

REQUEST FOR HISTORIC AND SCENIC PRESERVATION COMMISSION ACTION

4-A. APPLICANT: KEN FRY (PROJECT PLANNER: ROSEMARY MONTOYA)

PUBLIC HEARING to consider **Certificate of Appropriateness No. 737** to allow the construction of a 672-square-foot detached garage with an attached 240-square-foot patio cover at 90 South La Salle Street (APNs: 0174-571-24-0000 and 0174-571-25-0000) within the Suburban Residential (R-S) District. The subject property is individually designated as Historic Resource No. 17 (HR17), also known as the Frank Albert Charles Mitchell Home. This proposal may qualify for exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15303(e) (New Construction or Conversion of Small Structures).

HISTORIC AND SCENIC PRESERVATION MEETING: June 4, 2026

Planner: Rosemary Montoya, Associate Planner

Reviewed by: Brian Foote, City Planner/Planning Manager

PROCEDURE FOR PUBLIC HEARING

1. Chairperson declares the meeting open as a public hearing.
2. Chairperson calls upon staff for report.
3. Chairperson calls for questions/comments from members of the Commission.
4. Chairperson calls upon applicant, or its representative, for comments/testimony.
5. Chairperson calls for comments/questions/testimony from members of the public (3 minutes per speaker).
6. Chairperson calls upon the applicant, or representative, for rebuttal comments (5 minutes).
7. Chairperson closes the public hearing.
8. Commission considers the motion(s) and votes.

SYNOPSIS

1. Historic Designation: The subject property is individually designated as a historic resource (HR 17) by the City of Redlands and is not located within a designated historic district.
2. Existing Land Use: Zoning: Suburban Residential (R-S) District
General Plan: Medium Density Residential
3. Historic and Scenic Preservation Commission submittal dates:
 - (A) Major Certificate of Appropriateness Application: March 5, 2026
 - (B) Date Accepted as Complete: May 11, 2026
 - (C) Historic and Scenic Preservation Commission Meeting: June 4, 2026

4. Attachments:

- (A) Location Map and Aerial Photograph
- (B) Site Photographs
- (C) Project Plans
- (D) Historic Inventory Sheet
- (E) Resolution 2026-02

PROPOSAL

The applicant proposes to construct a 672-square-foot detached garage with an attached 240-square-foot patio cover at 90 South La Salle Street (APNs: 0174-571-24-0000 and 0174-571-25-0000). The project site is located within the Suburban Residential (R-S) District. The subject property is individually designated as Historic Resource No. 17, also known as the Frank Albert Charles Mitchell Home.

The proposed accessory structure is to be located within the interior side yard area of the property, behind the front elevation plane of the primary residence, and will be accessible from the existing driveway. The structure is designed to remain subordinate to the historic residence through reduced scale, simplified massing and detailing, and placement.

BACKGROUND

On August 19, 1978, the City Council designated the property as a significant historic resource. The Historic Inventory Sheet (Attachment D), prepared in 1979, indicates the subject property was developed in 1890. The residence is described as a two-and-one-half-story Queen Anne-style home featuring shiplap siding, decorative scalloped shingles, a brick chimney, composition shingle roof, turned wood porch columns, decorative sawn trim, and transom windows with plain flat molding. The property was historically situated within a citrus grove landscape with a large yard and driveway flanked by mature palm trees. The 1979 documentation indicates a high level of architectural integrity at the time of survey.

Permit history from approximately 1980 indicates that a two-story addition was constructed on the residence, including the addition of three bathrooms and related modifications to the building's layout. This addition is visible from the public right-of-way and differs from the elevation shown in the 1979 Historic Inventory Sheet photo, representing the current established condition of the property. Additionally, the former agricultural grove setting surrounding the property is no longer present, and the surrounding parcels have since been developed with single-family residential uses (See Attachment A – Location Map and Aerial).

An existing temporary shed located within the proposed building footprint will be removed prior to construction. According to the applicant, the structure is not permanently affixed and does not contain footings or a permanent foundation.

ANALYSIS

A) Zoning Standards

The project site is located within the Suburban Residential (R-S) District. Detached accessory structures are permitted subject to compliance with applicable development standards including setbacks, height, lot coverage, and placement. The proposed structure complies with applicable development standards.

The subject property contains an existing historic carriage house; however, it is not functional as vehicle parking and is not accessible from the existing driveway. Redlands Municipal Code Chapter 18.164 requires two covered parking spaces for the residence, and the proposed garage will provide the covered parking required by current code.

The proposed detached garage and patio cover utilize the existing driveway access and do not propose changes to front yard paving or landscaping. The structure is located within the side yard area and complies with applicable standards for placement of accessory structures.

B) Secretary of the Interior Standards and Guidelines & City of Redlands Historic Architectural Design Guidelines

The Secretary of the Interior's Standards for Rehabilitation provide that new construction on historic properties shall be compatible with the historic resource in terms of massing, scale, materials, and setting and shall not result in the loss of character-defining features. New work shall be differentiated from the historic structure in a manner that preserves the integrity of the historic property.

The City's Historic Architectural Design Guidelines place the subject property within Character Category A, which includes pre-World War II residential neighborhoods characterized by single-family residences, consistent development patterns, and rear-yard accessory structures. Architectural styles within this category include Victorian Era, Arts and Crafts, and Period Revival idioms.

The subject property is a Queen Anne-style residence, which is a Victorian Era architectural style within Character Category A. Compatibility is achieved through building placement, scale, and massing. Accessory structures are typically located in rear yard areas and remain secondary to the primary residence.

The proposed accessory structure is located within the interior side yard area and will be placed behind the front elevation plane of the primary residence, thus maintaining a subordinate (secondary) relationship to the historic structure. Although the property contains an existing carriage house, the carriage house was not identified as a character-defining or contributing feature in the subject property's historic designation. The proposed garage may be deemed to be compatible with the scale, massing, and architectural character of the primary residence and existing carriage house (see Attachment C – Site Photographs).

The proposed accessory structure will consist of the following exterior finishes:

- Allure Shake Select octagon scalloped siding within the front-facing gable end (fibrous cement)
- Hardie Artisan V-groove 7-inch exposure horizontal siding (fibrous cement)
- GAF dimensional composition shingles (charcoal color)
- Wood-framed windows
- Paneled pedestrian door
- Paneled garage door with upper glazing
- 6x6 wood posts supporting the patio cover
- Painted trim, fascia, and boxed eaves to match the residence
- Exterior wall-mounted lantern-style light fixture with matte black powder-coated metal frame and clear glass panels

The proposed structure incorporates materials and architectural elements that are consistent with the existing residence and the material character of Character Category A neighborhoods, which are traditionally characterized by wood siding, decorative shingle detailing, and articulated elevations. The use of scalloped shingle siding within the front-facing gable references decorative shingle treatments commonly associated with Queen Anne-style architecture; however, the shingles are intentionally scaled and detailed differently from those on the historic residence to distinguish the new construction from the original structure in accordance with the Secretary of the Interior's Standards. Similarly, the proposed patio cover utilizes simple 6x6 wood posts rather than decorative turned columns, in order to maintain compatibility with the historic residence while avoiding direct replication of historic architectural detailing. All painted materials shall be painted to match the primary residence. Non-painted materials, including roofing and other prefinished components, shall be consistent with the materials and color palette of the primary residence.

The proposed garage does not alter or obscure the primary elevation of the historic residence and is located in a side yard position (and not toward the front half of the main house). As such, the project can be deemed to be consistent with the Secretary of the Interior's Standards and the City's Historic Architectural Design Guidelines, and will preserve the character-defining features and prominent placement of the existing Queen Anne residence.

ENVIRONMENTAL REVIEW

The construction of the proposed accessory structure may qualify for exemption from the requirements of the California Environmental Quality Act pursuant to Section 15303(e). Section 15303(e) exempts the construction of new accessory structures including garages, carports, patios, swimming pools, and fences.

STAFF RECOMMENDATION

Staff recommends that the Historic and Scenic Preservation Commission approve Certificate of Appropriateness No. 737 based on the facts presented in this staff report and subject to the recommended Conditions of Approval.

MOTIONS

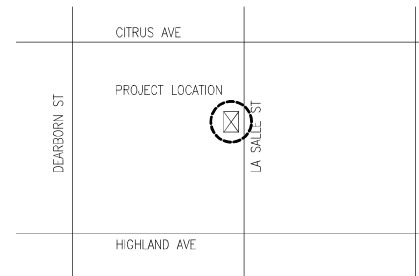
If the Historic and Scenic Preservation Commission deems it appropriate, staff recommends the following motion:

“I move that the Historic and Scenic Preservation Commission find that Certificate of Appropriateness No. 737 is not detrimental to the Historic Resource, and therefore, adopt Resolution No. 2026-02 to approve Certificate of Appropriateness No. 737 based on the facts within this staff report and subject to the attached Conditions of Approval.”

PROJECT NOTES

1. ALL LANDSCAPING IS EXISTING, THERE ARE NO PROPOSED CHANGES TO EXISTING LANDSCAPING.
2. NO TREES SHALL BE AFFECTED BY PROPOSED GARAGE.
3. DRIVEWAY IS EXISTING CONCRETE.

VICINITY MAP



PROJECT INFO.

PROJECT ADDRESS
90 S LA SALLE ST
REDLANDS, CA 92374

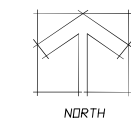
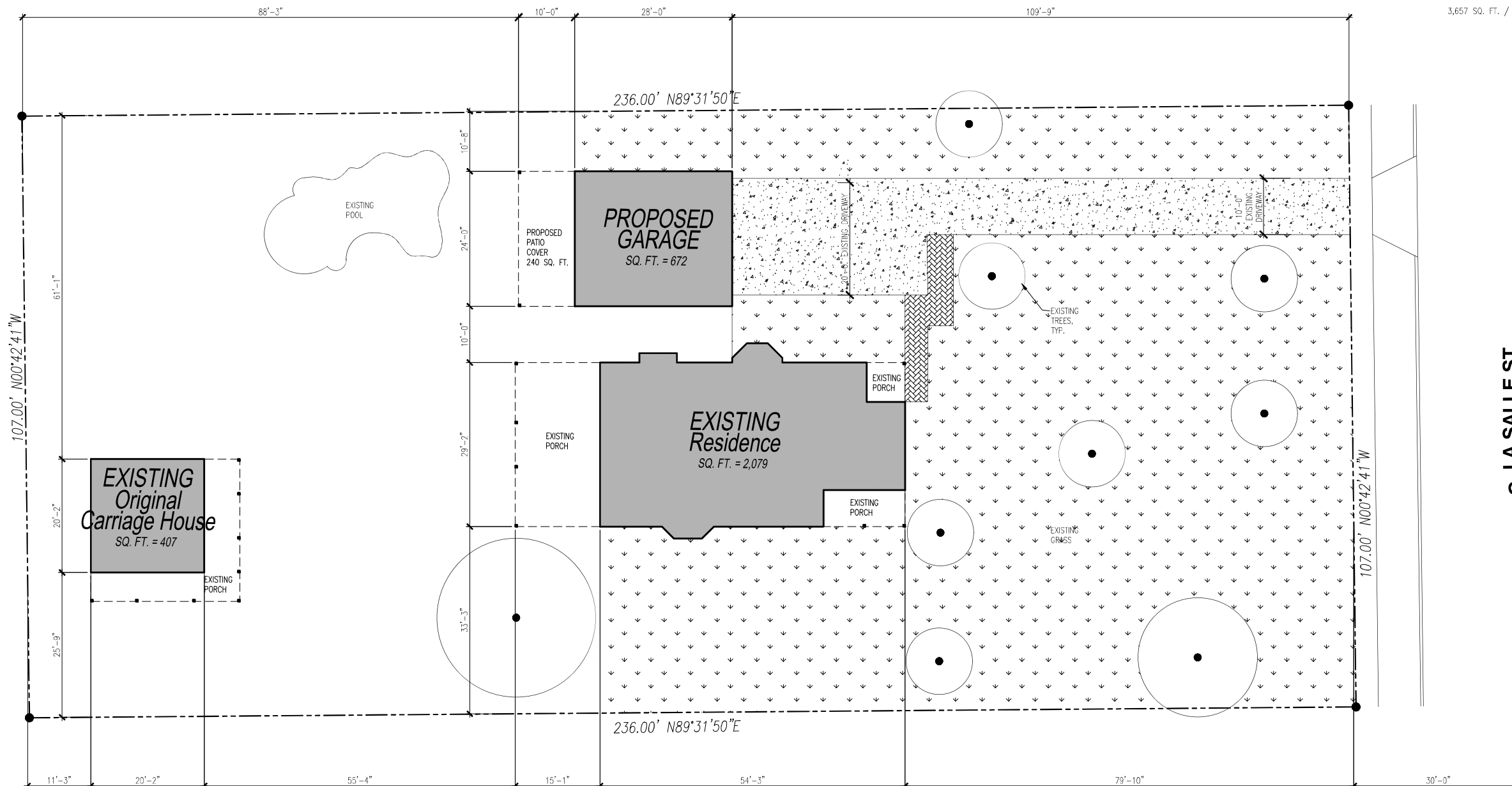
ASSESSORS PARCEL NUMBER
0174-571-25-0000

SCOPE OF WORK:
CONSTRUCTION OF NEW 672 SQ. FT. DETACHED GARAGE
WITH A 240 SQ. FT. COVERED PATIO

TYPE OF CONSTRUCTION: V - B
FIRE SPRINKLERS: NO (MAIN RESIDENCE NOT SPRINKLERED)
NO. OF STORIES: 1 (MAIN RESIDENCE 2-STORY)

BUILDING AREA'S:
EXISTING RESIDENCE & COVERED PORCHES 2,073 SQ. FT. (FOOTPRINT)
EXISTING ORIGINAL CARRIAGE HOUSE/PORCH 672 SQ. FT. (FOOTPRINT)
PROPOSED GARAGE WITH BACK PATIO COVER 912 SQ. FT.

BUILDING COVERAGE:
3,657 SQ. FT. / 20,296 (LOT AREA) = 18.0%



JASMIN HANCOCK
1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone (909) 801-4502

New Detached Garage For:

Ken Fry

90 S La Salle St.
Redlands, CA 92374

REVISIONS	
CONSTR.	
BID	
PLAN CHECK	
DRAWN	
JOB NO.	26-009
SHEET NAME	

SITE PLAN

SHEET NO. _____

0.S

SHEET - OF -



EXISTING MAIN RESIDENCE WINDOW TRIM

SCALE: NTS **B**

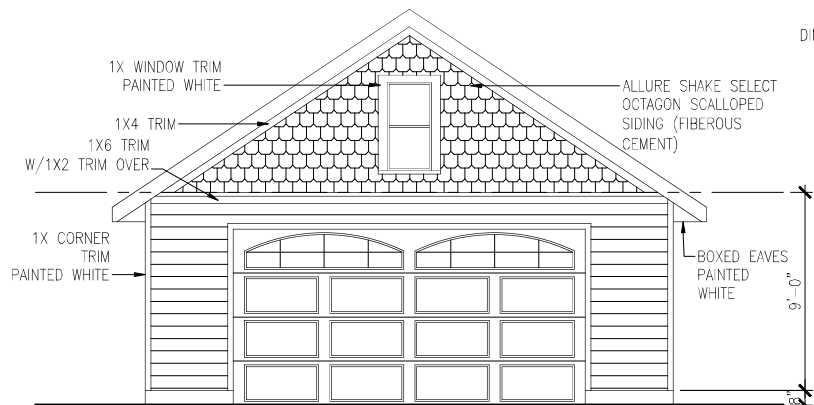


EXISTING MAIN RESIDENCE FRONT ELEVATION

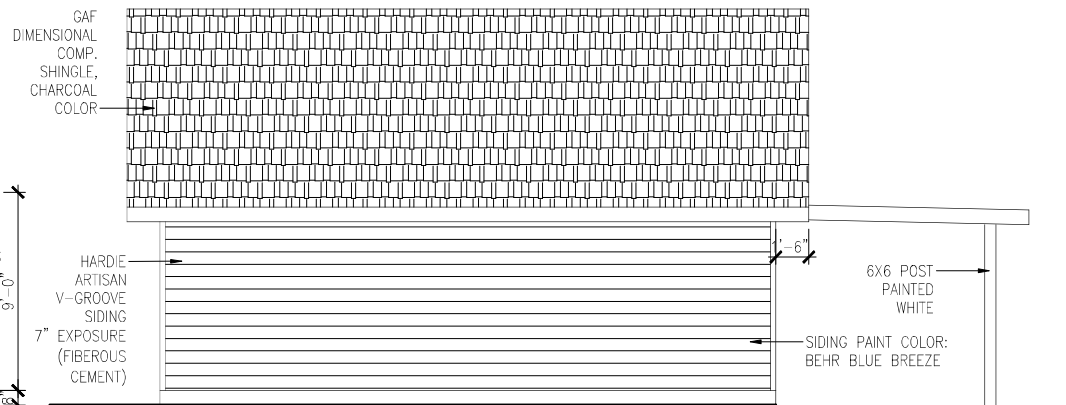
SCALE: NTS **A**



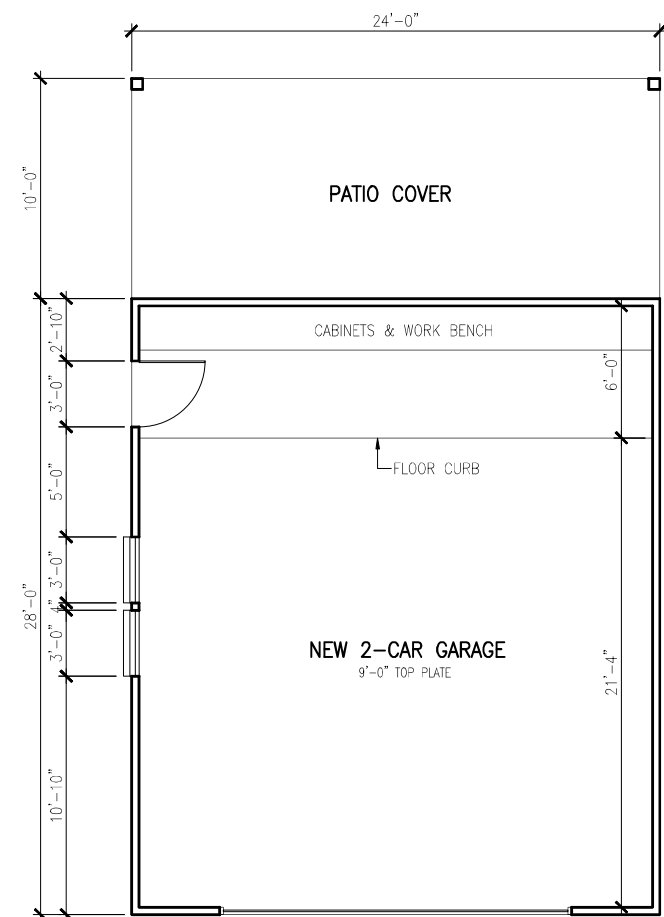
JASMIN HANCOCK
1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone (909) 801-4502



FRONT ELEVATION (EAST SIDE)

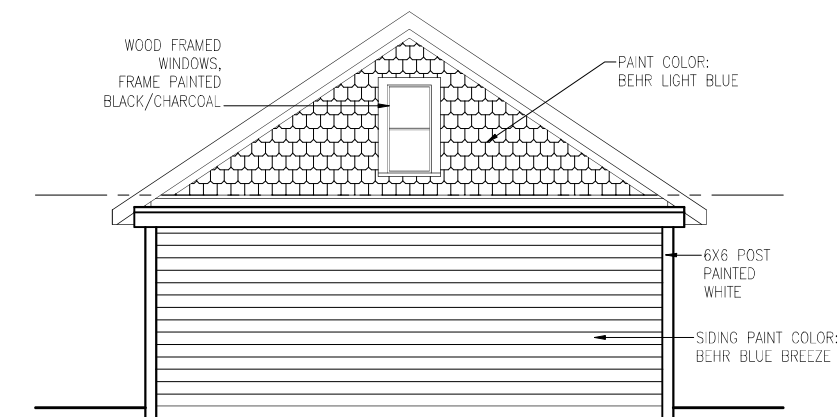


NORTH SIDE

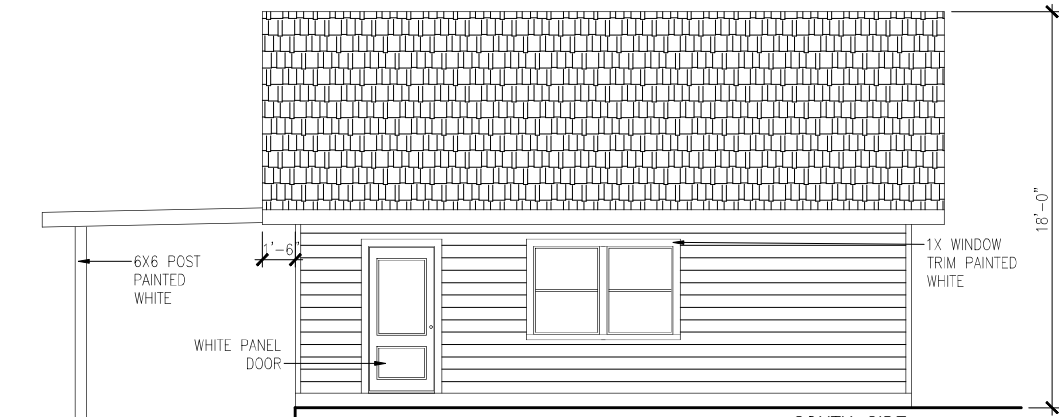


PROPOSED FLOOR PLAN

SCALE: 1/4"=1'-0" **1**



REAR ELEVATIONS (WEST SIDE)



SOUTH SIDE

EXTERIOR ELEVATIONS

SCALE: 1/4"=1'-0" **2**

New Detached Garage For :

Ken Fry

90 S La Salle St.
Redlands, CA 92374

REVISIONS	
CONSTR.	
BID	
PLAN CHECK	
DRAWN	
JOB NO.	26-009
SHEET NAME	
FLOOR PLAN	

SHEET NO.

1.0

SHEET - OF -

GAF

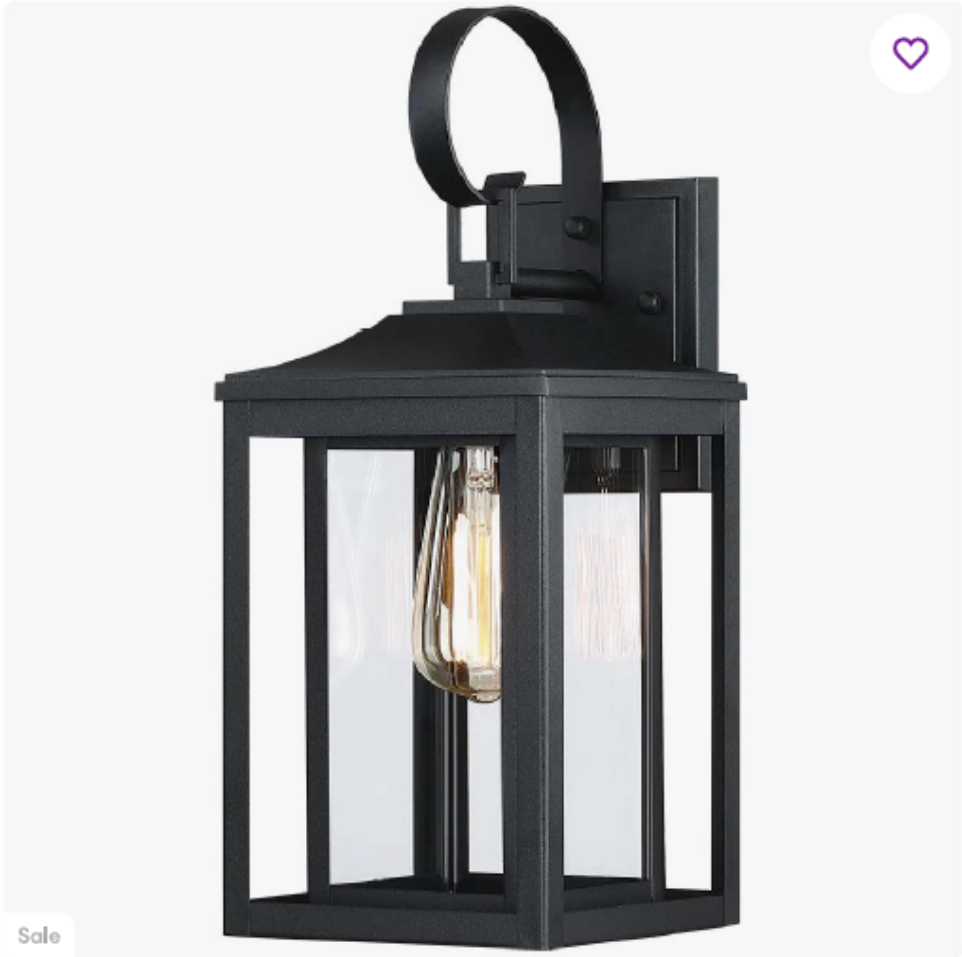
We
protect
what
matters
most™

Timberline HDZ®

Curated colors for any home. Backed by industry-first technologies and powerful warranties.

★★★★★ 4.8 (19255) [WRITE A REVIEW](#)





Kimberlye Iron Wall Light

By [Winston Porter](#)

Description

About This Product

Illuminate your front door or garage with this 1-light classic new traditional Exterior lantern lighting fixture. It's rated wet locations, and its sleek frame is made from metal in a powder-coated black finish that complements your decor from classic to rustic. It features 4 clear glass panels with its square shape enclosed in a black and sleek clean-lined framework. E26 vintage bulb is recommended to fully illuminate the glass and complement the overall aesthetic. Ideal for Front Porch, Patio, Garage, Deck, etc. Plus, it's compatible with a dimmer switch, so you can make the most out of your lighting.

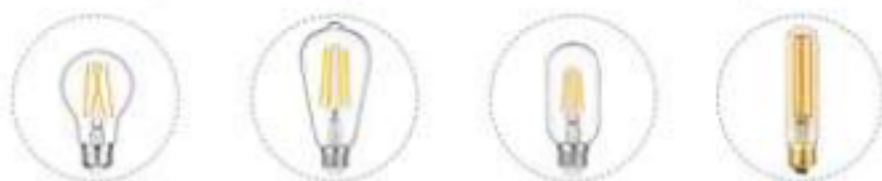
Features

- Perfect for farmhouse, rustic, coastal, and traditional settings
- Weather-resistant & anti-rust
- Hardware included for easy setup
- Fixture dimensions: 6.5-in W x 15.5-in H x 7.5-in E, Backplate: 4.4" W X 5.5" H
- Clear glass panels allow for maximum illumination
- Requires 1 x 60W medium base bulb (not included)
- Lantern style offers a contemporary look, ideal for the front door, decks, porch, patio, and garage,
- Dimmable: fully dimmable with a compatible dimmer switch to match any mood or application(dimmer switch not included)
- Before cleaning any lamp shade or fixture, disconnect the power source, wipe with a soft, dry cloth, and avoid the use of chemicals and

Product Dimensions



E26 Medium Base Socket
(60W Max, bulb not included)



CERTIFICATE OF APPROPRIATENESS NO. 737

90 S LA SALLE STREET

OWNER: KEN FRY

FRONT ELEVATION OF RESIDENCE (EAST SIDE)



MAIN BODY OF HOUSE IS HORIZONTAL SIDING, BLUE IN COLOR

GABLE END IS FISH SCALE SHINGLES (SCALLOPED SHINGLES), LIGHTER BLUE COLOR

TRIM IS WHITE, POSTS ARE SPINDAL TYPE DESIGN

2X WINDOW TRIM WHITE

WOOD FRAME OF WINDOW IS PAINTED BLACK/CHARCOAL COLOR



REAR ELEVATION (WEST SIDE)



RIGHT ELEVATION (NORTH SIDE)



LEFT ELEVATION (SOUTH SIDE)



CARRIAGE HOUSE (EAST AND NORTH SIDE)



CARRIAGE HOUSE (SOUTH & WEST SIDE)



HISTORIC RESOURCES INVENTORY

(State use only) Ser _____ Site _____ Mo. _____ Yr. C. 1890
 UTM _____ Q _____ NR _____ SHL _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____

IDENTIFICATION

1978 Heritage Home

- Common name: _____
- Historic name, if known: _____
- Street or rural address 90 LaSalle Street
 City: Redlands ZIP: 92373 County: San Bernardino
- Present owner, if known: Jerry L. Pyle Address: same
 City: _____ ZIP: _____ Ownership is: Public Private
- Present Use: Residence Original Use: Residence
 Other past uses: _____

DESCRIPTION

- Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:
 This is a 2½ story wooden building with shiplap siding. A broad stripe of decorative shingles runs around the house between the first and second floors. The same shingle also decorates the front of a third floor gable. The house has plain end boards at each corner. There is a brick chimney and a composition roof. The windows have plain molding and flat shape. The main entry is at the right front with a glass transom over a glass and wood door. There is a small triangular pediment over the entry. There is a covered porch at left front. The porch roof is supported by turned pillars. There is sawn board trim at the corners of the porch roof. There is a two story bay on the north side of the house. The residence has been painted two shades of green.

Subd on the City Register of Historic Properties

- Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

▲ NORTH



- Approximate property size:

Lot size (in feet) Frontage _____
 Depth _____
 or approx. acreage _____

Condition: (check one)

- Excellent b. Good c. Fair
 Deteriorated e. No longer in existence
 The feature a. Altered? b. Unaltered?

Surroundings: (Check more than one if necessary)

- Open land b. Scattered buildings
 Densely built-up d. Residential
 Commercial f. Industrial
 Other

Threats to site:

- None known b. Private development
 Zoning d. Public Works project
 e. Vandalism f. Other

- Date(s) of enclosed photograph(s): _____

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
 f. Other
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
16. Year of initial construction _____ This date is: a. Factual b. Estimated
17. Architect (if known): _____
18. Builder (if known): _____
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
 f. Windmill g. Watertower/tankhouse h. Other i. None

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

This house is situated in an area of citrus groves. It has a large lawn and a number of trees surrounding it. The driveway is flanked by two large palm trees.

21. Main theme of the historic resource: (Check only one): a. Architecture b. Arts & Leisure
 c. Economic/Industrial d. Exploration/Settlement e. Government f. Military
 g. Religion h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates:

23. Date form prepared: 5/10/79 By (name): Helen Watts
 Address: 1375 Knoll Road City Redlands ZIP: 92373
 Phone: _____ Organization: _____

(State Use Only)

RESOLUTION NO. 2026

A RESOLUTION OF THE HISTORIC AND SCENIC PRESERVATION COMMISSION OF THE CITY OF REDLANDS APPROVING CERTIFICATE OF APPROPRIATENESS NO. 737 FOR CONSTRUCTION OF A DETACHED GARAGE WITH AN ATTACHED PATIO COVER LOCATED AT 90 SOUTH LA SALLE STREET (APN: 0174-571-24-0000, 0174-571-25-0000).

WHEREAS, Jasmin Hancock (“Applicant”), has submitted an application for Certificate of Appropriateness No. 737 to construct a 672 square-foot detached garage with an attached 240 square-foot patio cover at 90 South La Salle Street (APNs: 0174-571-24-0000 and 0174-571-25-0000) within the Suburban Residential (R-S) District. The subject property is individually designated as Historic Resource No. 17, also known as the F.A.C. Mitchell Home; and

WHEREAS, notice of this Historic and Scenic Preservation Commission public hearing for the Project was duly published in a newspaper of general circulation by the Secretary to the Historic and Scenic Preservation Commission; and

WHEREAS, on June 4, 2026, the Historic and Scenic Preservation Commission held a public hearing and considered the staff report, oral report, testimony, and written evidence submitted by and on behalf of the applicant and members of the public; and

WHEREAS, the proposed project qualifies for exemption from environmental review in accordance with Section 15303(e) (New Construction or Conversion of Small Structures) of the CEQA Guidelines, as there is no substantial evidence of any potentially significant environmental impacts and the project qualifies for this exemption.

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC AND SCENIC PRESERVATION COMMISSION OF THE CITY OF REDLANDS AS FOLLOWS:

Section 1. The proposed scope of work for Certificate of Appropriateness No. 737 is consistent with the applicable Secretary of the Interior’s Standards for Rehabilitation and the City’s Historic Architectural Design Guidelines.

Section 2. The proposed project is exempt from environmental review in accordance with Section 15303(e) of the CEQA Guidelines and there is no substantial evidence of any potentially significant environmental impacts to the historic property.

Section 3. The application for Certificate of Appropriateness No. 737 is hereby approved subject to the conditions of approval contained in Exhibit “A” attached to this Resolution.

Section 4. This Resolution shall become effective upon adoption. If no appeal is filed within ten days (by June 16, 2026) in accordance with the Redlands Municipal Code, then the decision shall become final on June 17, 2026.

ADOPTED, SIGNED AND APPROVED this 4th day of June, 2026.

Kurt Heidelberg, Chair, Historic and Scenic
Preservation Commission

ATTEST:

Sonya Flint, Secretary

I, Sonya Flint, Historic and Scenic Preservation Commission Secretary of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the Historic and Scenic Preservation Commission at a regular meeting thereof held on the 4th Day of June, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Sonya Flint, Secretary, Historic and
Scenic Preservation Commission

EXHIBIT A
CONDITIONS OF APPROVAL
CERTIFICATE OF APPROPRIATENESS NO. 737

1. This approval is for Certificate of Appropriateness No. 737 to construct a 672 square-foot detached garage with an attached 240 square-foot patio cover at 90 South La Salle Street (APN: 0174-571-24-0000 and 0174-571-25-0000) within the Suburban Residential (R-S) District. The subject property is individually designated as Historic Resource No. 17, also known as the F.A.C. Mitchell Home.
2. This permit is granted for the plans submitted for the project and on file with the Planning Division (“the plans”). The project shall conform to the approved plans, except as otherwise specified in these conditions. The Development Services Director is authorized to approve minor modifications to the approved project plans or any of the conditions of approval if such modifications achieve substantially the same results as would strict compliance with said plans and conditions.
3. Unless construction has commenced pursuant to a building permit, this permit/approval shall expire in eighteen (18) months from the approval date. This permit/approval can be extended by staff per Section 2.62.200(K) for a period not to exceed thirty-six (36) months.
4. Prior to beginning any construction activities, a building permit(s) shall be obtained from the Building & Safety Division for the proposed scope of work.
5. The applicant shall not make modifications to the approved project plans, building elevations, exterior materials, or architectural details without first consulting the Development Services Director or designee.
6. The Development Services director is authorized to approve minor modifications to the approved project plans or any of the conditions of approval if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
7. The issuance of any permits shall comply with all applicable provisions of the Redlands Municipal Code.
8. The applicant for this permit, and its successors and assigns, shall defend, indemnify and hold harmless the City of Redlands, and its elected officials, officers, agents and employees, from and against any and all claims, actions, and proceedings to attack, set aside, void or annul the approval of this permit by the City, or brought against the City due to acts or omissions in any way connected to the applicant’s project that is the subject of this permit. This indemnification shall include, but not be limited to, damages, fees, costs, liabilities, and expenses incurred in such actions or proceedings, including damages for the injury to property or persons, including death of a person, and any award of attorneys’ fees. In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of this permit, or is commenced for any other reason against the City for acts or

omissions relating to the applicant's project, within fourteen (14) City business days of the same, the applicant shall file with the City a performance bond or irrevocable letter of credit (together, the "Security") in a form and in an amount satisfactory to the City, to ensure applicant's performance of its defense and indemnity obligations under this condition. The failure of the applicant to provide the Security shall be deemed an express acknowledgement and agreement by the applicant that the City shall have the authority and right, without objection by the applicant, to revoke all entitlements granted for the project pursuant to this permit. The City shall have no liability to the applicant for the exercise of City's right to revoke this permit.

End of Conditions of Approval

Brian Foote, City Planner/Planning Manager
Historic Preservation Officer