

July 1, 2021

CERTIFICATES OF APPROPRIATENESS

Section 2.62.200(D) of the Redlands Municipal Code states:

“Certificates of appropriateness for minor improvements where proposed work does not adversely affect the exterior architectural features of the historic resource nor adversely affect the character or historical, architectural, or aesthetic interest or value of the resource and its site, may be approved by the preservation officer. Alterations in urban conservation districts may be approved by the preservation officer except that major alterations to designated landmarks and historic properties within an urban conservation district shall be reviewed by the commission.

The preservation officer shall inform the commission in writing of decisions regarding minor alterations. All such decisions go into effect within ten (10) days following presentation to the commission unless appealed or called up for review by the commission or city council.”

The following determinations have been made by the Historic and Scenic Preservation Commission:

Major Improvements

1. New Construction
 - a. Dwellings
 - b. Guest houses
2. Demolition of structure
3. Moving or relocating a structure
4. Subdivision or lot split
5. Additions of floor area of any of the following types:
 - a. When visible from the public right-of-way
 - b. Closing in open porches in front
 - c. Adding over 200 square feet of floor area
6. Alteration of major wall material
7. New window or door sizes or new openings on locations visible from the street

8. Construction of new garage or non-habitable accessory structure when visible from the street

Minor Improvements

1. Construction of new garage or non-habitable accessory structures that is not visible from the street
2. Minor Improvements of any of the following types:
 - a. Additions of 200 square feet of floor area, when located to the rear of the structure and not visible from the public right-of-way
 - b. New door or window openings, consistent in material and size to existing openings, on side and rear elevations
 - c. Unenclosed decks or covered patios, 200 square feet or less, when located on the side and rear elevation, and not visible from the public right-of-way
3. Modification of architectural details, such as window trim, cornice trim
4. All alterations in Urban Conservation Districts, except to designated landmarks and historic properties
5. Alterations to non-historic structures (i.e. those less than 50 years of age) in Historic and/or Scenic Districts.
6. Lot Line Adjustment
7. Reroof or replacement of roofing material
8. New signs
9. New fences or walls

