

Chapter 8

Guidelines for New Buildings and Non-Contributing Buildings in Historic Districts



Chapter Overview

Use This Chapter If...

- You own a non-contributing building within a historic district and need to make repairs or alterations.
- You are undertaking a new building project on a vacant lot within a historic district and are planning your design.
- You are planning to make alterations to your non-contributing building and wish to maintain a compatible appearance with the historic buildings in the historic district.

What's Inside...

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Compatibility Considerations

See pages 20-21 in Ch. 1 for information regarding the Design Review process for New Construction.



Incompatible (out-of-scale) residential infill.



Compatible commercial infill.

This chapter addresses the construction of new buildings in Redlands’ historic districts, as well as alterations to non-contributing properties within a historic district. These guidelines are intended to help promote design that is compatible with the historic district in which it is located and to ensure that it does not adversely affect the integrity or historic character of the district. As Redlands’ historic districts are not suspended in time, they must be allowed to evolve while still retaining their essential historic character.

New construction should be compatible with its context and surroundings. It should be distinguishable from surrounding historic properties, expressing its true age, without detracting from the historic character of the district.

To achieve compatibility, new construction should:

- Relate to the character-defining features of the historic district, including building placement, setbacks, orientation, relationship to ancillary structures, and other features.

Refer to Ch. 7 - Guidelines for Historic Districts for each district’s character defining features.

- Relate to features that characterize neighboring historic properties, including scale and massing of building components and architectural features, roof form, façade composition, and materials.
- Illustrates its true age, as opposed to directly imitating a historic style or applying false historic treatments, to avoid misinterpretation as a historic resource.

Compatibility may be achieved through the application of simplified versions of architectural styles that are present within the district, as well as through contemporary designs that incorporate compatible architectural features.

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Guidelines for New Residential Construction

Site Design Guidelines

The following guidelines for new residential construction may be applied to single-family residences and small-scale, multi-family properties, such as duplexes, smaller apartment houses, bungalow courts, and garden apartments, located in Redlands' historic residential districts. As some of the city's residential districts are zoned to allow for commercial use, the following guidelines should also be applied to new commercial construction in historic residential neighborhoods.

In historic neighborhoods with detached rear garages and driveways leading from the street, the building's side setback may be wider on one side to accommodate the driveway.



An example of a compatible new building in the Early Redlands Historic District.

Building Placement

- Place a new residence to reflect the established setbacks along the block.
- Where front setbacks are uniform, locate the building in alignment with its neighbors.
- Where front setbacks vary, locate the building within the established range of setbacks on the block.

Side Setbacks

- Locate the new residence to maintain the side setback spacing pattern on the block as discernible from the public right-of-way.

Orientation

- In general, a new residence should be oriented to face the street in residential historic districts.
- Locate the primary entrance, consisting of a porch or entrance stoop, on the front façade of the building, where it is highly visible.
- Where there is more than one building on a site, orient a least one of the buildings to face the street. The other building(s) may face the street or a common courtyard area.

Garage Placement

- Locate a garage or other ancillary structure to be consistent with the location of other ancillary structures within the surrounding block/neighborhood. Typically, garages are either detached, located at the rear of the property, or attached, flush with or projecting from the primary façade of the residence.

Guidelines for New Residential Construction

Site Design Guidelines

Vehicular Access

- Place a driveway to be consistent with the placement of other driveways within the historic district.
- Driveways may be located alongside the residence, leading to a rear detached garage, or they may be aligned with the residence, leading to an attached garage.
- Avoid constructing a new curb cut or driveway where an alley can provide access to a rear detached garage. In order to maintain the historic streetscape and yard patterns of the historic district, avoid widening an existing curb cut or driveway.
- Design a new driveway to be compatible with the material composition, width, and overall appearance of existing historic driveways within the district.

Refer to Ch. 9 - Guidelines for Site and Landscape Design for additional information regarding appropriate driveway design.

Pedestrian Access

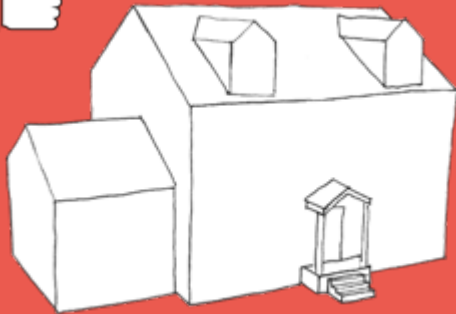
- Provide a clear discernible path from the new residence to the street. The walkways should either lead from the entrance directly to the sidewalk, or to a driveway that leads to the street. Its configuration should be consistent with the configuration of other walkways in the historic district.
- Where multiple units are located on a site, create an internal walkway system that connects each unit entrance to a common walkway leading to the sidewalk.
- Design a new walkway to be compatible with the material composition, width, and overall appearance of the walkways of adjacent historic properties.

Front Yard Fence

- Front yard fences are rare and inconsistent throughout Redlands' historic residential districts. Thus, a front yard fence is discouraged. However, if a front yard fence is necessary or desired, the fence should be compatible with the architectural style of the building (for example, vinyl or other incompatible materials are not appropriate and do not meet SOI Standards) and fences should not dominate the streetscape.
- The front yard fence should generally be low in scale and visually transparent.

Guidelines for New Residential Construction

Building Design Guidelines



Use simple building forms that are similar to forms in the surrounding historic context.



Avoid using a significantly higher number of building forms than are typically seen in the surrounding historic buildings. This can cause a building to appear busy and overly massive.

Scale and Massing

- Design a new residential building to be compatible with the scale and massing of historic buildings in the surrounding district.
- A new residence should be within the range of historic heights (typically one or two stories) in the surrounding block/neighborhood.
- Incorporate building forms and volumes similar to those of surrounding historic properties. Avoid using overly complex building forms or a wide variety of forms than are typical of adjacent historic buildings. Similarly, avoid designing overly simplified, boxy building forms when they are not typical of the surrounding historic district.
- Locate and proportion building components to reflect similar components on adjacent historic properties. For example, roof height/width, foundation height, floor-to-floor height, porch height/width, window height/width, and door height/width should generally match the heights/widths of those components of surrounding historic residences.
- Small-scale multi-family buildings should be designed in such a way that individual building units express historic single-family residential dimensions. For instance, incorporate a front porch for each unit when a porch is needed to maintain the typical streetscape and proportions of the surrounding historic block.

Roof Form

- The building's roof type and pitch should be compatible with the architectural style of the building.

See Appendix B for information about characteristic roof types of Redlands' architectural styles.

Guidelines for New Residential Construction

Building Design Guidelines

Façade Composition

- A new residential façade, particularly the primary façade and those most visible from the public right-of-way, should be designed with the same level of articulation as the façades of surrounding historic properties.
- Articulate the façade(s) with architectural details that are compatible with the predominant architectural style(s) along the block.

See Appendix B for more information about the character-defining features of architectural styles in Redlands.

- Details should be simple in design and should complement, rather than visually compete with, the character of adjacent historic residences. Architectural details that are more ornate than those found in the historic district are inappropriate.



An example of a compatible new building (Google, 2018).

Entrance Porch or Stoop

- Design a projecting or recessed entrance porch or stoop at the primary façade of the building.
- The front porch/stoop should be one story in scale and oriented toward the street.
- The front porch/stoop should be designed with the same level of articulation as those of surrounding historic properties.

Exterior Materials

- Use exterior materials that are compatible with the materials present in the historic district.
- Choose materials that are the same or similar in finish, texture, and overall appearance as those used on adjacent historic residences.



Avoid complex massing that is out of character with the surrounding historic buildings.

Guidelines for New Commercial Construction

Site Design Guidelines

The following guidelines for new commercial construction may be applied to buildings in Redlands' commercial historic districts.

Currently, Redlands' only commercial historic district is the Redlands Santa Fe Depot District (east of Orange Street). However, these guidelines are broadly applicable to future potential historic districts and can be revised as needed to address any differences.



The orientation of this contemporary commercial building at the corner of Orange Street and Redlands Boulevard is compatible with the block context.

Building Placement

- Place a new building to adhere to the alignment of historic building façades and entrances in the surrounding block.
- If existing historic buildings are flush with the sidewalk, creating a uniform street wall, locate the new commercial building to conform to this alignment.
- Where front setbacks vary, locate the building within the established range of setbacks on the block.

Side Setbacks

- Position a building so that its side setbacks are in accordance with the side setbacks of surrounding historic properties.
- If existing historic buildings in the district abut one another, the new building should also be placed directly in contact with its neighboring property in order to maintain a continuous street wall appearance.

Orientation

- Orient a building's entrance to adhere to the established historic pattern of the surrounding block. Typically, historic commercial building entrances face the street.

Pedestrian Access

- Design a new commercial building so that its primary entrance opens directly onto the sidewalk in order to maintain the pedestrian-oriented feeling of the historic district.

Parking

- Parking should be located at the rear of the building, or to the side when rear parking is not feasible, in order to maintain the building's pedestrian orientation and relationship with the sidewalk.

Signage

- Signage should be compatible with the scale, location, and materials of existing historic signage in the district.

Refer to Ch. 9 - Guidelines for Site and Landscape Design for additional information regarding appropriate signage design.

Guidelines for New Commercial Construction

Building Design Guidelines

Scale and Massing

- Design a new commercial building to be compatible with the scale and massing of historic buildings in the surrounding district.
- A new commercial building should be within the range of historic heights (typically one or two stories) in the surrounding block. If the building needs to be taller than two stories, the third story should be stepped back from the primary façade in order to maintain the lower, pedestrian scale of the historic commercial streetscape.
- Design a new commercial building to be composed of simple, rectangular forms that are consistent with the form and massing of surrounding historic properties.
- Locate and proportion building components to reflect similar components on adjacent historic properties. For example, the new building should incorporate a traditional base, middle, and cap configuration that aligns with those of adjacent historic buildings. Second-story windows on commercial mixed-use buildings should typically be smaller and more residential in character.



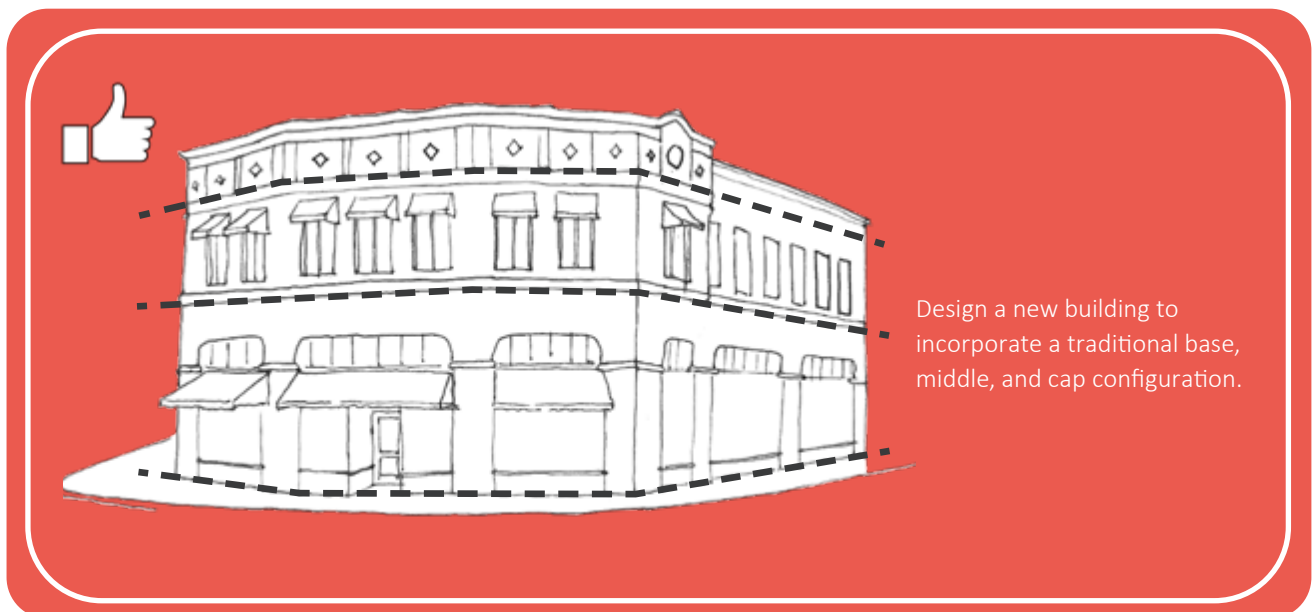
An example of a new large-scale commercial building in Redlands (scale and massing).



A new two-story commercial building that meets the street wall of the adjacent historic buildings.

Roof Form

- The building's roofline should be compatible with the rooflines of adjacent historic properties. Typically, historic commercial buildings retain flat roofs.



Guidelines for New Commercial Construction

Site Design Guidelines



New commercial designs should be distinctive but compatible with the historic block context.

Façade Composition

- Design the new commercial building façade to have a similar solid-to-void ratio as others in the historic district. The building should retain extensive transparent glazing at the primary façade in order to provide a connection to the interior for passersby.
- The building's façade(s) should retain the same level of articulation as those of adjacent historic properties. The front façade should be divided into smaller parts through use of glazing, bulkheads, canopies, and other vertical and horizontal detailing, as appropriate. Long unarticulated wall planes should be avoided.
- Design the building with decorative details that are compatible with the predominant architectural style(s) along the block. Details should be simple in design and should complement, rather than visually compete with, the character of adjacent historic properties. Architectural details that are more ornate than those found in the historic district are inappropriate.

See Appendix B for more information about the character-defining features of architectural styles in Redlands.

Entrance(s)

- Design a new commercial building with one or more entrances.
- The building's entrance(s) may be recessed or flush with the façade and should retain the same level of articulation as those of adjacent historic properties.

Exterior Materials

- Use exterior materials that are compatible with the materials present in the historic district.
- Choose materials that are the same or similar in finish, texture, and overall appearance as those used on adjacent commercial buildings.

Refer to Ch. 3 - Guidelines for the Preservation, Rehabilitation, and Restoration of Historic Exterior Building Materials for information related to common historic building materials in Redlands and their appropriate treatment.

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Guidelines for New Construction in Historically Industrial Areas

Site Design Guidelines

The following guidelines apply to new development in Redlands' historic industrial areas.

Currently, Redlands' only industrial historic district is the Redlands Santa Fe Depot District (west of Orange Street). However, these guidelines are broadly applicable to future potential historic districts and can be revised as needed to address any differences.

Building Placement

- As the setbacks of Redlands' historic industrial buildings vary, a new building may be placed flush with or set back from the sidewalk in historically industrial areas.

Side Setbacks

- New construction within a historic district containing industrial properties should be placed a substantial distance from surrounding properties in order to retain the historically open spacing and character of the area.

Orientation

- As the orientations of the city's historic industrial properties vary, a new building may be oriented toward the street or toward an associated parking lot/landscaped open space.

Pedestrian Access

- Where possible, provide a direct connection for pedestrians from the building to the sidewalk or associated parking lot.

Parking

- Parking may be provided at the front, side, or rear of a building.
- Where appropriate, parking may be used as a buffer between the building and surrounding historic properties, in order to maintain the open, industrial character of the district.

Signage

- Signage should be compatible with the scale, location, and materials of existing historic signage in the district.

Refer to the Signage section of Ch. 2 - Guidelines for the Preservation, Rehabilitation, and Restoration of Historic Resources for additional information regarding appropriate signage design.



A new building within the Redlands Packing House district. (Google, 2018.)



A new building with an industrial inspired sawtooth roof. (Google, 2018.)

Guidelines for New Construction in Historically Industrial Areas

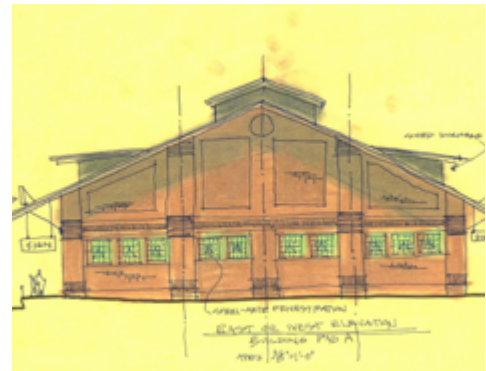
Building Design Guidelines

Scale and Massing

- Design a building to be larger in scale in order to relate to the historic industrial properties surrounding it.
- The building should retain simple, rectangular massing.

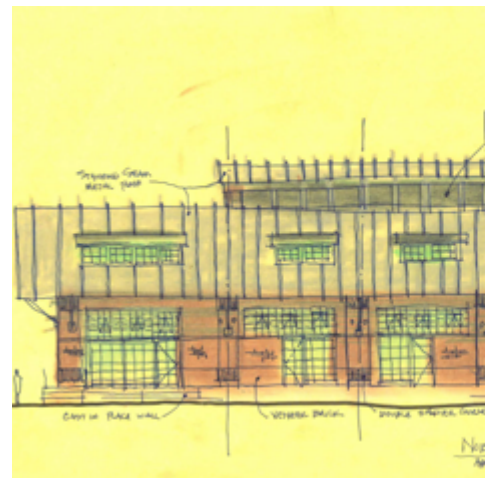
Roof Form

- The building's roofline should be compatible with the rooflines of adjacent historic properties, which are typically gabled or flat. A new building may be designed with a sawtooth roof or incorporate roof monitors, as seen on adjacent historic industrial properties.



Façade Composition

- Locate and proportion building components to reflect similar components on adjacent historic properties.
- Though a new building should reflect the utilitarian aesthetic of adjacent industrial properties, basic articulation methods, including building wall offsets, changes in material, horizontal and vertical details, and other simple architectural design elements should be employed.
- Applied ornamentation should be minimal in historically industrial areas.



A new industrial style design for the Redlands Santa Fe Depot Historic District.

Entrance

- A new building's entrance should generally be understated and utilitarian in appearance, in line with the typically modest entrances of adjacent historic industrial buildings.
- An entrance may be articulated through simple architectural details, such as canopies or raised entrance platforms designed to emulate historic loading docks.

Exterior Materials

- Use exterior materials (i.e. masonry, metal, and glass) that are compatible with the materials present in the historic district.
- Choose materials that are the same or similar in finish, texture, and overall appearance as those used on adjacent industrial buildings.