

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, January 12, 2022, at 5:30PM

CHAIR: Walter Deissler VICE-CHAIR: Tyler Davis

COMMITTEE MEMBERS:
Patty Kane, Michael Kreps, Marilyn Mitchell,
Jay Hohlbauch, Peggy Lambert

City of Visalia Administration Building
220 N. Santa Fe Street, Visalia CA
MEETING TO BE CONDUCTED VIA VIDEO CONFERENCE
(See agenda for further information)

AGENDA

A. Citizen's Comments

B. Meeting Minutes

1. December 8, 2021 (HPAC Regular Meeting)
2. December 15, 2021 (HPAC Special Called Meeting)

C. Project Reviews:

1. **HPAC No. 2022-01:** A request by Bob and Kristen Ainley to construct a new fence for an existing single-family residence, located at 515 W. Goshen Avenue (APN: 093-174-001).

D. Discussion Items

1. Historic Preservation Ordinance Update
 - a. Follow Up City Council-HPAC Work Session, February 7, 2022
2. Certified Local Government Discussion
3. Local Register of Historic Structures Update
4. Committee and Staff Comments
5. Identification of Items for Future Agendas

E. Adjournment

If you desire to make comments regarding any project on the agenda, please contact Associate Planner and Historic Preservation Advisory Committee staff liaison Cristobal Carrillo using any of the following methods:

- Mailing written comments to the City of Visalia Planning Division, 315 East Acequia Avenue, Visalia CA 93291;
- Delivering written comments to the City of Visalia Planning Division, 315 East Acequia Avenue, Visalia CA 93291;
- E-mailing written comments to cristobal.carrillo@visalia.city; or
- Calling (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 attend the meeting via conference call to provide public comment, please call (559) 713-4041 at 5:30pm on the day of the meeting.

This meeting will also be held via Microsoft Teams video conference. If you are interested in attending the Historic Preservation Advisory Committee meeting via video conference please contact City staff no later than 5:00pm on the day of the meeting to obtain a link to the meeting.

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.

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CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, December 8, 2021, at 5:30PM

CHAIR: Walter Deissler VICE-CHAIR: Tyler Davis

COMMITTEE MEMBERS:
Patty Kane, Michael Kreps, Marilyn Mitchell,
Jay Hohlbauch, Peggy Lambert

**All members of the
HPAC present.**

MEMBERS OF THE PUBLIC: Orfil Muniz (via video conference), Armando Murrieta, Karen Ayala

STAFF: Cristobal Carrillo, Associate Planner

City of Visalia Administration Building
220 N. Santa Fe Street, Visalia CA

AGENDA

A. Citizen's Comments – None

B. Meeting Minutes

1. November 10, 2021 (HPAC Regular Meeting)
2. November 17, 2021 (HPAC and Building Advisory Committee Joint Meeting)

A motion was made by Kane, seconded by Mitchell, to accept the meeting minutes for November 10, 2021, and November 17, 2021. The motion was approved 7-0.

C. Project Reviews:

1. **HPAC No. 2021-20;** A request by Orfil Muniz for the placement of stone caps on an existing monument sign, located at 310 W. Murray Avenue (APN: 094-353-009).

Staff presented its report and recommended denial of the proposal. Public comment in favor of the project was received from project applicant Orfil Muniz. Muniz stated that the existing stone caps were compatible with the building onsite and that obtaining caps designed as requested by the HPAC were cost prohibitive. Discussion followed regarding whether the applicant had considered other alternatives for obtaining and/or creating stone caps. When asked if the item could be continued to allow the applicant more time to find an appropriate stone cap, staff advised that a decision be made at the meeting, as a continuance would necessitate the applicant having to return to the HPAC, even if an appropriate stone cap meeting conditions of approval was found. Following discussion, a motion was made by Davis, seconded by Hohlbauch, to deny the request. The motion passed 7-0. Staff then stated that they could provide the

applicant with contact information for Jay Hohlbauch, to assist with finding appropriate stone caps.

D. Discussion Items

1. Historic Preservation Ordinance Update

a. Building Advisory Committee Joint Meeting Debriefing

[See section below]

b. Follow Up City Council-HPAC Work Session, January 2022

Staff stated that the follow up work session with the Visalia City Council would tentatively occur on January 18, 2022. Deissler asked whether the HPAC should set a separate meeting to discuss the issues raised during the HPAC-BAC work session, especially regarding the proposed changes to the “Like Materials” section of the Historic Preservation Ordinance. It was decided to have the discussion at the current meeting.

Deissler expressed concern over unapproved exterior alterations that had been conducted at the residence at 415 N. Garden Street, adding that he believed a building inspector should be devoted solely to inspect historically designated structures. Staff recommended that cross training between historic preservation staff and building inspectors be conducted instead. The Committee was receptive to the suggestion. Carrillo stated that he would check with relevant Community Development staff to see whether any action would be taken in response to Deissler’s suggestion.

Discussion returned to the HPAC-BAC joint meeting, with staff stating that the BAC had largely supported the HPAC’s ordinance changes, save for the proposed changes to the sections requiring HPAC review for projects involving “Like Materials”. Carrillo stated that he was under the impression that because of the joint meeting discussion, the HPAC would be removing any proposed changes to the “Like Materials” section. After some discussion, it was agreed that the HPAC would remove the recommended changes, to demonstrate to the City Council during the next work session that it was considerate of the recommendations of the BAC. Deissler emphasized the need to focus on getting changes to demolition provisions in the Historic Preservation Ordinance approved.

2. Local Register of Historic Structures Update

Area 14 was completed by Michael Kreps and all materials returned to staff, thus completing the survey of all Local Register sites.

The Committee then conducted evaluations of the Local Register surveys conducted for Areas 1 and 2.

3. Committee and Staff Comments

Staff provided updates on projects that would come before the HPAC for review, including expansion of the Darling Hotel (210 N. Court Street) into the adjacent Probation office building (100 E. Center Street), and exterior alterations to structures and fencing located at 415 N. Garden Street.

Following discussion, the Committee agreed to set a special called meeting for December 15, 2021, to conduct further Local Register survey evaluations. The Committee set a goal to evaluate three areas.

4. Identification of Items for Future Agendas – A motion was made by Hohlbauch, seconded by Mitchell to adjourn the meeting. The motion passed unanimously, and the meeting adjourned at 7:34pm.

E. Adjournment

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CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Special Called Meeting
Wednesday, December 15, 2021, at 5:30PM

CHAIR: Walter Deissler VICE-CHAIR: Tyler Davis

COMMITTEE MEMBERS:
Patty Kane, Michael Kreps, Marilynn Mitchell,
Jay Hohlbauch, Peggy Lambert

All members
present. Mitchell
attended via video
conference call.

City of Visalia Administration Building
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AGENDA

A. Citizen's Comments

No comments from the public were received. During this time Deissler shared gifts with members of the Committee and staff.

Staff also provided a meeting schedule for the 2022 year during this time.

B. Discussion Items

1. Local Register of Historic Structures Update

The Committee conducted reevaluations of Local Register surveys for three sites located within Area 4 (624 S. Locust, 705 S. Court, and 720 S. Court), based on research provided by staff.

The Committee then evaluated the Local Register surveys conducted for Areas 3, 5, and 6. During this time, Deissler requested that review of 500 S. Court Street (the Hyde House) be set aside for discussion at the January 12, 2022 meeting of the Committee, to allow for additional research by members and staff.

At the conclusion of reviews, the Committee requested that three Local Register areas also be prepared for review at the January 12, 2022 meeting.

The Committee also discussed proposed changes to the Darling Hotel, 210 N. Court Street.

C. Adjournment

A motion was made by Kreps, seconded by Mitchell to adjourn the meeting. The motion passed unanimously, and the meeting adjourned at 6:48pm.

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REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: January 12, 2022

PROJECT PLANNER: Cristobal Carrillo, Associate Planner
Phone: (559) 713-4443
E-mail: cristobal.carrillo@visalia.city

SUBJECT: Historic Preservation Advisory Committee Item No. 2022-01: A request by Bob and Kristin Ainley for a new fence on a site with an existing single-family residence. The project site is zoned R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) and is located at 515 W. Goshen Avenue, on the southeast corner of W. Goshen Avenue and N. Willis Street (APN: 093-174-001).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the proposed fencing request as described in the findings and conditions of this report.

SITE DATA

The site is zoned R-1-5 and is located within the Historic District. The residence onsite is not currently listed on the Local Register of Historic Structures. The site contains a single-family residence and detached garage.



Per City records, the existing residence was relocated in 1996 from its original location at 1036 W. Goshen Avenue to 515 W. Goshen Avenue. The detached garage was also constructed at that time. When located at 1036 W. Goshen Avenue, the structure was listed on the Local Register with a “Focus” classification, and was noted as containing “Vernacular” architecture.

PROJECT DESCRIPTION

The applicant proposes placement of a four-foot-tall powder coated black metal fence along the northern boundary of the project site, along the northern 67 feet of the western property boundary, and along the northern 18 feet of the eastern boundary (see Exhibit “A”). A gate is included along the northern boundary for pedestrian access to the residence. Per the elevations in Exhibits “B” and “C” the metal fencing has already been placed onsite. The applicants state that the fencing was installed in 2019 without Building Permits as they did not know it was required. The applicants state that the former fence (see Exhibit “B”) was replaced due to being in significant disrepair.

DISCUSSION

Development Standards

Per the requirements of the R-1-5 Zone, fencing within the front yard, side yard, and street yard setbacks shall be no taller than three feet if solid (ex. typical redwood fencing), or four feet if “50% open” (ex. chain link, picket, or open metal fencing). Staff conducted a site visit on January 5, 2022 and measured the height of the existing fence. At multiple locations along the northern and western property boundaries, the fence measured between four feet to four feet, three inches in height, exceeding the limitations of the R-1-5 Zone. In such instances, Visalia Municipal Code Chapter 17.02, Article II grants the City Planner the authority to approve Administrative Adjustments to development standards if warranted. Administrative Adjustments are limited to permitting deviations of no more than twenty percent of a required development standard (9.5 inches over the four-foot fence height limitation in this case). As such, Condition of Approval No. 2 is recommended requiring the applicant to either lower the height of the fence so that it is uniformly four feet in height or obtain approval of an Administrative Adjustment application to allow the increased height. If the latter option is chosen, the applicant will be required to obtain approval of the Administrative Adjustment prior to issuance of a Building Permit for the fencing.

Per City mapping systems, it also appears that the fencing along the northern and western property boundaries is located within the public right-of-way. Fencing would need to be relocated to not encroach into the right-of-way. Alternatively, the City has recently allowed temporary encroachment of fencing using “license agreements”, in which the City and property owner agree to allow encroachment into public rights of way until such time as improvement work requires removal/relocation at the owner’s expense. Given the above, staff recommends inclusion of Condition of Approval No. 3 requiring the applicant to either relocate the fence on the property line or enter into a license agreement with the City to allow encroachment until such time as right of way work requires removal/relocation. If the latter option is chosen, the applicant will be required to enter into a license agreement prior to issuance of a Building Permit for the fencing.

Architectural Compatibility

Section 17.56.100 of the Historic Preservation Ordinance provides the HPAC with criteria with which to evaluate exterior alterations to sites within the Historic District. The section notes that for “*Walls of Continuity, physical ingredients such as brick walls, wrought iron fences, and evergreen landscape masses should be used to form continuous cohesive walls of enclosure along the street.*”

Metal fencing as proposed by the applicant in Exhibits “B” and “C” is called out within the Historic Preservation Ordinance as an acceptable “Wall of Continuity”. The fencing is also compatible with the Historic District as a whole, with at least six other properties in the immediate vicinity containing similar style fencing. The black coloration is also compatible with the darker colored areas of the residence. Given the above, the proposal is considered compatible with the existing residence, and with other properties along the streetscape and Historic District.

FINDINGS AND CONDITIONS

For HPAC Item No. 2022-01 staff recommends that the Committee approve the fence request subject to conditions listed below, based upon the following:

1. That the building is not listed on the Local Register of Historic Structures and is within the Historic District.
2. That the proposed fencing is consistent with residential uses in the Historic District.

3. That the proposed fencing is consistent with the Historic Preservation Ordinance and Historic Preservation Element.
4. That the proposed fencing design will not be injurious to the character of the Historic District.

And subject to the following conditions:

1. That the site be developed consistent with the site plan in Exhibit "A" and elevations in Exhibits "B" and "C".
2. That the applicant shall lower the height of the fence so that it is uniformly four feet in height, or obtain approval of an Administrative Adjustment application to allow the existing fence height of up to four feet, three inches. If the fence height is to be lowered, it shall occur prior to finalization of the Building Permit. If an Administrative Adjustment is to be utilized, approval shall be obtained prior to issuance of a Building Permit for the fencing.
3. That the applicant shall relocate the fence so that it does not encroach into City of Visalia public right-of-way, or enter into a license agreement with the City of Visalia to allow encroachment of the fence into the public right-of-way until such time as right-of-way improvements require relocation/removal of the fence. If the fence is to be moved, the relocation shall occur prior to finalization of the Building Permit. If a license agreement is to be utilized, the agreement shall be executed and recorded with the Tulare County Recorder prior to issuance of a Building Permit for the project.
4. That the project undergoes the appropriate City permitting process for placement of a fence on the project site.
5. That any other exterior alterations to the site shall be brought before this Committee for review and approval prior to the issuance of any Building Permits and/or their installation or construction.
6. That all other City codes, ordinances, standards, and regulations shall be met.

ATTACHMENTS

- Exhibit "A" – Site Plan
- Exhibit "B" – Former and Existing Fence
- Exhibit "C" - Elevations
- Aerial Photo
- Historic District and Local Register Map

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 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"

LOCATION OF FENCE IN RED

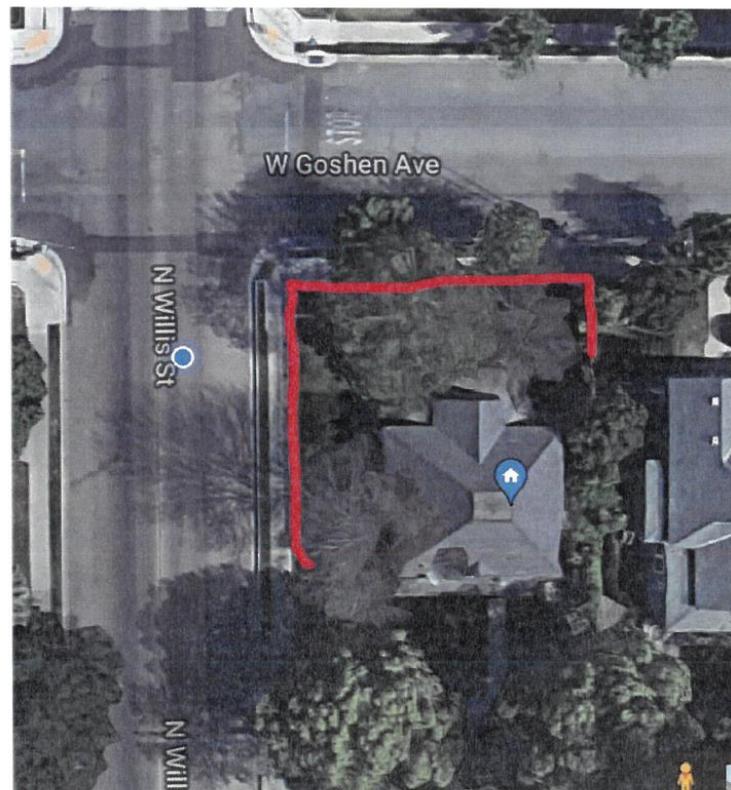
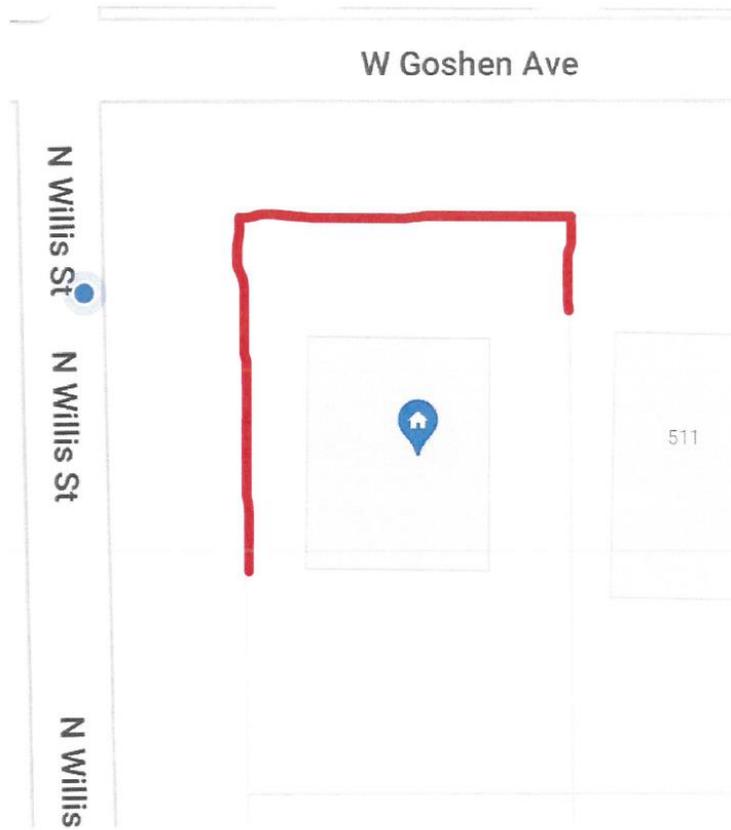


EXHIBIT "B"

ORIGINAL FENCE: 3' WOOD PICKETT FENCE (replaced because wood was rotting)



REPLACEMENT FENCE: 4' POWDER COATED BLACK METAL FENCE



EXHIBIT "C"





HPAC Item No. 2022-01 – New Fence



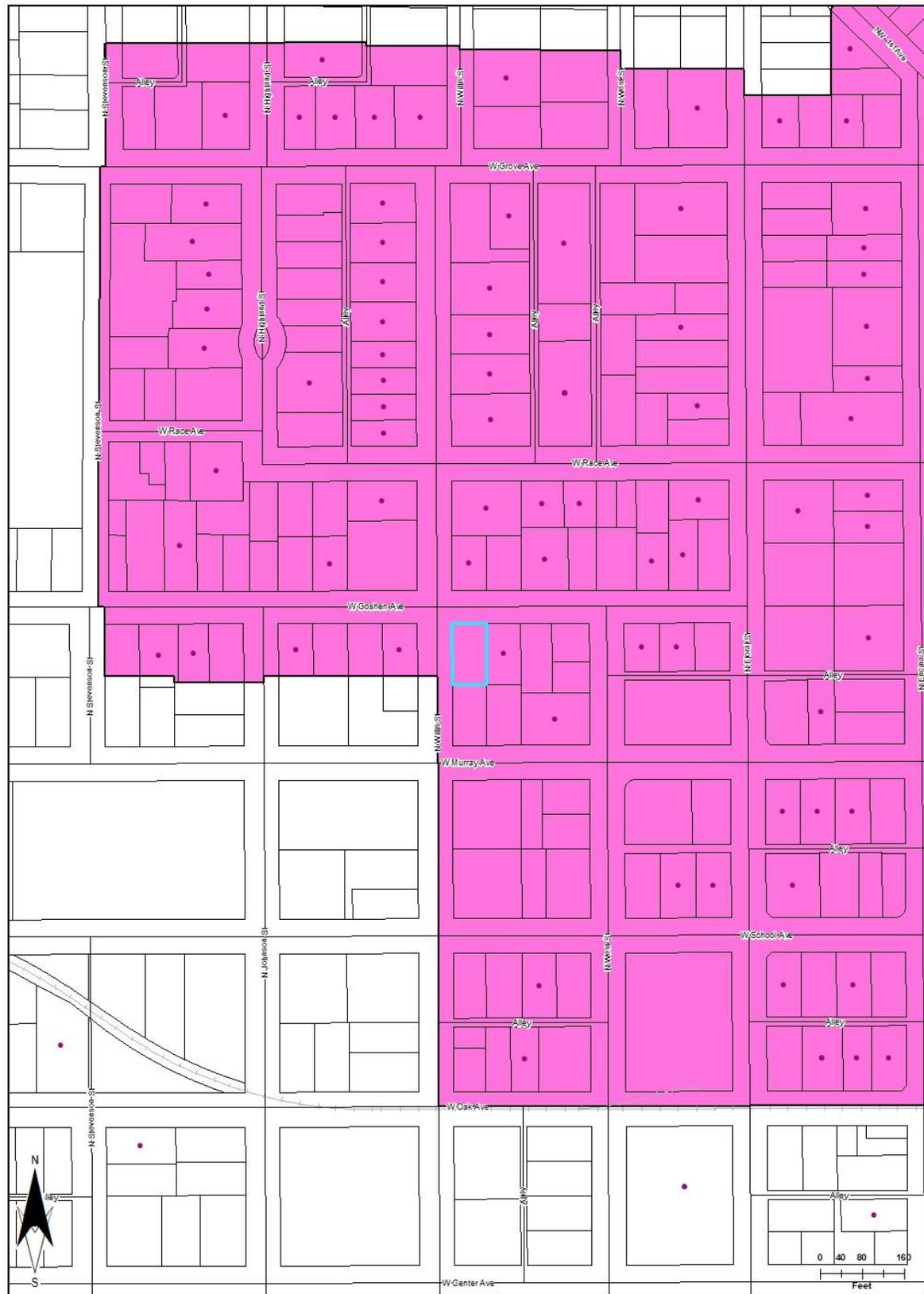
HPAC Item No. 2022-01 – New Fence



**HPAC Item
No. 2022-01**
Aerial Map

-  City Limits
-  Streets
-  Railroad
-  Waterways
-  Parcels

HPAC Item No. 2022-01 – New Fence



HPAC Item No. 2022-01

Aerial Map

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