

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, April 28, 2021 at 5:30PM

CHAIR: Patricia Kane VICE-CHAIR: Vacant

COMMITTEE MEMBERS:
Michael Kreps, Marilyn Mitchell, Jay Hohlbauch, and Walter Deissler

315 East Acequia Avenue, Visalia

AGENDA

A. Citizen's Comments

B. Project Review:

1. **HPAC No. 2021-04;** A request by James Castillo to construct a new fence for an existing single-family residence, located at 801 W. Noble Avenue (APN: 096-135-005).

C. Discussion Items

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

C. 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 provide public comment during the Historic Preservation Advisory Committee meeting, you may participate via phone conference by calling (559) 713-4041 at 5:30pm on the day of the meeting. Members of the public may also attend the meeting via Zoom video conference. If you are interested in participating via Zoom please contact City staff at (559) 713-4443 or e-mail cristobal.carrillo@visalia.city no later than 5:00pm on the day of the meeting to receive a link.

Attendance of the meeting in person will be limited due to social distancing requirements. If you would like to attend the Historic Preservation Advisory Committee meeting in person please contact City staff at (559) 713-4443 or e-mail crisobal.carrillo@visalia.city no later than 5:00pm on the day of the meeting, or call (559) 713-4041 after 5:00pm so that arrangements can be made.

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, crisobal.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 crisobal.carrillo@visalia.city, or by visiting the following link: https://www.visalia.city/government/committees/historic_preservation_advisory_committee.asp



HISTORIC PRESERVATION ADVISORY COMMITTEE

April 28, 2021

HPAC Item No. 2021-04

Applicant/
Owner:

James Castillo

Location: 801 W. Noble Avenue (APN: 096-135-005)

Project: A request to construct a new fence for an existing single-family residence.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve HPAC Item No. 2021-04 as described in the findings and conditions of this report.

SITE DATA

The site is zoned R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area). The site is located within the Historic District and is not listed on the Local Register of Historic Structures.



Per the 2010-2012 Homebuilders Addition Historic Survey, the building was built in 1925 and contains “Bungalow” architectural elements.

PROJECT DESCRIPTION

The applicant proposes placing four-foot-tall picket fencing along the southern and western property boundaries of the project site (see Exhibit “A”). The project site contains an existing residence and detached garage. Per the elevations in Exhibit “B”, the fencing will be constructed with white wood pickets, with each picket containing a pointed top. As shown in Exhibit “A”, the fencing will contain an opening for a walkway leading to Stevenson Street. No gates are proposed. The applicant began construction of the fence prior to obtaining a Building Permit or submitting to the HPAC for review. The issue was discovered by Neighborhood Preservation staff and the applicant was informed to obtain proper permits prior to completing the fence.

DISCUSSION

Development Standards

The Visalia Municipal Code states that fences within the R-1-5 Zone cannot exceed a height of four feet when placed on a property boundary, so long as fencing material is 50% open. Per Exhibits “A” and “B”, the proposal meets both development standards.

Architectural Compatibility

The proposed fencing is compatible in style to existing fencing along Noble Avenue, west of the project site (see Figure 1). Wood picket fencing in general is evocative of older periods and is prevalent within the Historic District. Per Exhibit “C”, similar style fencing has previously been placed at the project site. Given the above, the proposed fencing is considered compatible with the existing residence, and with other properties along the streetscape and Historic District.

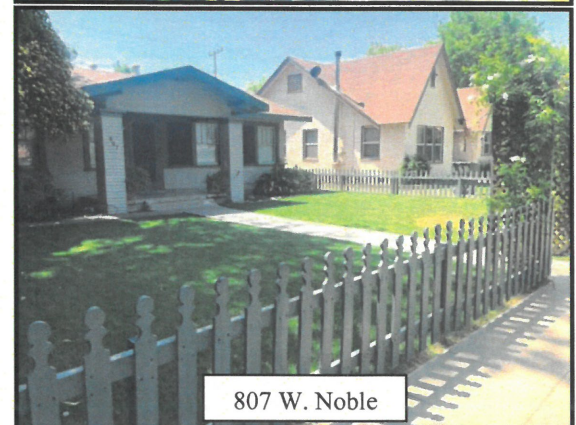
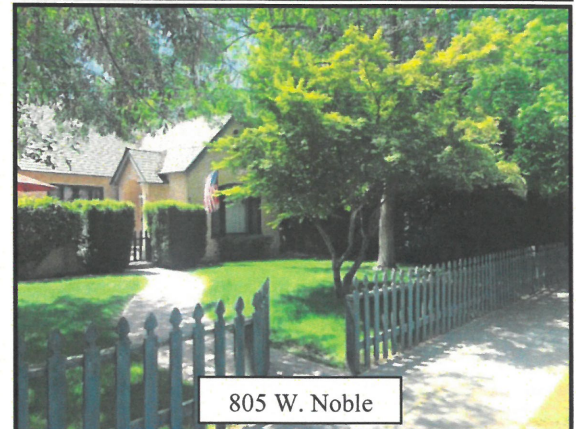
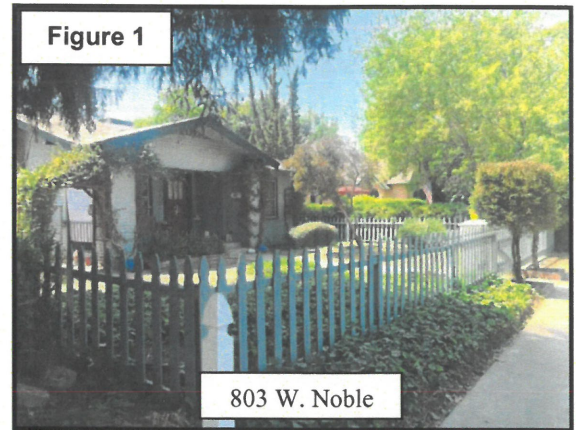
FINDINGS AND CONDITIONS

Staff recommends that the Committee approve HPAC No. 2021-04 based upon the following findings:

1. That the building is listed on the Local Register of Historic Structures and is not within the Historic District.
2. That the proposed development is consistent with residential uses in the Historic District.
3. That the proposed development is consistent with the Zoning Ordinance, Historic Preservation Ordinance, and Historic Preservation Element.
4. That the proposed development will not be injurious to the surrounding properties or 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 “B”.
2. That the project undergoes the appropriate City permitting process.
3. 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.
4. That all other City codes, ordinances, standards, and regulations shall be met.



ATTACHMENTS

- Exhibit “A” – Site Plan
- Exhibit “B” – Elevations
- Exhibit “C” – Historic Elevations
- Aerial Photo
- Historic District and Local Register 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"

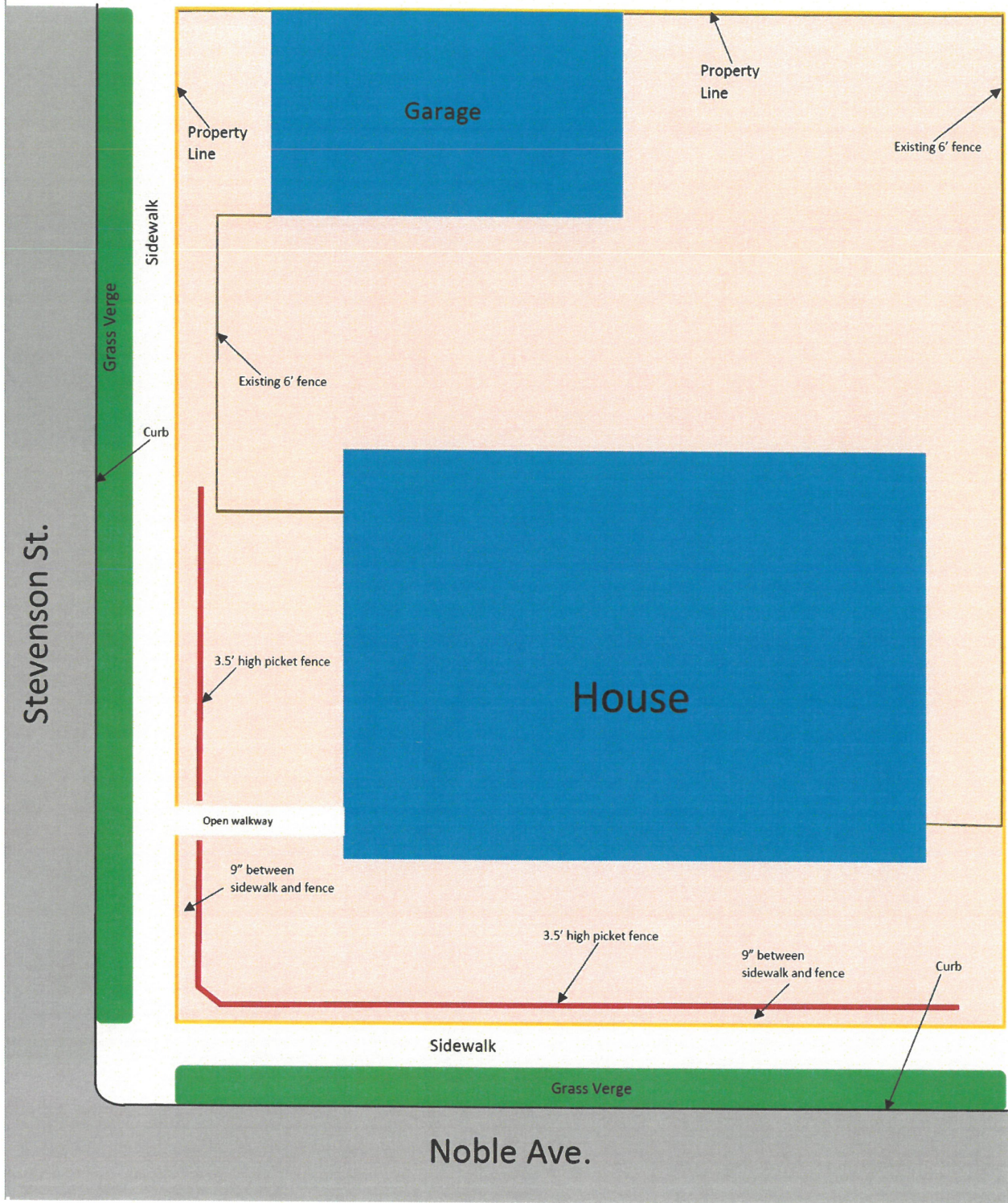


EXHIBIT "B"



HPAC Item No. 2021-04 – New Fence



HPAC Item No. 2021-04 – New Fence

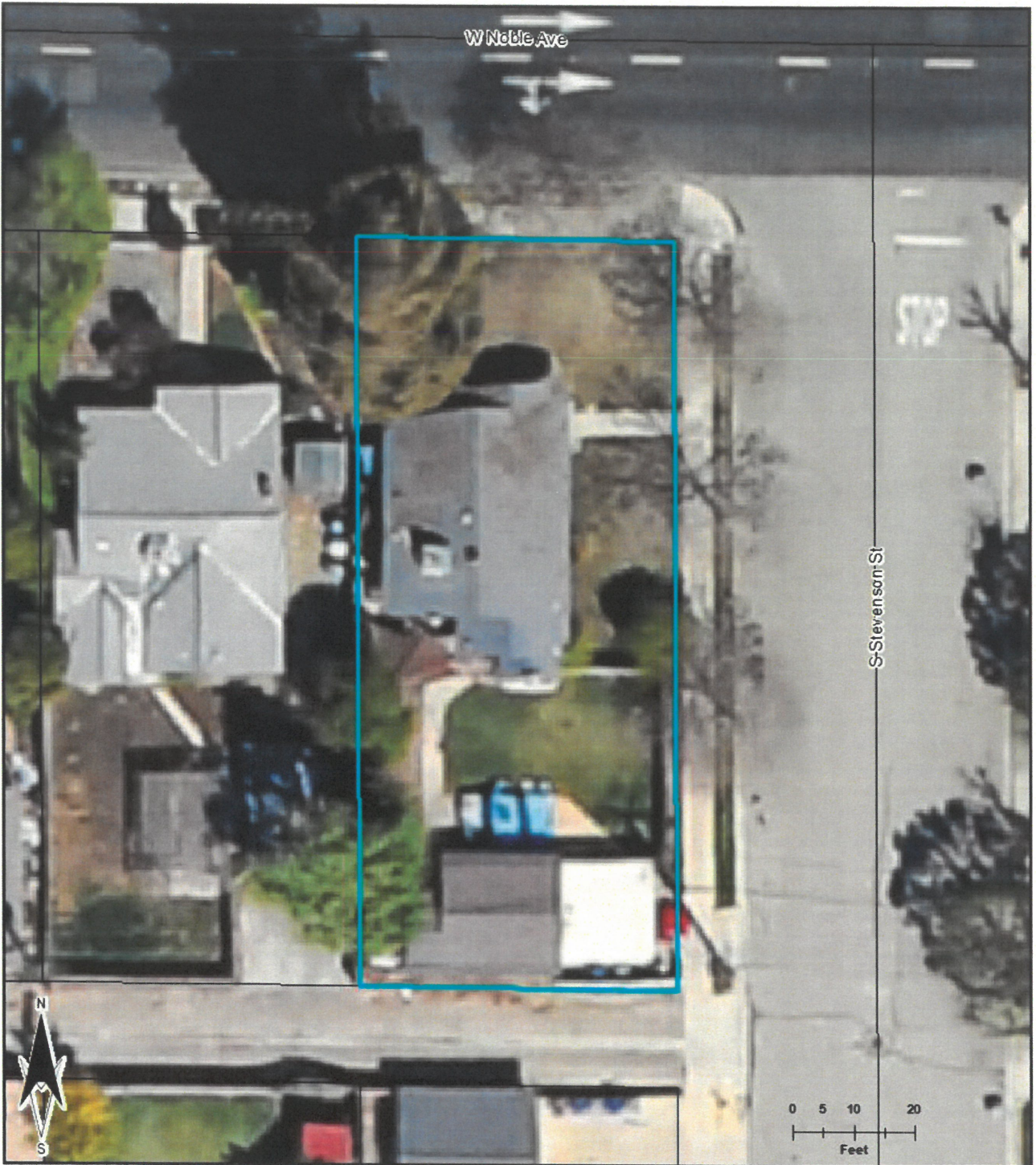
EXHIBIT "C"



X

801 W Noble










HPAC No. 2021-04

801 W. Noble Avenue
Aerial Map

Legend

-  City Limits
-  Streets
-  Railroad
-  Waterways
-  Parcels



HPAC No. 2021-04

801 W. Noble Avenue
Aerial Map

Legend

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



Project Address: 801 W. NOBLE
HPAC NO.: _____

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
REVIEW APPLICATION

LOCATION OF PROJECT: 801 W. NOBLE DATE: 4/15/2021
APPLICANT/PROJECT CONTACT: JAMES CASTILLO PHONE: (559) 750-8470
APPLICANT ADDRESS: 801 W. NOBLE VISALIA, CA 93277
E-MAIL ADDRESS: J.CASTILLO85@YMAIL.COM APN#: _____
PROPERTY OWNER: JAMES CASTILLO
GENERAL DESCRIPTION OF PROJECT: INSTALLING A PICKET FENCE AROUND THE PERIMETER OF MY FRONT YARD
BRIEF NARRATIVE/REASON FOR PROJECT: TO ENHANCE CURB APPEAL

NAME & PHONE NUMBER OF PERSON ATTENDING THE MEETINGS: JAMES CASTILLO (559) 750-8470
RELATIONSHIP TO PROPERTY OWNER: SELF

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):

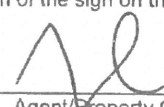
N/A

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: N/A
 Material: _____
 Size: _____
 Color: _____
3. Roof: (Please indicate proposed changes to): N/A
 Style: _____
 Pitch: _____
 Material: _____
4. Proposed Building Height: N/A
 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: 9" AWAY FROM SIDEWALK
 Rear: _____
 Sides: 9" AWAY FROM SIDEWALK
 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: 4/15/21
 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.