

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, July 14, 2021 at 5:30PM

CHAIR: Patricia Kane VICE-CHAIR: Vacant

COMMITTEE MEMBERS:
Michael Kreps, Marilyn Mitchell, Jay Hohlbauch, Walter Deissler,
Peggy Lambert, Tyler Davis

315 East Acequia Avenue, Visalia

AGENDA

A. Election of Chair and Vice-Chair

B. Citizen's Comments

C. Project Review:

1. **HPAC No. 2021-10:** A request by Armando Murrieta to construct a new fence for an existing single-family residence, located at 714 W. Goshen Avenue (APN: 093-166-016)
2. **HPAC No. 2021-11:** A request by Courthouse Square Ventures, LLC to develop a rooftop shade pergola for the Darling Hotel building, located at 210 N. Court Street (APN: 094-287-001)

D. Discussion Items

1. Building Advisory Committee Meeting Update
 - a. Discussion of Meeting
 - b. Appointment of Subcommittee
2. Historic Preservation Ordinance Update
 - a. Schedule Discussion
3. Local Register of Historic Structures Update
4. Committee and Staff Comments
 - a. 807 S. Court Street (Mooney House) Update
 - b. 511 W. Goshen Avenue Update
5. Identification of Items for Future Agendas

E. 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 cristobal.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, 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.asp



HISTORIC PRESERVATION ADVISORY COMMITTEE

July 14, 2021

HPAC Item No. 2021-10

Applicant/

Owner: Armando Murrieta

Location: 714 W. Goshen Avenue (APN: 093-166-016)

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) deny HPAC Item No. 2021-10 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.

The Historic Survey does not list a date of construction. The survey notes that the structure contains “Western Stick” architectural elements.



PROJECT DESCRIPTION

The applicant proposes placement of a four-foot-tall black chain link fence along the south, east, and west boundaries of the front yard portion of the project site, and a six-foot-tall chain link fence with vinyl slats where the drive aisle meets the residence (see Exhibit’s “A” and “B”). Existing wood fencing for the side and rear yard areas will not be altered as a result of

the proposal. The applicant states that the fencing is needed for security purposes and to provide a space for their pets to play.

The applicant completed construction of the fencing prior to obtaining a Building Permit or submitting to the HPAC for review. The issue was first discovered by Neighborhood Preservation staff. Staff informed the applicant that they would need to obtain HPAC approval and a Building Permit prior to placement of a fence onsite.

DISCUSSION

Development Standards

Per the requirements of the R-1-5 Zone, fencing within the 15-foot front yard setback shall be no taller than three feet if solid (ex. typical redwood fencing), or four feet if “50% open” (ex. chain link, picket, or wrought iron fencing). Fencing outside of the front yard setback can be as tall as seven feet, regardless of the material. All fencing proposed complies with the development standards of the Visalia Municipal Code. However, per City mapping systems, it appears that the fencing along the southern boundary is located within the city right-of-way. Fencing along the southern boundary would need to be relocated approximately three feet north in order to not encroach into the right-of-way.

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.*” It also notes that the “*...choice of building materials and texture (smooth and rough) should enhance the desired neighborhood qualities such as compatibility, similarity and continuity.*”

Placement of vinyl coated chain link fencing would not meet the above criteria. Chain link fencing is not considered compatible with the qualities of the existing home, which contains no metal or vinyl materials. When considering “walls of continuity”, the HPAC has established a precedence of considering chain link fencing as not suitable for historically designated sites. A similar proposal for chain link fencing at 511 W. Goshen Avenue (HPAC Item No. 2021-08), located two blocks east of the project site, was recently reviewed and denied by the HPAC at its May 26, 2021 meeting.

The material is more emblematic of modern homes and contains little architectural ornamentation. The fencing does not highlight or compliment any features present on the existing residence. As such the fencing is not considered architecturally compatible with the architecture of the home, or the Historic District.

FINDINGS AND CONDITIONS

Staff recommends that the Committee deny HPAC No. 2021-10 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 proposed development is not consistent with residential uses in the Historic District due to the presence of metal and vinyl materials not featured on the existing residence.
3. That the proposed development is not consistent with the Zoning Ordinance, Historic Preservation Ordinance, and Historic Preservation Element due to noncompliance

with development standards for fence heights and the presence of metal and vinyl materials not characteristic of the residence or Historic District.

4. That the proposed development will be injurious to the surrounding properties or character of the Historic District as the fence contains metal and vinyl materials not present at other historically significant sites.

ATTACHMENTS

- Exhibit “A” – Site Plan
- Exhibit “B” – Elevations
- Exhibit “C” – Historic Survey Photo of Residence
- 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"



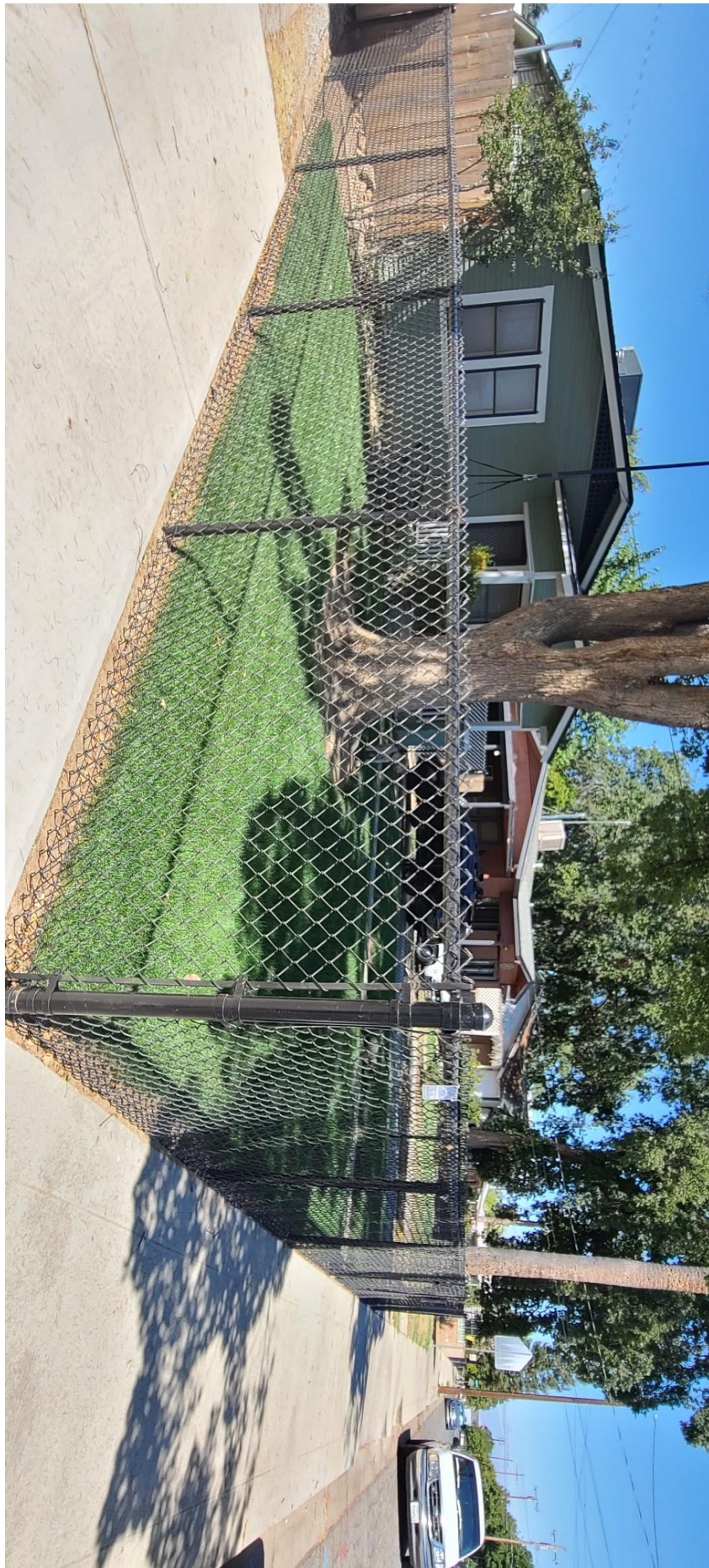
EXHIBIT "B"



HPAC Item No. 2021-10 – New Fence



HPAC Item No. 2021-10 – New Fence



HPAC Item No. 2021-10 – New Fence



HPAC Item No. 2021-10 – New Fence

EXHIBIT "C"



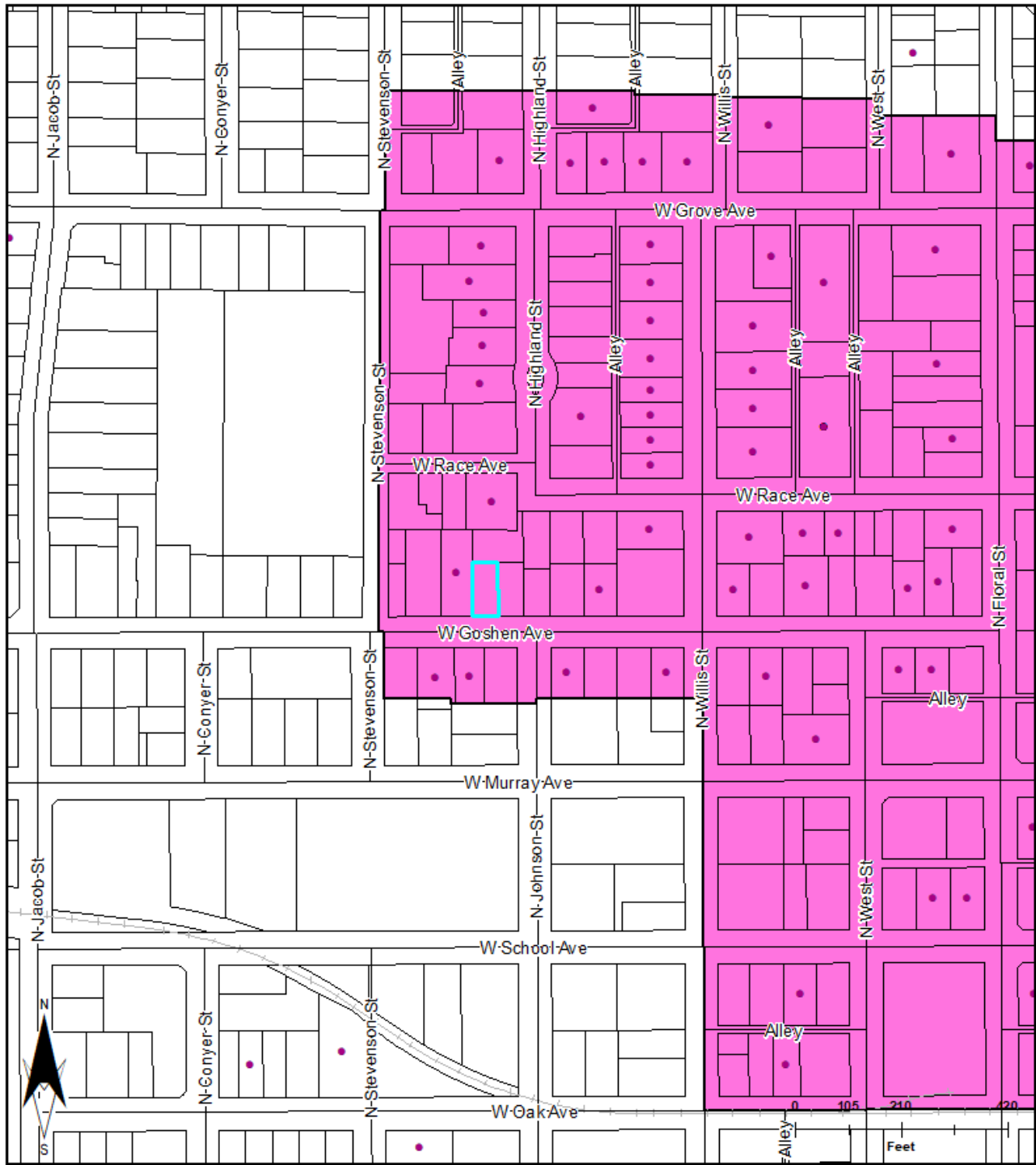


HPAC Item No. 2021-10

Aerial Map

Legend

- City Limits
- Streets
- Railroad
- Waterways
- Parcels



HPAC Item No. 2021-10

Historic District
and Local Register Map

- Legend**
- City Limits
 - Streets
 - +— Railroad
 - Waterways
 - Parcels
 - Local Registry
 - Historical District



Project Address: 714 W. Goshen Ave
HPAC NO.: _____

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
REVIEW APPLICATION

LOCATION OF PROJECT: 714 W. Goshen Ave, Visalia, CA 93291 DATE: 6/21/2021
APPLICANT/PROJECT CONTACT: Armando Murrieta PHONE: 714-984-3100
APPLICANT ADDRESS: 714 W. Goshen Ave, Visalia, CA 93291
E-MAIL ADDRESS: armandovolks65@yahoo.com APN#: _____
PROPERTY OWNER: Armando Murrieta and Karen Ayala
GENERAL DESCRIPTION OF PROJECT: Chain link fence around the front yard

BRIEF NARRATIVE/REASON FOR PROJECT: We installed a fence so that our dogs could run around in the front yard and for security purposes.

We also replaced an existing gate to our back yard with a chain link gate and slit inserts.

NAME & PHONE NUMBER OF PERSON ATTENDING THE MEETINGS: Armando Murrieta and Karen Ayala 714-984-3100

RELATIONSHIP TO PROPERTY OWNER: We are the owners.

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: _____

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: Armando Murrieta Date: 6/21/2021
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

July 14, 2021

HPAC Item No. 2021-11

Applicant: Courthouse Square Ventures, LLC
Owner: Courthouse Square Ventures, LLC
Location: 210 N. Court (APN: 094-287-001)
Project: A request to development a rooftop shade pergola for the Darling Hotel building.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the rooftop shade pergola, as described in the findings and recommendations in this report.

SITE DATA

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

The site is not within the Historic District but is listed in the Local Register of Historic Structures as an “Art Deco” style building with an “Exceptional” classification.

PROJECT DESCRIPTION

The applicant requests placing two 980 sq. ft. shade pergolas atop the roof of the Darling Hotel. Per the floor plans in Exhibit “B” the shade structures would be located on the north and south ends of the roof, providing shade for the existing Elderwood Restaurant outdoor dining areas. Per the elevations in Exhibit “D” the shade structures will be constructed of tube steel and shade fabric, with steel containing finishes similar to other steel materials (railings, fencing, etc.) located throughout the hotel. Per the attached project application and as depicted in Exhibit “D”, the shade pergolas will sit six feet, six inches above the existing rooftop parapet walls, but will be approximately 12 feet below the highest point of the hotel building. The shade structures will replace umbrellas, which are currently used to provide shade in the roof top eating area (see Exhibit “C”). The applicant states that the shade structures are necessary as they will provide additional shade and pose less of a hazard for guests than the umbrellas, which constantly need to be relocated to deflect sunlight.

DISCUSSION

Development Standards

Per the requirements of the D-MU Zone, the maximum building height permitted is 100 feet. The height of the Darling Hotel itself is approximately 87 feet at its highest point. As depicted in Exhibit “D”, the shade structures would not exceed the highest point of the building. Per Exhibit “B”, the shade structures will also not exceed the boundaries of the building or the project site. As such, the proposal compiles with all height and setback development standards of the Visalia Municipal Code.

Architectural Compatibility

The addition of the shade structures does not in and of themselves affect any distinguishing original qualities, features, or character of the building. No existing features of the structure will be changed as a result of this proposal.

The shade pergolas are designed with steel materials and colorations which are considered compatible with the Art Deco architecture and black & white aesthetic of the complex. Per Figure 1 the shade pergolas are



also designed to align with the 2nd highest point of the structure as viewed from Court Street. This preserves the prominence of the middle portion of the building, lessening impacts to the appearance of the hotel as a whole. Given the above, the proposed shade pergolas are considered compatible with the structure and overall facility.

FINDINGS AND CONDITIONS

For HPAC Item No. 2021-11 staff recommends that the Committee approve the request based upon the following Findings:

Findings:

1. The building is not within a Historic District but is listed in the Local Register of Historic Structures as an “Art Deco” style structure with an “Exceptional” classification.
2. That the design of the proposed shade pergolas will be in keeping with the purpose and intent of the Historic Preservation Element and Ordinance.
3. That the character of the proposed shade pergolas is consistent with the primary structure and the surrounding streetscape.
4. That the proposed shade pergolas as shown in Exhibit “B” will not be injurious to the surrounding properties or character of the Historic District.

And subject to the following Conditions:

1. That the project be carried out consistent with the site plan in Exhibit “A”, floor plan in Exhibit “B”, and elevations in Exhibit “D”.
2. That any significant changes to the structure and/or site be brought before the Historic Preservation Advisory Committee for additional review.
3. That the project undergoes the appropriate City permitting process.
4. That all other City codes and ordinances be met.

ATTACHMENTS

- Exhibit “A” – Site Plan
- Exhibit “B” – Floor Plan
- Exhibit “C” – Existing Partial Elevation
- Exhibit “D” – Proposed Elevations
- Exhibit “E” – Historic Photos
- 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"

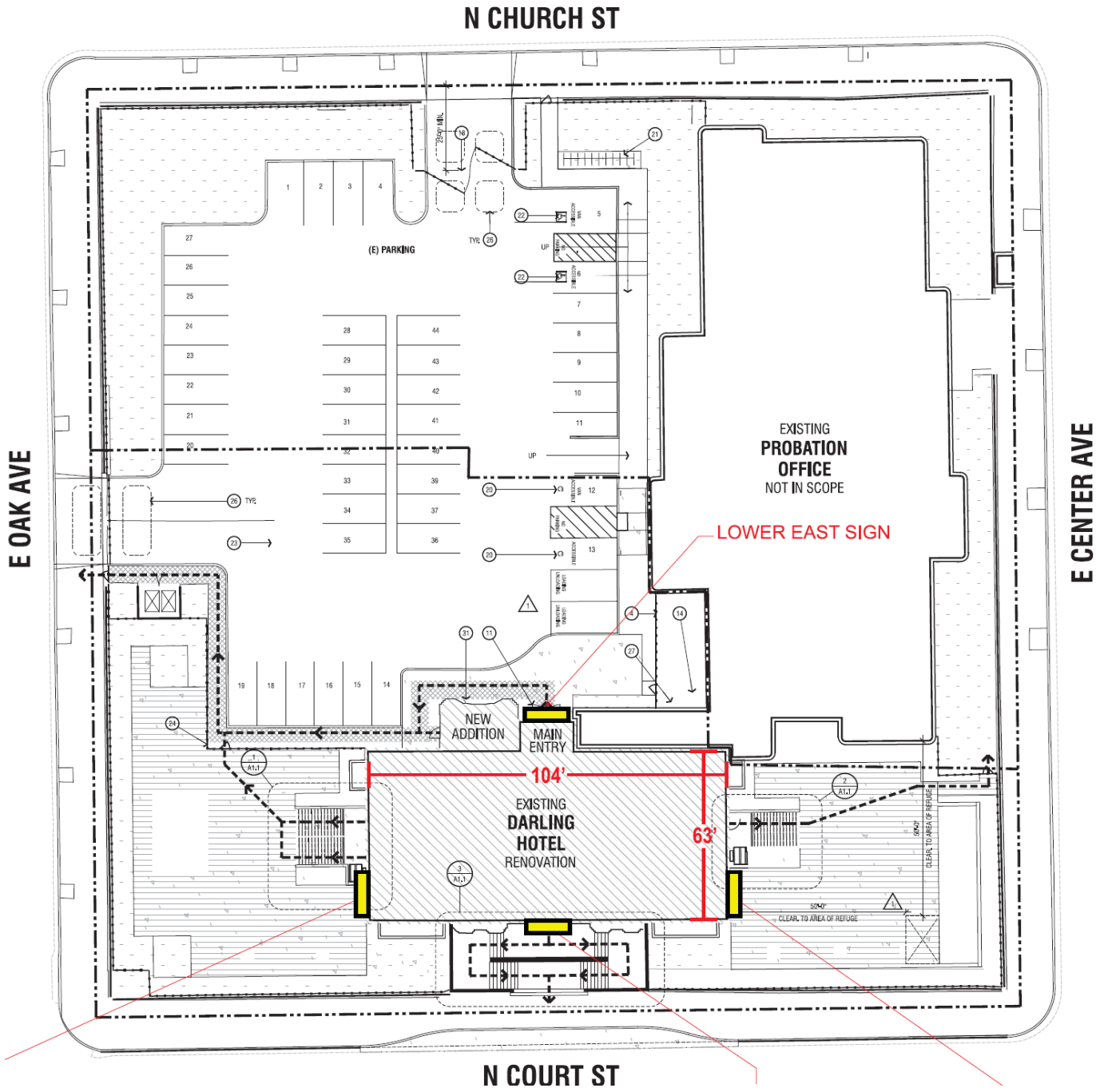


EXHIBIT "B"

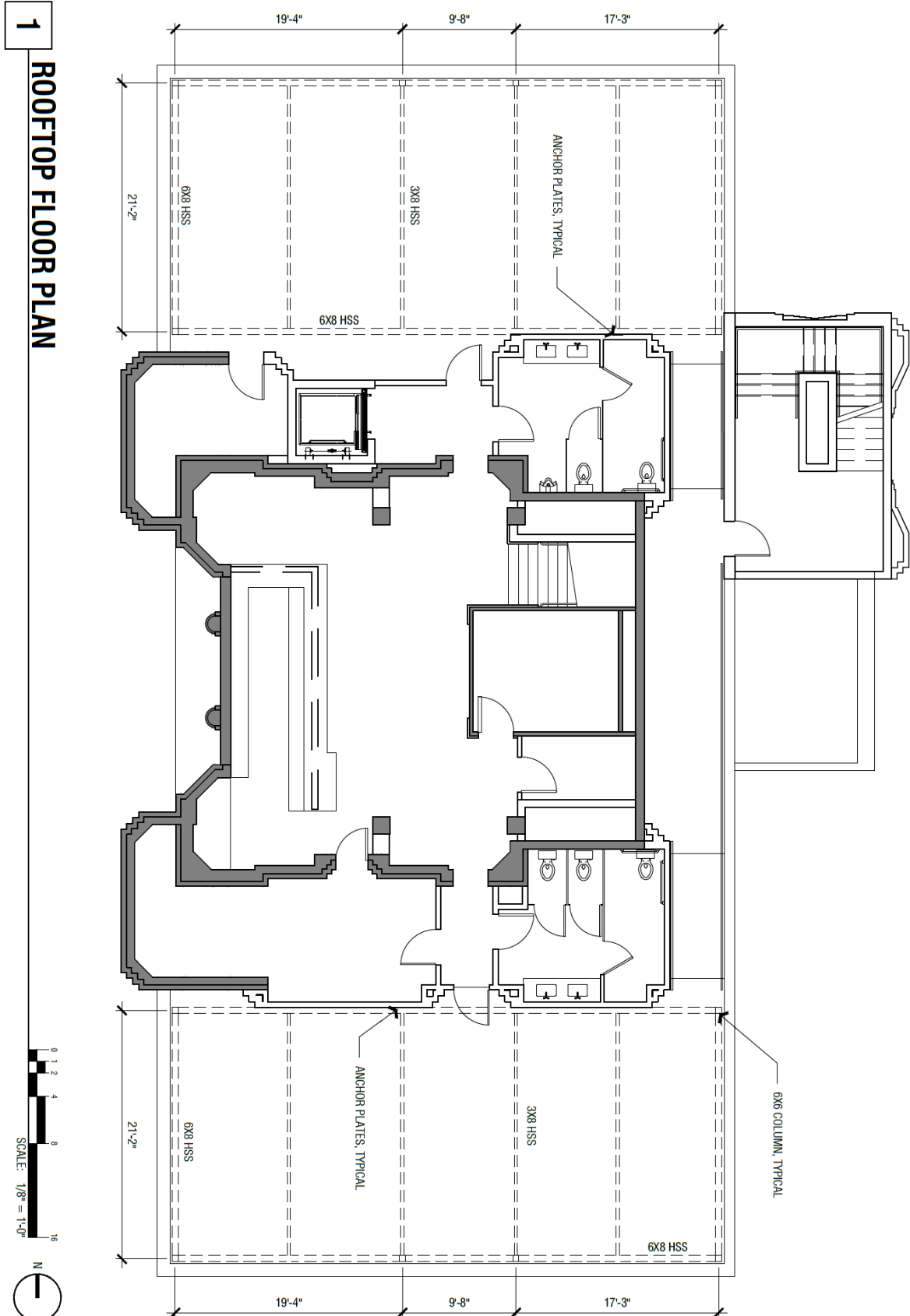


EXHIBIT "C"



HPAC 2021-11 - 210 N. Court Street - Darling Hotel Rooftop Shade PergolaRooftop Shade Pergolas

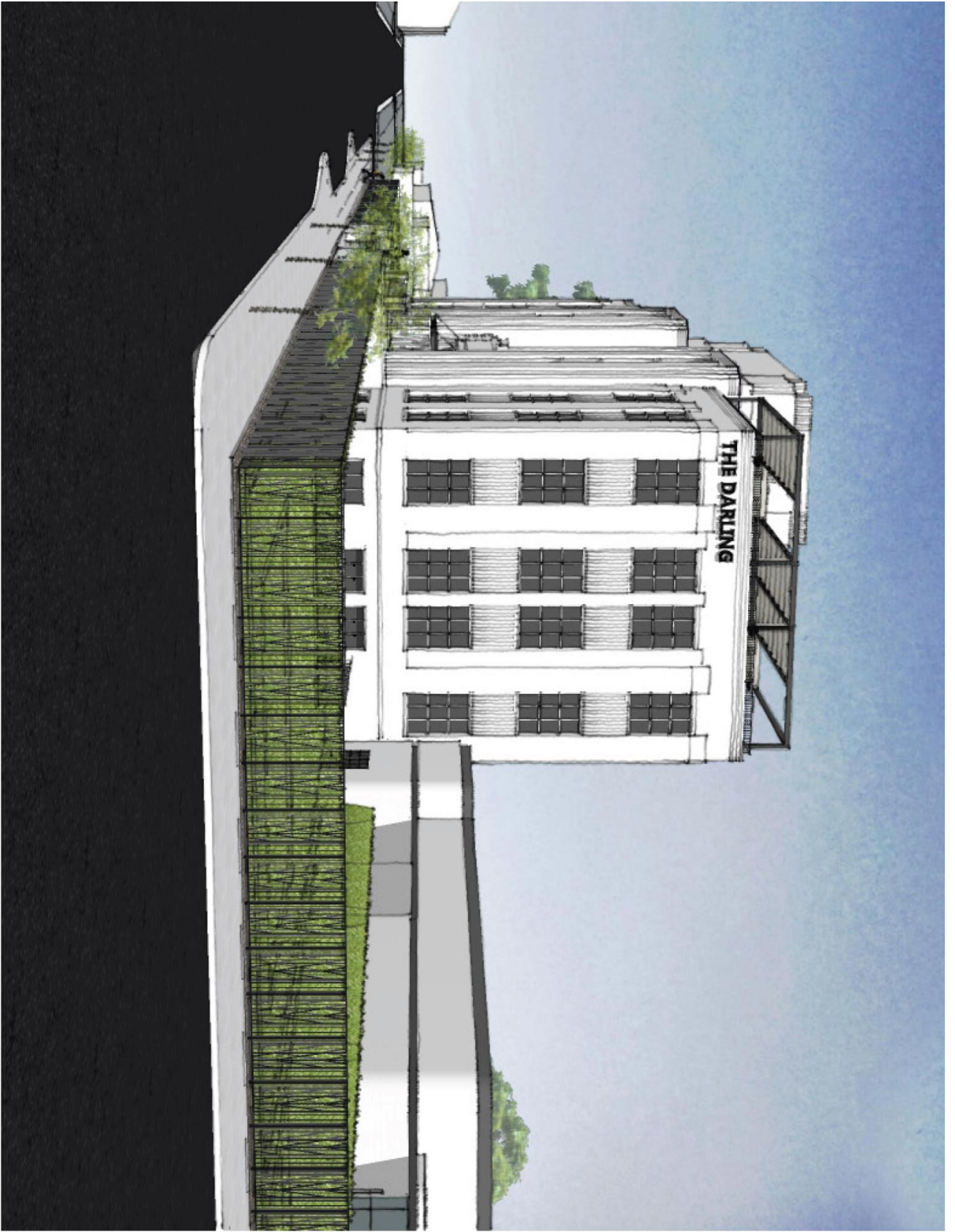
EXHIBIT "D"

FRONT VIEW





HPAC 2021-11 - 210 N. Court Street - Darling Hotel Rooftop Shade Pergola Rooftop Shade Pergolas



VIEW LOOKING NORTH

EXHIBIT "E"



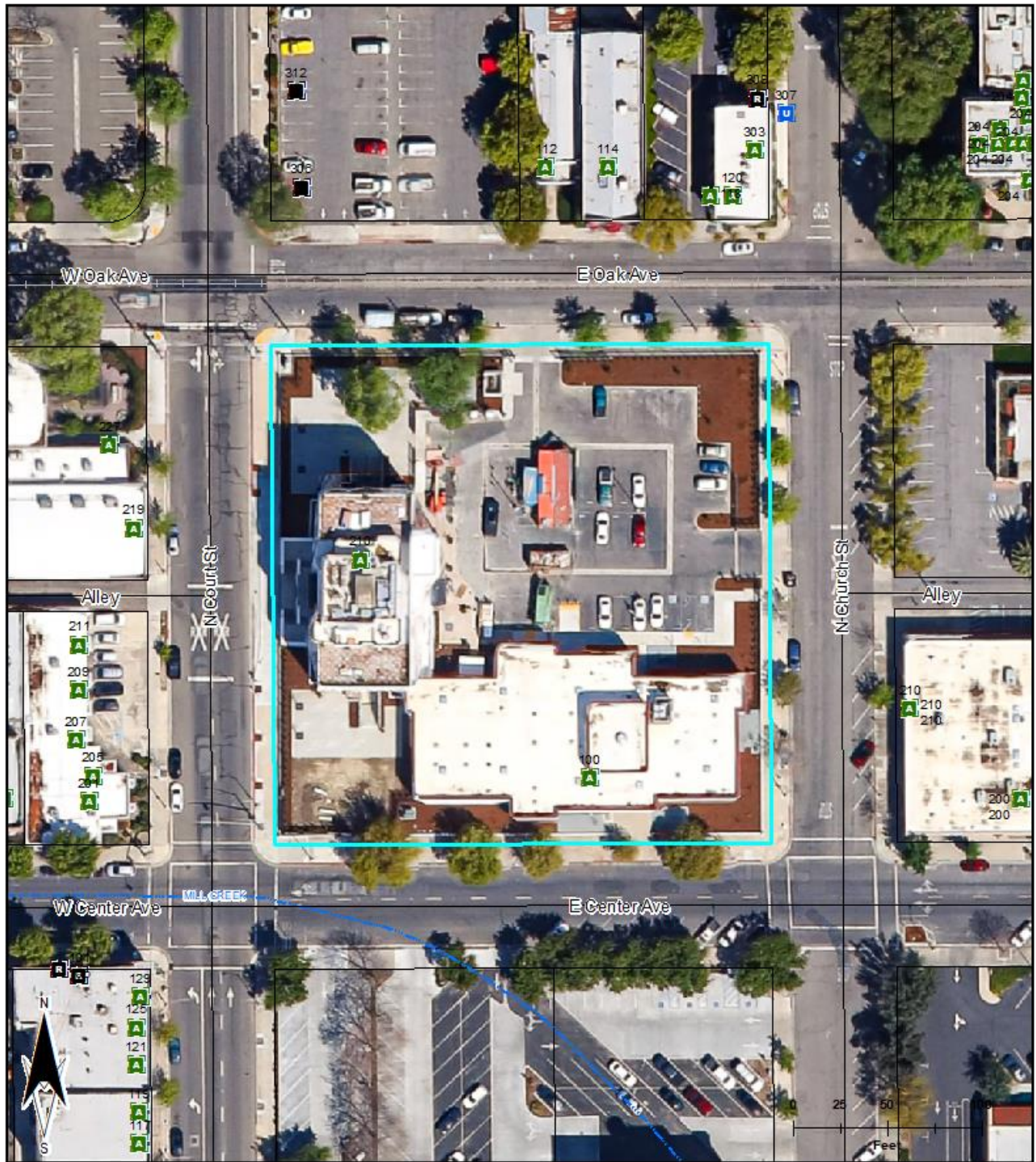
HISTORIC PHOTO VISALIA COURTHOUSE



EXISTING REAR FACADE OF VISALIA COURTHOUSE



1935 HISTORIC PHOTO (VISALIA COURTHOUSE)

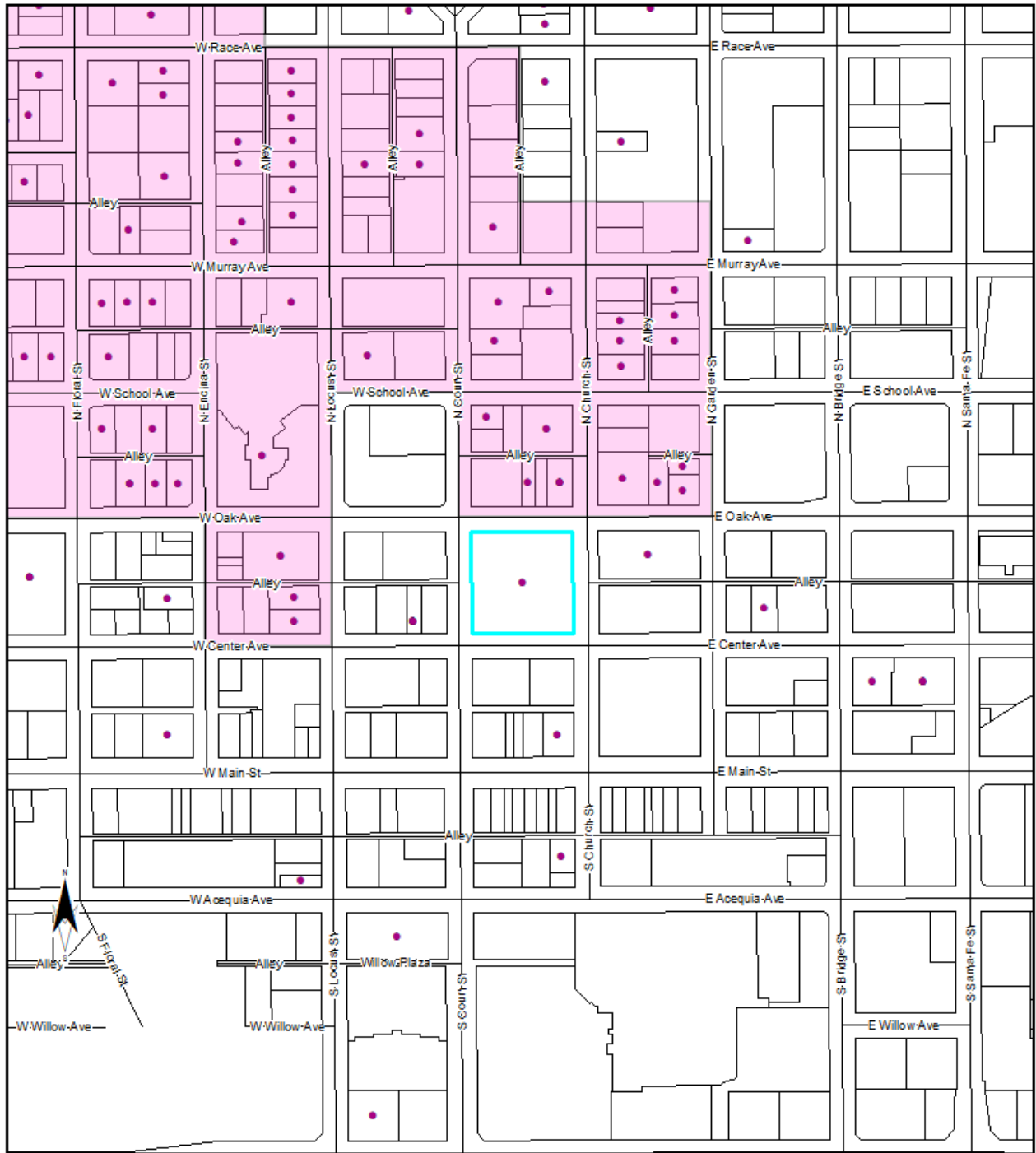


HPAC Item No. 2021-11

Aerial Map

Legend

- City Limits
- Streets
- Railroad
- Waterways
- Parcels



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

Location Map

0 70 140 280 420 560 Feet



Project Address: _____
HPAC NO.: _____

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
REVIEW APPLICATION

LOCATION OF PROJECT: 210 N. Court St. DATE: 6/24/21
APPLICANT/PROJECT CONTACT: Courthouse Square Ventures, LLC PHONE: 559-737-3748
APPLICANT ADDRESS: 210 N. Court St.
E-MAIL ADDRESS: mainley25@gmail.com APN#: 094-287-21
PROPERTY OWNER: Courthouse Square Ventures, LLC
GENERAL DESCRIPTION OF PROJECT: Add a shade pergola on the rooftop to permanently replace the umbrellas that are used
BRIEF NARRATIVE/REASON FOR PROJECT: The rooftop restaurant "Elderwood" is constantly in need of shade for sun/heat and the umbrellas being moved around are difficult to manage and dangerous at times for guests.
NAME & PHONE NUMBER OF PERSON ATTENDING THE MEETINGS: Matt Ainley, 559-737-3748
RELATIONSHIP TO PROPERTY OWNER: Managing Partner


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):
New roof canopy consists of tube steel and shade fabric construction. Steel finish to match other steel located throughout the project on railings and fencing
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: Roof canopy sits 6'-6" above existing parapet walls on roof top deck but is
 Height to peak of roof: approximately 12'-0" below the highest point on the building
5. Setbacks: (Measurement from curb and property line to proposed structures)
 a. Setbacks on proposed project:
 Front: No change to setbacks
 Rear: No change to setbacks
 Sides: No change to setbacks
 b. Setbacks on adjacent properties (distance from curb is sufficient)
 Front only: No change to setbacks
6. Landscaping: (Indicate any mature trees on plans)
N/A
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. N/A
- Signed:  Date: 6/24/21
 Agent/Property Owner

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