

CITY OF VISALIA

HISTORIC PRESERVATION ADVISORY COMMITTEE

Wednesday October 28, 2020, at 5:30PM

CHAIR: Patricia Kane
COMMITTEE MEMBERS:
Daryl Haarberg, Michael Kreps, Marilyn Mitchell, Jay Hohlbauch,
Walter Deissler, and Heather Carter

315 East Acequia Avenue, Visalia

AGENDA

A. Citizen's Comments

B. Project Reviews:

1. **HPAC No. 2020-08;** A request by Steve Sparshott for the placement of wall signage on an existing building, located at 515 W. Murray Avenue (APN: 093-175-008).
2. **HPAC No. 2020-09;** A request by Leanne J. Williams for the placement of a five foot tall wrought iron fence, located at 406 W. School Avenue (APN: 094-341-006).

C. Discussion Items

1. Odell-Mor Building Update
2. Update of the Local Register of Historic Structures
3. Committee and Staff Comments

D. Adjournment

If you desire to make comments regarding any project on the agenda, the following methods may be utilized:

- Mailing written comments to the City of Visalia Planning Division, Attn: Cristobal Carrillo, 315 East Acequia Avenue, Visalia, CA, 93291;
- Dropping off written comments to the City of Visalia Planning Division, Attn: Cristobal Carrillo, 315 East Acequia Avenue, Visalia, CA, 93291;
- Emailing comments to cristobal.carrillo@visalia.city; or
- Calling Cristobal Carrillo at (559) 713-4443 between the hours of 8:00am to 5:00pm, Monday through Friday.

The above methods for providing public comment are strongly encouraged. Comments must be received no later than 5:00pm on the day of the meeting. All comments received will be shared at the meeting. If you wish to call in during the meeting to provide public comment, please call (559) 713-4041 at 5:30pm on the day of the meeting.

Citizens may appear at the Historic Preservation Advisory Committee meeting in person. **Citizens will be asked to maintain appropriate, physical distancing from others and**

wear a mask or face shield pursuant to the Governor's Executive Orders and public health guidance during the COVID-19 situation.

In compliance with the Americans Disabilities Act, if you need special assistance to participate in meetings call (559) 713-4443 (Staff Representative) 48-hours in advance of the meeting. For Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services. Visually Impaired - If enlarged print or a Braille copy is desired, please request in advance of the meeting and services will be provided as possible after the meeting. City Staff to the Committee is Cristobal Carrillo, Associate Planner, 559-713-4443, cristobal.carrillo@visalia.city.

Éste Aviso es para informarle que habra una audiencia para el público ante el Comité de Preservación Histórica de la Ciudad de Visalia. Para más información, o para dar comentario público respecto a esta solicitud, por favor llame a la Ciudad de Visalia al numero (559) 713-4443.

Additional information about the Historic Preservation Advisory Committee may be found by contacting Cristobal Carrillo, Associate Planner at 559-713-4443, emailing cristobal.carrillo@visalia.city, or by visiting the following link: https://www.visalia.city/government/committees/historic_preservation_advisory_committee.aspx



HISTORIC PRESERVATION ADVISORY COMMITTEE

April 8, 2020

HPAC Item No. 2020-08

Applicant: Steve Sparshott, Agent 559-679-7565

Property
Owner: George Kassab,

Location: 515 W. Murray Avenue (APN: 093-175-008)

Project: A request for wall signage on a commercial building.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the wall signage request, as described in the findings and recommendations in this report.

SITE DATA

The site is zoned D-MU (Downtown Mixed Use) and contains a three unit commercial building, occupied by a liquor store (Frank's Liquor), a massage business, and smoke shop (Huff & Puff Smoke Shop).

The project site is located within the Historic District, and is not listed on the Local Register of Historic Structures.

PROJECT DESCRIPTION

The applicant requests placing a 36 sq. ft. channel letter wall sign for the Huff & Puff Smoke Shop. Per Exhibit "A" the wall sign will be located on the northern exterior of the building, on the same side as an existing 10.5 sq. ft. wall sign for a massage business. The new channel letter sign will be internally illuminated.

The wall sign for the smoke shop was placed onsite in early 2020

without Historic Preservation review or a Building Permit. The applicant will remove half of the existing sign (the "Huff & Puff" portion as shown in Figure 1 and Exhibit "A") in order to comply with the size limitation requirements of the Visalia Municipal Code.



DISCUSSION

Signage Standards

The project site is located within the Downtown Retail Overlay District (DROD), which was established to protect and enhance existing buildings in the downtown area through the creation of design criteria. Properties located within the DROD are limited to two sq. ft. of sign area for each one foot of linear occupancy frontage, to a maximum of 50 sq. ft. This is applicable to all signage types proposed on a DROD site. Total wall signage proposed by the applicant is 36 sq. ft. as shown in Exhibit "A". When added to the size of the existing 10.5 sq. ft. message wall sign, the total wall signage for the building is 46.5 sq. ft. As such, the proposed wall signage does not exceed the 50 sq. ft. limitation of the DROD and Visalia Municipal Code.

Architectural Compatibility

As illustrated in Figure 1 and Exhibit "A" the existing commercial unit lacks distinctive features or characteristics that could be listed as historically significant. The building is block shaped, with stucco and wood paneled exteriors. There are no features on the building in common with other significant structures within the Historic District, save for the large display windows at the building exterior. The windows will not be altered as a result of the proposal.

The architectural design of the proposed channel letter signage is in keeping with existing signage on the building, and with typical signage employed on commercial sites throughout the city. The reduction of the signage area to comply with Downtown Retail Overlay District requirements ensures that the signage will not be overly large, reducing impacts to the aesthetic of the adjacent historic neighborhood. Given the above, the project will not negatively affect the visual character of the project site or Historic District. A Condition of Approval will be added requiring the applicant to obtain a Building Permit for the wall signage.

FINDINGS AND CONDITIONS

Staff recommends that the Committee approve HPAC Item No. 2020-08 based upon the following findings:

1. The site is within the Historic District, and not listed in the Local Register of Historic Structures.
2. That the proposed signage would be in keeping with the intent of the Historic Preservation Element and Ordinance.
3. That the proposed signage is consistent with the D-MU (Downtown Mixed Use) Zone and other similar retail uses in the Historic District.
4. That the proposed signage would not be injurious to the surrounding properties or character of the Historic District.

And subject to the following conditions:

1. That the project shall be developed in substantial compliance with the site plan and elevations in Exhibit "A".
2. That the applicant shall obtain a Building Permit for the proposed wall signage.
3. That any significant changes to the building exterior be brought back before the Historic Preservation Advisory Committee for review prior to issuance of a Building Permit.
4. That all other City codes and ordinances be met.

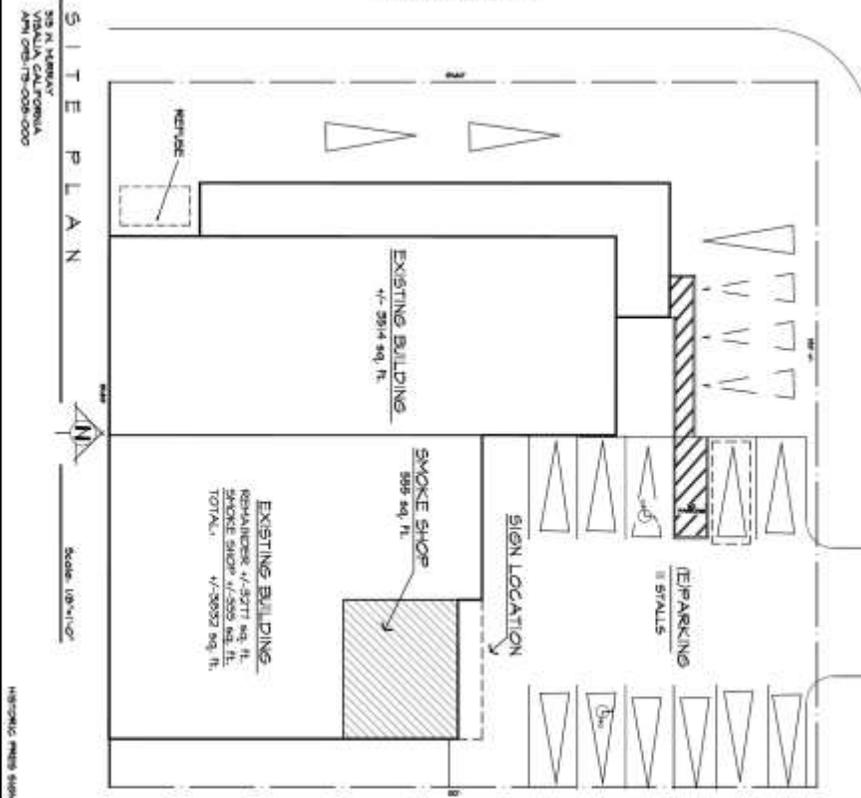
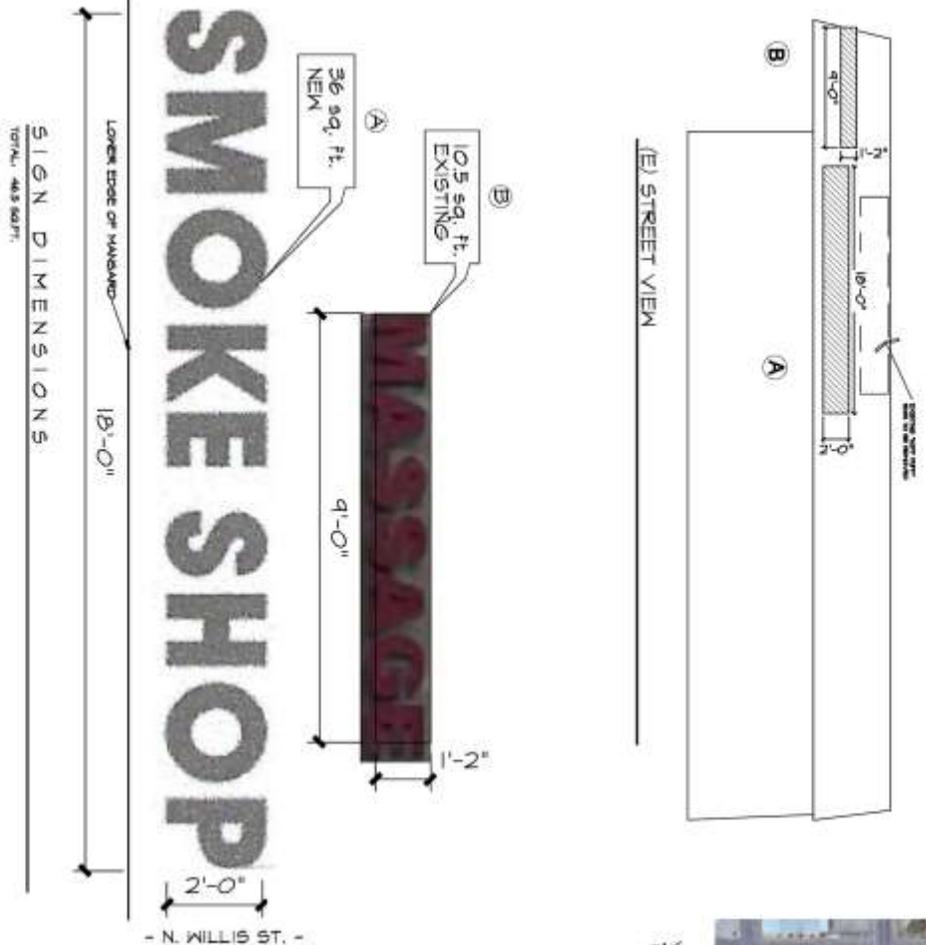
Attachments

- Exhibit “A” – Site Plan
- Aerial Photo
- Location Map
- HPAC Application

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.56.060, an appeal to the City Council may be submitted within ten days following the date of a decision by the Historic Preservation Advisory Committee (HPAC). An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street. The appeal shall specify errors or abuses of discretion by the HPAC, or decisions not supported by the evidence in the record. The appeal form can be found on the city’s website www.visalia.city or from the City Clerk.

EXHIBIT "A"



35 N. MURRAY
VISALIA, CALIFORNIA
APN 026-178-008-000

Scale: 1/8" = 1'-0"

HISTORIC PRES. SIGNAGE 4/24/2020

BUSINESS/PROPERTY OWNER:
 Stephen C. Sparshott
 210 N. Hill St.
 Visalia, CA 93290
 582-340-8100

SITE INFO:
 EXISTING USE: USED APPLIANCE REPAIR & SALES
 - HIGH-HIGH "B" - Open
 - 1 OWNER, 1 EMPLOYEE
 OCCUPANT LOAD: 350/100-125
 ZONING: D-4U SPN: 2002B
 APN: 026-178-008 T148 800 FT.
 SITE AREA: 100,182 SQ. FT.
 VISALIA, CALIFORNIA
 HAYES, CALIFORNIA WATER SERVICE CO.
 SERVICE CITY OF VISALIA
 SERVICE CITY OF VISALIA
 VISALIA, CALIFORNIA
 POWER, SOUTHERN CALIF. Edison CO.

M & G SMOKE SHOP

55 H MURRAY VISALIA, CA

STEPHEN C. SPARSHOTT

DATE: 08/20/20

SCALE: 1/8" = 1'-0"

SHEET: 01 OF 1

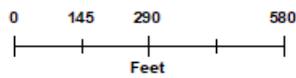
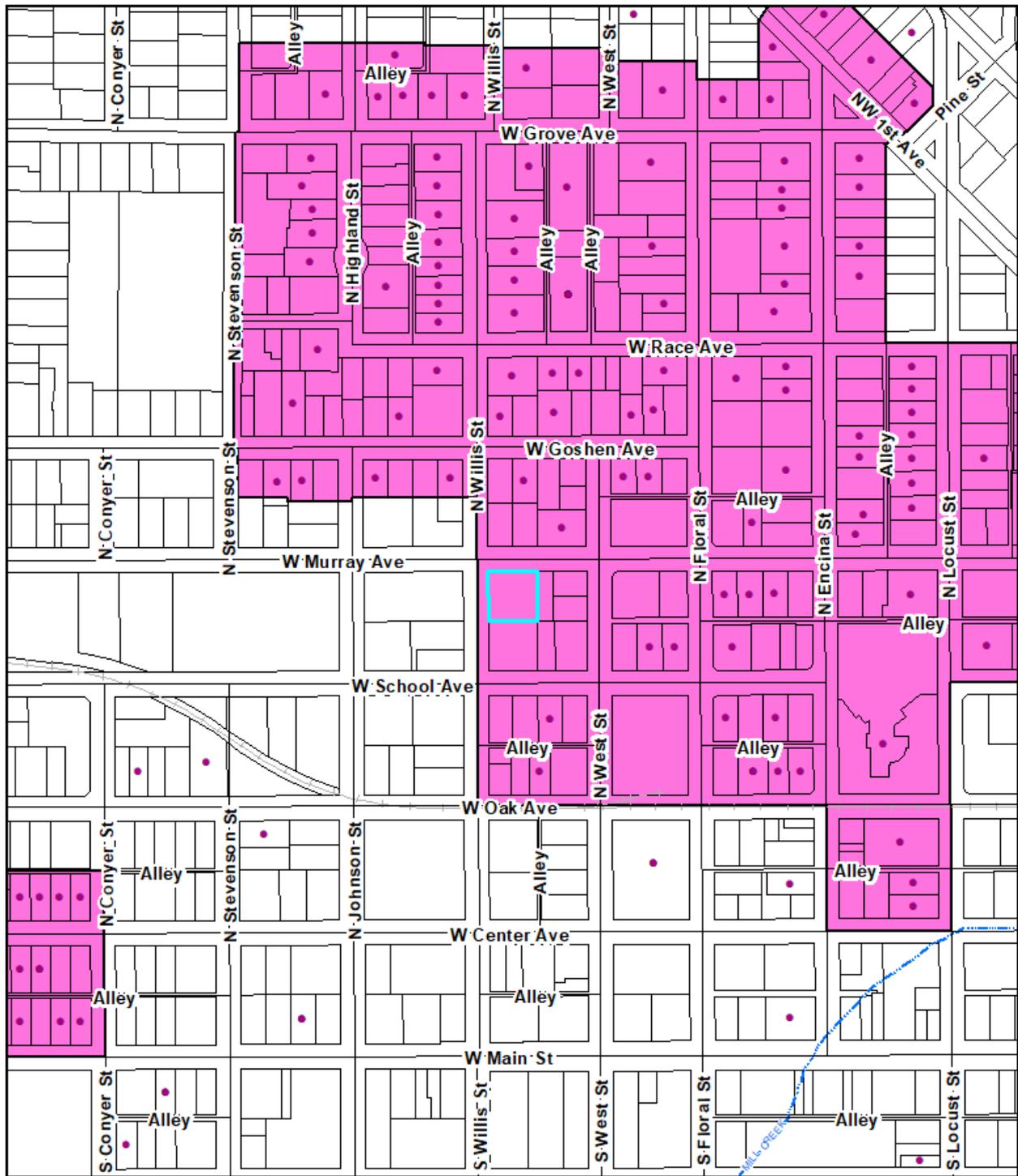


HPAC No. 2020-08 515 W. Murray Avenue

Aerial Map

Legend

- City Limits
- Streets
- Railroad
- Waterways
- Parcels



HPAC No. 2020-08

515 W. Murray Avenue

Location Map

- Streets
- Railroad
- Waterways
- City Limits
- Parcels
- Local Registry
- Historical District





Project Address: _____
HPAC NO.: _____

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
REVIEW APPLICATION

LOCATION OF PROJECT: 515 W. MURRAY DATE: 8/11/2020
APPLICANT/PROJECT CONTACT: STEVE SPARSHOTT PHONE: _____
APPLICANT ADDRESS: 1206 W. EVANS
E-MAIL ADDRESS: FOURSHOT7@YAHOO.COM APN#: 093-175-008000
PROPERTY OWNER: _____
GENERAL DESCRIPTION OF PROJECT: BUSINESS SIGN
BRIEF NARRATIVE/REASON FOR PROJECT: NEW SIGN
NAME & PHONE NUMBER OF PERSON ATTENDING THE MEETINGS: STEVE SPARSHOTT 679-7565
RELATIONSHIP TO PROPERTY OWNER: REPRESENTATIVE

REQUIRED MATERIALS:
Completed application
Completed Agency Authorization form (if represented by an agent)**
2 copies of site plan, elevations, landscape plans, etc. (as necessary)
1 copy of 8-1/2" x 11" reduction of all plans
NOTE: Additional materials may be requested, as necessary
**If the property owner is not the applicant, an Agency Authorization must also be submitted.

Please provide the following information as it pertains to your project (drawings and a plot plan must be submitted with this application. These plans are for the HPAC process only. Building permits require a separate application and separate materials).

1. Type of Action (check one):
- New Construction
 - Signs
 - Alteration to existing structure
 - Moving-New Location
 - Other: _____
 - Demolition - (May require inspection by the City of Visalia Building Division)
For further information contact Historic Preservation staff representative.

If moving or demolition permit - it is not necessary to complete the following questions.

2. Exterior Elevations:
- a. Proposed Materials on exterior elevation (type and description of siding and trims):
N/A
 - b. Description and type of proposed windows and doors (include material of window frame):
N/A

c. If masonry is used as an exterior material, please provide the following information:

Material: N/A
Size: _____
Color: _____

3. Roof: (Please indicate proposed changes to):

Style: N/A
Pitch: _____
Material: _____

4. Proposed Building Height:

Height to eave: EXISTING
Height to peak of roof: _____

5. Setbacks: (Measurement from curb and property line to proposed structures)

a. Setbacks on proposed project:

Front: EXISTING
Rear: _____
Sides: _____

b. Setbacks on adjacent properties (distance from curb is sufficient)

Front only: _____

6. Landscaping: (Indicate any mature trees on plans)

EXISTING

7. Signs: (If applicable)

Please provide a sketch of the proposed sign indicating colors and materials and a plot plan showing the location of the sign on the property.

* Signed: [Signature] Date: 10-15-20
Agent/Property Owner

If the application is approved, a building permit may not be issued and construction may not begin until 10 days after the Committee's decision. This is to allow appeals to be submitted, as prescribed in Article 26, Section 7712 of the City of Visalia Historic Preservation District Ordinance.

Applications for Historic Preservation must be submitted to the City of Visalia Planning Division NO LESS THAN 8 CALENDAR DAYS PRIOR to the meeting.

Applicants or their representative are requested to attend the meeting.

The Historic Preservation Advisory Committee meets every 2nd and 4th Wednesday of the month (except holidays and special circumstances) at 5:30 p.m. in the City Hall East Conference Room.

For additional information or assistance in completing this application, please feel free to call (559) 713-4359.

HISTORIC PRESERVATION ADVISORY COMMITTEE

October 28, 2020

HPAC Item No. 2020-09

Applicant/

Owner: Leanne J. Williams

Location: 406 W. School Avenue (APN: 094-341-006)

Project: A request for a five-foot tall wrought iron fence.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve HPAC Item No. 2020-09 as described in the findings and conditions of this report.

SITE DATA

The site is zoned D-MU (Mixed Use Downtown).

The site is listed on the Local Register of Historic Structures as a “Background” structure in the Bungalow style. The site is also within the Historic District.

The Historic Survey notes that the building is a single-story shingled bungalow with two front gable roof features and multi-paneled sash windows. Per the applicant, the building was constructed in 1921.

PROJECT DESCRIPTION

The applicant is requesting approval to place a five-foot tall wrought iron fence on the subject site to prevent trespassers from accessing the converted office building. As shown on the site plan in Exhibit “A” and elevations in Exhibit “B”, the fence is proposed to be placed along the south, east, and west property boundaries, and north of the existing building, separating the



structure from the parking lot. The fence along the southern boundary will be placed behind an existing 1 to 2 ft. tall cinder block barrier (see Figure 1). The barrier features rocks cemented to the top and has been onsite for at least 50 years based on Historic Survey photos. Behind the cinder block is a second shorter barrier consisting of pored cement that is likely original to the site (see Figure 2). Both features will be preserved as a part of the proposal.

The new fence as shown in Exhibit “C” and as described in Exhibit “D” will be black in color, in a “light modern” style, made of ornamental iron. The fence will be approximately 310 feet long and will contain one gate along the School Avenue frontage and two gates facing the alley to the north.

DISCUSSION

Development Standards

Section 17.36.050 of the Visalia Municipal Code states that fences within the D-MU Zone cannot exceed seven-feet in height when located within a required setback. The required front yard setback for sites south of Murray Avenue within the D-MU Zone is zero feet. As such an up to seven-foot tall fence can conceivably be located on the property line of the project site. As such, the applicant’s proposal to place a five-foot tall fence as shown in Exhibit “A” is permitted by the Visalia Municipal Code.

Architectural Compatibility

The site does not currently contain any fencing. There are no specific design standards for fencing outlined in the Visalia Municipal Code or Historic Preservation Ordinance. However, as a general practice wrought iron fencing has been previously accepted by the HPAC as appropriate for buildings of varying styles within the Historic District. The fencing proposed by the applicant is similar in appearance to other fencing approved by the HPAC. In particular, the applicant states that they will install the same wrought iron fencing previously approved at 319 W. Murray Avenue (HPAC Item No. 2019-08), located a block from the project site. As such, the proposal is considered appropriate for the site and Historic District.

FINDINGS AND CONDITIONS

Staff recommends that the Committee approve HPAC No. 2019-09 based upon the following findings:

1. That the building is listed on the Local Register of Historic Structures, and is within the Historic District.
2. That the wrought iron fencing is an accepted fencing material in the Historic District.
3. That the proposed location and height of the fence is appropriate and consistent with the Zoning Ordinance and the purposes and intent of the Historic Preservation Ordinance and Historic Preservation Element.
4. That as conditioned herein, the proposed project would not be injurious to the surrounding properties.

And subject to the following conditions:

1. That the site be developed consistent with the site plan in Exhibit “A”, building elevations in Exhibit “B”, fence elevations in Exhibit “C”, and fence specifications in Exhibit “D”.
2. That the applicant shall obtain a Building Permit for the proposed fencing.

3. That any other exterior alterations to the structure shall be brought before this Committee for review and approval prior to the issuance of any building permits and/or their installation or construction.
4. That all other City codes, ordinances, standards, and regulations shall be met.

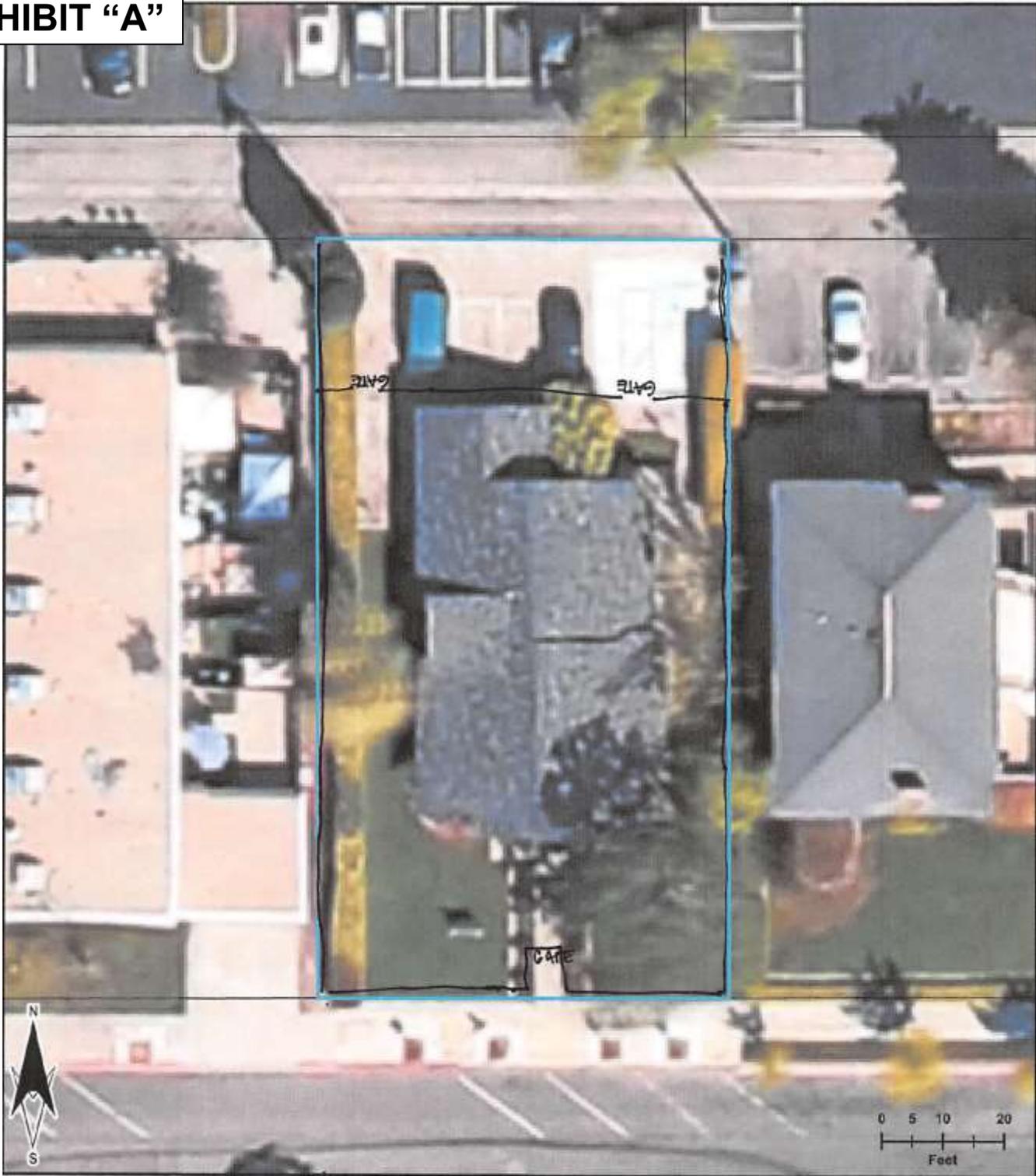
ATTACHMENTS

- Exhibit "A" – Site Plan
- Exhibit "B" – Building Elevations
- Exhibit "C" – Sample Fence Elevations
- Exhibit "D" – Fence Specifications
- Aerial Photo
- Location Map
- Project Application

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.56.060, an appeal to the City Council may be submitted within ten days following the date of a decision by the Historic Preservation Advisory Committee (HPAC). An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street. The appeal shall specify errors or abuses of discretion by the HPAC, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

EXHIBIT "A"



5 FT FENCE & 3 5 FT GATES
WROUGHT IRON FENCE MATERIALS

406 W. School Street

93 FT WEST FENCE
93 FT EAST FENCE
162 FT FRONT (SOUTH) FENCE

Aerial Map

62 FT BACK (NORTH) FENCE

Legend

- City Limits
- Streets
- Railroad
- Waterways
- Parcels

EXHIBIT "B"



5 FT WROUGHT IRON FENCE
5 FT WROUGHT IRON GATE ON SIDEWALK
5 FT WROUGHT IRON FENCE DOWN EAST SIDE OF PROPERTY
5 FT WROUGHT IRON FENCE DOWN WEST SIDE OF PROPERTY
--- PROPERTY LINE ON S 4TH AVE



2 5 FT WROUGHT IRON WALK GATES
5 FT FENCE IN REAR



Sent from my iPhone

5 FT BLACK WROUGHT IRON FENCE TO BE
INSTALLED ON EAST SIDE OF MY PROPERTY



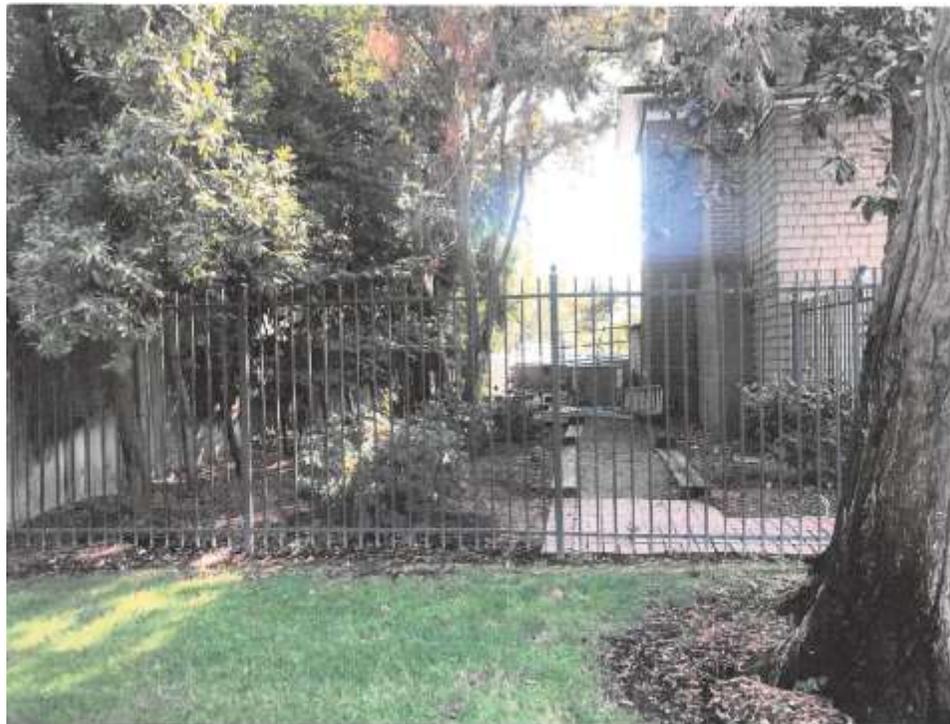
5 FT WROUGHT IRON FENCE DOWN WEST SIDE OF
PROPERTY

EXHIBIT "C"



Sent from my iPhone

THIS IS THE STYLE OF FENCE
THAT MY NEIGHBOR HAS, THAT I
WANT INSTALLED



Sent from my iPhone

ANOTHER PHOTO OF NEIGHBORS
WROUGHT IRON FENCE THAT I WANT
THIS STYLE INSTALLED ON MY PROPERTY

EXHIBIT "D"

PROPOSAL

JOAQUIN

Residential
Commercial
Wood
Ornamental
Fences



DELANO
725-3600

BAKERSFIELD
327-4786

VISALIA
651-0772



**FENCE
&
PATIO
INC.**

Contractor's License No. 397784

P.O. Box 490
Delano, CA 93218
Fax: 661-725-0580

Aluminum Patio Covers
Window Guards
Security Doors
Window Awnings
Aluminum Carports



PROPOSAL SUBMITTED TO
PARKLAND SECURITIES, LLC
STREET
406 WEST SCHOOL AVE
CITY, STATE AND ZIP CODE
VISALIA, CA 93291

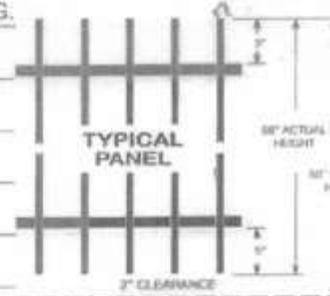
PHONE
559.280.6633
JOB NAME
5' & 6' LIGHT MODERN STYLE O/I
JOB LOCATION
SAME

DATE
10/6/2020

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

SET POST ON GRASS AND INSTALL 175' OF 5' HIGH LIGHT MODERN STYLE P.C BLK ORNAMENTAL IRON AND (1) 5' X 5' SINGLE GATE WITH 2 HOLE LOCK BOX & SELF CLOSING SPRING.

SET POST AND INSTALL 96' OF 6' HIGH LIGHT MODERN STYLE P.C BLK ORNAMENTAL IRON WITH (2) 5' X 6' SINGLE GATE WITH 2 HOLE LOCK BOX & SELF CLOSING SPRING.



CUSTOMER WILL HAVE TO RELOCATE SPRINKLERS WE ARE NOT RESPONSIBLE FOR BROKEN SPRINKLER LINES.

TERMS:
NET 30

TOTAL AMOUNT:
\$8,663.00

All material is guaranteed to be as specified. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge. All agreements contingent upon strikes, accidents or delays beyond our control. Our workers are fully covered by Worker's Compensation.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. C & H is not responsible for damage to underground utilities not marked.

Customer Signature

Submitted By

Date of Acceptance

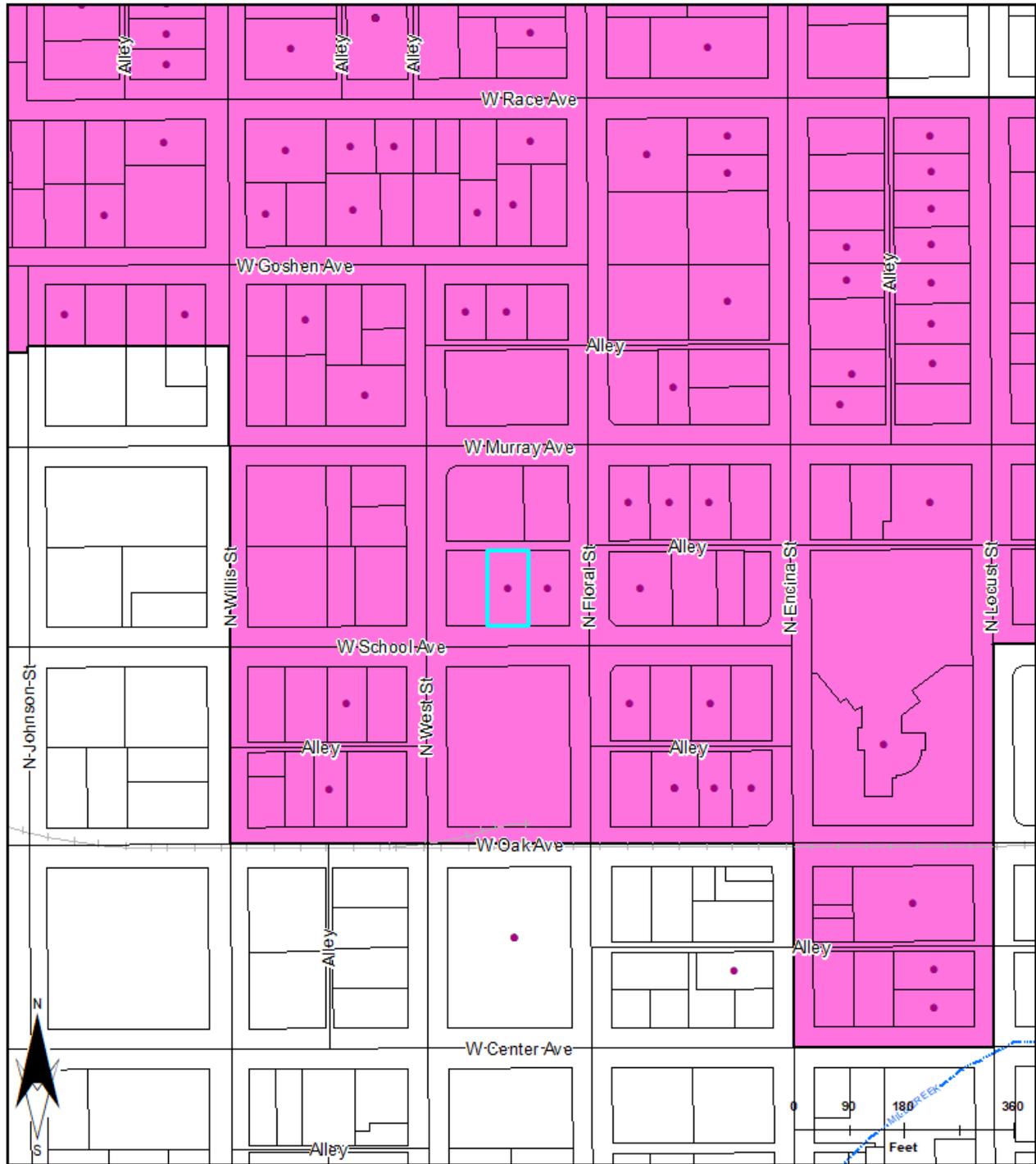


HPAC No. 2020-09 406 W. School Avenue

Aerial Map

Legend

-  City Limits
-  Streets
-  Railroad
-  Waterways
-  Parcels



HPAC No. 2020-09 406 W. School Avenue

Location Map

Legend

- Local Registry
- City Limits
- Streets
- Railroad
- Waterways
- Parcels
- Historical District

c. If masonry is used as an exterior material, please provide the following information:

Material: _____
Size: _____
Color: _____

3. Roof: (Please indicate proposed changes to):

Style: _____
Pitch: _____
Material: _____

4. Proposed Building Height:

Height to eave: _____
Height to peak of roof: _____

5. Setbacks: (Measurement from curb and property line to proposed structures)

a. Setbacks on proposed project:

Front: _____
Rear: _____
Sides: _____

b. Setbacks on adjacent properties (distance from curb is sufficient)

Front only: _____

6. Landscaping: (Indicate any mature trees on plans)

7. Signs: (If applicable)

Please provide a sketch of the proposed sign indicating colors and materials and a plot plan showing the location of the sign on the property.

Signed: Leanne Williams Date: 10-15-2020
Agent/Property Owner

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