

CITY OF VISALIA

HISTORIC PRESERVATION ADVISORY COMMITTEE

Wednesday, December 9, 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 Review:

1. **HPAC No. 2020-10**; A request by Isidro Solorio to conduct a partial reroof of two buildings at the George McCann Memorial School campus, located at 201 E. Race Avenue and 520 N. Church Street (APN: 094-262-001, 007, 008, 010).

C. Discussion Items

1. Odell-Mor Building Update
2. Local Register of Historic Structures Update
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 attend the Historic Preservation Advisory Committee meeting via Zoom video conference. If you are interested in participating via Zoom please contact City staff no later than 5:00pm on the day of 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.

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

December 9, 2020

HPAC Item No. 2020-10

Applicant: Isidro Solorio

Owner: Diocese of Fresno Education Corporation, care of Bishop Joseph V. Brennan

Location: 201 E. Race Avenue and 520 N. Church Street (APN: 094-262-001, 007, 008, 010)

Project: A request to conduct a partial reroof for two buildings at the George McCann Memorial School campus.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve HPAC Item No. 2020-10 as modified by staff in the findings and conditions of this report.

SITE DATA

The site is zoned Q-P (Quasi-Public).

The southern 131 feet of the project site is located within the Historic District. This area contains no structures and is used as a playground for the school.

The Doherty Center building, located at 520 N. Church St. (indicated by the yellow dot in Figure 1) is a former convent listed on the Local Register of Historic Structures as a “Focus” structure featuring Spanish Eclectic architecture. Per the Historic Survey its year of construction is 1923.

The upside down “L” shaped elementary school building (indicated by the blue dot in Figure 1) was built in 1968 per the Historic Survey. Two additional school buildings were placed onsite between the years 2004 and 2007 (indicated by red dots in Figure 1). The three school buildings are not listed on the Local Register.



PROJECT DESCRIPTION

The applicant proposes conducting a partial reroof to two buildings located on the George McCann Memorial School campus. The reroof would affect the eastern annex portion of The Doherty Center building, and the south and west portions of the elementary school building. The areas to be affected are outlined in white in Figure 2.

The Doherty Center currently contains red comp shingle roofing, while the school building contains red Spanish roof tiles similar to other buildings on the campus and nearby church facilities. The applicant proposes partially replacing the existing roofs of both buildings with red comp shingles, as shown in Exhibit "B". Only the areas indicated in Figure 2 are proposed for alteration. The remaining building roofs onsite will not be altered.



The applicant states that replacing the tile roofing with comp shingles is necessary as the tiles are often damaged by children throwing items onto the roofs of school buildings.

DISCUSSION

Development Standards

Visalia Municipal Code (VMC) Section 17.56.110 allows for the review of exterior alterations to Local Register structures located outside of the Historic District so long as they are listed on the Local Register with a "Focus" designation. For alterations to roofs, VMC Section 17.56.050.C.7.1 states that reroofs are exempt from HPAC review if conducted with like materials. Since the applicant proposes a change in materials, this proposal is subject to HPAC review.

As previously noted, while the Doherty Building is on the Local Register, the other elementary school buildings are themselves not historically designated. In addition, it appears that the school buildings are on a separate property from the Doherty Building. In these instances, City policy is to require HPAC review for exterior alterations to structures which are not historically designated when they are located on the same site or unified complex as a Local Register structure. The intent of the policy is to ensure that exterior



alterations to structures sharing space with a Local Register building maintain architectural compatibility with said historic structure.

Doherty Building

The eastern annex portion of the Doherty Building currently contains a reddish comp shingle roof, similar to the material proposed for replacement by the applicant. Per VMC Section 17.56.050.C.7.1, reroofs are exempt from review if conducted with like materials. Since the replacement roof materials will be similar in style to the existing roof of the Doherty Building, no additional HPAC review is required.



George McCann Memorial School Building

The applicant proposes changing the southern and western roofs of the elementary school building from red Spanish tiles to red comp shingles. This would represent a significant change to the existing character of the building, putting it out of place with the other structures on campus. Nearly all the buildings on the school campus have been ornamented with Spanish red tile roofs and adobe style colorations so as to closely match the Spanish Eclectic architecture of the Doherty Building. Though the materials were likely not original to the school buildings, their addition strengthens the overall architectural aesthetic of the school campus.

Provisions within the VMC Historic Preservation Ordinance support maintaining the existing roof materials. VMC Section 17.56.110.B states "*the removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*" Furthermore, VMC Section 17.56.110.D states that "*changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.*" Since its implementation onsite, the Spanish roof tiles have acquired historic significance, largely contributing to the character of the complex and increasing its compatibility with the Doherty Building.

To note, the Doherty Building currently contains comp shingle roofing. It is likely that the structures original roof was made of Spanish tile, as it is typical of Spanish Eclectic architecture. Maintenance of the existing Spanish tile roof on the school building helps to preserve the Spanish architecture aesthetic on the overall site, despite its loss on the Doherty Building.



Given the above, staff recommends that the applicant's proposal be modified to require that the school building roof be replaced with red Spanish tile materials that are similar in appearance to the existing roof.

Architectural Compatibility

Maintenance of the Spanish tile roofing preserves the overall architectural aesthetic of the school campus. Any change to the roof with different materials would be a detriment to the sites uniform appearance. It would also affect the school's compatibility with the surrounding area. The George McCann Memorial School complex is located at the center of a number of Diocese of Fresno Catholic Church facilities (See Figure 3). This includes Saint Mary's Catholic Church north of the project site (1), the Junipero Serra Center northeast of the project site (2), and the Good Shephard Parish Center east of the project site (3). As shown in Exhibit "D", all facilities contain either Spanish red tile roofing, or roofing material that is similar in appearance. Replacement of the roofing material with comp shingles will result in incompatibility of the school building with the other Catholic Church facilities in the vicinity.

FINDINGS AND CONDITIONS

Staff recommends that the Committee approve HPAC No. 2020-10 as modified by staff based upon the following findings:

1. That the Doherty Building is listed on the Local Register of Historic Structures, and is not within the Historic District.
2. That the George McCann Memorial School Building as shown in Exhibit "A" is not on the Local Register of Historic Structures or Historic District.
3. That exterior alterations to structures that are not historically designated, but which are located on the same site or unified complex as a historically designated structure, can impact the historic context, overall aesthetic, and/or architectural compatibility of a designated structure, and are thus subject to review by the Historic Preservation Advisory Committee.
4. That the comp shingle roofing material proposed for the Doherty Building replaces like for like and is thus not subject to HPAC review.
5. That the existing red Spanish tile roofing material on the George McCann Memorial School Building constitutes a distinctive architectural feature, whose removal should be avoided.
6. That the existing red Spanish tile roofing material on the George McCann Memorial School Building has acquired historic significance through the course of time, which shall be recognized and respected.
7. That the proposed change to the roofing material on the George McCann Memorial School Building is not consistent with the Historic Preservation Ordinance and the purposes and intent of the Historic Preservation Element.
8. That replacement of the existing roofing material with comp shingles on the George McCann Memorial School Building would be injurious to the architectural compatibility of the school with surrounding buildings on the school campus and adjacent Catholic Church facilities which contain similar Spanish tile roofs.
9. That replacement of the existing George McCann Memorial School Building Spanish tile roof with like materials will preserve the acquired historic significance of the building, will be consistent with the Historic Preservation Ordinance and Element, and will retain compatibility with other campus buildings and surrounding Catholic Church facilities.

And subject to the following conditions:

1. That the Doherty Building be developed consistent with the site plan in Exhibit "A", comp shingle roof materials in Exhibit "B", and elevations in Exhibit "C".
2. That the George McCann Memorial School Building be developed replacing the existing red Spanish tile roofing with like materials as shown in the site plan in Exhibit "A" and elevations in Exhibit "C". The roofing material shall be compatible with the Spanish tile roofing material present on other buildings on the school campus, and adjacent Catholic Church facilities as shown in Exhibit "D".
3. That the applicant shall obtain a Building Permit for all reroofing activities.
4. That any other exterior alterations to the structures 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" – Proposed Roof Materials
- Exhibit "C" – Building Elevations
- Exhibit "D" – Elevations of Surrounding Catholic Church Facilities
- Aerial Map
- 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"



HPAC Item No. 2020-10 – Reroof



EXHIBIT "B"



PRODUCT INFORMATION SHEET

Timberline HD® Reflector Series™ Shingles

The Cool Roof You Need. The Quality You Trust.



PRODUCT INFORMATION

"The Cool Roof You Need with the Distinctive Style You Crave!"

Timberline HD® Reflector Series™ Shingles Provide These Unique Benefits:

- **Timberline HD® Reflector Series™ Shingles** meet the prescriptive requirements of 2013 Title 24, Part 6 of the California Code of Regulations
- **Timberline HD® Reflector Series™ Shingles** are rated by the Cool Roof Rating Council and meet the Los Angeles Green Building Code
- **Beautiful Look...**Features GAF's proprietary color blends and enhanced shadow effect for a genuine wood-shake look
- **High Performance . . .** Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit gaf.com/aps to learn more)
- **Stays In Place . . .** Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 130 mph (209 km/h).¹
- **Highest Roofing Fire Rating . . .** UL Class A, Listed to ANSI/UL 790
- **Peace Of Mind . . .** Lifetime ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years²

¹This wind speed coverage requires special installation; see *GAF Shingle & Accessory Ltd. Warranty* for details.

²See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the *GAF Shingle & Accessory Ltd. Warranty* and means as long as the original individual owner(s) of a single-family detached residence [or the second owner(s) in certain circumstances] owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

COLORS/AVAILABILITY

- **COLORS:** Charcoal, Stone Gray, Hickory, Aged Chestnut, Birchwood, Coastal Slate, Copper Canyon, Golden Amber, Sagewood, and Sandalwood
- **AVAILABILITY:** California

APPLICABLE STANDARDS & APPROVALS

- ANSI/UL 790, Class A
- ASTM D7158, Class H
- ASTM D3161, Class F
- Can be used to comply with Title 24 roofing product requirements
- ASTM D3018 Type 1
- ASTM D3462
- ICC Evaluation Reports ESR-1475, ESR-3267
- Texas Department of Insurance
- Rated by the Cool Roof Rating Council (CRRC)
- Meets Los Angeles Green Building Code

PRODUCT/SYSTEM SPECIFICS†

- Fiberglass Asphalt Construction
- Dimensions (approx.): 13 1/4" x 39 3/8" (337 x 1,000 mm)
- Exposure: 5 5/8" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- Nails/Square: 256 (384 where 6 nails per shingle are required)**
- Hip/Ridge: Ridglass® Premium Ridge Cap Shingles 10"
- Starter: Pro-Start® Eave/Rake Starter Strip Shingles, WeatherBlocker™ Premium Eave/Rake Starter Strip Shingles, and QuickStart® Peel and Stick Starter Roll

†Refer to complete published installation instructions.

**Required by some local codes and required for enhanced wind coverage on certain products.

INSTALLATION

Detailed installation instructions are provided on the inside of each bundle wrapper of Timberline HD® Shingles. Installation instructions may also be obtained at www.gaf.com.

EXHIBIT "C"



**George McCann
Memorial School**



Doherty Building

EXHIBIT "D"



**St. Mary's
Catholic Church**



**Junipero Serra
Center**



**Good Shephard
Parish Center**

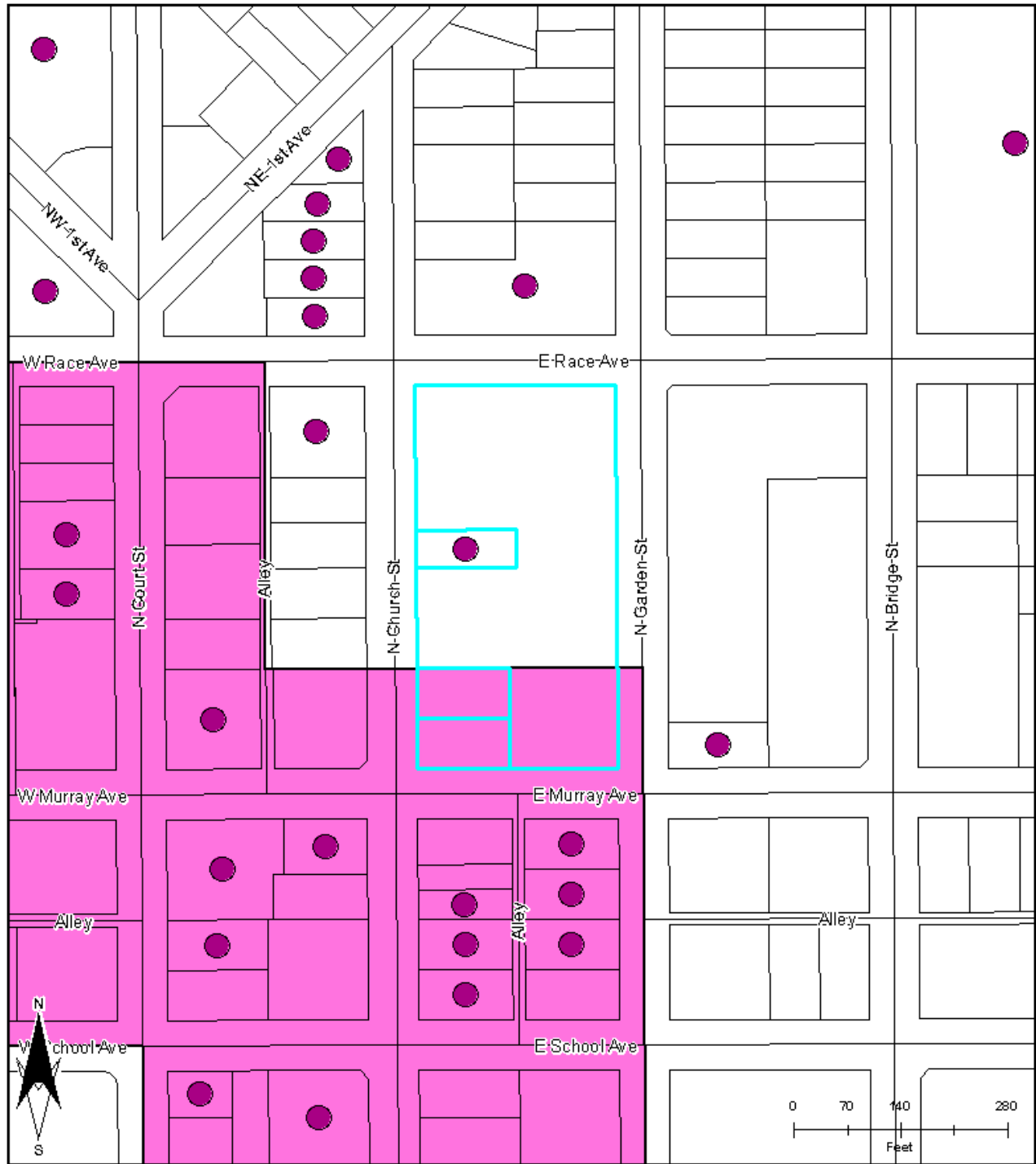


HPAC No. 2020-10

Aerial Map

Legend

- City Limits
- Streets
- Railroad
- Waterways
- Parcels



HPAC No. 2020-10

Location Map

Legend

-  City Limits
-  Site Is
-  Railroad
-  Waterways
-  Parcels
-  Local Registry
-  Historical District



Project Address: 200 E. Race St.
HPAC NO.: _____

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
REVIEW APPLICATION

LOCATION OF PROJECT: 200 E. Race St. DATE: 12/1/2020
APPLICANT/PROJECT CONTACT: Isidro Solorio PHONE: (559) 493-2872 EXT:102
APPLICANT ADDRESS: 1550 N. Fresno St. Fresno, CA 93703-3788
E-MAIL ADDRESS: isolorio@dioceseoffresno.org APN#: _____
PROPERTY OWNER: Bishop Joseph V. Brennan
GENERAL DESCRIPTION OF PROJECT: Repair roof of classrooms over George McCann School.

BRIEF NARRATIVE/REASON FOR PROJECT: Roof is in poor shape and is in need of repairs before the school semester begins and the children return.

NAME & PHONE NUMBER OF PERSON ATTENDING THE MEETINGS: Douglas DuRivage (559) 493-2872 EXT: 103
RELATIONSHIP TO PROPERTY OWNER: Director of Property/Construction Department

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):

- b. Description and type of proposed windows and doors (include material of window frame):

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: Shingle roof

Pitch: 4/12

Material: 30-year cool roof dimensional shingle

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:  Date: 12-1-2020

Dioecesis of Fresno Education Corporation Most

Reverend Joseph V. Brennan, D.D. Bishop of The

Dioecesis Of Fresno

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.

City of Visalia

Memo



To: Historic Preservation Advisory Committee
From: Cristobal Carrillo, Associate Planner (559) 713-4443
Date: December 9, 2020
Re: Status Update for HPAC Item No. 2020-04: A Request for the Demolition of the Odell-Mor Building, located at 209 N. Encina Street (APN: 094-337-007).

Recommended Action

Staff recommends that the Historic Preservation Advisory Committee (HPAC) accept an update from City staff on the ongoing efforts of the property owner and HPAC to find alternatives uses and/or solutions to the demolition of the Odell-Mor Building.

Discussion

Public Hearing

On August 26, 2020, the HPAC considered HPAC Item No. 2020-04, a request by applicant/property owner Santokh Toor to demolish the Odell-Mor Building, a multifamily building located at 209 N. Encina Street. The building is outside the bounds of the Historic District, but is listed on the Local Register of Historic Structures with a "Background" designation. Following a presentation by staff and comment from the public, the HPAC voted unanimously to place a six-month moratorium on the demolition request in order to allow the applicant and HPAC time to find alternatives to the demolition of the structure. The HPAC also placed a condition requiring staff and the applicant to provide an update to preservation efforts within three months. The six-month moratorium ends on **February 26, 2020**.

Status Update

Following the public hearing, the following actions were taken by the property owner and the HPAC:

- In September 2020 the property owner placed the project site for sale, with a second option to purchase and relocate the Odell-Mor Building itself. Since that time, the property owner has stated that a number of contacts have been made with potential buyers. However as of the date of this report, the building has yet to be sold. Note that the property owner has confirmed to City staff that they are willing to give the building away for free so long as the buyer pays for relocation of the building, conducts the relocation within a reasonable timeframe, and fills any holes left on the project site.
- At its September 9, 2020 regular meeting, the HPAC formed a subcommittee comprised of HPAC members Walter Deissler, Michael Kreps, and Jay Hohlbauch to meet with the property owner to discuss alternatives to demolition. The HPAC Subcommittee has since met twice with the property owner. While a number of alternatives have been discussed, the Subcommittee has mainly

pursued the possibility of relocating the building to a vacant site within the Historic District.

- In November 2020, the HPAC Subcommittee contacted Dinuba House Movers to conduct a site evaluation and provide an estimate for building relocation. A site visit by the company was conducted November 12, 2020. As of the date of this report, Dinuba House Movers has not provided an estimate for relocation of the building. City staff also conducted site visit on November 3, 2020. Building Division staff determined at that time that the building could likely withstand relocation, but at a significant effort and cost.
- On December 1, 2020 the HPAC Subcommittee sent letters to property owners of two vacant sites located on the southeast and northwest corners of N. Encina Street and W. Murray Avenue. The letters requested a meeting with the property owners to discuss the possibility of relocating the Odell-Mor building to one of the sites. As of the date of this report, no contacts have been received from the letter recipients.

End of Moratorium

The six-month moratorium applied by the HPAC shall expire on February 26, 2020. After that date, the property owner can be issued a Building Permit for the demolition of the Odell-Mor Building, subject to the requirements of the City of Visalia Building Division.