e. glass, wood, metal) and components, including its surround, frame, paneling, hardware, and glazing.
- Avoid filling in a historic door opening.
- Prioritize the preservation of doors with special glazing or shapes that are especially rare and unusual.

Maintain

- Maintain a historic door to prolong its life and to protect investments made in its construction and repair. Proper routine maintenance is important to the long-term preservation of a historic door and its components.
- Routine maintenance may include: cleaning by hand; applying new glazing putty (if the door has glazing); scraping, priming, and repainting; applying protective finishes; securing or lubricating hinges or hardware to maintain operability; weather-stripping; or other light treatments.

Repair

- Repair a historic door when the physical condition warrants additional work.
- Repair work may include: replacing cracked or broken glass; patching, splicing, or consolidating elements such as the frame and surround; chemical paint stripping; or other treatments.
- Repair work may include the limited, in-kind replacement of extensively deteriorated or missing door components.
- All repair work should be compatible with an existing historic door in size, design, configuration, operation, materials, profiles, details, and finish.

Doors

Treatment Guidelines

Replace

- Replace a historic door only when it is deteriorated beyond repair.
- A replacement door should be replicated from an existing historic door to match the size, design, configuration, operation, materials, profiles, details, and finish. The original door opening and surround should not be altered to accommodate a larger or smaller door.
- Clear glazing should be replaced with clear glazing, and tinted glazing with tinted glazing, with transparency matching that of the historic glass. Consider replacing clear glass with clear low-e glazing.

Refer to the “Energy Conservation and Environmental Sustainability” section of Ch. 4 - Systems, Accessibility, and Sustainability for more information about energy improvements to historic glazing.

- Use of alternative compatible materials may be appropriate on secondary façades, not readily visible from the public right-of-way.

Restore

- Restore a historic door that is missing, infilled, or altered.
- Restoration may include the replacement of a missing door, based on physical or historic documentation, to match the size, design, configuration, operation, materials, profile, details, and finish as closely as possible.



Restore a historic door that is missing, infilled, or altered.

Doors

Treatment Guidelines



An example of a historically compatible screen door.



Avoid installing a metal security door that obscures the original historic door from view.

Alterations and Additions

- It may be appropriate to alter or add a new door when the original is missing or if it is required for the continued use or adaptive reuse of a building.
- If a new door is required, it should be compatible in scale, style, and material to the overall building or similar buildings in age and type, but contemporary in design so as not to create a false sense of history.
- A new door should be constructed at secondary façades, not readily visible from the public right-of-way, if possible.
- Consider fixing an existing door in place rather than enclosing/infilling. An enclosed door should maintain a reveal of the historic opening.
- An expanded or new door should be compatible with the location, pattern, scale, and proportions of the other openings on the façade.
- Significantly increasing or decreasing the solid to void ratio of the façade detracts from the historic character of the building and should be avoided.
- Retention and reuse of any remaining original fabric such as surrounds or hardware is encouraged.

RELEVANT SOURCES

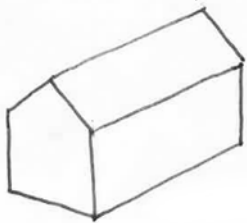
[NPS Interpreting the Standards Bulletin No. 4: Inappropriate Replacement Doors](#)

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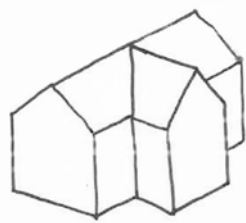
Roofs

Historic Roof Types

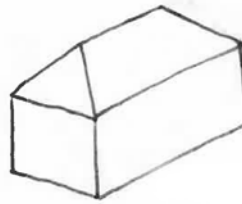
This section addresses the treatment of roofs and the variety of roof types that exist in Redlands. Roofs are a significant functional and distinguishing feature of a building. Roofs shelter the building from exterior environmental elements and serve as the overarching protection for all of the building's materials and features. Aesthetically, roofs define the form and massing of a building. The main components of a roof, including its structure, underlayment, flashing, gutters, covering (i.e. shingles, tiles), parapets, and trim, as well as its smaller architectural features, such as its eaves, chimney, dormers, and skylights, are all integral to the roof's design. The pitch, shape (i.e. gable, hipped, cross-gable, gambrel, mansard, or flat), materials (i.e. clay, wood, slate, or metal), pattern, profiles, color, and details of a roof all help convey the style and development period of a building. Proper treatment of historic roofs is important to preserving the character and integrity of historic buildings in Redlands.



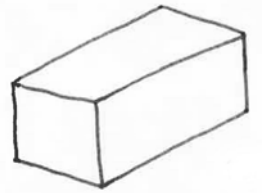
gable



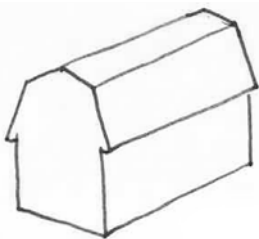
cross-gable



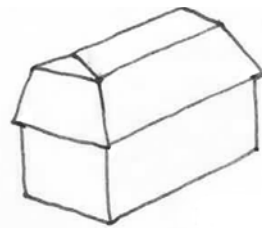
hipped



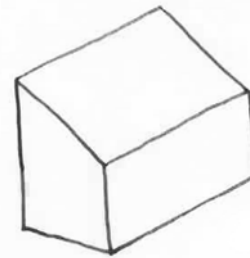
flat



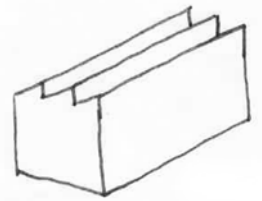
gambrel



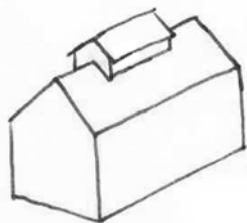
mansard



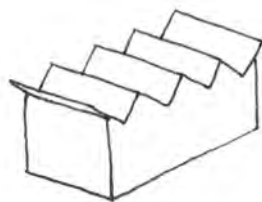
shed



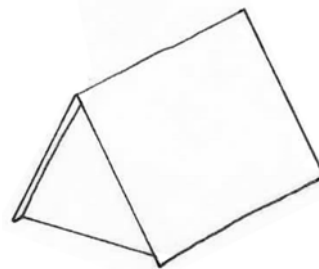
sawtooth



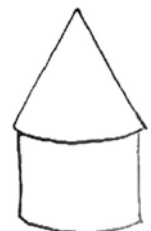
monitor



folded plate



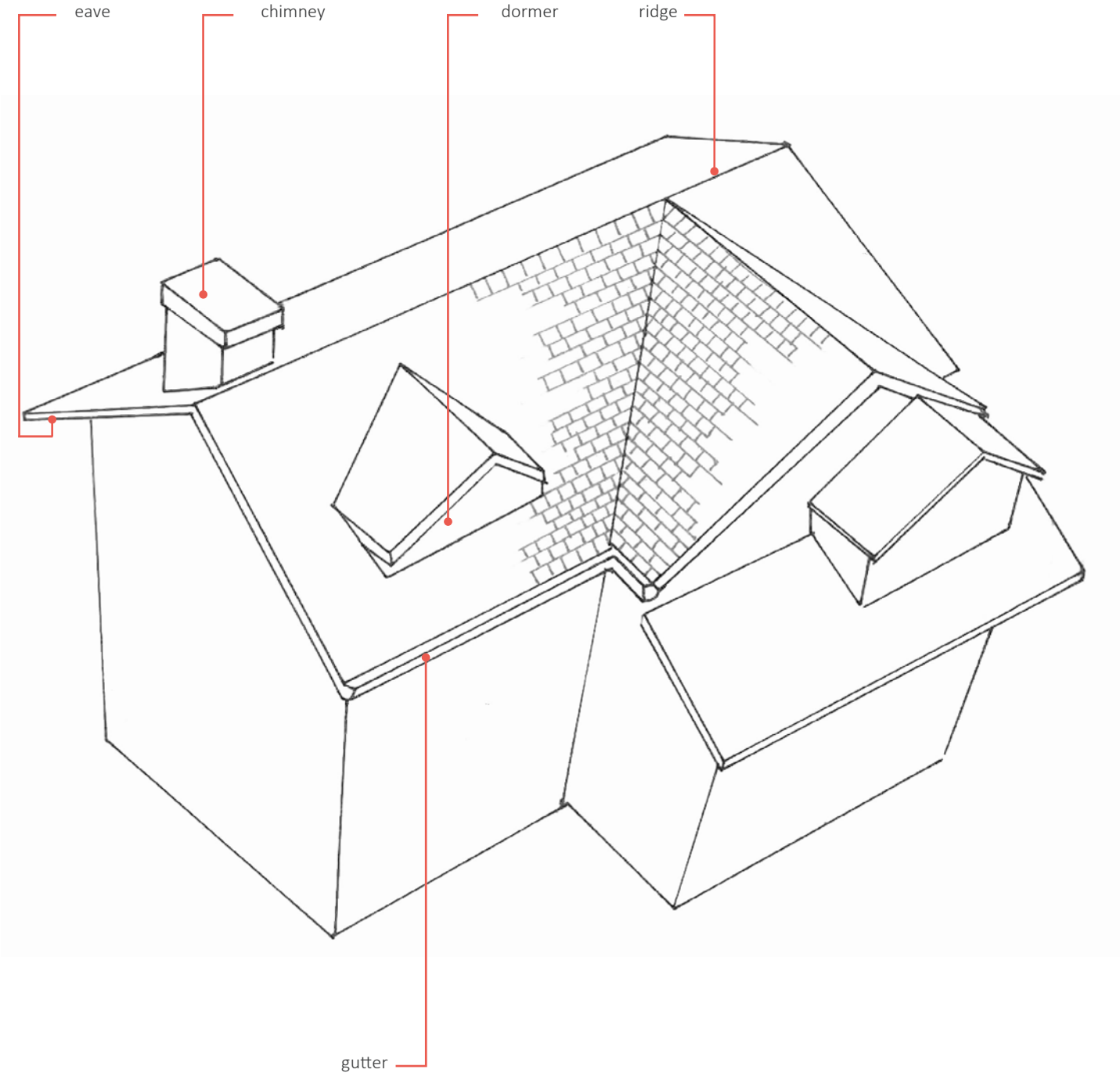
A-frame



conical

Roofs

Historic Roof Components



Roofs

Treatment Guidelines



A gambrel roof is an important architectural feature of this Shingle style building and should be preserved.



Routine maintenance is the key to preserving a wood shingle roof.

Preserve

- A historic roof is an important architectural feature that should be preserved.
- Preserve the original massing, form, design, and materials of a historic roof and its components.
- Prioritize the preservation of rare and unique roof types such as Mission-style roofs with sculptured parapets, Mid-Century Modern-style roofs with prominent curves, and industrial roof types/features, including sawtooth roofs and roof monitors.

Maintain

- Maintain a historic roof to prolong its life and protect investments made in its construction and repair. Proper routine maintenance is important to the long-term preservation of a historic roof, its materials components, and the building it shelters.
- Routine maintenance may include: inspecting for damage, cleaning gutters, remediating insect or bird nesting, removing vegetation growth, securing shingles, applying protective finishes, waterproofing, or other light treatments.
- Maintenance may include applying a temporary covering to protect a roof in need of repair.

Repair

- Repair a historic roof when the physical condition of materials or components warrants additional work.
- Repair work may include patching holes or seams, resetting shingles or tiles, spreading new gravel, or other treatments. Seek the gentlest repair solution possible.
- Repair work may include limited, in-kind replacement of extensively deteriorated or missing roof shingles, tiles, flashing, or other roof components.
- All repair work should be compatible with an existing historic roof in design, materials, profile, color, and details. New shingles/tiles should match the color and “aged” appearance of the historic and small-scale mixing of the new and old will provide a more unified appearance of the patched area.

Roofs

Treatment Guidelines

Replace

- Replace a historic roof only when it is deteriorated beyond repair.
- A replacement roof should match the existing historic roof in form, massing, materials, profiles, color, and details. The reinstallation of any salvageable tiles or shingles along with the new should be prioritized.
- Use of alternative compatible materials may be appropriate if the historic materials are not available, infeasible, or not visible, such as on a flat roof.
- New roofing material may also be appropriate when the historic material is against building code standards. For example, wood shingles, which are not compatible with modern fire code, may be treated with a fire retardant or replaced with composite shingles that closely match in size, profile, and color.
- Use of alternative compatible materials may be appropriate if the historic materials are not available, infeasible, non-visible, or against building code standards.

Restore

- Restore a historic roof that is missing or altered.
- Restoration may include the replacement of a missing roof or roof features, based on physical or historic documentation, to match the form, materials, profiles, color, and details as closely as possible.



Replace a historic roof only when it is deteriorated beyond repair.



New roof tiles or shingles should match the material, size, profile, and color of the historic roof as closely as possible.

Roofs

Treatment Guidelines



Avoid adding new roof features that are not compatible with the scale and style of the historic roof and overall building.

Alterations and Additions

- It may be appropriate to alter or add a new component on a roof, such as a chimney, dormer, or skylight, if the original is missing or if it is required for the continued use or adaptive reuse of a building.
- If a new roof component is required, it should be compatible in scale, style, and material to the overall building or similar buildings in age and type, but contemporary in design so as not to create a false sense of history.
- Prominent new design features, such as skylights or dormers, should be constructed at a secondary side of the roof, not readily visible from the public right-of-way. They should fit within the roof plane and match the profile and style of the roof.
- New utility features, such as satellite dishes, HVAC systems, or antennas, should be constructed at a secondary side of the roof, not readily visible from the public right-of-way and attached at the lowest level of the roof possible.
- Retention and reuse of any remaining original fabric is encouraged.

RELEVANT SOURCES

[*NPS Preservation Brief 4: Roofing for Historic Buildings*](#)

[*NPS Preservation Brief 19: The Repair and Replacement of Historic Wood Shingle Roofs*](#)

[*NPS Preservation Brief 29: The Repair, Replacement and Maintenance of Slate Roofs*](#)

[*NPS Preservation Brief 30: The Preservation and Repair of Historic Clay Tile Roofs*](#)

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Foundations

Treatment Guidelines

This section addresses the treatment of historic visible foundation walls, which contribute to the architectural character of many buildings in Redlands. Foundations are the basis for a building's structure, separating the lower façade from the ground and framing the building against it. Foundation walls are typically constructed of stone, brick, or concrete and measure 1-3 feet from the ground. They may be flush, proud, or recessed in relation to the façade, and they may feature windows or vents. The form, materials, profiles, color, and features of a foundation wall help to convey the style and development period of a building. Thus, proper treatment of historic foundations is important to preserving the character and integrity of historic buildings in Redlands.



Arroyo stone foundations are an important architectural feature of many historic houses in Redlands and should be preserved.



Routine maintenance, such as cleaning and repointing, is important to prolong the life of a historic foundation.

Preserve

- A foundation is an important architectural feature that should be preserved.
- Preserve the original form, profile, materials, and details of a historic foundation.
- Avoid covering a historic foundation with new materials or painting a foundation that was originally unpainted.

Maintain

- Maintain a historic foundation to prolong its life and to maintain the building's structural capacity. Proper routine maintenance is important to the long-term preservation of a historic foundation, its material components, and the building it supports.
- Routine maintenance may include: cleaning by hand; low-pressure washing; repointing mortar joints at brick or stone foundations; scraping, priming, and repainting originally painted foundations; waterproofing; applying protective finishes; or other light treatments.
- Avoid planting too close to the foundation, as plants may cause drainage issues and/or structural damage.

Emergency Situations

Emergency situations, such as fire, flood, or earthquake, can pose serious risks of damage to or loss of historic buildings. In these situations, immediate intervention may be warranted - the owner should take all reasonable actions to preserve the property, recognizing that strict adherence to treatment guidelines may not be possible.

Foundations

Treatment Guidelines

Repair

- Repair a historic foundation when the physical condition of materials or features warrants additional work.
- Repair work may include: chemical cleaning, high-pressure washing, patching, or other treatments. Seek the gentlest repair solution possible.
- Repair work may include the limited, in-kind replacement of extensively deteriorated or missing materials or components.
- All repair work should be compatible with an existing historic foundation in form, profile, materials, and details.

Replace

- Replace a historic foundation only when it is deteriorated beyond repair.
- A replacement foundation should match an existing historic foundation in form, profile, height, materials, and details.
- Use of alternative compatible materials may be appropriate if the historic building materials are not available, infeasible, or against building code standards.

Restore

- Restore a historic foundation that is missing or altered.
- Restoration may include the replacement of a missing foundation based on physical historic documentation, to match the form, materials, profiles, and details as closely as possible.



A cast stone foundation that is in need of repair.

Historic Additions

Treatment Guidelines

This section addresses the treatment of historic additions to buildings in Redlands. Additions that were constructed very early in a building's history, such as a kitchen or sunroom added or enclosed from a porch, tell the story of the building's development, and may be significant features in their own right. Unifying the architectural features or details on a historic addition to match the original building may convey a false sense of history or change the style of the historic addition. Similar to the main building, proper treatment of a historic addition is important to preserving the character and integrity of historic resources in Redlands.

Existing additions that were constructed in the recent past and are not compatible with the historic character of the building, or have altered or obscured character-defining features, should be removed, if possible, without damaging the historic building. For information regarding new additions, refer to Ch. 5 - Guidelines for New Additions.



This porch addition tells the story of the building's development over time and should be preserved.

Preserve

- A historic addition is an important architectural feature that should be preserved.
- Preserve the historic location, design, massing, form, materials, features, and details of the historic addition.
- Avoid demolishing a historic addition that was constructed during the property's period of significance.
- Avoid unifying the historic addition with the design of the primary building, as this would convey a false sense of history.

Maintain

- Maintain a historic addition to prolong its life and protect investments made in its construction and repair. Proper routine maintenance is important to the long-term preservation of a historic addition and its material components.

Repair

- Repair a historic addition when the physical condition of its components and decorative details warrants additional work.
- All repair work should match the materials and finishes of the existing historic architectural features and details as closely as possible.

Refer to Ch. 3 - Guidelines for the Preservation, Rehabilitation, and Restoration of Historic Exterior Building Materials for additional information regarding appropriate repair and maintenance of a historic addition's materials.

Historic Additions

Treatment Guidelines

Replace

- Replace a historic addition's architectural features and details only when materials are deteriorated beyond repair.
- Replacement architectural features and details should be replicated from existing historic features and details to match the material, size, pattern, texture, finish, and overall character.
- Use of alternative compatible materials may be appropriate on secondary façades, not readily visible from the public right-of-way.

Restore

- Restore a historic addition's architectural features and details that are missing or covered up.
- Restoration may include the replacement of completely missing historic architectural features or details, such as a door or window, based on physical or historic documentation, with the same materials or compatible substitutes.

Alterations to Additions

- It may be appropriate to construct new architectural features or details at a historic addition if its original components are missing and cannot be discovered from historic documentation, or if it is required for the continued use or adaptive reuse of a building.
- If a new feature is required, it should be compatible in scale, style, and material to the overall building or similar buildings in age and type, but contemporary in design so as not to create a false sense of history.
- New features should be constructed at secondary façades, not readily visible from the public right-of-way, if possible.
- Reuse of any remaining original fabric is encouraged.
- During alterations or new construction, precautions should be taken to protect the materials, features, and details of the remaining historic addition and adjacent historic buildings on the site.

Note: Additions/Demolitions are covered under Ch. 5 - Guidelines for New Additions.



A historic rear addition.

RELEVANT SOURCES

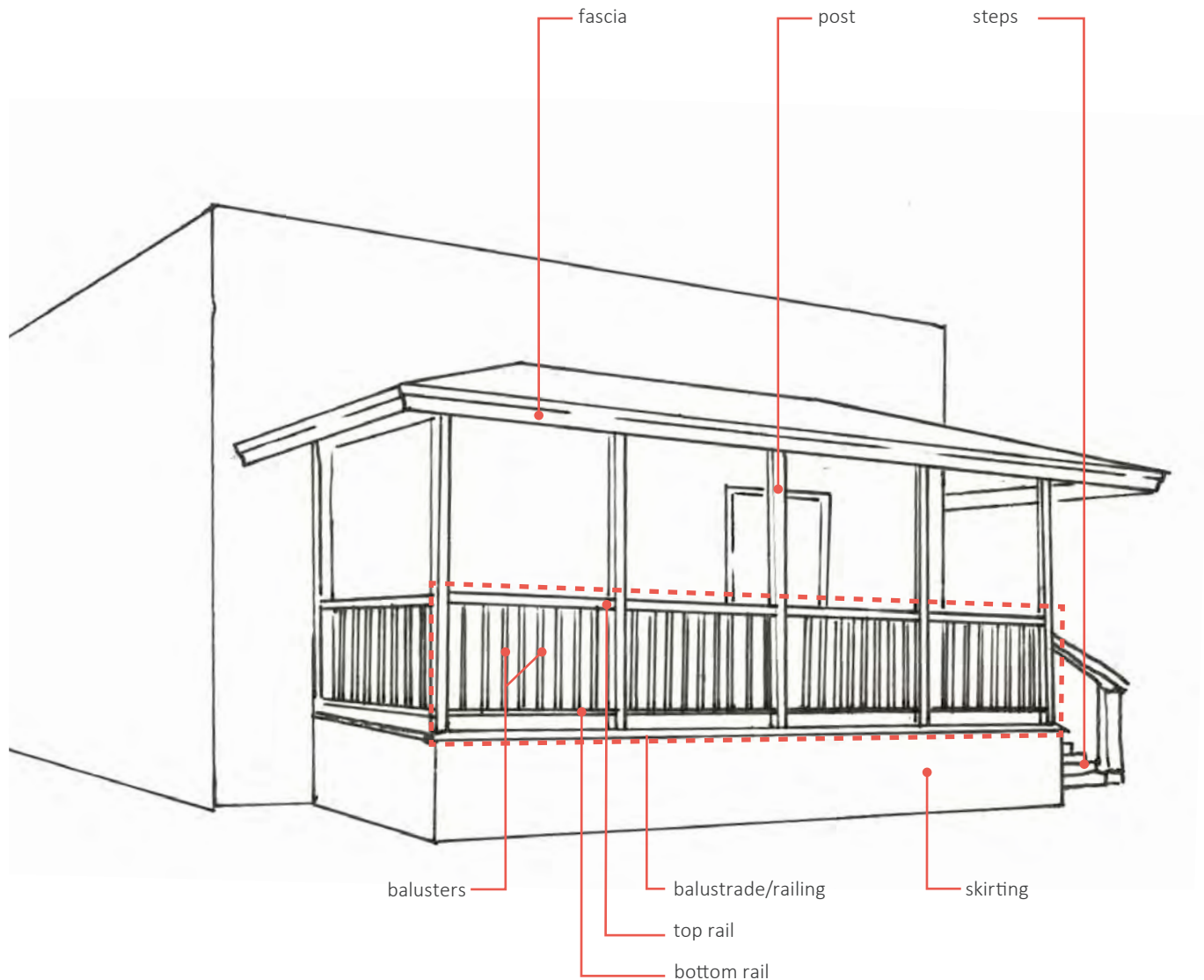
[NPS Preservation Brief 14:
New Exterior Additions to Historic
Buildings: Preservation Concerns](#)

Residential - Porches

Historic Porch Components

This section addresses the treatment of porches and the variety of porch types that exist in Redlands. Porches are prominent residential architectural features that project from the front, side, or rear of a building and help frame the primary façade(s) and main entrance. For the purposes of this document, the term “porch” includes stoops, patios, porticos, and entrance courtyards as well as partial-width and full-width porches. Porches provide weather protection, privacy, architectural definition, and separation between the street and residence. Their design, materials, scale, and details help convey the style and development period of a building, although these elements may vary widely between different architectural styles. Proper treatment of historic porches and their components is important to preserving the character and integrity of historic buildings in Redlands.

Porch Components:



Residential - Porches

Treatment Guidelines

Preserve

- A historic porch is an important feature of residential architecture that should be preserved.
- Preserve the location, design, massing, form, and decorative features of a historic porch.
- Preserve a historic porch's materials (i.e. wood, metal, masonry) and components, including its roof, decking, supports, balustrade, steps, and skirting.
- Avoid enclosing or removing a historic porch, particularly if the porch is on a primary façade and serves as a primary entrance.
- Avoid removing a historic porch enclosure; for example, a screened sleeping porch is a character-defining feature.

Maintain

- Maintain a historic porch to prolong its life and protect investments made in its construction and repair. Proper routing maintenance is important to the long-term preservation of a historic porch and its components.
- Maintain the historic path of egress (i.e. steps, stairs, walkway) to the porch.

Repair

- Repair a historic porch when the physical condition warrants additional work.
- Repair work may include the limited replacement of extensively deteriorated or missing porch components (i.e. wood decking, balusters, brackets) with in-kind or compatible substitute materials.
- All repair work should be compatible with existing historic porch components in design, scale, material, and finish.

Replace

- Replace a historic porch and/or porch components only when deteriorated beyond repair.
- Replacement architectural features and details should match existing historic features and details in location, design, massing, form, and materials as closely as possible.



A porch is an important feature of historic residential architecture that should be preserved.



Preserve the location, massing, form, materials, and decorative features of a historic porch.

Residential - Porches

Treatment Guidelines



Restore non-historic porch components, such as these piers supporting original porch columns, to their original condition.



Avoid enclosing a historic porch at the primary entrance to the building.

RELEVANT SOURCES
[National Park Service Preservation Brief 45: Preserving Historic Wood Porches](#)

Replace

- Use of alternative compatible materials may be appropriate at historic porches located at the rear or secondary façades, not readily visible from the public right-of-way.

Refer to the “Architectural Features and Details” section of this chapter and Ch. 3 - Guidelines for the Preservation, Rehabilitation, and Restoration of Historic Exterior Building Materials for additional information regarding appropriate replacement of a historic porch.

Restore

- Restore non-historic porch components and decorative features to their original condition.
- Restoration may include the replacement of completely missing historic architectural features or details, such as stairs or railing, based on physical or historic documentation, with the same materials or compatible substitutes.
- Avoid adding conjectural features that may create a false sense of history.

Alterations and Additions

- It may be appropriate to alter, enclose, or construct a new porch if it is required for the continued use or adaptive reuse of a building.
- The new or altered porch should be installed at a secondary façade in a manner that preserves the historic character of the building.
- The new or altered porch should be compatible in scale, style, and material to the building and any existing historic porches, but contemporary in design so as not to create a false sense of history.
- A new porch should be smaller in footprint and set back from the edges of the façade or existing historic porch to establish a subordinate relationship.
- A new porch enclosure should be installed behind the predominant porch structure (i.e. post, railings).

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Residential - Ancillary Structures

Treatment Guidelines

This section addresses the treatment of historic ancillary structures. In Redlands, ancillary structures typically include garages, carriage houses, porte-cochères, or storage sheds. These structures may be attached to the main building or located at the side or rear of the property. They may have been part of the building's original construction or added at an early date. Their design typically relates to the main building in style, form, material, and finish, although the design of an ancillary structure is usually simple in comparison to the main building. Similar to the main building, proper treatment of historic ancillary structures is important to preserving the character and integrity of historic resources in Redlands. However, due to their secondary, subordinate nature, there is greater flexibility in their treatment.



This porte-cochère is a historic ancillary structure that should be preserved.



Routine maintenance, such as painting, is important to the preservation of a historic ancillary structure.

Preserve

- A historic ancillary structure is an important residential architectural components worthy of preservation.
- Preserve the location, design, massing, form, materials, and details of a historic ancillary structure.
- Avoid demolishing a historic ancillary structure, as its existence helps to convey the primary building's history.

Maintain

- Maintain a historic ancillary structure to prolong its life and protect investments made in its construction and repair. Proper routine maintenance is important to the long-term preservation of a historic ancillary structure and its components.
- Maintain a historic ancillary structure's relationship and connection (i.e. path of egress) to the primary building.

Repair

- Repair a historic ancillary structure when the physical condition warrants additional work.
- All repair work should match the materials and finishes of the existing historic architectural features and details as closely as possible.

Refer to Ch. 3 - Guidelines for the Preservation, Rehabilitation, and Restoration of Historic Exterior Building Materials for additional information regarding appropriate maintenance and repair of a historic ancillary structure's materials.

Residential - Ancillary Structures

Treatment Guidelines

Replace

- Replace a historic ancillary structure's features and details only when materials are deteriorated beyond repair.
- Replacement architectural features and details should be replicated from existing historic features and details to match the material, size, pattern, texture, finish, and overall character.
- Use of alternative compatible materials may be appropriate at historic ancillary structures located at the rear or secondary façades, not readily visible from the public right-of-way.

Restore

- Restore non-historic components on an ancillary structure to their original condition.
- Restoration may include the replacement of completely missing historic architectural features or details, such as garage doors, based on physical or historic documentation, with the same materials or compatible substitutes.
- Avoid adding conjectural features that may create a false sense of history.



Restore a historic ancillary structure's missing components, such as historic garage doors or infilled openings.

Residential - Ancillary Structures

Treatment Guidelines



Avoid altering an ancillary structure in a way that obscures its historic character.

Alterations and Additions to Historic Ancillary Structures

- It may be appropriate to alter or construct new architectural features or details at a historic ancillary structure if its original components are missing and cannot be discovered from historic documentation, or if it is required for the continued use or adaptive reuse of a building.
- New features should be constructed at a secondary façade, not readily visible from the public right-of-way, if possible.
- If converting a garage for residential occupancy, consider fixing the existing garage door in place rather than enclosing/infilling at the exterior.
- It may be appropriate to expand, connect, or construct an addition at an ancillary structure if required for the continued use of the building. This solution is preferred to altering the main building when additional space is required.
- If an alteration or addition is required, it should be compatible in scale, style, and material to the overall building or similar buildings in age and type, but contemporary in design so as not to create a false sense of history.
- An addition should be constructed at the rear, side, basement, or upper level. It should be smaller in scale and footprint than the historic ancillary structure and set back from the primary façade far enough to establish a subordinate relationship. An addition's massing, roofline, materials, and design should be compatible with the existing buildings on the site.
- During alterations or construction of an addition, precautions should be taken to protect the materials, features, and details of the remaining historic structure.
- Demolition of a historic ancillary structure is only appropriate when it has been determined to be structurally unsound, deteriorated beyond repair, and a danger to life-safety.
- Leaving a physical reference of the historic ancillary structure is encouraged.
- An ancillary structure that was constructed in the recent past and is not compatible with the historic character of the primary building should be removed, if possible, without damaging the historic building.
- During demolition, precautions should be taken to protect the materials, features, and details of attached historic buildings.

Residential - Ancillary Structures

Treatment Guidelines

New Ancillary Structures

- It may be appropriate to construct a new ancillary structure if required for the continued use of the building. This solution is preferred to altering the main building when additional space is required.
- If a new ancillary structure is required, it should be compatible in scale, massing, style, and material to the main building, but contemporary in design so as not to create a false sense of history.
- New ancillary structures should be constructed at the rear or side of the main building. It should be smaller in scale and footprint than the main building and set back and away from the primary façade far enough to establish a subordinate relationship.
- During new construction, precautions should be taken to protect the materials, features, and details of adjacent historic buildings.

Note: Additions/Demolitions are covered in Ch. 5 - Guidelines for New Additions and Ch. 8 - Guidelines for New Construction and Non-Contributing Buildings in Historic Districts.



A new ancillary structure should be located at the rear or side of the main historic building.

Residential - Miscellaneous Accessory Features

Treatment Guidelines

This section addresses the treatment of a variety of accessory features that are attached to a residential building. In Redlands, typical historic accessory features include light fixtures, mailboxes/mail doors, address numbers, original awnings and armature, vents and grilles. These historic features and fixtures embellish a building's style. Proper treatment of historic accessory features is important to preserving the character and integrity of historic resources in Redlands. However, due to their secondary, subordinate nature, there is greater flexibility in their treatment.



The clay tile awning on this house is an important historic accessory feature that should be preserved.

Preserve

- A historic accessory feature is an important residential architectural component worthy of preservation.
- Avoid removing a historic accessory feature, as it helps to convey the primary building's history.

Maintain

- Maintain a historic accessory feature's materials and details as part of the preservation of the overall historic character of the building.
- If replacing a light bulb, maintain the subtle lighting intensity that is historically appropriate.

Repair

- Repair a historic accessory feature when the physical condition of its materials and details warrants additional work.
- All repair work should match the materials and finishes of the existing historic accessory feature as closely as possible.

Refer to Ch. 3 - Guidelines for the Preservation, Rehabilitation, and Restoration of Historic Exterior Building Materials for additional information regarding appropriate maintenance and repair of a historic accessory's materials.

Replace

- Replace a historic accessory feature only when its materials are deteriorated beyond repair.
- Replacement accessory features should be compatible with the existing historic features in material, size, finish, and overall character.
- Use existing attachment holes for new features or fixtures where possible.

Residential - Miscellaneous Accessory Features

Treatment Guidelines

Restore

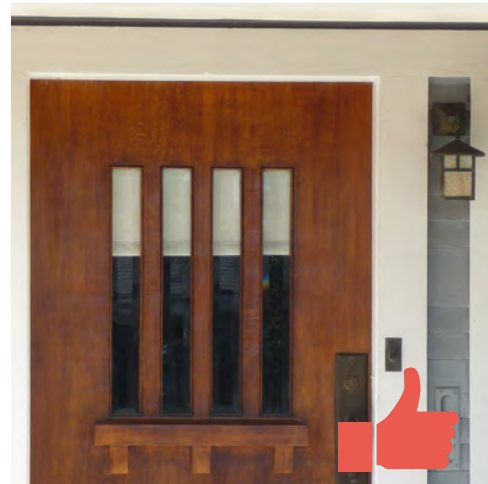
- Restore non-historic accessory features to their original condition.
- Restoration may include the replacement of a completely missing historic accessory feature, such as a light fixture or awning, based on physical or historic documentation, with a feature of the same design and material, or a compatible substitute.
- Avoid adding conjectural features that may create a false sense of history.

New Accessory Features

- It may be appropriate to install new accessory features if the original features are missing and cannot be discovered from historic documentation, or if it is required for the continued use or adaptive reuse of a building.
- New features should be compatible in scale, style, and material to the overall building in age and type, but contemporary in design so as not to create a false sense of history.
- If a new awning is required, it should be aligned with the window opening and installed directly above the window head. Awnings should be fixed or retractable at the ground floor and retractable at upper floors.
- The material and color should be appropriate to the style and period of the building, and the shape of the awning should match the shape of the fenestration opening.
- Avoid installing commercial style awnings, such as dome or box awnings, at a residential building.
- If a new light fixture or mailbox is required, it should be attached adjacent to the main entrance. Lighting conduit should be concealed.
- Residential signage should be limited to painted or dimensional address numbers. Dimensional address numbers should be attached with pins or with structural adhesive, above or adjacent to the main entrance.



These new valance and picket awnings are historically appropriate for a Spanish Colonial Revival style house.



A historically appropriate new light fixture for a Craftsman house.

Commercial - Storefronts

Treatment Guidelines

This section addresses the treatment of storefronts in Redlands. Storefronts are commercial architectural features that are located at the first story of either a commercial or mixed-use building. In Redlands, storefronts include retail shops, restaurants, bars, and offices. Historic storefronts are typically composed of a recessed entrance with single or double doors; large, framed display windows (sometimes in canted bays); bulkheads; and transoms all set within the structural piers of the building. Some retain decorative terrazzo or tile flooring at the entrance. In two-story commercial buildings, a horizontal detail (belt course, cornice, or spandrel) typically divides the ground floor from the upper level. A storefront's design, materials, scale, proportions, profiles, and details help convey the style, use, and development period of a building; however, these elements may vary widely between different architectural styles. Proper treatment of historic storefronts and appropriate design for new storefronts are important to preserving the character and integrity of historic buildings in Redlands.



This intact historic storefront is a commercial architectural feature that should be preserved.



Preserve a historic storefront's relationship to the public right-of-way.

Preserve

- A historic storefront is an important commercial architectural feature that should be preserved.
- Preserve the location, design, scale, proportion, profile, materials, and details of a historic storefront.
- Preserve a historic storefront's connection and relationship to the public right-of-way.
- Avoid infilling and/or altering the size and shape of a historic storefront.
- Avoid removing remnants of earlier storefront designs to unify the appearance of a historic storefront, as this detracts from the physical narrative of the storefront's development.

Maintain

- Maintain a historic storefront to prolong its life and protect investments made in its construction and repair. Proper routine maintenance is important to the long-term preservation of a historic storefront and its components.

Repair

- Repair a historic storefront when the physical condition of its features and materials warrants additional work.
- All repair work should match the materials and finishes of the existing historic storefront as closely as possible.

Refer to Ch. 3 - Guidelines for the Preservation, Rehabilitation, and Restoration of Historic Exterior Building Materials for additional information regarding appropriate maintenance and repair of a storefront's materials.

Commercial - Storefronts

Treatment Guidelines

Replace

- Replace a historic storefront’s architectural features and details only when materials are deteriorated beyond repair.
- Replacement storefront features and details should be replicated from existing historic features and details to match the overall design, scale, and proportions of the historic storefront.
- In general, replacement storefront features should be made of the same materials as the historic. For example, use of wood or metal doors and display windows, as appropriate to the historic building.
- Clear glazing should be replaced with clear glazing, and tinted glazing with tinted glazing, with transparency matching that of the historic glass. Consider replacing clear glass with clear low-e glazing.

Refer to the “Energy Conservation and Environmental Sustainability” section of Ch. 4 - Systems, Accessibility, and Sustainability for more information about energy improvements to historic glazing.

- Use of alternative compatible materials may be appropriate if designed to closely match the historic.

Restore

- Restore a historic storefront’s features and details that are missing or covered up.
- Restoration may include the replacement of completely missing storefront features or details, such as a bulkhead or transoms, based on physical or historic documentation, with the same materials or compatible substitutes.



A contemporary storefront with traditional features.

RELEVANT SOURCES

[*NPS Preservation Brief 11: Rehabilitating Historic Storefronts*](#)

Commercial - Storefronts

Treatment Guidelines



An example of a compatible contemporary storefront.

Alterations and Additions

- It may be appropriate to introduce a new storefront or components if the originals are missing and cannot be discovered from historic documentation, or if it is required for the continued use or adaptive reuse of a building.
- If a new storefront is required, it should be compatible in scale, style, and material to the historic building, but contemporary in design so as not to create a false sense of history.
- A new storefront should be installed within the structural piers of the building and maintain the size of the original opening.
- A new storefront should be composed of typical historic storefront features, including a bulkhead, display windows, transoms or a clerestory, recessed or covered entrance, and a sign band.
- Reuse of any remaining original fabric is encouraged.

Mid-Century Modern Storefronts

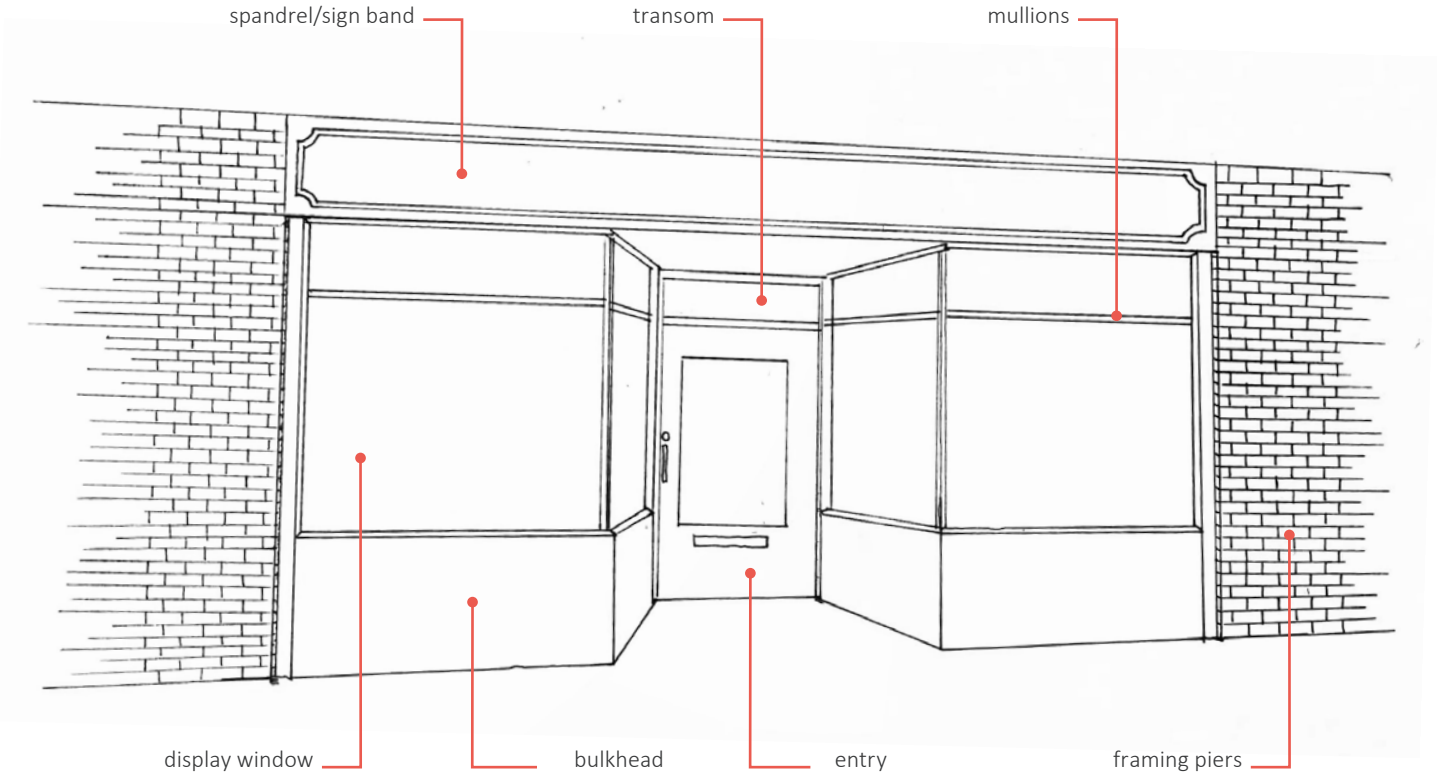


Mid-Century Modern storefront on State Street.

Redlands has numerous storefronts dating to the post-World War II period, many of which reflect the Mid-Century Modern style. These storefronts often reference more traditional storefronts, with recessed entries, display windows, and bulkheads, and many of the design guidelines above apply to Mid-Century Modern storefronts too. Additional differentiating characteristics of these postwar commercial resources can include asymmetrical bays within masonry or metal-clad piers; angled storefronts; large aluminum-framed plate glass windows; cantilevered canopies; and expressive signage.

Commercial - Storefront

Traditional Storefront Components

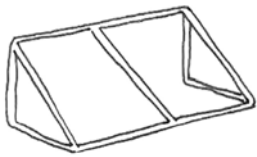


Commercial - Awnings & Canopies

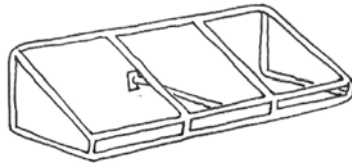
Commercial Awning Types

This section addresses the treatment of commercial awnings and canopies in Redlands. Awnings and canopies are typical accessory features of Redlands' commercial buildings. Installed above the first and/or second floor of the storefront or office, they serve to mark and shelter the entrance and display windows, as well as act as a means of advertisement. Historic awnings are typically composed of a solid or striped canvas covering attached to a wood or metal frame. Historic awnings project over the sidewalk at an angle in a triangular or circular form, depending on the shape of the window opening. Early awnings were fixed or retractable, while later awnings were rolled. Historic canopies are typically wood or metal box-like structures supported by wood or metal frames. They are either cantilevered over the sidewalk, or may have additional support in the form of iron chains, rods, or brackets. Signage may be painted or applied on the front of the awning skirt or canopy signboard. The location, operation, materials, proportions, color, and details of awnings and canopies help convey the style, use, and development period of a building. Proper treatment of historic awnings and canopies and appropriate design for new awnings and canopies are important to preserving the character and integrity of historic buildings in Redlands.

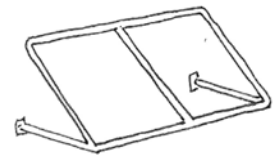
The following illustrate some commercial awning types found in Redlands:



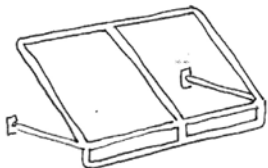
traditional



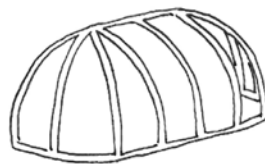
awning with rigid valance



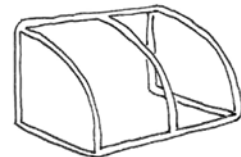
lean-to



lean-to with rigid valance



elongated dome



convex

Commercial - Awnings & Canopies

Treatment Guidelines

Preserve

- A historic awning or canopy is an important commercial architectural feature that should be preserved.
- Preserve a historic awning's location, design, dimensions, proportions, materials, and details as part of the preservation of the overall historic character of the building.
- Avoid removing remnants of an earlier awning or canopy, such as an awning pocket, as this detracts from the physical narrative of the commercial building's development.

Maintain

- Maintain a historic awning or canopy to prolong its life and protect investments made in its construction and repair. Proper routine maintenance is important to the long-term preservation of a historic awning and its components.
- Routine maintenance may include cleaning by hand; patching fabric; securing, polishing or lubricating framing or armatures; or other light treatments.
- Maintenance may include removing or retracting an awning covering seasonally or during inclement weather.

Repair

- Repair a historic awning or canopy when the physical condition of its features or materials warrants additional work.
- Repair work may include recovering with in-kind materials or repainting signage treatments.
- All repair work should be appropriate to the materials and finishes of the existing historic awning or canopy.



Example of a traditional, triangular-shaped awning, typical of a historic building.



Routine maintenance will help prolong the life of this historic canopy.

Commercial - Awnings & Canopies

Treatment Guidelines



Restore a historic canopy that has been removed or changed to an incompatible style.

Replace

- Replace a historic awning or canopy only when materials are deteriorate beyond repair.
- A replacement awning or canopy should match an existing historic awning in location, operation, materials, proportions, color, and details.
- Use of alternative compatible materials may be appropriate if designed to closely match the historic.

Refer to Ch. 3 - Guidelines for the Preservation, Rehabilitation, and Restoration of Historic Exterior Building Materials for additional information regarding appropriate maintenance and repair of an awning or canopy's materials.

Restore

- Restore a historic awning, awning pocket, or canopy that has been removed or changed to an incompatible style.
- Restoration may include the replacement of a completely missing awning or canopy, based on physical or historic documentation, with the same materials or compatible substitutes.

Commercial - Awnings & Canopies

Treatment Guidelines

Alterations and Additions

- It may be appropriate to introduce a new awning or canopy if it is required for the continued use or adaptive reuse of a building.
- If a new awning or canopy is required, it should be aligned with the storefront bays and installed above the top of the entrance, windows, and transoms, and below the sign band or cornice.
- The shape of the awning or canopy should match the shape of the opening. For example, shed awnings with open or closed sides are appropriate at rectangular openings, and circular or dome awnings are appropriate at arched openings.
- The operation of the awning or canopy should be fixed or retractable at the ground floor and retractable at upper floors. The material and color should be appropriate to the style and period of the building, and the component parts should be proportionate to one another.
- Reuse of any remaining original awning or canopy components, such as reuse of an awning pocket for a retractable awning, is encouraged.



An example of historically appropriate commercial awnings.



An example of a compatible contemporary awning on a historic building.

RELEVANT SOURCES

[NPS Preservation Brief 11: Rehabilitating Historic Storefronts](#)

Commercial - Signage

Treatment Guidelines

This section addresses the treatment of signage in Redlands. Signage is another typical accessory feature of Redlands' historic commercial buildings. Signs were historically used as a means of identification or advertisement, and historic signs often contribute to a building's identity. In Redlands, historic signage may include letters, numbers, logos, or figures/symbols. They may be painted, applied, or mounted to sign bands, windows, doors, transoms, awnings, on the side of a building wall, canopies, or plaques. Projecting blade signs may be attached adjacent to an entrance, and freestanding pole or board yard signs are present at some larger properties. The type, location, size, proportions, mounting method, material, and finish of historic signage help convey the style, use, and development period of a building. However, due to the transitory nature of commercial signage and the need to accommodate new signage as ownership or marketing identity change, few historic signs survive. Proper treatment of historic signage and appropriate design for new signage are important to preserving the character and integrity of historic buildings in Redlands.



A historic sign, such as this theater marquee, is an important architectural feature that should be preserved.

Preserve

- A historic sign is an important commercial architectural feature and it should be preserved.
- Preserve a historic sign's location, design, dimensions, proportions, materials, and details as part of the preservation of the overall historic character of the building.
- Avoid covering or removing vestiges of a historic sign that tell the history of the building.

Maintain

- Maintain a historic sign to prolong its life and protect investments made in its construction and repair. Proper routine maintenance is important to the long-term preservation of a historic sign and its components.

Repair

- Repair or replace a historic sign when the physical condition of its features or materials warrants additional work.
- All repair work should be appropriate to the materials and finishes of the existing historic sign.

Replace

- Replace a historic sign only when materials are deteriorated beyond repair.
- A replacement sign should be replicated from an existing historic to match location, materials, proportions, color, and details.
- Wood, metal, enameled, and plastic are appropriate materials for historic signage, depending on the sign's design, age, and type.

Commercial - Signage

Treatment Guidelines

Restore

- Restore a historic sign that has been removed or altered.
- Restoration may include the replacement of a completely missing sign, based on physical or historic documentation, with the same materials or compatible substitutes.

Alterations and Additions

- It may often be appropriate to introduce a new sign or signage as required for the continued use or adaptive reuse of a building.
- If a new sign is required, matching the style and location of historic signage is encouraged.
- New signage should be historically appropriate in quantity, type, placement, size, proportions, material, and finish.
- New signage should not detract from, damage, or obscure historic building fabric or transparency.
- New signage on glazing should be painted or decal.
- Applied dimensional letters and plaques should be attached with pins at mortar joints or with structural adhesive at the piers adjacent to an entrance or at the spandrel or sign band.
- Yard signs should be located near a driveway or sidewalk entrance, and consolidate tenants' names to one unified sign board.
- Bracket or blade signs should be limited to one per tenant and be located adjacent to an entrance.
- Conduit for illuminated signage should be concealed.
- Reuse of any remaining signage components, such as bracket or mounting holes, is encouraged.

See Redlands Sign Code for zoning rules on maximum allowable sign area, height, and permitted types.



Restore a missing historic sign, such as this painted sign, based on historic documentation.



Example of compatible wall-mounted sign.

RELEVANT SOURCES

[NPS Preservation Brief 25: The Preservation of Historic Signs](#)