

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, July 27, 2022, at 5:30PM

CHAIR: Walter Deissler

VICE-CHAIR: Tyler Davis

COMMITTEE MEMBERS:

Patty Kane, Michael Kreps, Marilynn Mitchell, Jay Hohlbauch, Jordan Mulrooney

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

AGENDA

A. Citizen's Comments

B. Meeting Minutes

1. July 13, 2022, Regular Meeting

C. Project Reviews:

1. **HPAC No. 2022-14:** A request by Jordan Mulrooney to construct a four-foot-tall wood picket fence, within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project site is located at 415 W. Goshen Avenue (APN: 094-351-001).

D. Discussion Items

1. Committee and Staff Comments
 - a. August 1, 2022, Visalia City Council: Historic Preservation Ordinance Update, Local Register of Historic Structures Update
 - b. Goals Work Session
 - c. Project Updates
2. Identification of Items for Future Agendas

E. Adjournment

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.

Este 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 Cristobal Carrillo, Associate Planner, al numero (559) 713-4443 o cristobal.carrillo@visalia.city.

Additional information about the Historic Preservation Advisory Committee may be found by contacting Cristobal Carrillo, Associate Planner at 559-713-4443, or emailing cristobal.carrillo@visalia.city.



CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, July 13, 2022, at 5:30PM

CHAIR: Walter Deissler VICE-CHAIR: Tyler Davis

**Kreps absent. All
other members
present.**

COMMITTEE MEMBERS:
Patty Kane, Michael Kreps, Marilyn Mitchell, Jay Hohlbauch, Jordan Mulrooney

MEMBERS OF THE PUBLIC: Jim Armstrong, Shane Smoot, Chris Zulick
CITY STAFF: Cristobal Carrillo, Associate Planner, Nathan Perez, Student Intern

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

AGENDA

At the start of the meeting Hohlbauch was absent.

A. Election of Chair and Vice-Chair

Mitchell nominated Deissler for Chair. The motion was seconded by Mulrooney. No other nominations were received. The motion passed by a vote of 5-0, Hohlbauch and Kreps absent.

Mulrooney nominated Davis for Vice-Chair. The motion was seconded by Kane. No other nominations were received. The motion passed by a vote of 5-0, Hohlbauch and Kreps absent.

B. Citizen's Comments

Hohlbauch arrived at the meeting at approximately 5:32pm.

Carrillo provided public comment, introducing Perez to the HPAC.

C. Meeting Minutes

1. June 22, 2022, Regular Meeting

A motion was made by Kane, seconded by Davis, to approve the meeting minutes for June 8, 2022. The motion was approved 7-0.

D. Project Reviews:

1. **HPAC No. 2022-13:** A request by Jim Armstrong to conduct exterior alterations to structures on a site within the O-C (Office Conversion) Zone. The project site is located at 508, 510, 512, 514, and 516 South Court Street (APN: 097-034-003).

Staff presented its report and recommended approval of the proposal as conditioned by staff. Property owners Jim Armstrong and Chris Zulick were in attendance, along with contractor Shane Smoot. Public comment in favor of the proposal was received from Armstrong and Smoot, advocating for approval of the proposal as submitted, including placement of fascia board over areas where there was original exposed rafter tails.

The Committee discussed the placement of fascia board, agreeing that it was suitable so long as gutters were to be installed. The HPAC also discussed the location of fencing and the arbor, agreeing that placement at the same location as existing fencing is appropriate, so long as the applicant can obtain approval of a License Agreement for the fencing, and approval from the City for the arbor location. Davis requested that a more simplified picket for the fence be employed. Lastly the Committee discussed the window screens, requesting that they be restored appropriately, and that two single bulb light poles be placed onsite to better match with the mirrored design of the entire property

Following discussion, a motion was made by Mulrooney to approve the proposal with modifications as follows:

- Permit placement of fascia board only if gutters are to be installed;
- Modify the proposal so that two light poles are placed onsite, one on each side of the concrete walkway;
- Approve placement of the arbor on property line, subject to City of Visalia approval;
- Approve placement of the fence within City right of way, subject to City of Visalia approval and recordation of a License Agreement; and
- Requiring screens to be repaired, with new screens matching the appearance of original window screens.

The motion was seconded by Kane. The motion passed 6-0 (Kreps absent).

Armstrong then offered to give the HPAC a tour of the rehabilitated project site once the project was completed.

E. Discussion Items

Deissler requested staff provide a memo template for use by the Certified Local Government Sub-Committee. Staff also discussed a request by Community Development Director Paul Bernal to reschedule a planned goals work session with City staff. September 21, 2022 was chosen as the date for the possible work session.

1. Committee and Staff Comments

- a. July 11, 2022, Visalia Planning Commission: Historic Preservation Ordinance Update, Local Register of Historic Structures Update

Staff and the HPAC discussed the review of the Local Register and Ordinance updates by the Planning Commission.

- b. Goals Work Session

Deissler briefly went over a format for discussion of future goals. He requested everyone work on identifying goals in the meantime.

c. Remote Meetings

Carrillo stated that the City Attorney had provided information saying that HPAC members could participate in meetings remotely, so long as proper protocols were followed.

d. Project Updates

Carrillo provided updates on the tower for St. Mary's Catholic Church, light fixtures for the Downtown United States Post Office, communications with Rose Rubio (owner interested in historic preservation benefits), and fencing at 500 N. Willis Avenue. Davis also requested an update on placement of grid lines within right of way areas along Murray Avenue.

2. Identification of Items for Future Agendas

None.

F. Adjournment

A motion was made by Davis, seconded by Kane, to adjourn the meeting. The motion passed 6-0 (Kreps absent). The meeting adjourned at approximately 6:47pm.

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REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: July 27, 2022

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

SUBJECT: Historic Preservation Advisory Committee Item No. 2022-14: A request by Jordan Mulrooney to construct a four-foot-tall wood picket fence, within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project site is located at 415 W. Goshen Avenue (APN: 094-351-001).

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 listed on the Local Register of Historic



Structures with a "Focus" classification. The site contains a single-family residence with a detached garage with a metal carport, and a detached storage building. The residence contains "Colonial Revival" style architectural elements.

PROJECT DESCRIPTION

The applicant proposes replacing an existing wood picket fence with a new four-foot-tall cedar French gothic picket fence of identical style, as depicted in Exhibits "B" and "C". The new fence is proposed to be placed at the same location as the original fence, approximately three feet within the City right of way per the site plan in Exhibit "A". The proposed fence would extend along the adjacent sidewalk, near portions of the western, northern, and eastern boundaries of the project site. A double gate entry will be placed along the northern boundary and a single gate entry along the western boundary, both offering pedestrian access to the residence.

The applicant proposed replacement of the existing fence because it is in poor condition and cannot be repaired. In order to allow for placement of the new fence within the right of way, the applicant wishes to enter into a License Agreement with the City of Visalia to permit the encroachment.

DISCUSSION

Development Standards

Per the requirements of the R-1-5 Zone, fencing locate on a property boundary shall be no taller than three feet if solid or four feet if “50% open” (ex. chain link, picket, or open metal fencing). As shown in Exhibit “C”, the applicant proposes placement of fencing that is four feet tall and made of wood pickets. However, the fencing would be located within City right of way areas along the northern and western portions of the project site. In order to meet City development standards, fencing would need to be relocated onto the property line so as to not encroach into the City right-of-way.

Alternatively, the City of Visalia has recently allowed temporary encroachment of fencing using a mechanism called a “License Agreement.” These agreements allow encroachment of structures into public rights of way until such time as improvement work requires removal/relocation at the property owner’s expense. This solution allows new fencing to be placed at locations that are original to the site, consistent with fencing at adjacent properties. This is a mechanism that has also been employed for other nearby properties along the Goshen Avenue corridor, most recently for fencing proposals at the Ainley Residence (515 W. Goshen Avenue) and Mendoza Residence (411 W. Goshen Avenue).

Given the above, staff recommends inclusion of Condition of Approval No. 2 requiring the applicant to either relocate the fence to 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 a License Agreement is employed, the applicant will be required to record the agreement with the Tulare County Recorder 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 fencing on properties. 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.*”

Though not identified in the above section, wood fencing as shown in Exhibit “C” has been previously established by the HPAC as an acceptable material for historically designated sites. The fencing is compatible with wood fencing in other areas of the Historic District and is similar to the fencing that is currently located onsite (see Exhibit “B”). The wood fencing material and shape also blends well with the Colonial Revival architecture of the residence. As such, the proposal is considered appropriate for the project site and compatible with adjacent streetscape and Historic District as a whole.

FINDINGS AND CONDITIONS

For HPAC Item No. 2022-14 staff recommends that the Committee approve the fence request subject to conditions listed below, based upon the following:

1. That the building is 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 Exhibit "C".
2. 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.
3. That the project undergoes the appropriate City permitting process for placement of a fence on the project site.
4. 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.
5. That all other City codes, ordinances, standards, and regulations shall be met.

ATTACHMENTS

- Exhibit "A" – Site Plan
- Exhibit "B" – Existing Fence Elevations
- Exhibit "C" – Proposed Fence Elevations
- Aerial Map
- 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"



EXHIBIT "B"



Eastern boundary fence.



Northern boundary fence.



Northwestern corner fence.



Northwestern corner fence.



Western boundary fence.

EXHIBIT "C"

4 in. x 4 in. x 5 ft. Cedar French Gothic Primed Fence Post

★★★★★ (2) Questions & Answers



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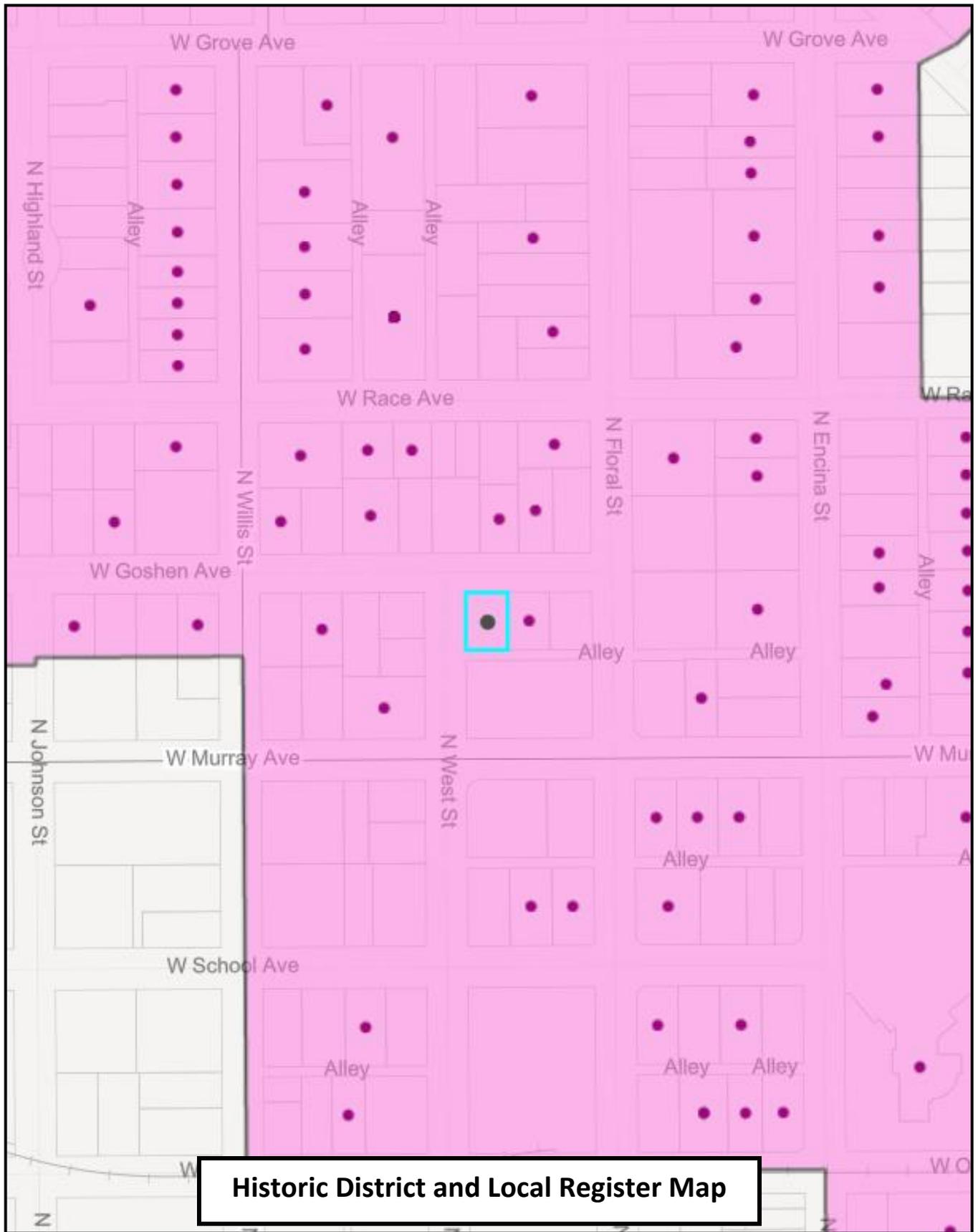
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Historic District and Local Register Map