

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, August 11, 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. HPAC Meeting Minutes, July 28, 2021

C. Project Review:

1. **HPAC No. 2021-14:** A request by Catalina Daggett to construct a new fence for an existing single-family residence, located at 511 W. Goshen Avenue (APN: 093-174-002)
2. **HPAC No. 2021-13:** A request by Richard Lubben to replace an exterior door for an existing single-family residence, located at 632 N. Encina Street (APN: 094-013-005)
3. **HPAC No. 2021-15:** A request by Chris Pietroforte to demolish a fence for an existing office, located at 1120 W. Main Street (APN: 093-227-010)

D. Discussion Items

1. Development Without Permits/Approvals – Penalties and Remedies
2. Historic Preservation Ordinance Update
 - a. Work Session with City Planner
3. Local Register of Historic Structures Updates
 - a. Call for Volunteers
4. August 2, 2021, Visalia City Council Meeting – Reappointment of Marilyn Mitchell to HPAC
5. California State Historic Tax Credit
6. City of Visalia/Proteus Housing Programs
7. Committee and Staff Comments
 - a. 807 S. Court Street
8. 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.

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.

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 28, 2021, at 5:30PM

CHAIR: Walter Deissler VICE-CHAIR: Tyler Davis

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

Lambert absent. All
other members
present.

Members of the Public: Jordan Mulrooney, Forrest Brown, Steve Armagost, Jesus Cota

STAFF: Cristobal Carrillo, Associate Planner

315 East Acequia Avenue, Visalia

AGENDA

A. Citizen's Comments – Public comment was received from Jordan Mulrooney, a Visalia broker with Rock and Real Estate. Mulrooney stated that he wished to learn more about the HPAC. Deissler stated that Mulrooney should attend a future meeting of the Committee for a more robust discussion. Deissler requested staff provide Mulrooney with the HPAC Ordinance and other materials.

No other public comment was received.

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)

Staff presented its report and recommended approval of the proposal with a condition requiring compliance with the five-foot side yard setback requirement of the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. Public comment in favor of the proposal was received from Forrest Brown, representative for the applicant. Steve Armagost was also present on behalf of the applicant but did not speak. The Committee discussed the proposal and asked questions regarding the materials to be used and whether the structure would include electrical. Following discussion, a motion was made by Davis, seconded by Mitchell, to approve the request as conditioned. The motion passed 6-0 (Lambert absent).

C. Discussion Items

1. Debriefing – 714 W. Goshen Avenue (Chain Like Fence)

Kreps shared an explanation provided by City Attorney Jim Koontz on why a tie vote on a motion to deny a chain link fencing request for 714 W. Goshen resulted in an

automatic approval of the proposal. The Committee then deliberated on whether chain link fencing is appropriate for historically designated sites. The item was then interrupted by the arrival of Jesus Cota, owner of the Mooney House (807 S. Court Street). Via a motion from Hohlbauch, seconded by Mitchell, the Committee voted to table Item C.1 to allow Cota to speak.

Following the discussion with Cota, the Committee returned to this item and ended discussion soon after.

2. Training – Committee Duties and Responsibilities

Staff provided a training on the guidance provided in the Historic Preservation Ordinance for review of projects. The Committee discussed various measures provided in the plan, with Davis noting that focus should be placed on education of the public. Deissler requested staff provide information on what penalties and fines were applicable for people who conduct work without permits or HPAC review. Staff stated they would look into the matter.

3. Historic Preservation Informational Guide

Discussion occurred over some of the items listed in the Guide. Staff clarified that the Guide had been sent out recently with notices for the Local Register Update, and that items in the guide were from the Historic Preservation Ordinance. Between 6:40pm and 6:46pm Mitchell and Davis left the meeting due to prior commitments. Discussion continued with the remaining HPAC members requesting that an item be included in the Historic Preservation Ordinance update revising language so that exemptions for “like materials” projects, such as changes to siding or reroofs, require review by the HPAC. Kane also recommended that annual reviews of the Local Register be removed from the Historic Preservation Ordinance.

4. Historic Preservation Ordinance / Local Register of Historic Structures Updates

- a. Project Timelines
- b. Call for Volunteers

Staff provided an updated timeline document for both projects. Staff also encouraged the Committee to get the word out for volunteers to help with the Local Register Update.

5. Committee and Staff Comments

- a. 807 S. Court Street – Jesus Cota, owner of 807 S. Court Street, spoke to the HPAC regarding his plans for the building. Cota stated that he had recently gotten into the real estate business and was looking to refurbish the home. The Committee asked questions regarding plans for the structure and what had been done with original materials. Cota stated that original materials had been saved. Cota also stated that interior demolition work had been conducted to determine the structural integrity of the building. Cota also indicated that a permit has been obtained for exterior work, which neither staff nor the Committee could verify at the time. At the end of discussion, Staff suggested that they meet with Cota to discuss the HPAC review process. Cota stated that he would meet with City staff.

6. Identification of Items for Future Agendas – None.

D. Adjournment – A motion was made by Hohlbauch, seconded by Kreps, to adjourn the meeting. The motion passed 4-0 (Lambert, Mitchell, Davis absent). The meeting ended at 6:58pm.

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HISTORIC PRESERVATION ADVISORY COMMITTEE

August 11, 2021

HPAC Item No. 2021-14

Applicant/

Owner: Catalina Daggett

Location: 511 W. Goshen Avenue (APN: 093-174-002)

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. 2021-14 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 listed on the Local Register of Historic Structures with a "Focus" classification.

The Historic Survey does not list a date of construction. The survey notes that the structure contains "Queen Anne/Eastlake" architectural elements.

PROJECT DESCRIPTION

The applicant proposes placement of three-foot, six-inch-tall wood picket fencing along the northern property boundary, and along the first 15 feet of the eastern property boundary, as depicted in Exhibit's "A" and "B". Per the site plan in Exhibit "A", seven-foot-tall cedar planks will be placed along the remainder of the eastern property boundary. Fencing along the southern and western frontages will remain unchanged. The applicant also proposes including two gates along the northern property frontage for vehicle and pedestrian access. The applicant states that the fencing is needed for security purposes.

The wood fencing will replace chain link fencing that was previously built by the applicant without Building Permit or HPAC approval (see Exhibit "C"). The applicant submitted a request to the HPAC to allow the chain link fencing to remain on May 26, 2021. The request (HPAC Item No. 2021-08) was denied by a vote of 6-0 due to its incompatibility with the residence onsite and the Historic District as a whole. The revised fencing proposal has been submitted to address the concerns of the HPAC. If approved, the applicant will be required to obtain a Building Permit for the fencing and complete inspections to resolve a Neighborhood Preservation citation issued because of construction without permits.

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. Staff recommends Condition No. 2 requiring the applicant to remove the existing chain link fencing. Condition No. 3 has also been included requiring the applicant to obtain all required permits for removal of the chain link fencing and placement of new wood fencing.

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.*”

Wood picket fencing has historically been considered by the HPAC as an acceptable “Wall of Continuity”. The fencing depicted in Exhibit “B” is compatible with the style of the residence and Historic District as a whole. Wood picket fencing in general is evocative of older periods and is prevalent within the Historic District. 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. 2021-14 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 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 applicant shall remove the existing chain link fencing placed without permits along the northern and eastern property boundaries.
3. That the project undergoes the appropriate City permitting process for removal of the existing chain link fencing and placement of wood picket fencing along the northern and eastern property boundaries, as depicted in Exhibit’s “A” and “B”.
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” – Sample Elevations
- Exhibit “C” – Existing Chain Link Fencing
- 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"

PROPOSAL AND CONTRACT

SPENCE FENCE COMPANY ENTERPRISES

1145 NORTH MILLER PARK COURT
 VISALIA, CA 93291
 (559) 651-2889 • FAX #(559) 651-2890
 Contractor's License #987483

E-MAILED
 7-30-21

Name	Catalina Daggett	Billing Address	
Job Address	511 W. Goshed Ave	City	
City	Visalia, CA	Phone:	346 - 7237
Directions:	Catalina daggett@gmail.com		

Res Style # 2130 over top style # 3360
 105' Tall
 7' 6\"/>

House

\$2,540
 67' 3' 6\"/>

Tear & Haul
 1 x 6 x 5 Cedar Pickets
 ③ 2 x 4 H/F Rails
 1 x 12 Cedar Grassboard
 4 x 4 Pressure Treated Post
 1 x 4 x 3' 6\"/>

Fence Style WOOD Height 6' 3/4" Posts at 8' centers
 Total estimated footage 105' OF 6' TALL Gates ① 11 x 3' 6" Drive ① 5' x 3' 6" Walk gate
82' OF 3' 6" TALL NOTICE TO OWNER

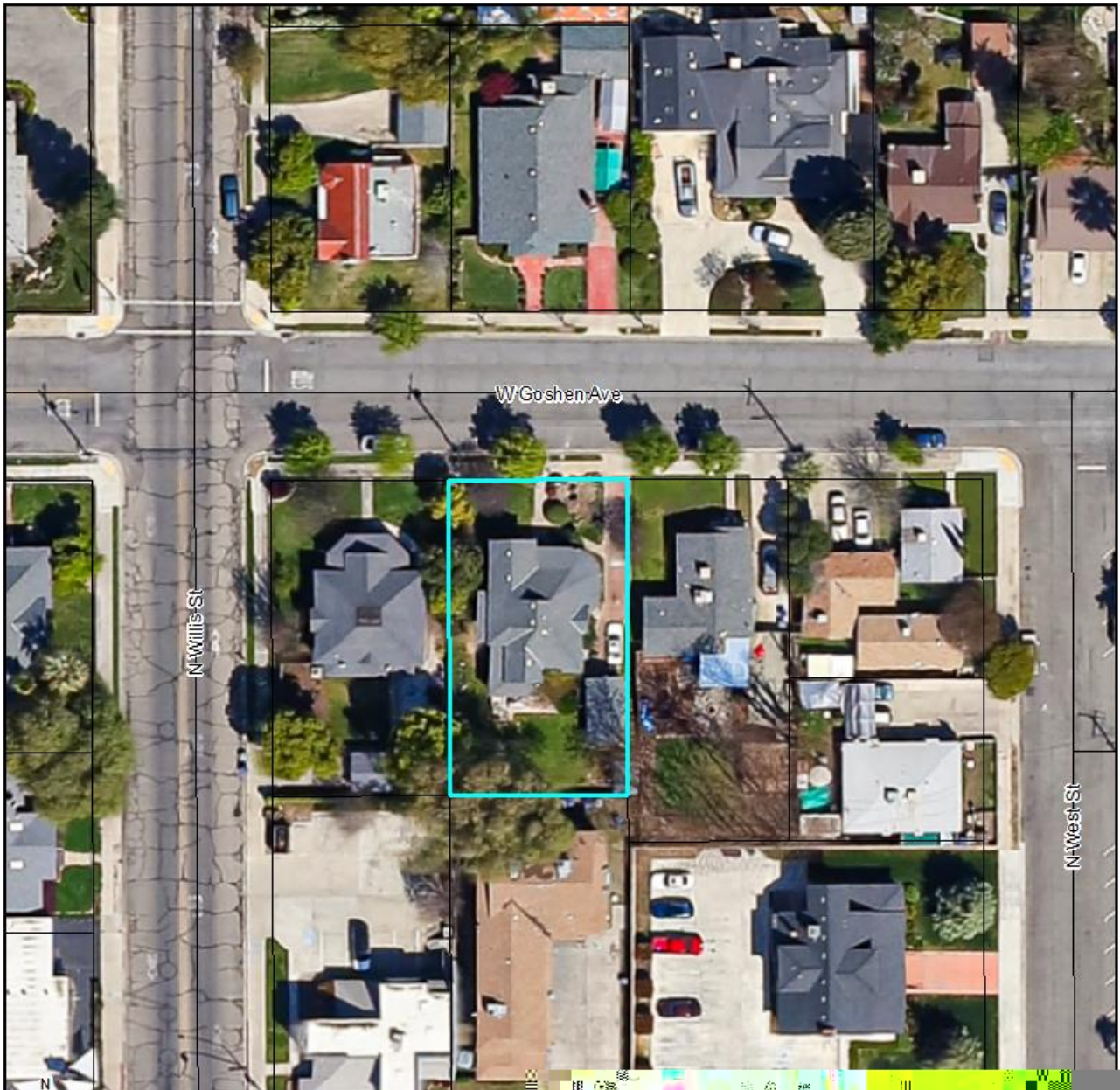
EXHIBIT "B"



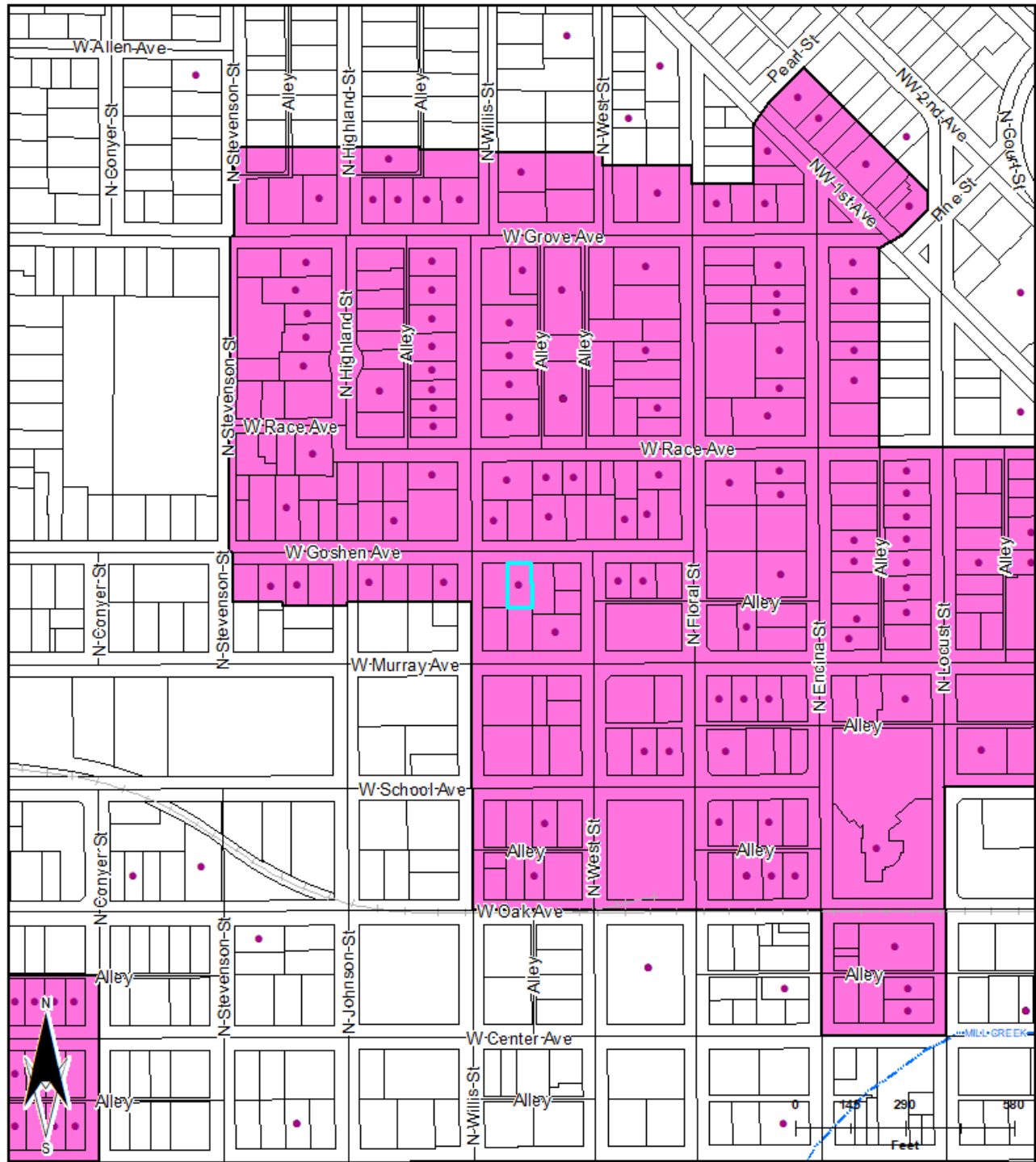
HPAC Item No. 2021-14 – New Fence

EXHIBIT "C"





2021-14



HPAC No. 2021-14

Historic District and Local Register Map

Legend

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



Project Address: 511 W. Gashen Ave.
HPAC NO.: _____

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
REVIEW APPLICATION

LOCATION OF PROJECT: 511 West Gashen Ave, Visalia, CA DATE: 8-1-2021
APPLICANT/PROJECT CONTACT: Catalina Daggett PHONE: (559) 346-7237
APPLICANT ADDRESS: 511 W. Gashen Ave, Visalia, CA
E-MAIL ADDRESS: catalinadaggett@gmail.com APN#: 093174002000
PROPERTY OWNER: Catalina Daggett

GENERAL DESCRIPTION OF PROJECT: Fence to be installed on northside of property
1x4x3'6" Acorn Pickets. East side, property line x6 first 15 feet. There-
BRIEF NARRATIVE/REASON FOR PROJECT: A fence is needed because after 7 feet high-
of security concerns. cedar pickets

NAME & PHONE NUMBER OF PERSON ATTENDING THE MEETINGS: Catalina Daggett, (559) 346-7237
RELATIONSHIP TO PROPERTY OWNER: Leslie Daggett, Son, (559) 732-8501 or (559) 346-7237

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.

Removal of existing fence

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: Catalina L. Daggott Date: August 1, 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

August 11, 2021

HPAC Item No. 2021-13

Applicant: Richard Lubben

Owner: Richard Lubben

Location: 632 N. Encina Street (APN: 094-013-005)

Project: A request to replace an exterior door for an existing single-family residence.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve HPAC Item No. 2021-13 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. site area minimum) and contains a single-family residence with a detached garage.

The site is within the Historic District and is listed on the Local Registry of Historic Structures as a "Background" structure displaying "Period Revival" architecture. The date of construction is unknown.

PROJECT DESCRIPTION

The applicant proposes replacement of an exterior stained-glass door (Exhibit "B") facing the W. Grove Street frontage with a new craftsman style fiberglass door with three glass panels (Exhibit "C"). Per the project narrative in Exhibit "D" the applicant states that the existing door is deteriorating and poses a safety and security hazard. The applicant states that repair of the existing door is not feasible as it is damaged and would require costly work to restore. The applicant proposes the new door depicted in Exhibit "C" as it is reflective of the type of door commonly used during the 1930's period in which the residence was likely built. The applicant also notes that the door will provide adequate security and includes three glass panels that are similar in style to the adjacent front house windows. The existing door is currently obscured from view of the public right of way by a screen door which will remain.

The Committee has previously reviewed and approved requests at this site for placement of fencing and replacement of windows via HPAC Item Nos. 2019-01 and 2019-11, approved January 23, 2019, and September 25, 2019, respectively.

DISCUSSION

Development Standards

The proposal does not involve any changes to the size of the residence or addition of structures to the site. As such, the project complies with all City development standards. Replacement of a door does not require issuance of a Building Permit.

Architectural Compatibility

Removal and replacement of the existing door will not result in a significant change to the exterior of the residence itself, as no changes will occur to the walls, windows, or roof of the structure. At present the stained-glass door is partly obscured from view by a screen door that will remain. It is unknown whether the existing door is original to the dwelling and there is no other stained-glass present in the residence.

The proposed craftsman door with panel windows is considered compatible with the existing exteriors of the residence (see Figure 1). The window and panel shapes of the door more closely match the shape of the throughout the building. Furthermore, the new door is similar in appearance with the door facing the Encina Street frontage, which also contains three panel windows (see Figure 2).

The Historic Preservation Ordinance encourages repair of architectural features whenever possible. In this instance, due to the existing damage to the door, the cost to repair, and the minimal effect replacement of the door would pose to the architectural integrity of the residence, it is considered an undue burden to require repair. In the event repair is not

considered feasible, the Historic Preservation Ordinances states that new material “...*match the material being replaced in composition, design, color, texture and other visual qualities.*” (VMC Sec. 17.56.110.F). The existing door is made of wood and glass. The replacement door is made of fiberglass material, with less glass present than the original. However, taken as a whole, the composition of the structure will be improved as a result of the proposal. The door will retain similar colorations to the original door and residence. And as noted previously the new door contains paneling that more closely matches adjacent windows and Encina Street door. The improved architectural consistency will increase the overall visual quality of the structure as a result.



FINDINGS AND CONDITIONS

Staff recommends that the Committee approve HPAC No. 2021-13 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 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 residence, surrounding properties or character of the Historic District.

And subject to the following conditions:

1. That the project will be carried out as shown in Exhibit's "A" and "C".
2. That the project undergoes the appropriate City permitting process.
3. That any other exterior alterations to the structure 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" – Existing Door
- Exhibit "C" – Proposed Door
- Exhibit "D" – Project Narrative
- Aerial Photo
- Historic District and Local Register Map
- Project Application

EXHIBIT "A"

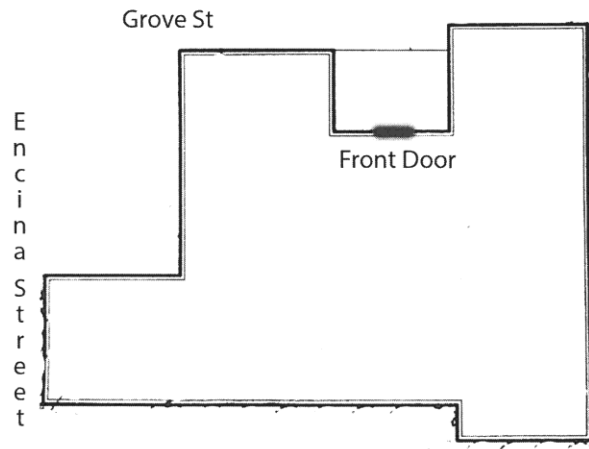


EXHIBIT "B"

Mail - Richard Lubben - Outlook



<https://outlook.live.com/mail/0/inbox/id/AQMkADAwATExADkwOC1hMGM5LThmMTktMDACLTAwCgBGAAADB4rzYvMt8U6PbC1bgYPFbwcAz0UZX...> 1/2



HPAC Item No. 2021-13 – New Door



HPAC Item No. 2021-13 – New Door



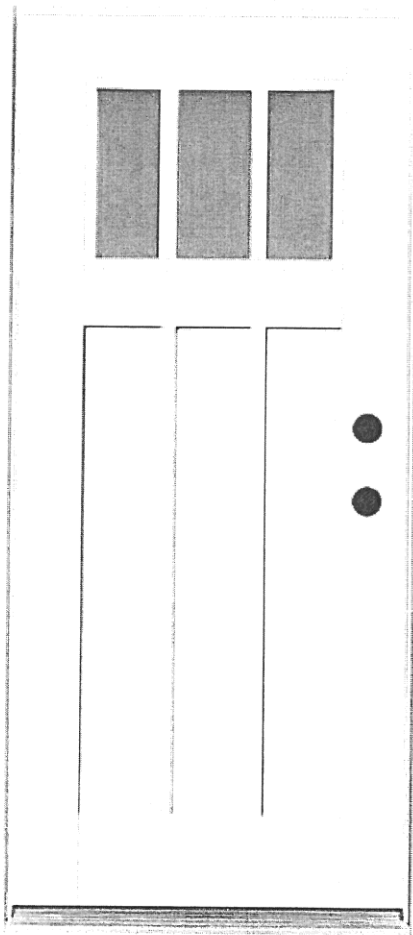
HPAC Item No. 2021-13 – New Door

EXHIBIT "C"

Mail - Richard Lubben - Outlook



<https://outlook.live.com/mail/0/inbox/id/AQMkADAwATExADkwOC1hMGM5LThmMTktMDACLTAwCgBGAAADB4rzYvMt8U6PbC1bgYPFbwcAz0UZX...> 1/2



HPAC Item No. 2021-13 – New Door

Conn Doors

6940 W. Pershing Ct., Visalia, CA 93291
 Phone 559-627-5700 Fax 559-627-5380
 www.conndoors.net License# 637455
 steveconndoors@gmail.com

Estimate

Date	Estimate #
7/16/2021	13831

Name / Address
Richard Lubben 632 N Encina St Visalia Ca 93291

Ship To
Richard Lubben 632 N Encina St Visalia, CA 93291

P.O. No.	Terms	Due Date	Rep	Account #	FOB	Project	License #	OTHER
		7/16/2021	TR					PRICE VALID FOR 30 DAYS

P.O. No.	Terms	Due Date	Rep	Account #	FOB	Project	License #	OTHER
		7/16/2021	TR					PRICE VALID FOR 30 DAYS

Item	Description	Qty	Rate	Total
HFT-217-010-...	HERITAGE CRAFTSMAN HGS-217-4LE-2 SMOOTH LOW-E 7/8 INT. GRIDS	1	705.54	705.54T
951	LABOR TO PREP EXTERIOR DOOR	1	39.29	39.29T
CEDS134D36	Pacific Coast 36" Bronze Door Shoe with Rain Drip for 1-3/4" Doors CEN7003	1	22.86	22.86T
KW660-11P-S...	Kwikset Venetian Bronze Reversible Single Cylinder Smart Key Deadbolt	1	27.81	27.81T
KW400AO-11...	Kwikset Aliso Venetian Bronze Reversible Entry Knob	1	46.74	46.74T
PEM297DS3684	PEMKO 297DS DARK BRONZE GASKETING 36 X 84	1	75.77	75.77T
10003	Labor Install door slab and hardware	1	425.00	425.00
	SUBTOTAL			1,343.01

EXHIBIT "D"

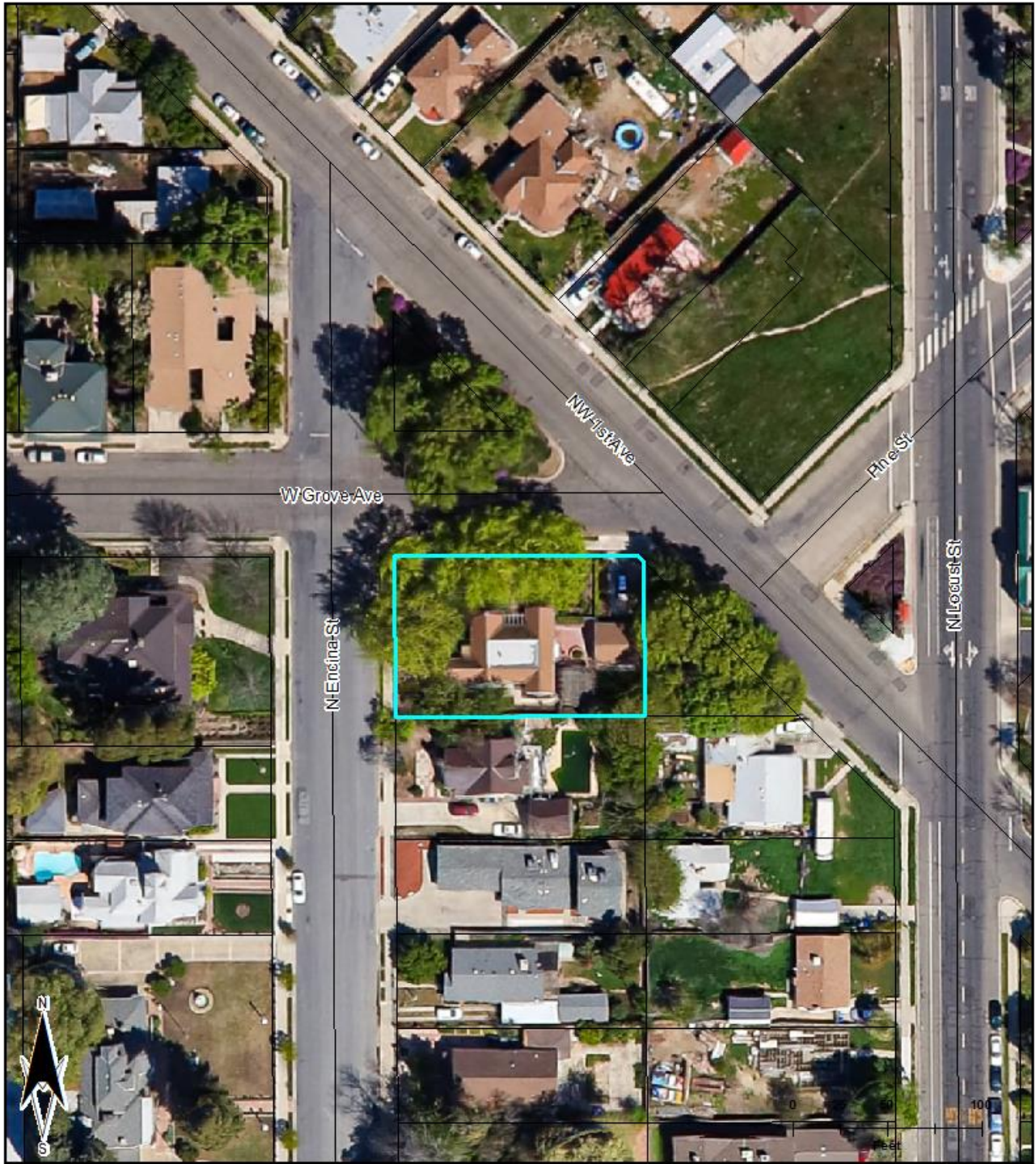
Hello Cristobal and committee members,

My request to replace the front door is primarily motivated because of safety and security concerns, although reducing the amount of energy wasted would be a bonus. Since purchasing the property about three years ago we have added new fencing around the entire property, and replaced all windows to deter break-ins and trespassing. The front door is our remaining major concern as it is extremely fragile, and would be the most obvious entry point for any break-in. We understand the historic value of the stained glass and door; however, even when it was in good condition, the wood and glass structure did not provide a moderate level of security in my view. Looking at the center construction of the wood/glass combination, these very thin and rotted wood supports for the glass can be easily broken, as well as the surrounding glass itself. The warped large panels of glass themselves are loose, and can be pushed in or broken with minimal force. When considering repairing the door as an option, the wood door would need to be completely redone by a master woodworker (dry rot), the glass panels individually flattened and cleaned by a stained glass expert, and lastly the lead between the glass would also need to be completely redone before inserting the glass design into a new door. I base this statement on the inspection and feedback of the 3D Art Professor at the College of the Sequoias, who is an expert in wood and metal arts and crafts.

When researching possible door styles from the Arts and Crafts Movement, the Craftsman style wood door I propose to the committee seemed to be the best fit for a style appropriate door, it falls within the 1930's time period of the house, and is one that would also provide the security and safety we are so concerned about. The three small glass panels at the top of the proposed craftsman door echoes the style of the adjacent windows that have top divided panes as well.

Thank you for your consideration.

Richard and Judith Lubben

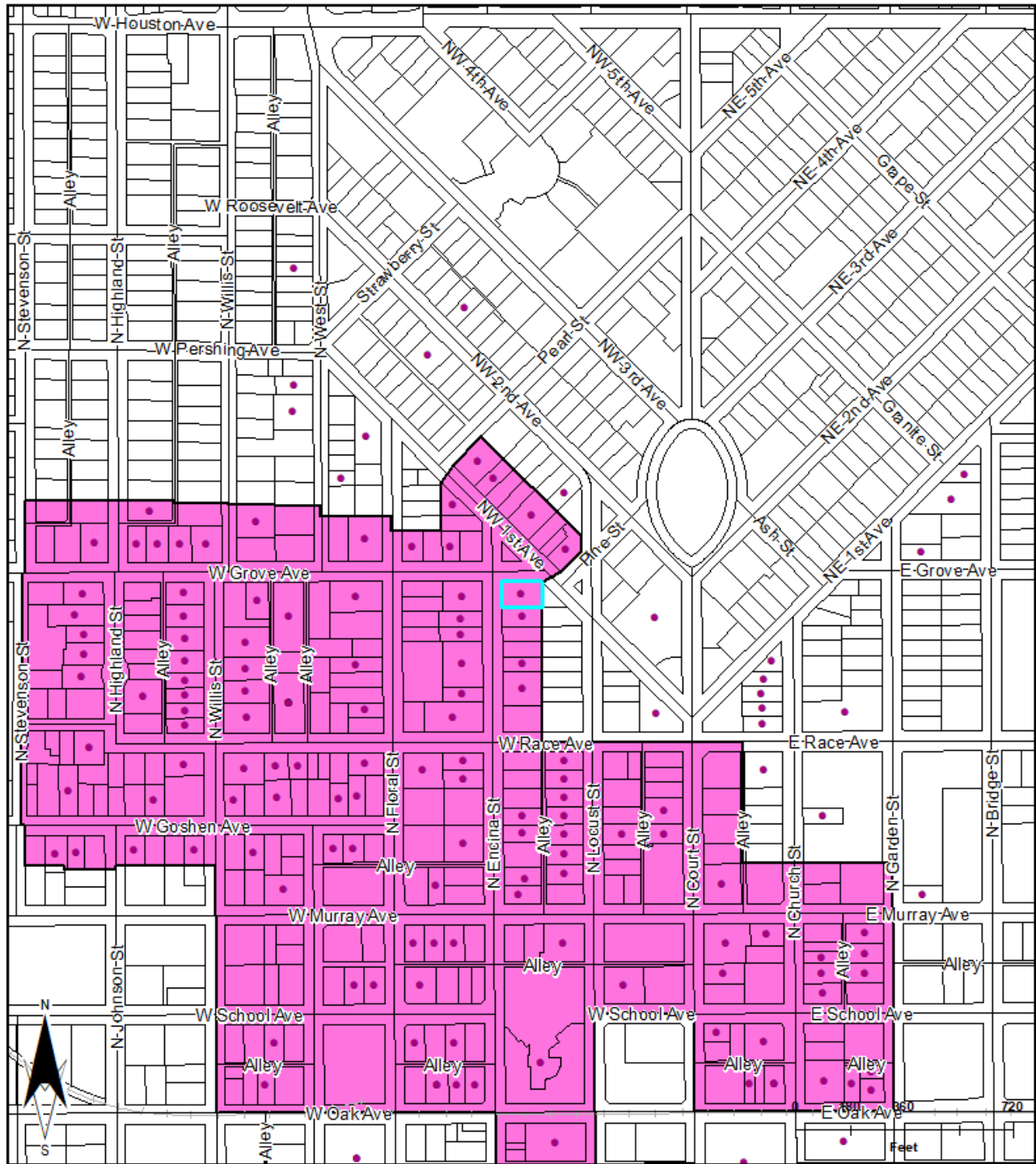


HPAC No. 2021-13

Aerial Map

Legend

- City Limits
- Streets
- Railroad
- Waterways
- Parcels

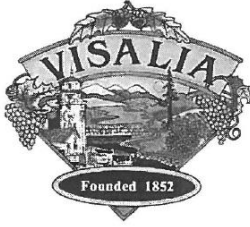


HPAC No. 2021-13

Aerial Map

Legend

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



Project Address: 632 N. Encina St.
HPAC NO.: _____

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
REVIEW APPLICATION

LOCATION OF PROJECT: 632 N. Encina St. DATE: 7/27/21
APPLICANT/PROJECT CONTACT: Richard Lubben PHONE: 559-205-6737
APPLICANT ADDRESS: _____
E-MAIL ADDRESS: richard.lubben@hotmail.com APN#: _____
PROPERTY OWNER: Richard Lubben
GENERAL DESCRIPTION OF PROJECT: change exterior door

BRIEF NARRATIVE/REASON FOR PROJECT: The current stained glass door is severely damaged, unsafe, and not repairable. The wood is rotted and the door is energy inefficient. Safety is a concern.
NAME & PHONE NUMBER OF PERSON ATTENDING THE MEETINGS: Richard Lubben
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):

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

- 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: C. Allen Date: 7/27/21
 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.

HISTORIC PRESERVATION ADVISORY COMMITTEE

August 11, 2021

HPAC Item No. 2021-15

Applicant: Chris Pietroforte

Owner: Heather Pietroforte

Location: 1120 W. Main Street (APN: 093-227-010)

Project: A request to demolish a fence for an existing office.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve HPAC Item No. 2021-15 as described in the findings and conditions of this report.

SITE DATA

The site is zoned O-C (Office Conversion) and contains residence that has been converted into an office building with a detached garage.

The site is within the Historic District and is listed on the Local Register of Historic Structures as a “Focus” structure displaying “Mission Revival” architecture. Per the Historic Survey the date of construction is 1922.

PROJECT DESCRIPTION

The applicant proposes demolishing a wrought iron fence with stone pilasters that surrounded the project site (see Exhibit “B”). As shown in Exhibit “C” the applicant carried out demolition of the fence demolition in early 2021 without permit approvals or review by the HPAC. The work was reported to the City of Visalia Neighborhood Preservation division resulting in a citation being issued to the applicant in July 2021. The applicant now seeks HPAC review to resolve the issue.

Per the project narrative in Exhibit “D” the applicant states that they were unaware of the historic nature of the building and permit requirements. The applicant states demolition of the fence was necessary as the stone pillars were angled and in danger of falling due to an inadequate foundation.

DISCUSSION

Development Standards

Removal of the fence brings the project site into compliance with existing development standards for fencing in the O-C Zone. At present, fencing located on the property line of a site in the O-C Zone cannot exceed seven feet in height if located in a required side or rear yard or three feet in height if located in a required front yard. The former fencing did not meet these standards. Any future fencing placed onsite will be required to undergo HPAC review and follow existing fence height standards prior to development.

Architectural Compatibility

Based off notes provided within the Historic Survey, the fencing is likely not original to the project site. As shown in Exhibit “B”, the fencing contained stone elements that were not emblematic of the elevations of the existing office. Removal of the fence returns focus onto the Mission Revival architecture of the office.

Structural Integrity

Per Exhibit “B”, the stone pilasters were angled and may have been in danger of falling over. Per Historic Preservation Ordinance Section 17.56.070.A.1 (Demolition or Moving of Historic Structures) the HPAC may approve demolition permits if it’s found that the structure in question is a hazard to the public wellbeing. Given the lack of architectural compatibility with the original structure, and its potential hazardous state, staff recommends that the fence demolition request be approved as presented.

FINDINGS AND CONDITIONS

Staff recommends that the Committee approve HPAC No. 2021-15 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 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 residence, surrounding properties or character of the Historic District.

And subject to the following conditions:

1. That the project will be carried out as shown in Exhibit’s “A” and “C”.
2. That the project undergoes the appropriate City permitting process.
3. That any other exterior alterations to the structure 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” – Previous Elevations
- Exhibit “C” – Existing Elevation
- Exhibit “D” – Project Narrative
- 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"

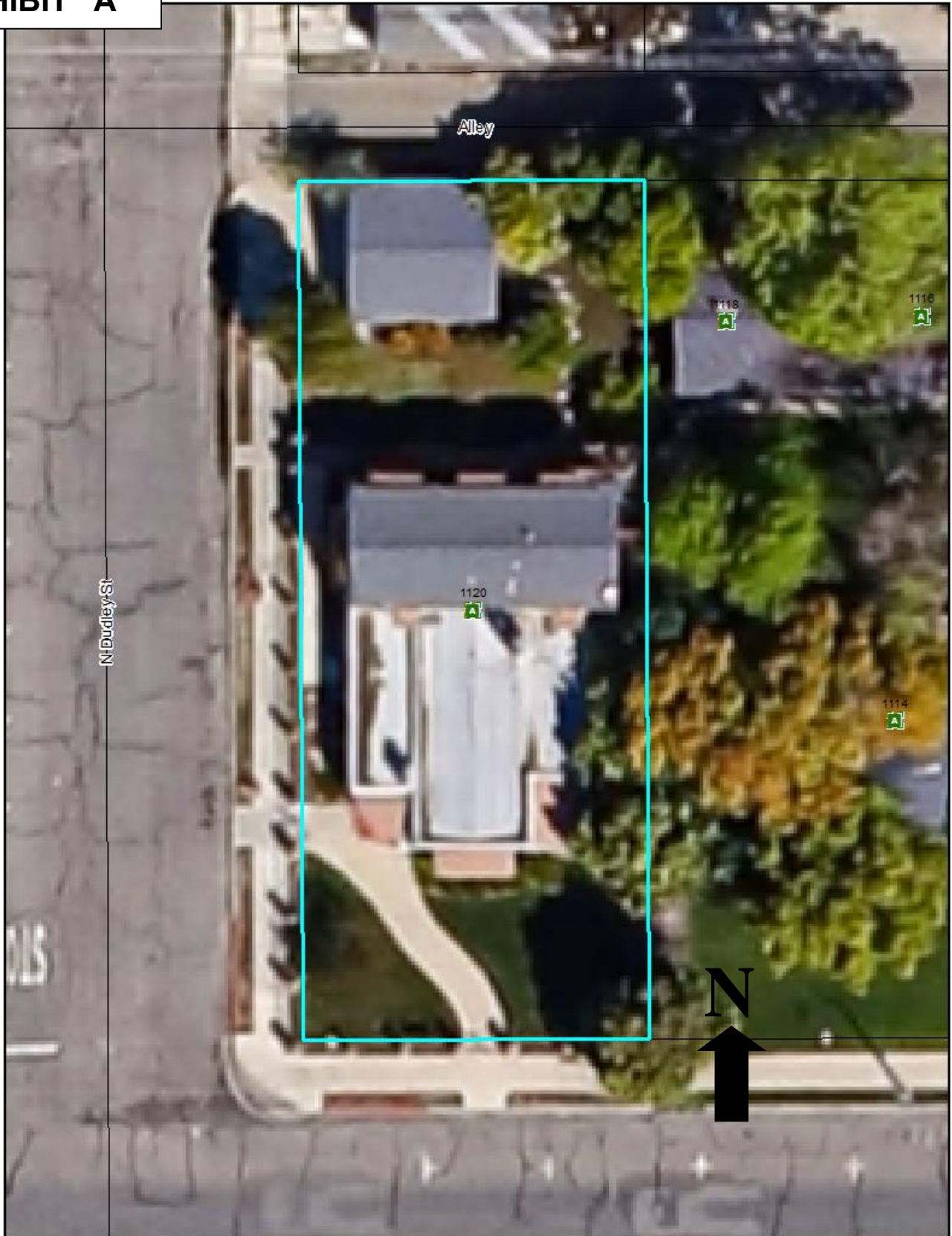


EXHIBIT "B"

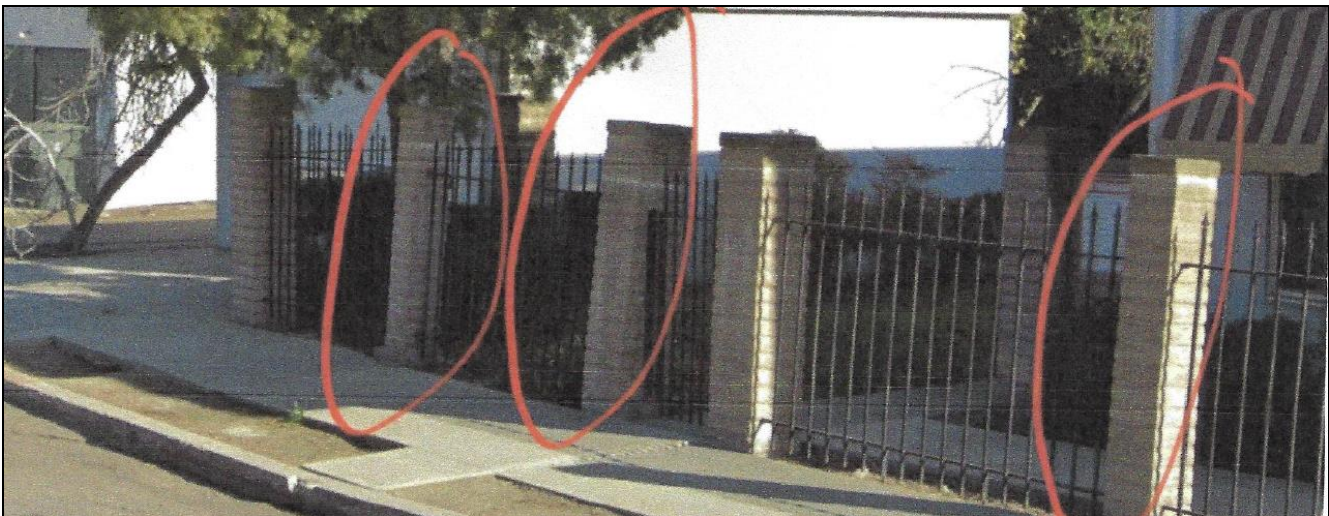
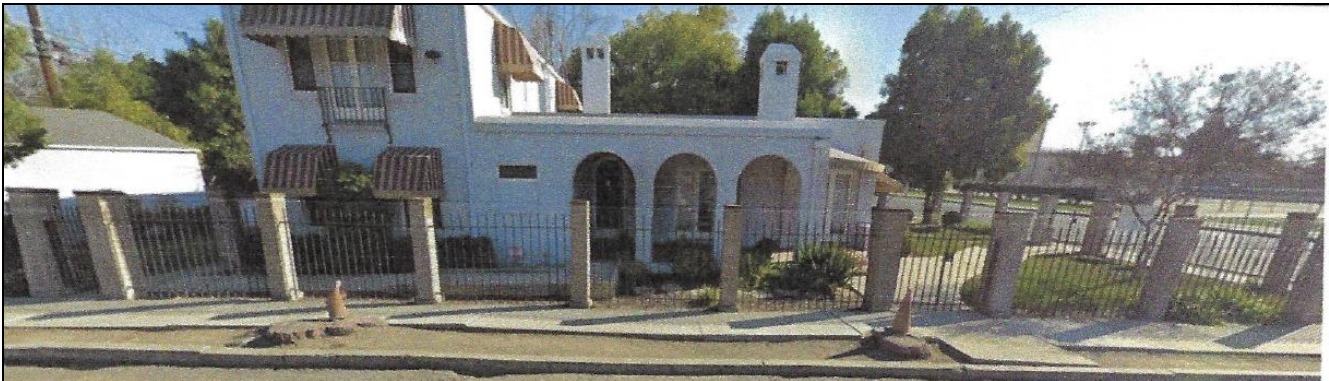
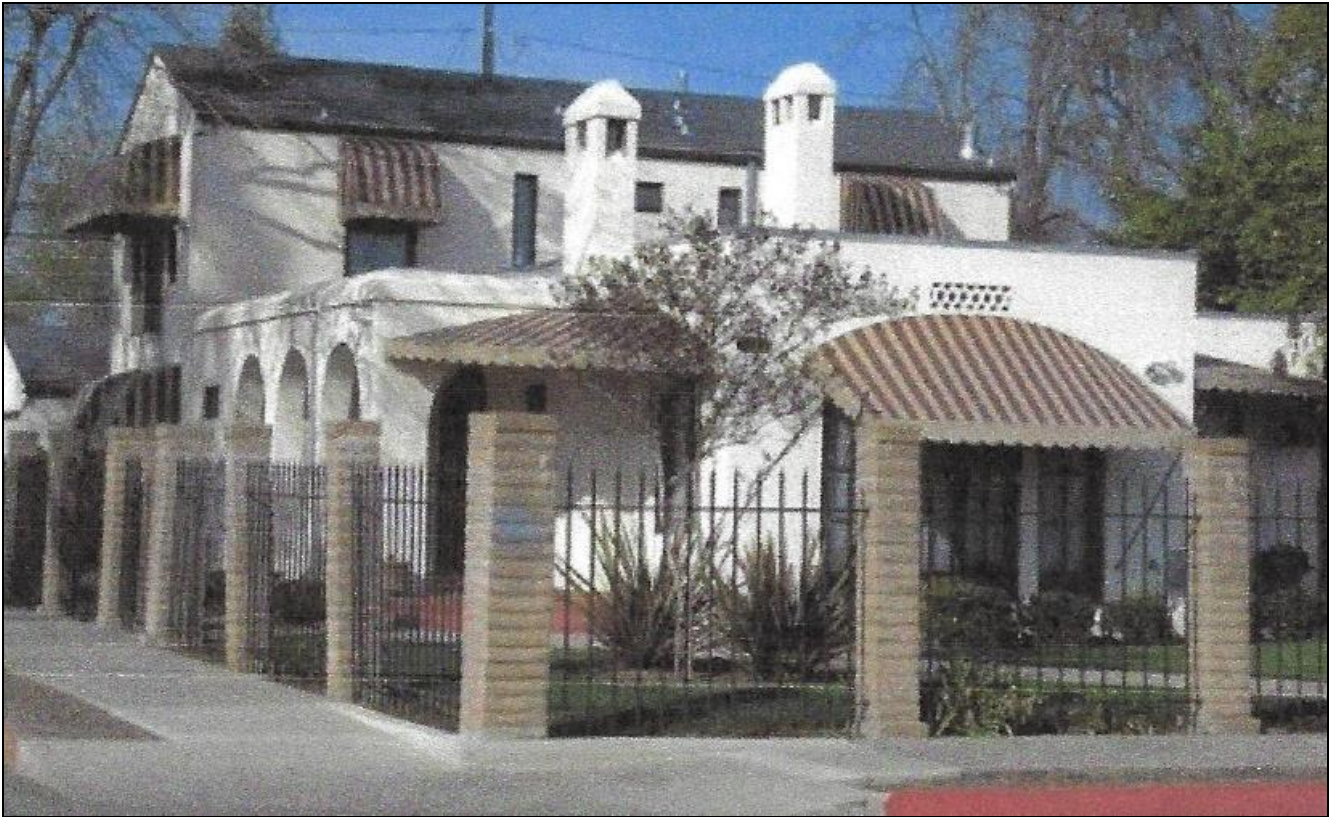


EXHIBIT "C"



EXHIBIT "D"

To whom it may concern,

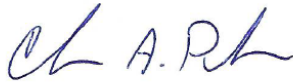
I am writing on behalf of The Law Offices of Heather Pietroforte regarding the address of 1120 West Main Street Visalia CA, 93291, APN# 093227010. We just bought this property to operate our business and are in escrow. As we purchased this property, we were not informed that the property is in the Historical District and did not know we needed a permit to do work to the property.

We noticed that on the fence there were several pillars that were at many different angles due to the foundation not being adequate for the pillars. This made it a safety issue to the public and to our clients. I also found out the fence was added in the 1970's and was not part of the original building. When I started to inspect the fence, the gates were stuck and didn't open right, and one would not secure. Upon further inspection I noticed that many pillars were broken halfway and would wobble and some of the tops were not secured and fell off.

I started to take off the fence panels to try to fix the pillars and when I put a little bit of pressure on it, some of them fell over so I then started the process of taking them down due to safety. I had no idea we were in the historical district and needed approval. I am here now to fix what issues need to be addressed. If a fence is required, I will put one in at whatever request is needed for the committee.

I sincerely apologize for any convenience this may have caused and will fix what needs to be done. I also included pictures of before and after. I have circled in red some of the pillars that were an issue and one main pillar that was broken halfway and would turn in a full circle. (Please see attached pictures.)

Thank you for your time.



Christopher A. Pietroforte
1120 Wain Street
Visalia. CA 93291
(559)308.0519

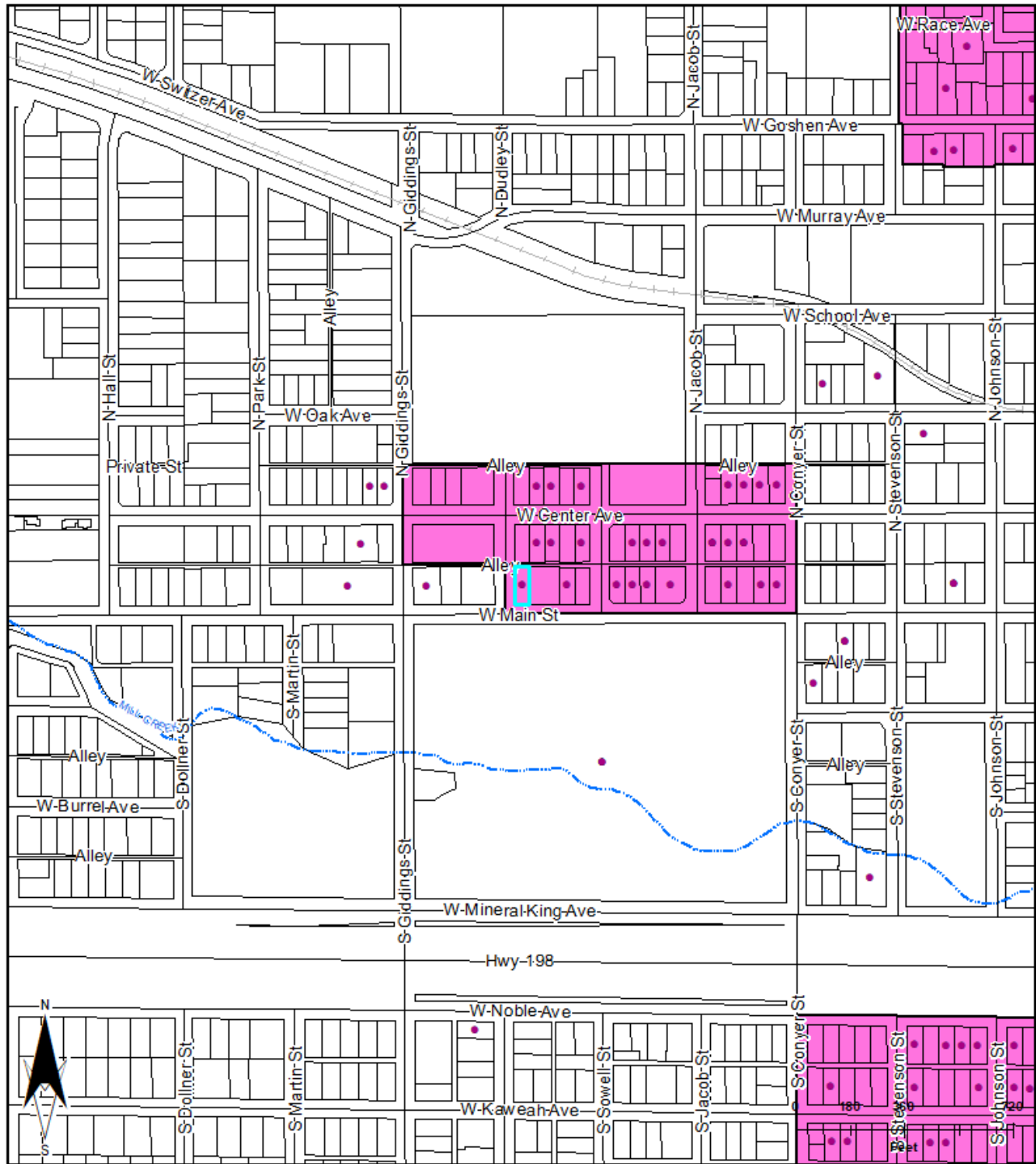


HPAC No. 2021-15

Aerial Map

Legend

-  City Limits
-  Streets
-  Railroad
-  Waterways
-  Parcels



HPAC No. 2021-15

Aerial Map

Legend

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



Project Address: _____
HPAC NO.: _____

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
REVIEW APPLICATION

LOCATION OF PROJECT: 1120 W Main St. Visalia DATE: 08/01/2021
APPLICANT/PROJECT CONTACT: Chris Pietroforte PHONE: 559.308.0519
APPLICANT ADDRESS: 1120 W Main St. Visalia CA, 93291
E-MAIL ADDRESS: Chris@CentralValleyCPR.ORG APN#: 093227010
PROPERTY OWNER: Mohammed Ali/Heather Pietroforte
GENERAL DESCRIPTION OF PROJECT: Fence Removal due to safety hazard.

BRIEF NARRATIVE/REASON FOR PROJECT: The fence was removed due to safety. The fence was not on proper foundataion, it had several pillars leaning at different angles and was ready to fall over.

NAME & PHONE NUMBER OF PERSON ATTENDING THE MEETINGS: _____
RELATIONSHIP TO PROPERTY OWNER: New 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):
- | | |
|---|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Signs |
| <input type="checkbox"/> Alteration to existing structure | <input type="checkbox"/> Moving-New Location |
| <input type="checkbox"/> Other: _____ | |
| <input checked="" type="checkbox"/> 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):
Removal of fence (safety Hazard)
- b. Description and type of proposed windows and doors (include material of window frame):
Will put in a new fence later, down to

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: CHAPK _____ Date: 8-6-2021 _____
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.

City of Visalia

Memo



To: Historic Preservation Advisory Committee
From: Cristobal Carrillo, Associate Planner (559) 713-4443
Date: August 11, 2021
Re: Work Session – Historic Preservation Ordinance Update

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) review the Committee's list of proposed revisions to Visalia Municipal Code Chapter 17.56 (Historic Preservation Ordinance), and provide comment and additional recommendations, for a future Work Session with the Visalia City Council.

BACKGROUND

On February 16, 2021, staff presented the 2020 HPAC Annual Report to the Visalia City Council. The report described in detail the activities of the HPAC in the year 2020. This included information on HPAC project reviews and challenges related to review of a request to demolish the historic Odell-Mor Building. At the conclusion of the presentation, the City Council directed the HPAC to provide recommendations for how to best revise the Historic Preservation Ordinance (HPO) to address the demolition of historic buildings. This directive was reiterated at the March 1, 2021, Committees/Commissions Work Session conducted by the City Council.

Following the direction from City Council, the HPAC has since devoted time every meeting to review the HPO and discuss potential revisions for City Council consideration. The memo before the HPAC today lays out the various revisions recommended by the Committee for final discussion prior to scheduling of the City Council work session.

PROPOSED ORDINANCE CHANGES

The recommended changes to the HPO as provided by the HPAC are as follows:

Project Review

- 1. Removal of language exempting "Background" classified Local Register structures located outside the Historic District from HPAC review unless proposed for demolition.***

The intent of this change is to require that all historically designated sites, regardless of classification, be subject to HPAC review if exterior alterations are proposed.

- 2. Removal or modification to provisions allowing for reroofing/residing/masonry repairs/chimney repairs with like materials to occur without HPAC review.***

Intent is to provide additional oversight of exterior alteration requests to prevent modifications that could harm or remove historic architectural features.

3. *Include language definitively requiring HPAC review of solar panel proposals.*

Intent is to provide additional oversight of exterior alteration requests to prevent modifications that could harm or remove historic architectural features.

4. *Inclusion of language definitively detailing the types of fencing permitted in historically designated sites.*

Intent is to define the types of fencing permitted in historic areas to avoid inconsistency.

5. *Inclusion of language providing additional design standards and limitations for Accessory Dwelling Units within historically designated sites.*

Intent is to provide additional design criteria for the evaluation of Accessory Dwelling Units exteriors, and to provide authority to deny such requests when deemed inappropriate for the site and or neighborhood.

Demolitions

6. *Removal of language that prohibits the HPAC from denying a request for demolition unless a structure is classified as “Exceptional” on the Local Register. Note that denials would still be subject to appeal to the City Council.*

The intent is to provide the HPAC with jurisdiction to deny any request for demolition, regardless of classification, to avoid the loss of historic buildings due to incorrect classifications or owner negligence.

Landscaping

7. *Inclusion of language requiring historically designated sites to maintain a minimum 50% of front yard areas for landscaping purposes.*

Intent is to improve curb appeal within the Historic District and other historic areas by discouraging the paving of entire front yards for the parking of vehicles.

8. *Inclusion of language requiring the maintenance of landscaping areas and structures within historically designated sites to minimum standards. Language shall also define what is considered appropriate maintenance.*

Intent is to improve curb appeal within the Historic District and other areas, while also providing enforcement tools for Neighborhood Preservation staff.

9. *Inclusion of landscaping guidelines for application throughout historically designated areas.*

Intent is to provide guidance for property owners and occupants of historically designated sites on landscaping best practices, appropriate plantings, and maintenance. Standards would improve continuity within historic areas and reflect the Visalia climate.

Code Enforcement

10. Inclusion of, or reference to, administration and enforcement language allowing for the issuance of citations, fines, and/or repair of structures when violations of the HPO occur.

Intent is to provide additional enforcement tools for Neighborhood Preservation staff to pursue violations of the HPO, with the hope that it will discourage work without permits/HPAC review and require historically appropriate restoration/repair when structures are negatively altered.

Miscellaneous

11. Removal or modification of language requiring the annual review of the Local Register of Historic Structures.

Intent is to reduce additional work burdens on the HPAC and staff.

ADDITIONAL QUESTIONS

Staff also proposes posing questions to the City Council during the joint HPAC-City Council work session to obtain guidance on interpretation of the HPO. The question to be raised is as follows:

1. How should the HPAC best address issues in which historically designated sites contain unpermitted structures that have been present for many years?

The intent of this question is to determine whether the HPAC should pursue enforcement actions for unpermitted structures in historically designated sites in instances where said structures have been in place for a long period of time, or before existing owners came into ownership of the site.

NEXT STEPS

Staff has tentatively scheduled a work session between the HPAC and City Council for September 20, 2021. Following the work session, staff will begin the process to amend the Visalia Municipal Code per the direction provided by the City Council. Depending on the direction provided, this could involve public outreach, meetings to collect public comment, and further HPAC discussions for additional recommendations. At minimum public hearings for consideration of a Zone Text Amendment to amend the language of the HPO will be held before the HPAC, Visalia Planning Commission, and City Council. Staff will keep the HPAC informed of all processes as they occur.