

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, December 8, 2021, at 5:30PM

CHAIR: Walter Deissler VICE-CHAIR: Tyler Davis

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

City of Visalia Administration Building
220 N. Santa Fe Street, Visalia CA

AGENDA

A. Citizen's Comments

B. Meeting Minutes

1. November 10, 2021 (HPAC Regular Meeting)
2. November 17, 2021 (HPAC and Building Advisory Committee Joint Meeting)

C. Project Reviews:

1. **HPAC No. 2021-20;** A request by Orfil Muniz for the placement of stone caps on an existing monument sign, located at 310 W. Murray Avenue (APN: 094-353-009).

D. Discussion Items

1. Historic Preservation Ordinance Update
 - a. Building Advisory Committee Joint Meeting Debriefing
 - b. Follow Up City Council-HPAC Work Session, January 2022
2. Local Register of Historic Structures Update
3. Committee and Staff Comments
4. 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, November 10, 2021, at 5:30PM

CHAIR: Walter Deissler VICE-CHAIR: Tyler Davis

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

**All members present.
Davis appeared via
video conference.**

MEMBERS OF THE PUBLIC: None

STAFF: Nick Mascia, Assistant City Manager, Cristobal Carrillo, Associate Planner

City of Visalia Administration Building
220 N. Santa Fe Street, Visalia CA

AGENDA

A. Citizen's Comments – None

B. HPAC Meeting Minutes

1. October 27, 2021

A motion was made by Kane, seconded by Mitchell to accept the meeting minutes for October 27, 2021. The motion was approved 7-0.

C. Discussion Items

1. Historic District Signage Presentation

Assistant City Manager Nick Mascia presented information on staffs request for the City Council to allocate funds for the placement of signage identifying the Historic District. Mascia stated staff would be requesting an allocation of \$13,000 to place signage at intersections throughout the Historic District boundaries. Mascia predicted it would take approximately 4-5 months to complete the work, or around February 2022. Discussion followed. Mascia stated that the fund allocation request would be considered by the City Council at its November 15, 2021, meeting.

2. Local Register of Historic Structures Update

The Committee identified the areas remaining to be surveyed for the Local Register update. Area 12 was assigned to Terry Ommen, Rick Mangini, and Susan Mangini. Area 14 was assigned to Michael Kreps, pending return of materials by a volunteer.

The Committee then conducted an evaluation of the Local Register survey conducted for Area 4.

Staff also provided a revised Project Timeline for both the Local Register Update and Historic Preservation Ordinance Update.

3. Historic Preservation Ordinance Update

a. Building Advisory Committee Joint Meeting – November 17, 2021

Staff informed the Committee about the upcoming joint meeting between the HPAC and Building Advisory Committee (BAC). Discussion occurred ways in which the HPAC and BAC could work together as requested by the Visalia City Council. Ideas included the BAC providing advice on construction costs and demolitions. Formation of a subcommittee of the two groups was also discussed.

4. Committee and Staff Comments

Staff provided a brief update on the fence height variance request by Catalina Daggett, stating that a fee waiver for the variance had been denied.

Staff and the HPAC also discussed parking at the Hyde House and ongoing Code Compliance Division enforcement actions at the residence.

5. Identification of Items for Future Agendas – None

D. Adjournment - A motion was made by Kane, seconded by Mitchell to adjourn the meeting. The motion passed 7-0. The meeting adjourned at approximately 7:18pm.

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CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
and **BUILDING ADVISORY COMMITTEE**

Special Called Meeting
Wednesday, November 17, 2021, at 5:30PM

Historic Preservation Advisory Committee:

Walter Deissler (Chair), Tyler Davis (Vice-Chair), Patty Kane, Michael Kreps, Marilyn Mitchell, Jay Hohlbauch, Peggy Lambert

**All members of the
HPAC present.**

Building Advisory Committee:

Barry Lindor (Chair), BJ Perch, Martin Hale, Matt Seals, Dennis Whistler, Stuart Hendricks, Zishan Lokhandwala

**Hale, Hendricks, and
Whistler present. All
other members of BAC
absent.**

MEMBERS OF THE PUBLIC: None.

STAFF: Paul Bernal, Community Development Director, Cristobal Carrillo, Associate Planner

City of Visalia Administration Building
220 N. Santa Fe Street, Visalia CA

AGENDA

A. Introductions and Welcome

All Committee members and staff present introduced themselves.

B. Public Comment

None provided. Discussion occurred at this time over the purpose and goals of the joint meeting, and how the two Committees could best work together on projects relevant to both groups.

C. Discussion Items

1. Discussion and comment on recommended changes to Zoning Ordinance Chapter 17.56, Historic Preservation District Ordinance, and cooperation between Committees to provide technical advice on construction projects.

Staff noted that although a quorum of the BAC was not in attendance, they would proceed with the meeting. Comments and recommendations from the attending BAC members would

then be collected for discussion with the Visalia City Council. It was noted by Bernal that the members present had already been assigned to work with the HPAC on a subcommittee.

Staff presented its report, providing information on the duties and jurisdictional areas of the HPAC, detailing proposed revisions to the Historic Preservation District Ordinance, and providing recommendations for how the HPAC and BAC could work together on certain projects.

For the Historic District Ordinance recommendations, the BAC provided the following comments:

Local Register Structure and Demolition Review:

Removal of language exempting “Background” Local Register structures outside the Historic District from HPAC review – BAC members deemed this a reasonable change. It was noted that when it comes to HPAC reviews, issues are typically related to architectural design and cost, not with the Building Code. It was discussed whether fee reductions could be provided for sites undergoing HPAC review. Bernal stated that it would be a City Council decision and that such a proposal had not been presented yet.

Removal of language that prohibits the HPAC from denying a request for demolition unless a structure is “Exceptional” – The BAC provided no comment on this item.

Project Review:

Removal of language regarding specific fencing types, in favor of general language requiring consideration based on style and context – The BAC expressed a preference for specific standards for the evaluation of fencing, rather than consideration on a case-by-case basis based on the style of a residence and the surrounding neighborhood. Hale noted that if there were issues with contractors placing fencing without Building Permit approval, they could be reported to the Contractors State Licensing Board (CSLB). Bernal stated that this could be a potential burden on staff to collect evidence of wrongdoing for presentation to the CSLB.

Removal or modification to provisions allowing for reroofing/residing/masonry repairs and other assorted work of a similar capacity to occur without HPAC review – The BAC expressed concern with the effect this change would have on Building Permit issuance, given that permits for this type of work would be typically issued over the counter. Staff noted that for these types of projects, permit applications were reviewed by staff to ensure that no significant exterior changes would occur. This would include requiring applicants to submit plans and other documents to verify that only minimal exterior work with like materials would be conducted.

Landscaping:

Inclusion of language requiring historically designated sites to maintain a minimum 50% of front yard areas for landscaping purposes – Deissler noted that the HPAC would be ok with alternative landscaping materials such as synthetic lawn and rock, as the intent was to prevent permanent paving of landscape areas. The BAC cited no issues with this proposal.

Staff then provided recommendations on how the HPAC and BAC could work together on projects. It was recommended that cooperation be conducted via a meeting of subcommittees from the two groups (Michael Kreps and Jay Hohlbauch with the HPAC, and Dennis Whistler and Stuart Hendricks for the BAC, with Martin Hale acting as an Alternate if

needed), as this would allow for greater meeting flexibility. It was also recommended by staff that work be focused on new development and demolition requests, with the option to provide comment on other matters if deemed necessary by either staff or the HPAC.

Upon completion of discussion on this topic, it was agreed that meetings between subcommittees of both groups would be best, and that focus be limited to demolition requests as it was seen that this was the area in which BAC input would be most beneficial. Staff stated that the pair of subcommittees would be called to meet whenever a significant demolition request was received by staff, prior to review of such a proposal by the full HPAC.

Upon completion of discussion of the proposed Historic Preservation Ordinance changes and Committee cooperation, Bernal noted that because of a lack of quorum no official recommendation could be provided by the BAC. Staff stated that the comments and recommendations received by the BAC members present would be collected, incorporated by the HPAC, and presented to the City Council for consideration.

D. Adjournment – A motion was made by Davis, seconded by Kane to adjourn the meeting. The motion passed unanimously, and the meeting adjourned at 7:09pm.

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Cualquier material escrito relacionado con un tema en esta agenda presentado al Comité de Construcion sera disponible para inspección pública en la Community Development Department, 315 E. Acequia Avenue, Visalia CA 93291, durante el horarios normal, o por comunicándose con Sandra Cloyd, técnica de permisos, al 559-713-4484, o enviando un correo electrónico a sandra.cloyd@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.

Any written materials relating to an item on this agenda submitted to the Building Advisory Committee after distribution of the agenda packet area available for public inspection in the Community Development Office, 315 E. Acequia Avenue, Visalia CA 93291, during normal business hours, or by contacting Sandra Cloyd, Permit Technician, at 559-713-4484, or emailing sandra.cloyd@visalia.city.



HISTORIC PRESERVATION ADVISORY COMMITTEE

December 8, 2021

HPAC Item No. 2021-20

Applicant: Orfil Muniz
Owner: A & M Consulting Engineers
Location: 310 W. Murray Avenue (APN: 094-353-009)
Project: A request for the placement of stone caps on an existing monument sign.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) deny the request in HPAC Item No. 2021-20, as described in this report.

SITE DATA

The site is zoned O-C (Office Conversion) and contains a residence converted into an office. The project site is located within the Historic District and is listed on the Local Register of Historic Structures. The building is designated as a “Background” structure in Queen Anne style.

PROJECT DESCRIPTION

The applicant is requesting that two stone caps currently placed on an existing monument sign be permitted to remain.

A proposal for the placement of a monument sign on the project site was previously submitted and reviewed by the HPAC on September 9, 2020, and October 15, 2020 (HPAC Item No. 2020-06). At the time of submittal, the monument sign had



already been placed onsite without HPAC review or Building Permit issuance. The monument sign contained no stone caps at that time. On September 9, 2020, the HPAC continued the item to provide the applicant with time to redesign the proposed sign face in a manner consistent with the onsite structure and Historic District. On October 15, 2020, a redesign of the monument was submitted to the HPAC for review and was approved. However, with the approval a condition was added requiring “*that the pillars of the monument sign shall be topped with peaked, pyramid shaped stone caps, similar in shape to the caps on the*

monument signage located at 505 N. West Street, Visalia CA.” A detail of the stone caps at 505 N. West Street is included in Figure 1.

The stone caps as depicted in Exhibit “C” have already been placed on the monument sign. Staff reviewed the caps and determined that they did not meet the requirements of the above condition, as



they are not pyramid in shape and contain two flat sides. The applicant subsequently requested that the existing stone caps be reviewed by the Committee, as obtaining pyramid caps in the style requested by the HPAC is cost prohibitive.

DISCUSSION

Signage Standards

The OC Zone allows for freestanding signs of up to six feet in height. With the addition of the stone caps, all height requirements of the O-C Zone will not be exceeded. As such, the signage will continue to comply with Visalia Municipal Code development standards.

Architectural Compatibility

Per the original October 15, 2020, approval, the HPAC requested placement of “peaked, pyramid shaped stone caps” like those shown in Figure 1. The caps proposed by the applicant are flat sided on two exteriors, one of which can be viewed by Murray Avenue. The remaining exteriors contain step like features leading to a wide angled pyramid top, which gives the appearance of a rounded cap stone. The surface of the stone cap is also smooth and uniform in color, contrasting with the depth and coloration of the rest of the monument sign. As a result, the stone caps look plainly out of place on the monument sign. Given the above, the proposed stone caps do not meet the intent of the originally applied condition of approval.

Regulations for Local Register sites encourage compatibility between buildings and structures. The requirement for a pyramid shaped cap improves the overall compatibility of the monument sign by ensuring that the stone caps echo the angled roof lines of the office building (see Exhibit “B”). The more rounded stone caps proposed by the applicant would further architecturally distance the monument sign from the building, which would hurt the overall uniformity of the parcel as the sign already contains block wall materials out of place on the project site.

FINDINGS

Staff recommends that the Committee deny HPAC Item No. 2021-20 based upon the following findings:

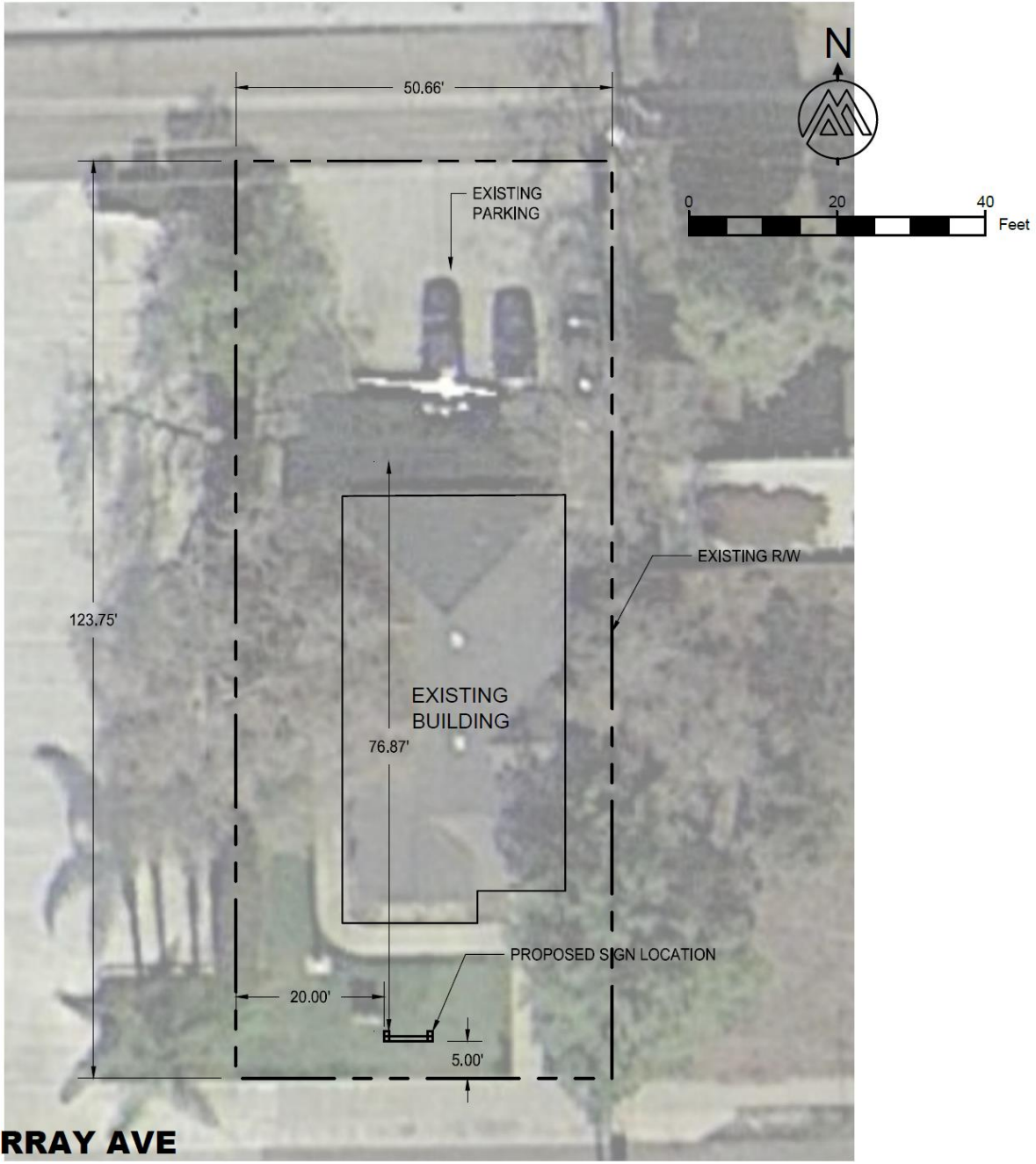
1. The site is within the Historic District and is listed in the Local Register of Historic Structures.
2. That the design of the stone caps would not be in keeping with the intent of the Historic Preservation Element and Ordinance.
3. That the character of the stone caps is inconsistent with the primary structure and existing monument sign, and conditions of approval applied with HPAC Item No. 2020-06.
4. That the proposed stone caps would be injurious to the project site but would have minimal impact to the surrounding properties or character of the Historic District.

ATTACHMENTS

- Exhibit "A" – Site Plan
- Exhibit "B" – Monument Sign
- Exhibit "C" – Proposed Stone Caps
- Aerial Photo
- Historic District and Local Register Map

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.



**310 W MURRAY AVE
PROPOSED SIGN LOCATION**



EXHIBIT "B"



HPAC 2021-20 - 310 W. Murray - Stone Caps for Monument Sign



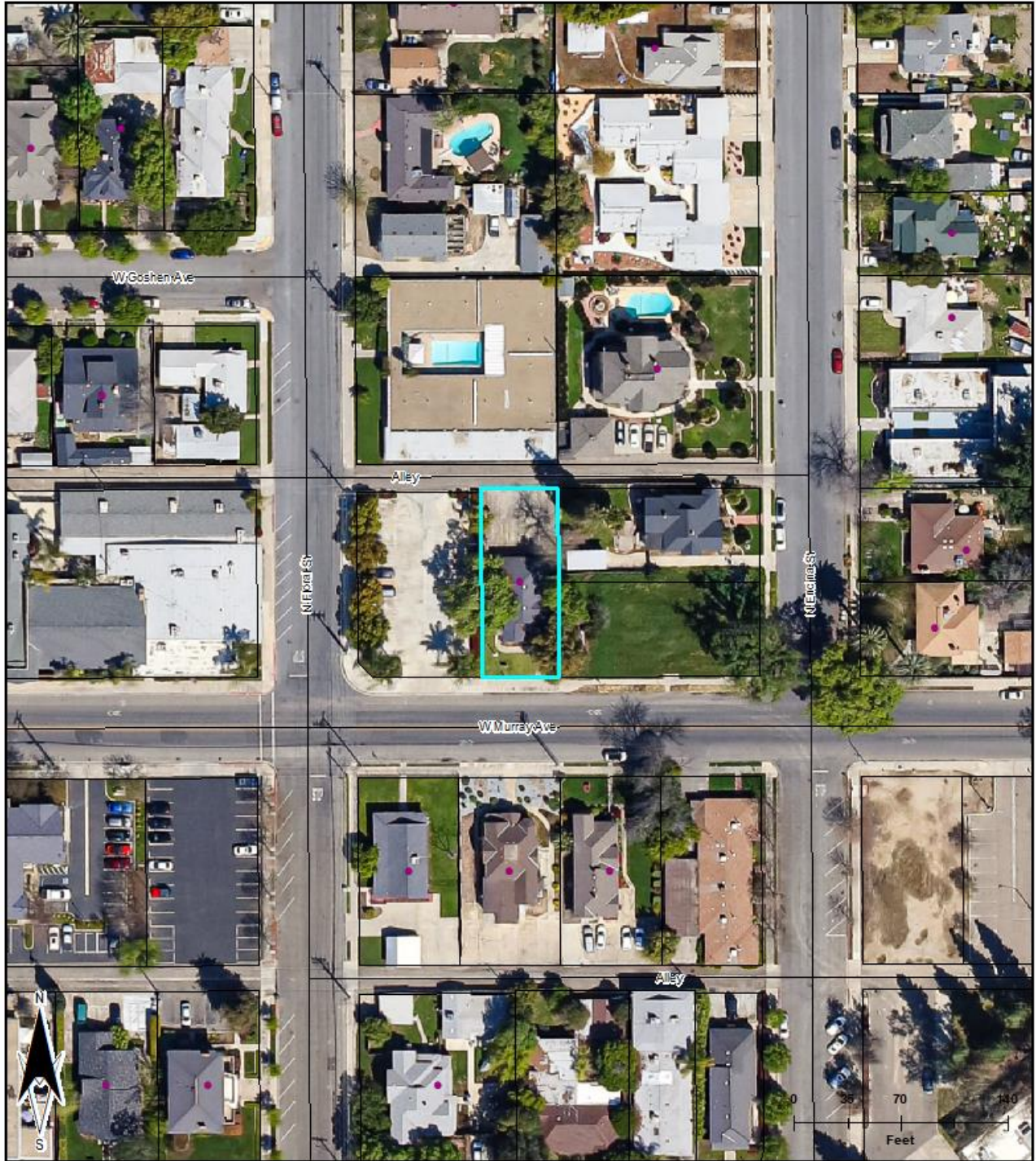
**After A&M
Improvements
(Front View)**



Pyramid in Style (Front View)



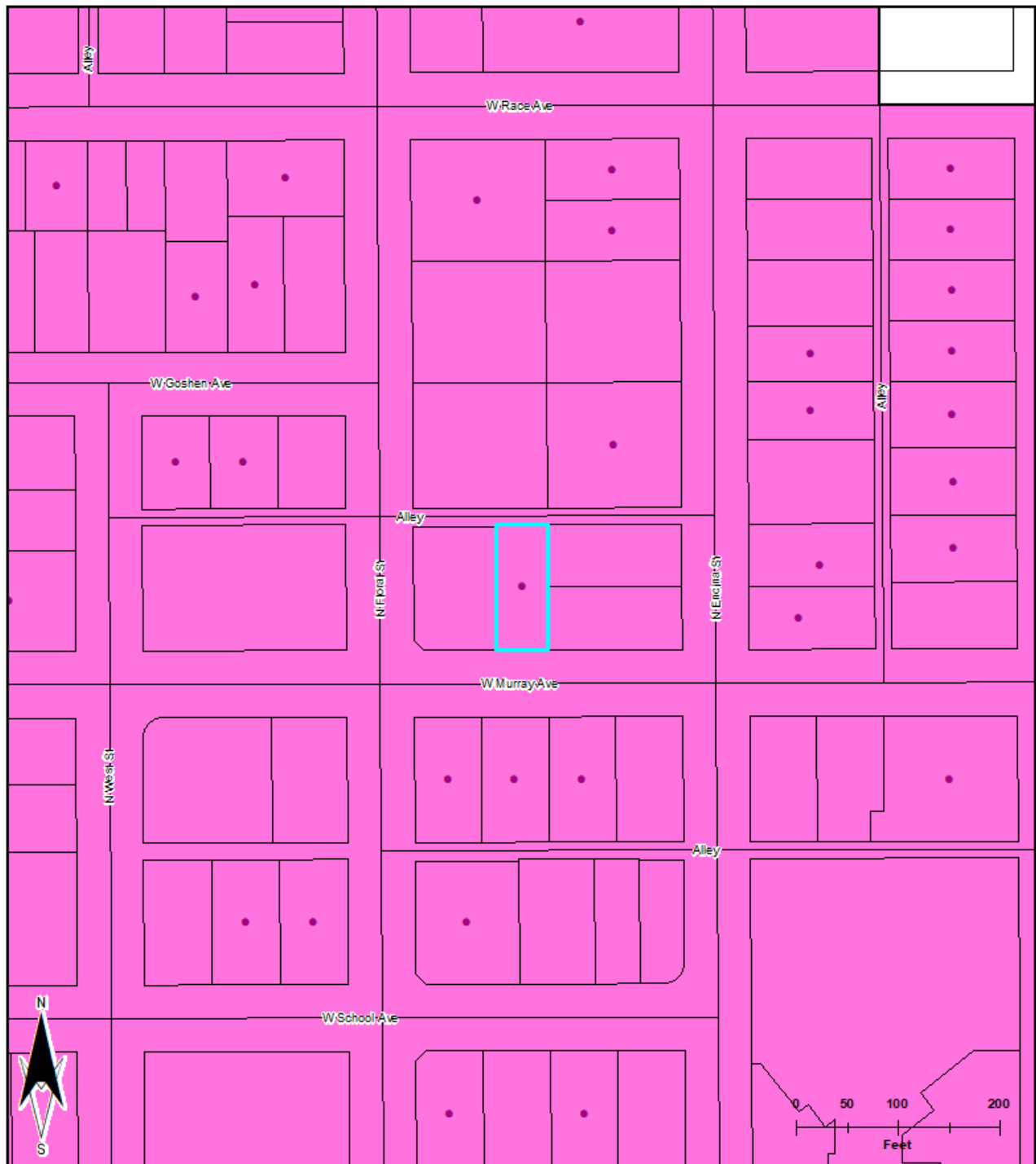
Pyramid in Style (Side View)



HPAC No.
2021-20
 Aerial Map

Legend

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



HPAC No. 2021-20

Historic District and
Local Register Map

Legend

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