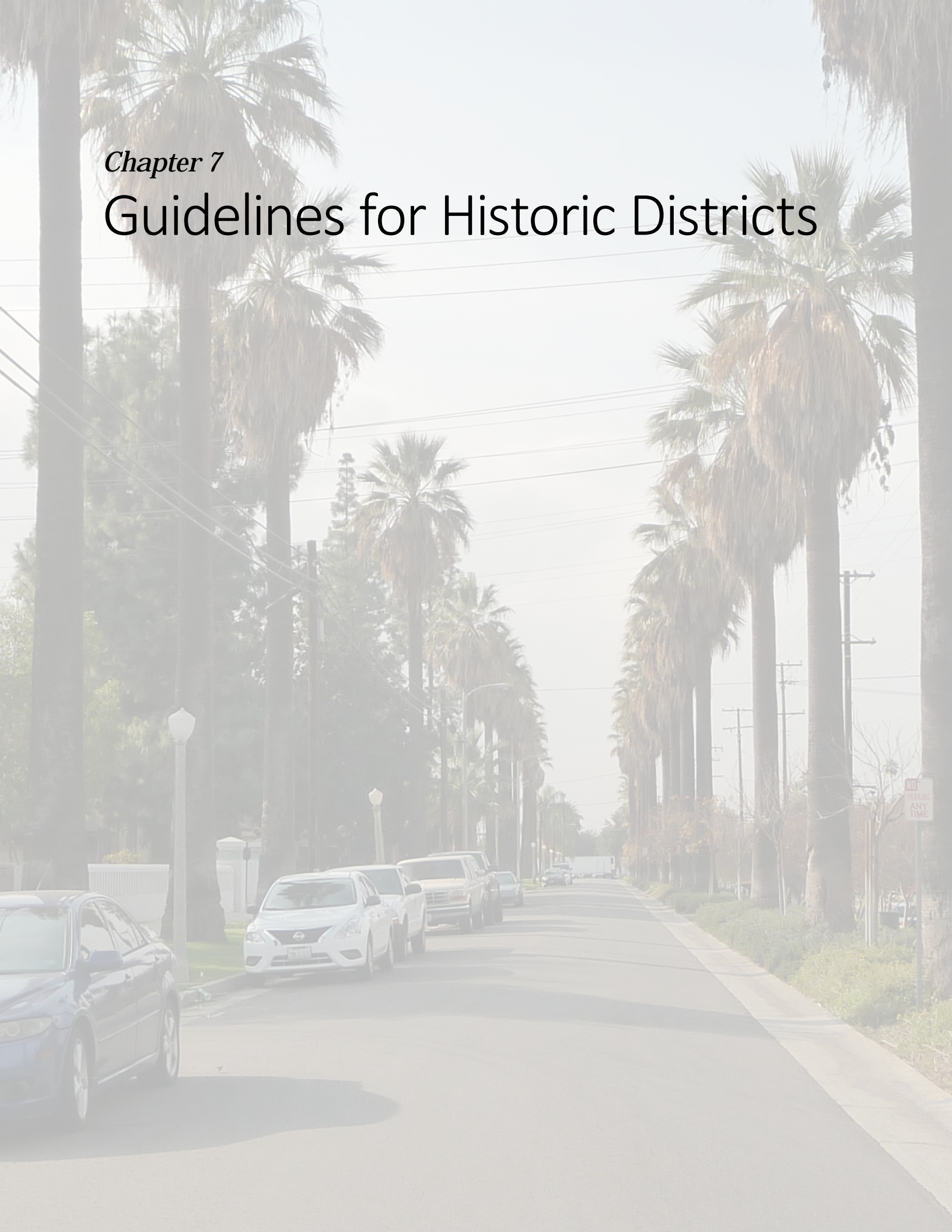


*Chapter 7*

# Guidelines for Historic Districts



## Chapter Overview

As of 2018, Redlands contains nine historic districts. Most are locally designated, while one (the Redlands Santa Fe Depot Historic District) is a National Register of Historic Places District, and another (the Smiley Park Historic District) is a National Register district as well as a local Historic and Scenic District. Chapter 7 provides a description and list of character-defining features (architectural styles, common building materials, and site and landscape features) for each district, to help owners of district properties recognize which characteristics of their district are most crucial to maintain and preserve.

### *Use This Chapter If..*

- You live in or are planning to buy in a historic district and want to understand what makes the neighborhood unique and important to Redlands' history.
- You are pursuing a restoration or rehabilitation of your contributing historic building and need to know which design characteristics and site features are important to preserve.

### *What's Inside...*

Redlands Santa Fe Depot District  
Eureka Street Historic District  
West Highland Avenue Historic & Scenic District  
Early Redlands Historic & Scenic District  
Normandie Court Historic District  
East Fern Avenue Historic & Scenic District  
Garden Hill Historic & Scenic District  
La Verne Street Historic & Scenic District  
Smiley Park Historic & Scenic District



# Redlands Santa Fe Depot District

## *District Description*

The Redlands Santa Fe Depot District is a National Register-listed district near Downtown Redlands. The topography of the district is flat, and streets follow an orthogonal grid pattern, in line with the cardinal directions. The district retains an assortment of small-scale industrial properties and early commercial storefronts that developed along the historic Santa Fe Railroad line from the 1880s to the early 1940s. The majority of the industrial buildings are located on the west side of Orange Street, which runs north-south through the district. Most of the buildings on the east side of Orange Street are commercial, with some industrial properties fronting on 5th Street. Most industrial buildings are sited on large irregular-shaped lots and are separated by sections of undeveloped, open space. Commercial buildings on the east side of Orange Street fill narrow rectangular lots and sit flush with the sidewalk, forming a cohesive street wall.

The district is significant for its association with Redlands' early industrial and commercial development and as a "significant architectural assemblage containing numerous individually distinguished buildings and the works of notable local architects and designers," per the district's National Register nomination. The Redlands Santa Fe Depot District is the only non-residential historic district in the city.



Aerial view of the Redlands Santa Fe Depot District looking north.

### *Is my property in this district?*

To find out whether your property is in the Redlands Santa Fe Depot National Register District, check the City of Redlands List of Historic Resources at <https://www.cityofredlands.org/post/historic-preservation>

# Redlands Santa Fe Depot District

## Character-Defining Features

### Architectural Styles & Building Types

- Utilitarian/Vernacular
- Classical Revival

*If choosing to apply these guidelines, refer to Appendix B for more information regarding the architectural styles and vernacular building types included in this district.*

### Building Materials

- Roofing: rolled asphalt/built-up, metal (standing seam or corrugated), clay tile
- Wall Cladding: brick, stucco
- Foundations: concrete, brick
- Windows/Doors: wood, metal

*If choosing to apply these guidelines, refer to Ch. 3 - Guidelines for the Preservation, Rehabilitation, & Restoration of Historic Exterior Building Materials for information related to the treatment of character-defining materials in this district.*

### Site & Landscape Features

- Arrangement of buildings along the historic Santa Fe Railroad line, with primarily industrial buildings west of Orange Street and primarily commercial buildings on the east side of Orange.
- Large, irregularly shaped lots, varied setbacks, and large sections of open space on the west side of Orange Street.
- Narrow, consistent-sized lots, with buildings filling the entire lot, on the east side of Orange Street.
- Concrete sidewalks

*If choosing to apply these guidelines, refer to Ch. 9 - Guidelines for Site and Landscape Design for information related to the treatment of character-defining site and landscape features in this district.*



The historic Santa Fe Depot.



A view looking north along the historic Orange Street commercial corridor.



Cope Commercial Co. Warehouse, 21 W. Stuart Avenue

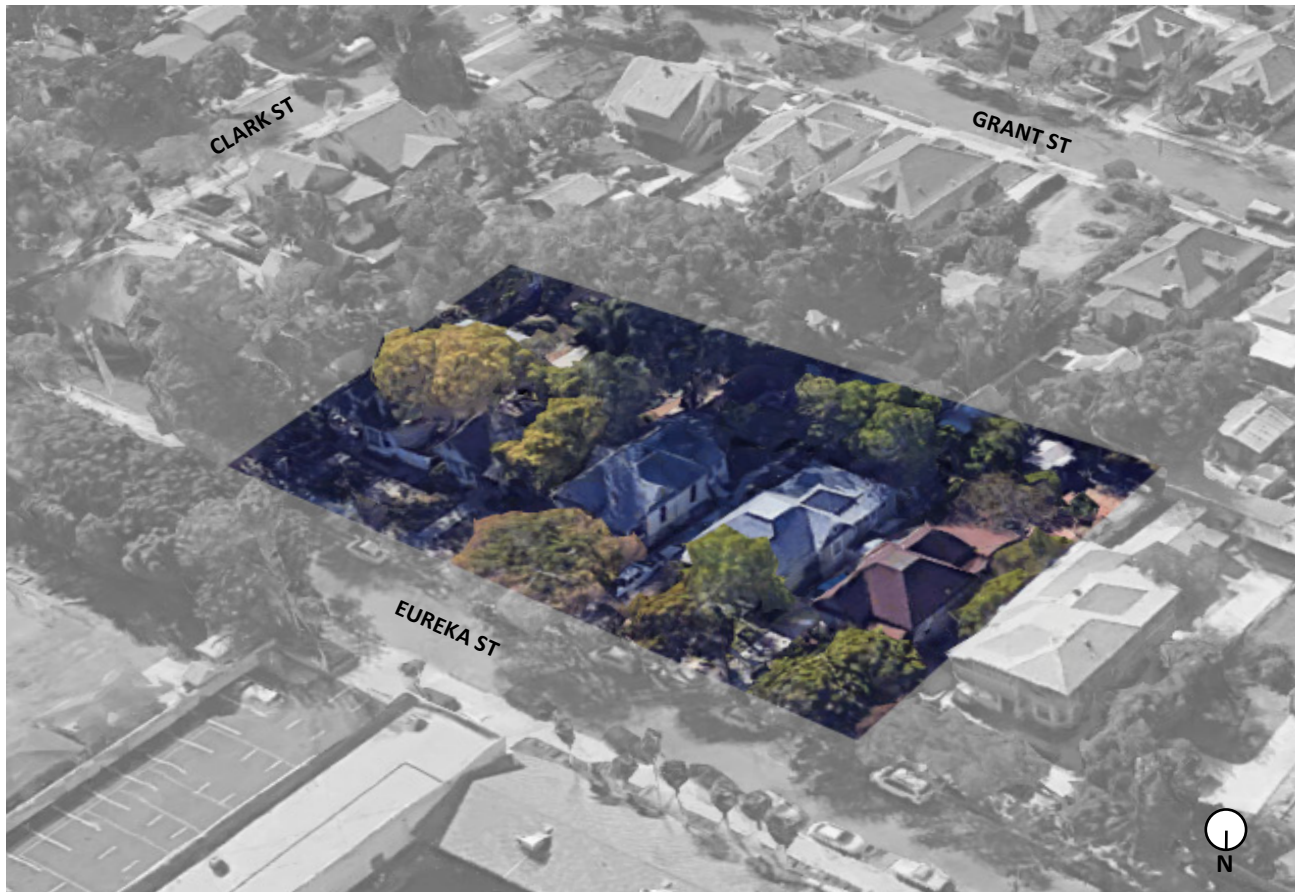


# Eureka Street Historic District

## *District Description*

The Eureka Street Historic District is a locally designated residential district south of Downtown Redlands. The district includes five properties on the west side of Eureka Street between Olive Avenue and Clark Street. The topography of the area is flat, and Eureka Street is linear, running at a northwest-southeast angle, in line with the skewed street grid that characterizes the area immediately south of Downtown. The district is composed of one- and two-story, single-family residences, sited on small lots with uniform setbacks. Front yards, bounded by cut stone edging, are traversed by concrete walkways leading from the sidewalk to front porches. Narrow concrete driveways extend along the north side of each house and lead to detached garages. This block of Eureka Street features cut stone curbs, cast stone streetlights, and street trees.

Developed between 1890 and 1900, the Eureka Street Historic District was part of the Bonnie Brae subdivision. It is distinguished by its cohesive collection of Victorian-era Vernacular buildings, indicative of Redlands' earliest residential development south of Downtown. This small historic district was Redlands' first, designated in 1981.



*Aerial view of Eureka Street Historic District looking south.*

### *Is my property in this district?*

To find out whether your property is in the Garden Hill Historic & Scenic District, check the City of Redlands List of Historic Resources at <https://www.cityofredlands.org/post/historic-preservation>

# Eureka Street Historic District

## *Character-Defining Features*

### Architectural Styles & Building Types

- Victorian-era Vernacular Cottage

*Refer to Appendix B for more information regarding the architectural styles and vernacular building types included in this district.*

### Building Materials

- Roofing: composition shingle
- Wall Cladding: wood shingle/clapboard
- Foundations: concrete, wood post and pier
- Windows/Doors: wood

*Refer to Ch. 3 - Guidelines for the Preservation, Rehabilitation, & Restoration of Historic Exterior Building Materials for information related to the treatment of character-defining materials in this district.*

### Site & Landscape Features

- Linear street running at the northwest-southeast angle
- Uniform lots (narrow and rectangular)
- Orientation of residences (primary façades and entrances face the street)
- Consistent setbacks
- Front yards with cut stone edging
- Concrete walkways leading from the street to the primary entrance
- Narrow concrete driveways
- Detached garages
- Concrete sidewalks
- Cut stone curbs
- Cast stone streetlights
- Street trees

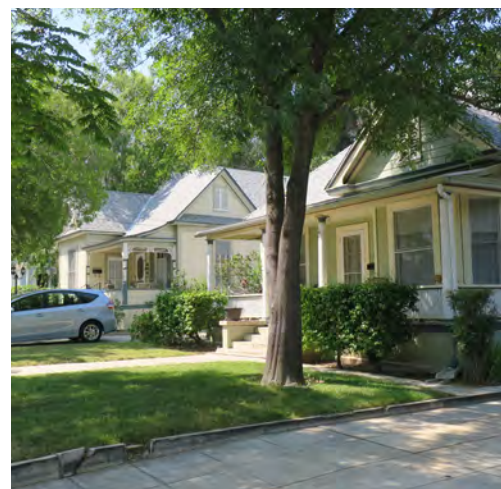
*Refer to Ch. 9 - Guidelines for Site and Landscape Design for information related to the treatment of character-defining site and landscape features in this district.*



*A Victorian-era style cottage.*



*An example of a clapboard-clad house.*

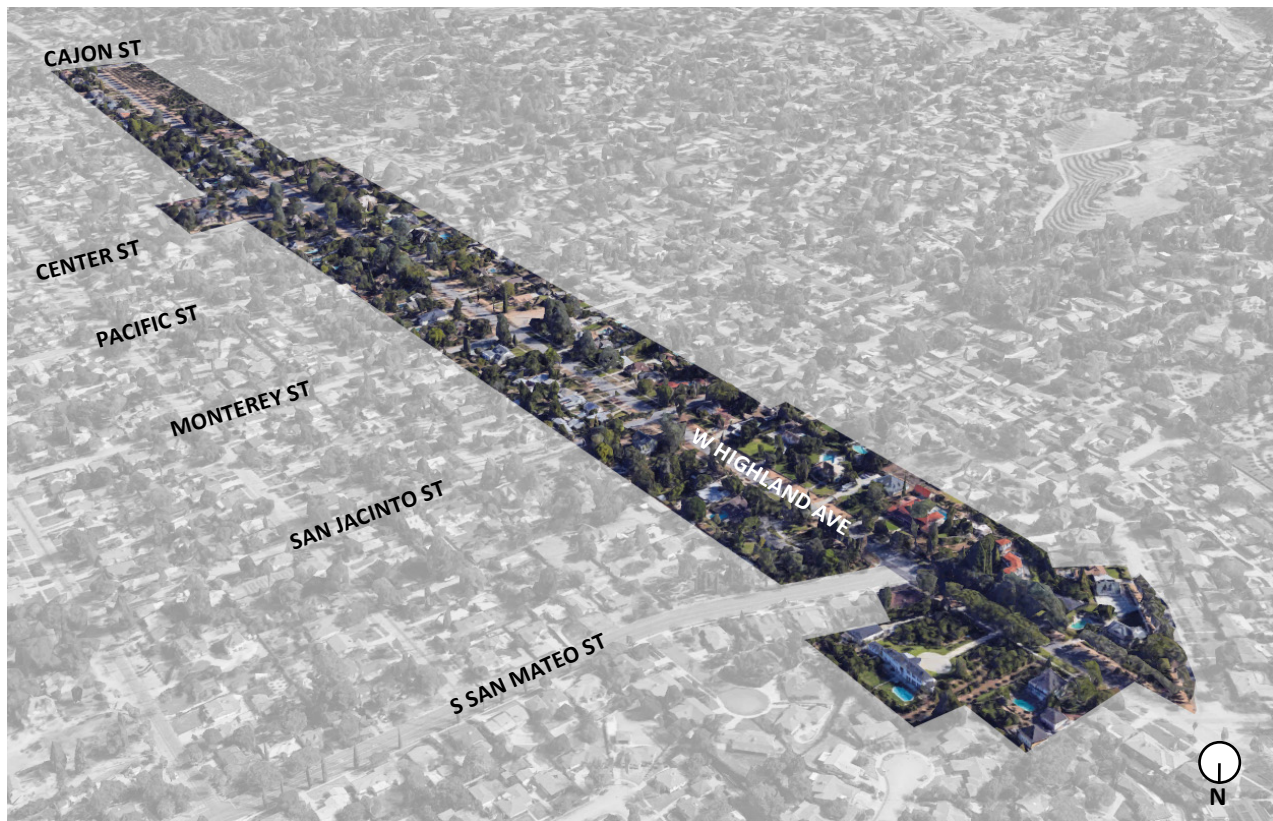




# West Highland Avenue Historic & Scenic District

## *District Description*

The West Highland Avenue Historic and Scenic District is a locally designated residential district in south Redlands. The district comprises properties on both sides of West Highland Avenue between Cajon Street and Cedar Avenue. The topography of the district is flat. Highland Avenue is wide and linear, running at a northeast-southwest angle, in line with the skewed street grid characterizing the area immediately south of Downtown. The district consists of one- and two-story, single-family residences sited on large irregular lots with deep setbacks and landscaped front yards. Residences range in scale and architectural style, but most are grand two-story buildings designed in various Victorian-era and Arts and Crafts sub-styles. Properties were largely constructed between the late 1880s and the 1920s; however, a substantial amount of post-World War II infill is also present, primarily on the south side of Highland Avenue, where an orange grove was subdivided. Most houses are accessed via concrete walkways connecting to the sidewalk, and concrete driveways lead to detached garages. Highland Avenue is characterized by its concrete sidewalks (in some places, wide dirt paths are present instead of sidewalks); cut stone curbs; cast stone streetlights; street trees (palms are dominant); and an orange grove (part of Prospect Park) on the south side of the street, at the east end of the district. A cut stone wall at the northeast corner of Highland Avenue and San Mateo Street marks the boundary of an early estate (no longer extant).



*Aerial view of West Highland Ave Historic & Scenic District, looking south.*

The West Highland Avenue district was subdivided by Redlands' founders Edward Judson and Frank Brown as part of the Residence Tract in 1886. Following the Redlands Domestic Water Company's announcement to service the tract in 1887, the neighborhood experienced a surge in construction during the late 1880s and continuing through the early 20th century. Highland Avenue was originally home to some of Redlands' most prestigious residents, including oil magnates, land developers, a newspaper publisher, and both of Redlands' founders. During its early development, the street had been nicknamed the "Butler Belt", in recognition of its numerous residences attended to by domestic servants. The historic district is unique for its collection of large, highly articulated Victorian-era and Arts and Crafts buildings, reflecting the city's early development as a winter home and recreation destination for the wealthy.



# West Highland Avenue Historic & Scenic District

## *Character-Defining Features*

### Architectural Styles & Building Types

- Queen Anne
- Victorian-era Vernacular Cottage
- Craftsman
- Shingle
- American Colonial Revival
- Spanish Colonial Revival
- Mediterranean Revival

*Refer to Appendix B for more information regarding the architectural styles and vernacular building types included in this district.*



*The West Highland Avenue Historic District is characterized by a variety of sizes and styles.*

### Building Materials

- Roofing: composition shingle, wood shingle, clay tile
- Wall Cladding: wood shingle/clapboard, stucco
- Foundations: concrete, stone, wood post and pier
- Windows/Doors: wood

*Refer to Ch. 3 - Guidelines for the Preservation, Rehabilitation, & Restoration of Historic Exterior Building Materials for information related to the treatment of character-defining materials in this district.*



*An American Colonial Revival style house.*



*A view north down West Highland Avenue.*

# West Highland Avenue Historic & Scenic District

## Character-Defining Features



A broad dirt path that spans the southern section of the historic district.



A large Craftsman style house.



## Site & Landscape Features

- Wide linear street running at a northeast-southwest angle
- Large, irregular lots
- Orientation of residences (primary façades and entrances face the street)
- Inconsistent (but generally deep) setbacks
- Landscaped front yards, some with low concrete or cut stone retaining/perimeter walls
- Concrete walkways leading from the street to the primary entrance
- Concrete driveways (widths and configurations vary)
- Detached garages
- Concrete sidewalks and wide dirt paths
- Cut stone curbs
- Cast stone streetlights
- Street trees (various species, but palms are dominant)
- Cut stone wall at the northeast corner of Highland Avenue and San Mateo Street
- Orange grove comprising the east end of the district, on the south side of Highland Avenue, at Prospect Park

Refer to Ch. 9 - Guidelines for Site and Landscape Design for information related to the treatment of character-defining site and landscape features in this district.

### *Is my property in this district?*

To find out whether your property is in the West Highland Avenue Historic & Scenic District, check the City of Redlands List of Historic Resources at [www.cityofredlands.org/post/historic-preservation](http://www.cityofredlands.org/post/historic-preservation)

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# Early Redlands Historic & Scenic District

## *District Description*

The Early Redlands Historic and Scenic District is a locally designated residential district south of Downtown Redlands. The historic district contains buildings on both sides of 4th and Cajon streets between Fern and Cypress avenues. The topography of the district is flat, and 4th Street and Cajon Street run at a northwest-southeast angle, in line with the skewed street grid that typifies the area south of the Downtown commercial core. The district primarily consists of one- and two-story, single-family residences, as well as a few small-scale multi-family properties, houses that have been adaptively reused for commercial purposes, and some postwar commercial infill present on Cajon. Buildings are sited on relatively uniform lots (lots are larger on Cajon, which is much wider than 4th) with consistent setbacks and landscaped front yards (some yards bounded by cut stone or concrete edging). Developed primarily between the 1890s and 1910, most residences are designed in myriad sub-styles of the Victorian-era and Arts and Crafts idioms, with some Period Revival-style houses from the 1920s. Though generally constructed during the same time period, the residences on Cajon Street are larger and more highly articulated than the relatively modest houses on 4th Street, a result of Cajon's development as a prominent residential thoroughfare historically occupied by a streetcar line. Houses are primarily accessed via concrete walkways connecting to the sidewalk, and concrete driveways lead to detached garages. (An alley provides access to garages on the north side of 4th and the south side of Cajon.) The district features cut stone curbs, cast stone streetlights, and street trees (palms are most prevalent).



*View looking northwest up Cajon and 4th Streets.*

The historic district is distinguished by its relatively intact collection of Victorian-era and Arts and Crafts residential properties, indicative of the spread of residential development south of Downtown at the turn of the 20th century. The grander scale and more highly articulated styles of residences on Cajon Street reflect its development as a prominent thoroughfare, historically occupied by a streetcar line.

# Early Redlands Historic & Scenic District

## *Character-Defining Features*

### Architectural Styles & Building Types

- Queen Anne
- Victorian-era Vernacular Cottage
- Craftsman
- American Foursquare
- Shingle
- Spanish Colonial Revival

*Refer to Appendix B for more information regarding the architectural styles and vernacular building types included in this district.*

### Building Materials

- Roofing: composition shingle, wood shingle, clay tile
- Wall Cladding: wood shingle/clapboard, stucco
- Foundations: concrete, stone, wood post and pier
- Windows/Doors: wood

*Refer to Ch. 3 - Guidelines for the Preservation, Rehabilitation, & Restoration of Historic Exterior Building Materials for information related to the treatment of character-defining materials in this district.*



*An American Foursquare style house.*



*A row of Victorian style cottages.*

### *Is my property in this district?*

To find out whether your property is in the Early Redlands Historic & Scenic District, check the City of Redlands List of Historic Resources at

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



# Early Redlands Historic & Scenic District

## Character-Defining Features



A Craftsman house.



Note the uniform side setbacks between this historic building and its neighbors.



## Site & Landscape Features

- Wide linear street running at a northeast-southwest angle
- Substantial width of Cajon Street, indicative of its historic use as a streetcar thoroughfare
- Relatively uniform lots (larger lots on Cajon Street)
- Orientation of residences (primary façades and entrances face the street)
- Consistent setbacks
- Landscaped front yards, some with low concrete or cut stone retaining/perimeter walls
- Concrete walkways leading from the street to the primary entrance
- Narrow concrete driveways (some in the original “ribbon” style)
- Lack of driveways at properties on the north side of 4th Street and south side of Cajon Street
- Detached garages
- Concrete sidewalks
- Cut stone curbs
- Cast stone streetlights
- Street trees (various species, but palms are most prevalent)

*Refer to Ch. 9 - Guidelines for Site and Landscape Design for information related to the treatment of character-defining site and landscape features in this district.*



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# Normandie Court Historic District

## *District Description*

The Normandie Court Historic District is a locally designated residential district near the center of Redlands. The historic district comprises properties lining both sides of a narrow paved street known as Normandie Court. Normandie Court is entered off of Clark Street at its north end and culminates in a cul-de-sac at its south end. The topography of the area is flat, and Normandie Court runs at a northwest-southeast angle, in line with the skewed street grid characterizing the area south of Downtown. The district is composed of one- to one-and-a-half-story, single-family residences, sited on small lots with shallow uniform setbacks. Front yards, some of which are sloped, are traversed by short walkways with steps leading from the sidewalk to front entrance stoops. Narrow concrete driveways, some in their original “ribbon” configuration, extend along the side of each house and lead to detached garages.

The Normandie Court Historic District is unique for its cohesive collection of Storybook/French Norman Revival-style buildings developed by F.E. Corson and E.R. Hudson and constructed in 1926.



*Aerial view of Normandie Court looking southeast.*

### *Is my property in this district?*

To find out whether your property is in the Normandie Court Historic District, check the City of Redlands List of Historic Resources at <https://www.cityofredlands.org/post/historic-preservation>

# Normandie Court Historic District

## *Character-Defining Features*

### Architectural Styles

- Storybook/French Norman Revival

*Refer to Appendix B for more information regarding the architectural styles and vernacular building types included in this district.*

### Building Materials

- Roofing: composition shingle
- Wall Cladding: stucco
- Foundations: concrete
- Windows/Doors: wood

*Refer to Ch. 3 - Guidelines for the Preservation, Rehabilitation, & Restoration of Historic Exterior Building Materials for information related to the treatment of character-defining materials in this district.*

### Site and Landscape Features

- Narrow, northwest-southeast linear street with cul-de-sac at the south end
- Uniform narrow lots, with residences closely spaced together
- Orientation of residences (primary façades and entrances face the street)
- Consistent shallow setbacks
- Landscape front yards, some of which are slightly sloped
- Walkways (some with steps) leading from the street to the primary entrance
- Narrow driveways (original driveways were “ribbon” style) with cut curbs
- Detached garages, most of which date to the construction of the houses
- Concrete sidewalks and curbs

*Refer to Ch. 9 - Guidelines for Site and Landscape Design for information related to the treatment of character-defining site and landscape features in this district.*



*A Storybook/French Norman Revival style house.*



*Narrow driveways lead to detached garages at the rear.*





# East Fern Avenue Historic & Scenic District

## *District Description*

The East Fern Avenue Historic and Scenic District is a locally designated residential district south of Downtown Redlands. The district includes properties on both sides of East Fern Avenue, generally between La Paloma and La Verne streets. The topography of the district is flat, and Fern Avenue extends linearly at a northeast-southwest angle, in line with the skewed street grid that characterizes the area south of Downtown. The district primarily consists of one- and two-story, single-family residences sited on varying sized lots (lots larger on south side of Fern). Setbacks are largely consistent and feature landscaped front yards, some of which are elevated/sloped and bounded by concrete or stone retaining walls. Most residences were built between the early 1900s and the 1920s and were primarily designed in the Craftsman and Spanish Colonial Revival styles. Houses are generally large and highly articulated, a product of Fern Avenue's development as a prominent residential thoroughfare historically occupied by a streetcar line. Houses are accessed via concrete walkways linking to the sidewalk, and concrete driveways lead to detached garages. The district features cut stone curbs, cast stone streetlights, and street trees (palms are dominant).



*Aerial view of East Fern Ave Historic & Scenic District.*

The East Fern Avenue district is notable for its intact collection of Arts and Crafts and Period Revival houses, indicative of the expansion of residential development south of Downtown during the early 20th century. The grand scale and highly articulated styles of residences on Fern Avenue reflect its development as a prominent thoroughfare, historically occupied by a streetcar line.

# East Fern Avenue Historic & Scenic District

## *Character-Defining Features*

### Architectural Styles

- Queen Anne
- Victorian-era Vernacular Cottage
- Craftsman
- American Foursquare
- Spanish Colonial Revival

*Refer to Appendix B for more information regarding the architectural styles and vernacular building types included in this district.*

### Building Materials

- Roofing: composition shingle, clay tile
- Wall Cladding: wood shingle/clapboard, stucco
- Foundations: concrete, stone, brick
- Windows/Doors: wood

*Refer to Ch. 3 - Guidelines for the Preservation, Rehabilitation, & Restoration of Historic Exterior Building Materials for information related to the treatment of character-defining materials in this district.*



*Landscaped front yards are typical throughout the historic district.*



*A row of Craftsman bungalows.*



# East Fern Avenue Historic & Scenic District

## Character-Defining Features



*A Spanish Colonial Revival style house.*



*Paved sidewalks and walkways are a typical feature of the historic district.*



## Site and Landscape Features

- Wide linear street running at a northeast-southwest angle
- Varying lot sizes, with generally larger lots on the south side of Fern Avenue
- Orientation of residences (primary façades and entrances face the street)
- Generally consistent setbacks
- Landscaped front yards, some of which are elevated/sloped and bounded by concrete or stone retaining walls
- Concrete walkways leading from the street to the primary entrance
- Narrow concrete driveways
- Detached garages
- Concrete sidewalks
- Cut stone curbs
- Cast stone streetlights
- Street trees (various species, but palms are dominant)

*Refer to Ch. 9 - Guidelines for Site and Landscape Design for information related to the treatment of character-defining site and landscape features in this district.*

### *Is my property in this district?*

To find out whether your property is in the East Fern Avenue Historic & Scenic District, check the City of Redlands List of Historic Resources at [www.cityofredlands.org/post/historic-preservation](http://www.cityofredlands.org/post/historic-preservation)



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# Garden Hill Historic & Scenic District

## *District Description*

The Garden Hill Historic and Scenic District is a locally designated residential district in south Redlands. Properties on both sides of Garden Hill Drive comprise the district. The topography of the district is hilly, and Garden Hill Drive is curvilinear, forming a “U” shape, with both ends providing egress onto Garden Street. The district comprises one- and two-story, single-family residences on irregular-shaped lots. Setbacks are inconsistent and front yard landscaping is lush. Developed primarily between the late 1910s and 1920s, most residences in the district were built in various Period Revival styles, including Spanish Colonial Revival, American Colonial Revival, and Tudor Revival. The district is characterized by its concrete entrance markers, lack of sidewalks, cut stone curbs, and stone retaining walls.

The Garden Hill district was subdivided as the Garden Court tract by noted local developer Elliott A. Moore. By the late 1910s, Moore had begun constructing residences on the tract’s large residential lots, including one for himself. The historic district is notable for its intact collection of Period Revival houses, reflecting the expansion of residential development in south Redlands during the early 20th century.



*Aerial looking up Ford Street toward the northwest.*

### *Is my property in this district?*

To find out whether your property is in the Garden Hill Historic & Scenic District, check the City of Redlands List of Historic Resources at <https://www.cityofredlands.org/post/historic-preservation>

# Garden Hill Historic & Scenic District

## *Character-Defining Features*

### Architectural Styles & Building Types

- Spanish Colonial Revival
- American Colonial Revival
- Tudor Revival

*Refer to Appendix B for more information regarding the architectural styles and vernacular building types included in this district.*

### Building Materials

- Roofing: composition shingle, clay tile
- Wall Cladding: wood clapboard, stucco
- Foundations: concrete
- Windows/Doors: wood

*Refer to Ch. 3 - Guidelines for the Preservation, Rehabilitation, & Restoration of Historic Exterior Building Materials for information related to the treatment of character-defining materials in this district.*

### Site and Landscape Features

- Hilly topography
- Curvilinear street
- Large irregular lot sizes
- Inconsistent setbacks
- Varied orientation of residences (primary façades and entrances may or may not face the street)
- Manicured lawns and lush, mature landscaping
- Driveways of varying widths
- Attached and detached garages
- Concrete entrance markers
- Lack of sidewalks
- Cut stone curbs and stone retaining walls in some areas

*Refer to Ch. 9 - Guidelines for Site and Landscape Design for information related to the treatment of character-defining site and landscape features in this district.*



*A Spanish Colonial Revival style house is setback within the hilly topography of the historic district.*



*An American Colonial Revival style house.*



*A lack of sidewalks is typical of this historic district.*



# La Verne Street Historic & Scenic District

## *District Description*

The La Verne Street Historic District is a locally designated residential district south of Downtown Redlands. The district includes properties on both sides of La Verne Street between Fern Avenue and Home Place. The topography of the district is flat, and La Verne Street extends linearly at a northwest-southeast angle, in line with the skewed street grid south of Downtown. The district is composed of one- and two-story, single-family residences sited on small lots with uniform setbacks and landscaped front yards. Houses are accessed via concrete walkways connecting to the sidewalk, and narrow concrete driveways lead to detached garages. La Verne Street is characterized by its cut stone curbs and street trees of various species.

Developed primarily between the 1890s and 1910, the La Verne Street district is distinguished by its cohesive collection of mostly Victorian-era Vernacular buildings, indicative of Redlands' earliest residential development in the Downtown area.



*Aerial view looking northwest up La Verne Street.*

### *Is my property in this district?*

To find out whether your property is in the La Verne Historic & Scenic District, check the City of Redlands List of Historic Resources at <https://www.cityofredlands.org/post/historic-preservation>

# La Verne Street Historic & Scenic District

## Character-Defining Features

### Architectural Styles & Building Types

- Victorian-era Vernacular Cottage
- Craftsman
- Spanish Colonial Revival

*Refer to Appendix B for more information regarding the architectural styles and vernacular building types included in this district.*

### Building Materials

- Roofing: composition shingle
- Wall Cladding: wood shingle/clapboard, stucco
- Foundations: concrete, stone, wood post and pier
- Windows/Doors: wood

*Refer to Ch. 3 - Guidelines for the Preservation, Rehabilitation, & Restoration of Historic Exterior Building Materials for information related to the treatment of character-defining materials in this district.*

### Site and Landscape Features

- Linear street running at a northwest-southeast angle, in line with the skewed Downtown street grid
- Uniform lot sizes (narrow and rectangular)
- Orientation of residences (primary façades and entrances face the street)
- Slight variation in setbacks
- Landscaped front yards
- Concrete walkways leading from the street to the primary entrance
- Narrow concrete driveways
- Detached garages
- Concrete sidewalks



*A one-story, single-family house within the La Verne Street Historic and Scenic District.*



*An example of a two-story, single family house within the historic district.*

- Cut stone curbs
- Street trees (various species, but palms are most prevalent on the south side of La Verne)

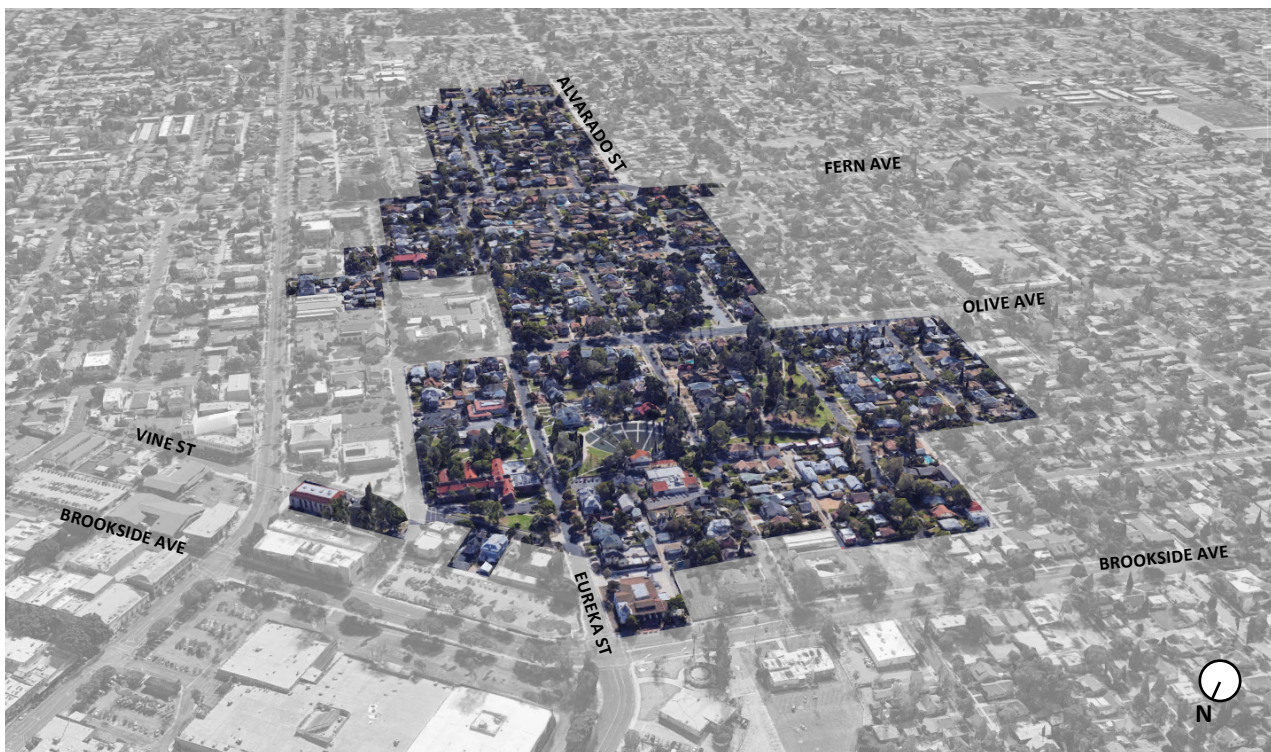
*Refer to Ch. 9 - Guidelines for Site and Landscape Design for information related to the treatment of character-defining site and landscape features in this district.*



# Smiley Park Neighborhood Historic & Scenic District

## *District Description*

The Smiley Park Neighborhood Historic and Scenic District is a locally designated historic district south of Downtown Redlands; it is also a National Register-listed district. The topography of the district is flat, and streets align with the skewed street grid comprising the area immediately south of Downtown. The historic district comprises a neighborhood of primarily single-family and some small-scale, multi-family residences dating from the turn of the 20th century to the decades leading up to World War II. Some institutional properties, dating to the same time period, as well as a handful of postwar residential and commercial infill properties, are also present. Most residences are sited on narrow, rectangular lots with consistent setbacks and landscaped front yards. Buildings are primarily accessed via concrete walkways connecting to the sidewalk, and concrete driveways lead to detached garages. The district is characterized by its cut stone curbs, cast stone streetlights, street trees of various species, and its integration of public and private institutional properties, which served as the focal point for neighborhood activity.



*Aerial view of the Smiley Park Historic District looking southeast.*

The Smiley Park Historic District is significant as an early middle class residential neighborhood that developed adjacent to the commercial Downtown during the late 19th and early 20th centuries. The district comprises several residential tracts originally subdivided by Redlands' founders E.G. Judson and Frank E. Brown. The neighborhood experienced tremendous growth from the late 1880s until the 1913 Freeze, which took a major toll on Redlands' agricultural economy. Following the Freeze and World War I, the district witnessed a second development boom during the late 1910s and 1920s, reflected in its significant collection of houses from this period. The district is also significant as the "largest and most intact residential neighborhood" built during the city's initial phase of development, per the district's National Register nomination. It contains a number of buildings that are excellent examples of their respective architectural styles, including sub-styles of Victorian-era, Arts and Crafts, and Period Revival architecture.



# Smiley Park Neighborhood Historic & Scenic District

## *Character-Defining Features*

### Architectural Styles & Building Types

- Queen Anne
- Victorian-era Vernacular Cottage
- Craftsman
- American Foursquare
- Shingle
- Classical Revival
- American Colonial Revival
- Tudor Revival
- Spanish Colonial Revival
- Mediterranean Revival
- Mission Revival

*Refer to Appendix B for more information regarding the architectural styles and vernacular building types included in this district.*

### Building Materials

- Roofing: composition shingle, wood shingle, clay tile
- Wall Cladding: wood shingle/clapboard, stucco, brick
- Foundations: concrete, brick, stone, wood post and pier
- Windows/Doors: wood

*Refer to Ch. 3 - Guidelines for the Preservation, Rehabilitation, & Restoration of Historic Exterior Building Materials for information related to the treatment of character-defining materials in this district.*

#### *Is my property in this district?*

To find out whether your property is in the Smiley Park Neighborhood Historic & Scenic District, check the City of Redlands List of Historic Resources at [www.cityofredlands.org/post/historic-preservation](http://www.cityofredlands.org/post/historic-preservation)



*Buildings within the historic district are sited on narrow lots with uniform setbacks.*



*A Queen Anne style building.*



# Smiley Park Neighborhood Historic & Scenic District

## Character-Defining Features



View of the Redlands Bowl.



View of front facade on a residence.



View of a large Mediterranean revival style building.

## Site & Landscape Features

- Largely linear streets that align with the skewed street grid south of Downtown
- Uniform lot sizes (narrow and rectangular)
- Orientation of residences (primary façades and entrances face the street)
- Consistent setbacks
- Landscaped front yards, some with the low concrete or stone retaining walls
- Concrete walkways leading from the street to the primary entrance
- Narrow concrete driveways (some in the original “ribbon” style)
- Detached garages
- Concrete sidewalks
- Cut stone curbs
- Street trees (various species)
- Integrated public institutions, such as Smiley Park, Smiley Public Library, and two church properties

*Refer to Ch. 9 - Guidelines for Site and Landscape Design for information related to the treatment of character-defining site and landscape features in this district.*

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