

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

CHAIR: Walter Deissler    VICE-CHAIR: Tyler Davis

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

**315 East Acequia Avenue, Visalia**

**AGENDA**

**A. Citizen's Comments**

**B. Project Review:**

1. **HPAC No. 2021-12:** A request by Copper Mountain Construction, Inc. to demolish and rebuild a patio cover for an existing single-family residence, located at 801 W. Myrtle Avenue (APN: 096-156-005)

**C. Discussion Items**

1. Debriefing – 714 W. Goshen Avenue (Chain Like Fence)
2. Training – Committee Duties and Responsibilities
3. Historic Preservation Informational Guide
4. Historic Preservation Ordinance / Local Register of Historic Structures Updates
  - a. Project Timelines
  - b. Call for Volunteers
5. Committee and Staff Comments
  - a. 807 S. Court Street
6. Identification of Items for Future Agendas

**D. 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](mailto: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 Cristobal Carrillo, Associate Planner, al numero (559) 713-4443 o [cristobal.carrillo@visalia.city](mailto: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](mailto:cristobal.carrillo@visalia.city).



# **HISTORIC PRESERVATION ADVISORY COMMITTEE**

**July 28, 2021**

## **HPAC Item No. 2021-12**

Applicant: Copper Mountain Construction Inc.

Owner: James Pitkin

Location: 801 W. Myrtle Avenue (APN: 096-156-005)

Project: A request to demolish and rebuild a patio cover for an existing single-family residence.

### **STAFF RECOMMENDATION**

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve HPAC Item No. 2021-12 based upon the findings and conditions in this report.

### **SITE DATA**

The site is zoned R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) and contains a single-family residence with a detached garage that appears to have been modified.

The site is located within the Historic District and residence listed on the Local Register of Historic Structures. The residence is identified as a "Focus" structure in the "Period Revival" style. Per the 2010-2012 Home Builders Addition Survey, the residence was constructed in 1931.



### **PROJECT DESCRIPTION**

The request is to demolish and rebuild an existing 224 sq. ft. patio located in the rear yard of the project site. Per Exhibit "A" the existing patio is attached to the southwest corner of the residence onsite, fully encroaching into the five-foot side yard setback. It is 10 feet, 2 inches in height, contains wood posts with kickers, asphalt rolled roofing materials, fence boards and lattice on the western exterior (see Exhibit "D").

Per the proposed elevations in Exhibit "C" the new patio would be like the original in terms of location, height, and size. Fence boards along the western exterior are also proposed to be replaced. Materials would also be similar, consisting of Douglas Fir posts and asphalt rolled roofing material. The only changes proposed are removal of the lattice along the western

exterior, and removal of two posts along the southern patio exterior. The applicant states that the posts are not necessary to support the structure.

## **DISCUSSION**

### Development Standards

The structure as shown in Exhibit's "A" and "C" complies with all development standards of the R-1-5 Zone, save for the side yard setback. Structures within the buildable area of an R-1-5 lot must be setback a minimum five feet from a side property boundary. If the structure were legally permitted at the time of construction, and if only repairs were proposed, the patio could be permitted to remain in its original location. However, since the applicant proposes a full demolition of the original structure, the new patio must conform with current setback standards. Compliance with the five-foot side yard setback standard is included as Condition of Approval No. 2.

### Architectural Compatibility

The proposed design of the patio as shown in Exhibit "C" is not characteristic of the historic style of the residence. However, the patio will primarily retain most of the features of the original patio, including materials and post kickers. Furthermore, the location of the patio in the rear yard, behind the residence and existing landscaping, makes it so that the structure is not visible from public street frontages (see South Stevenson Street elevation in Figure 1).



As such, the character of the historic residence is not disrupted. Given the above, staff has determined that the project is acceptable as conditioned.

## **FINDINGS AND CONDITIONS**

Staff recommends that the Committee approve HPAC Item No. 2021-01 based upon the following findings:

1. That the site is within the Historic District and is listed on the Local Register of Historic Structures.
2. That the proposed development is consistent with residential uses in the Historic District.
3. That the proposed development is consistent with the purposes and intent of the Historic Preservation Ordinance and 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 in compliance with the site plan in Exhibit “A” and elevations in Exhibit “C”, except as altered by the conditions below.
2. That the patio be setback a minimum five feet from the western property boundary.
3. That the project undergoes the appropriate City permitting process.
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**

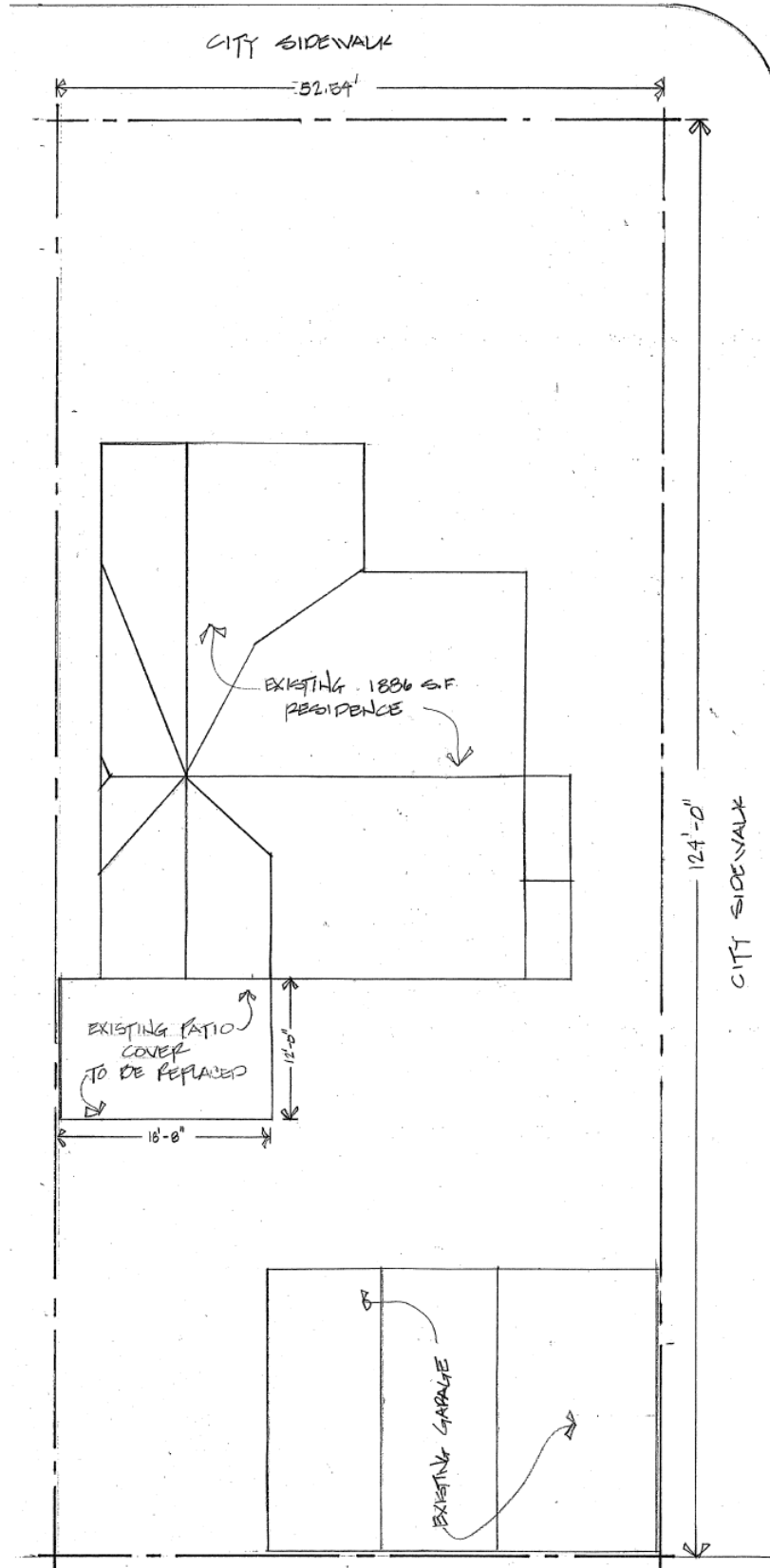
- Exhibit “A” – Site Plan
- Exhibit “B” – Existing Elevations
- Exhibit “C” – Proposed Elevations
- Exhibit “D” – Site Photos
- Aerial Map
- Historic District and Local Register Map
- Project Application

#### **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](http://www.visalia.city) or from the City Clerk.

# Exhibit "A"

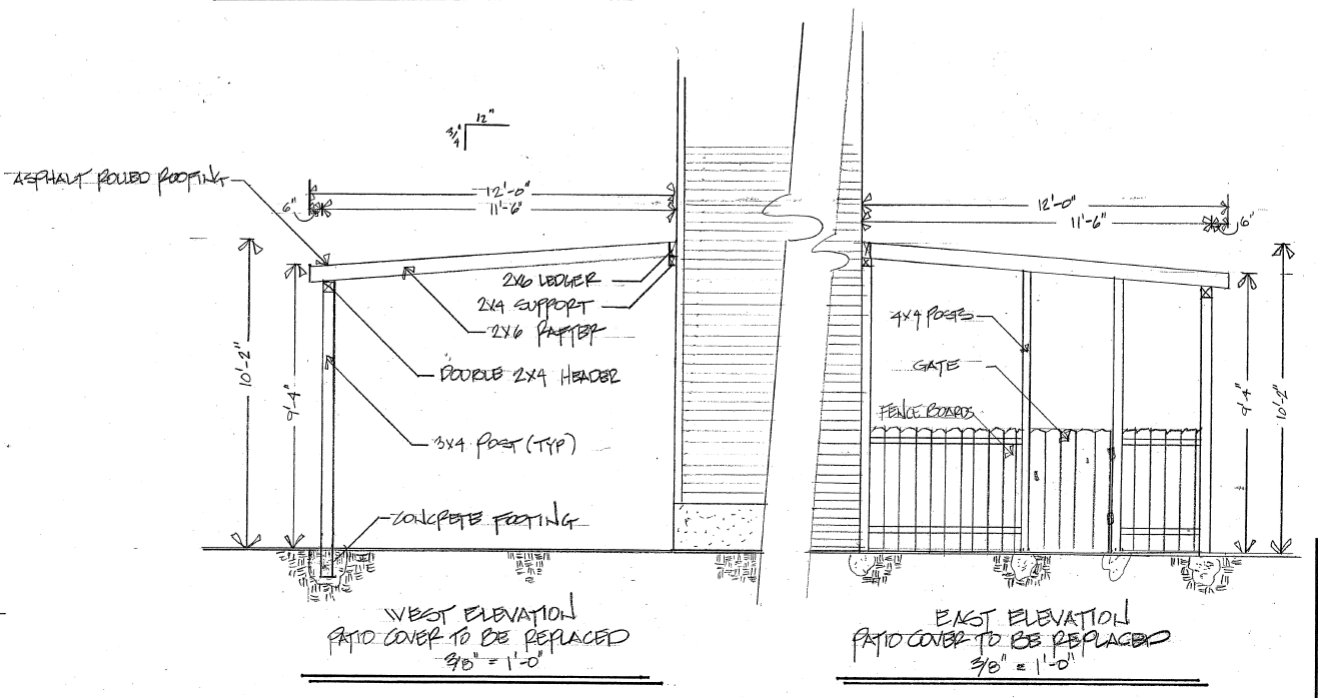
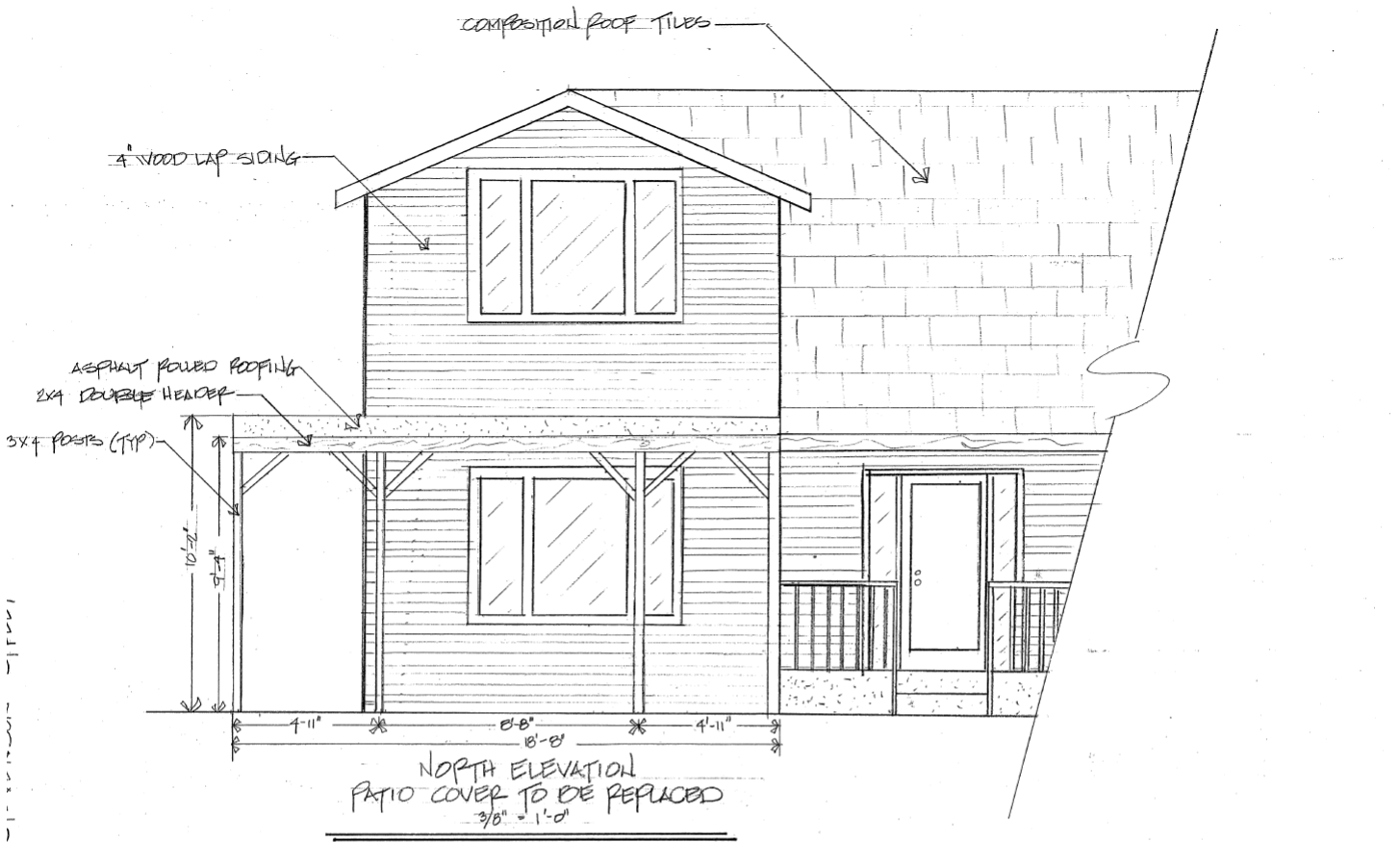
WEST MYRTLE AVE.



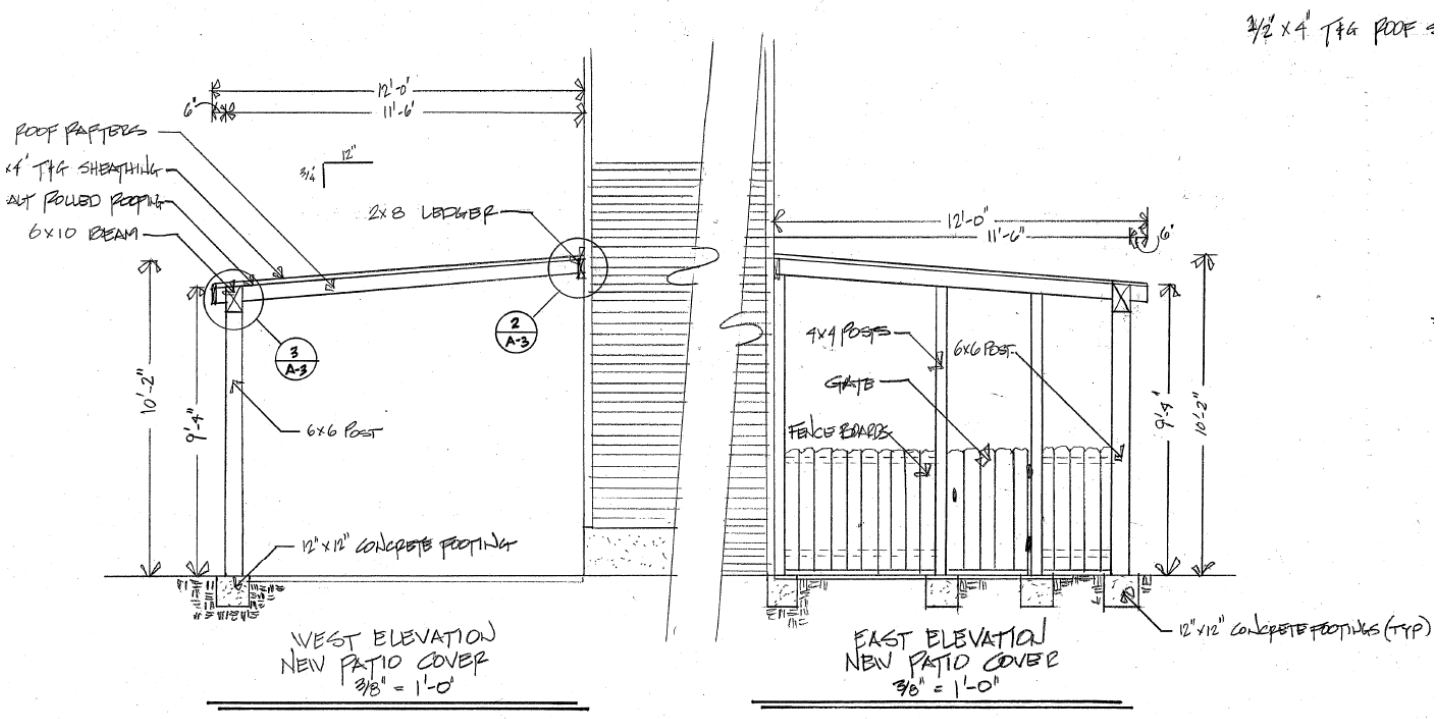
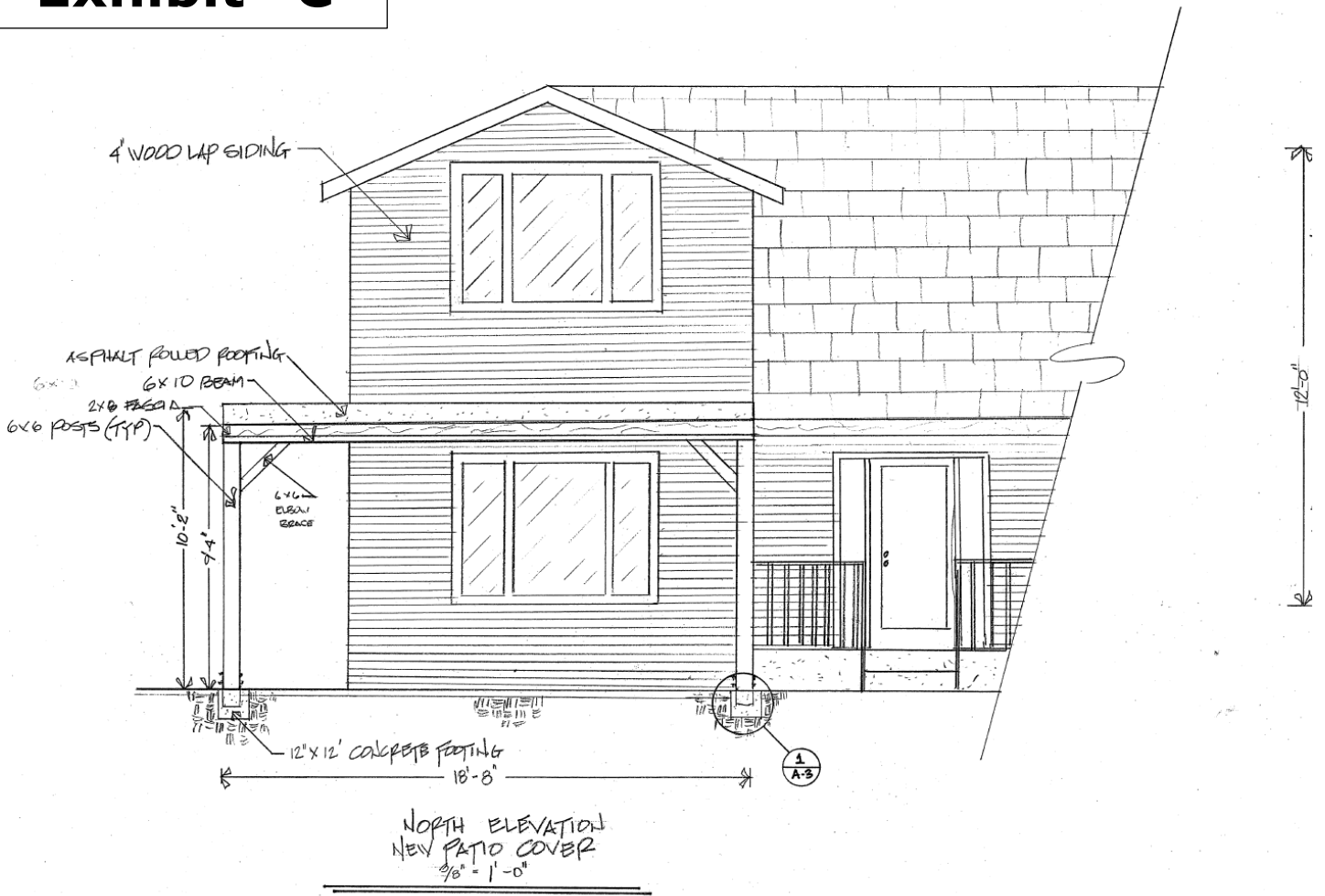
ALLEY

STEVENSON STREET

# Exhibit "B"



# Exhibit "C"



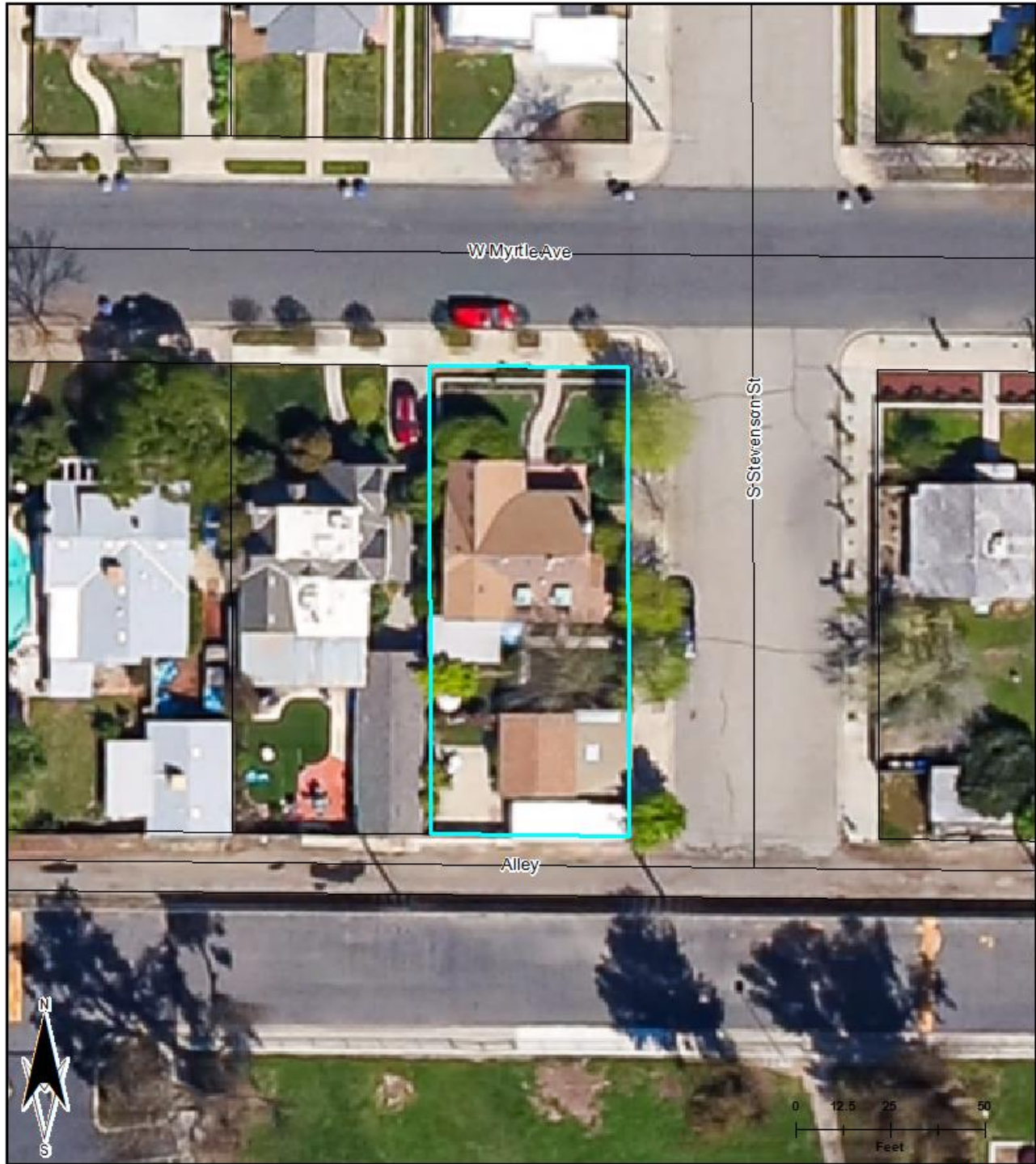


# Exhibit "D"











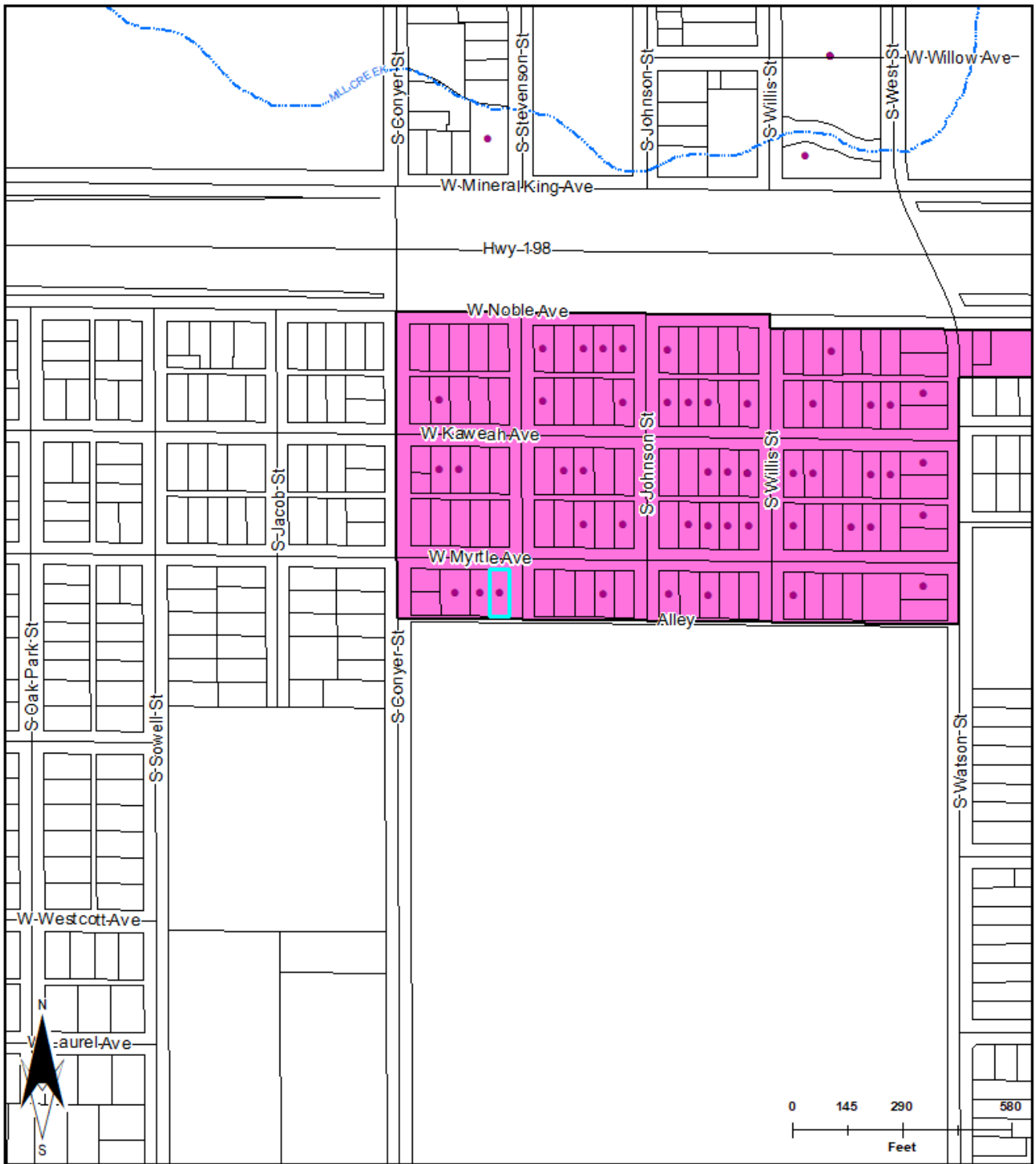


# HPAC No. 2021-12

Aerial Map

### Legend

-  City Limits
-  Streets
-  Railroad
-  Waterways
-  Parcels



# HPAC No. 2021-12

Aerial Map

### Legend

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

RECEIVED

JUL 13 2021

COMM. DEVELOP.  
CITY OF VISALIA

Project Address: 801 W. Myrtle  
HPAC NO.: 2021-12



CITY OF VISALIA

HISTORIC PRESERVATION ADVISORY COMMITTEE  
REVIEW APPLICATION

APPLICANT: Copper Mountain Colstr. Inc. DATE: 7.9.21  
PHONE: (555) 333-4664  
APPLICANT ADDRESS: 2530 E. MARY AVE. VISALIA, CA. 93292  
PROPERTY OWNER: JAMES PITKIN  
LOCATION OF PROJECT: 801 W. MYRTLE VISALIA CA  
GENERAL DESCRIPTION OF PROJECT: \_\_\_\_\_

BRIEF NARRATIVE/REASON FOR PROJECT: REMOVE EXISTING DETERIORATED PATIO COVER @ REAR OF HOME. REPLACE TO MATCH EXISTING IN SIZE & SHAPE

NAME & PHONE NUMBER OF PERSON ATTENDING THE MEETINGS: FORREST BROWN (555) 333-4664  
STEVE ARMSTRONG (555) 967-7198  
RELATIONSHIP TO PROPERTY OWNER: CONTRACTOR

**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 sub

Please provide the following information as it pertains to your project (drawings and 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: REMOVE & REPLACE PATIO COVER
  - 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):  
DOUGLAS FINE POSTS / ROOF RAFTERS & T&G SHEATHING  
ASPHALT CONP. ROUND ROOFLINE
- 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: \_\_\_\_\_  
Size: N/A  
Color: \_\_\_\_\_

3. Roof: (Please indicate proposed changes to):

Style: ASPHALT Comp ROOFING over Felt Paper  
Pitch: 3/4" IN 12"  
Material: ASPHALT Comp ROOFING

4. Proposed Building Height:

Height to eave: 10'-2"  
Height to peak of roof: 10'-2"

5. Setbacks: (Measurement from curb and property line to proposed structures)

a. Setbacks on proposed project:

Front: 35'  
Rear: 48'  
Sides: 0'

b. Setbacks on adjacent properties (distance from curb is sufficient)

Front only: 35'

6. Landscaping: (Indicate any mature trees on plans)

NA

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: [Signature] Date: 7.10.21  
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 2<sup>nd</sup> and 4<sup>th</sup> 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.