

## Historic Districts of Redlands

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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

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

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## Historic Districts

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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.

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## 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, curbing 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

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### 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)