

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, January 26, 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. January 12, 2022 (HPAC Regular Meeting)

C. Project Reviews:

1. **HPAC No. 2022-02:** A request by Gloria Casares McPhail to conduct exterior alterations to a single-family residence, a detached garage, and a storage shed, and install new rear yard fencing, on a site located at 415 N. Garden Street (APN: 094-272-004).

D. Discussion Items

1. Historic Preservation Ordinance Update
 - a. Follow Up City Council-HPAC Work Session, February 7, 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, January 12, 2022, at 5:30PM

CHAIR: Walter Deissler VICE-CHAIR: Tyler Davis

**All members present
via video conference.**

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

MEMBERS OF THE PUBLIC: Bob Ainley, Kristin Ainley

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

**City of Visalia Administration Building
220 N. Santa Fe Street, Visalia CA
MEETING TO BE CONDUCTED VIA VIDEO CONFERENCE
(See agenda for further information)**

AGENDA

A. Citizen's Comments

None.

B. Meeting Minutes

1. December 8, 2021 (HPAC Regular Meeting)

A motion was made by Kane, seconded by Mitchell to approve the meeting minutes for December 8, 2021. The motion was approved 7-0.

2. December 15, 2021 (HPAC Special Called Meeting)

A motion was made by Kane, seconded by Mitchell to approve the meeting minutes for December 15, 2021. The motion was approved 7-0.

C. Project Reviews:

1. **HPAC No. 2022-01:** A request by Bob and Kristen Ainley to construct a new fence for an existing single-family residence, located at 515 W. Goshen Avenue (APN: 093-174-001).

Staff presented its report and recommended approval of the proposal as conditioned. Public comment in favor of the project was received from property owners Bob and Kristin Ainley. Following discussion, a motion was made by Kreps, seconded by Lambert to approve the proposal. The motion passed 7-0.

D. Discussion Items

1. Historic Preservation Ordinance Update

a. Follow Up City Council-HPAC Work Session, February 7, 2022

Staff informed the Committee that the follow up work session between the HPAC and City Council would occur February 7, 2022. The Committee then discussed the ongoing Historic District signage project.

2. Certified Local Government Discussion

Community Development Director Paul Bernal arrived at approximately 5:49pm and provided comment regarding a request by the Committee for staff to research the Certified Local Government (CLG) program. Bernal stated that staff was limited in the amount of time that could be devoted to additional HPAC projects. Bernal recommended that the ongoing Local Register update and HPAC Ordinance Update be completed prior to staff initiating additional projects. Bernal also recommended that while existing projects move forward, a subcommittee of the HPAC be formed to research the (CLG) program and draft a report for staff's review. Staff and the Committee would then determine what course of action to take with the CLG at that time. The Committee expressed support of the recommendations. Deissler stated that priority should be given to the ongoing projects and recommended that a CLG subcommittee not be formed until after the February 7, 2022, HPAC/City Council work session. The Committee agreed with this approach. Staff stated that the CLG would be scheduled for discussion at the February 9, 2022, regular meeting. Bernal left the meeting at approximately 6:00pm.

3. Local Register of Historic Structures Update

The Committee conducted an evaluation of the Local Register survey for the Hyde House (500 S. Court Street), based on research provided by staff. After discussion it was determined that the residence should retain its "Exceptional" Local Register classification. During this discussion the Committee agreed to send letters to owners of sites listed on the National Register of Historic Places, reminding them of the designation and providing information on helpful resources. Kane volunteered to draft a letter for staff and Committee review.

The Committee then evaluated the Local Register surveys conducted for Areas 7, 8, and 9. At the conclusion of reviews, a motion was made by Davis, seconded by Kane, to hold special called meetings on January 19, 2022, and February 2, 2022, for the review of Local Register surveys. The motion was approved 7-0. It was agreed that the Committee would attempt to review four areas per special called meeting, with the goal of completing all evaluations prior to the February 9, 2022, HPAC/City Council work session.

4. Committee and Staff Comments

The Committee agreed to continue holding meetings virtually due to the recent upswing in Covid cases. Committee members then shared information on various activities occurring on historically designated sites.

5. Identification of Items for Future Agendas

None.

E. Adjournment

A motion was made by Lambert, seconded by Mitchell to adjourn the meeting. The motion passed unanimously, and the meeting adjourned at 7:38pm.

If you desire to make comments regarding any project on the agenda, please contact Associate Planner and Historic Preservation Advisory Committee staff liaison Cristobal Carrillo using any of the following methods:

- Mailing written comments to the City of Visalia Planning Division, 315 East Acequia Avenue, Visalia CA 93291;
- Delivering written comments to the City of Visalia Planning Division, 315 East Acequia Avenue, Visalia CA 93291;
- E-mailing written comments to cristobal.carrillo@visalia.city; or
- Calling (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 attend the meeting via conference call to provide public comment, please call (559) 713-4041 at 5:30pm on the day of the meeting.

This meeting will also be held via Microsoft Teams video conference. If you are interested in attending the Historic Preservation Advisory Committee meeting via video conference please contact City staff no later than 5:00pm on the day of the meeting to obtain a link to the meeting.

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REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: January 26, 2022

PROJECT PLANNER: Cristobal Carrillo, Associate Planner
Phone: (559) 713-4443
E-mail: cristobal.carrillo@visalia.city

SUBJECT: Historic Preservation Advisory Committee Item No. 2022-02: A request by Gloria Casares McPhaill to conduct exterior alterations to a single-family residence, a detached garage, and a storage shed, and install new rear yard fencing, on a site located at 415 N. Garden Street (APN: 094-272-004).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) take the following actions:

1. Approve the proposed exterior alterations to the single-family residence;
2. Approve the exterior alterations to the western exteriors of the detached garage and storage shed;
3. Approve the new rear yard fencing as conditioned by staff; and
4. Continue the request for alterations to the remaining exteriors of the detached garage and storage shed to a future unspecified date so the applicant can submit additional information for review by the HPAC.

SITE DATA

The site is zoned D-MU (Mixed Use Downtown) Zone and is located within the Historic District. The residence is listed on the Local Register of Historic Structures with a "Background" classification. The site contains a single-family residence, a detached single-car garage, and a storage shed (see Exhibit "A"). Per the Historic Survey, the existing residence was built prior to 1928.



PROJECT DESCRIPTION

The applicant is requesting approval to conduct exterior alterations to an existing single-family residence, detached garage, storage shed, and fencing. The alterations are listed below and described in the operational statement in Exhibit "F":

HPAC Item No. 2022-02 – Exterior Alterations, New Fencing

1. Single Family Residence (see Exhibit “B”):
 - a. Rebuild corbels/brackets previously removed from the northern and eastern exteriors of the residence;
 - b. Repair all existing windows on the residence. In instances where the windows cannot be repaired the applicant proposes fixing the windows in place, making them inoperable but preserving the exterior appearance. The applicant states that if windows need to be completely replaced, they will return to the HPAC for additional review;
 - c. Removal of existing shake exteriors primarily along the southern portion of the residence, to be replaced with hardie cement board shakes painted to look like the existing shake. Original shakes would be repaired and used to replace any damaged shake on the northern exteriors of the residence.
2. Fencing and Western Exteriors of Detached Garage and Storage Shed (see Exhibit “C”):
 - a. Removing existing fencing and western building metal exteriors for the garage and storage shed, all located along the western property boundary, and replacing with vertical wood siding. The height of the proposed fencing was not provided.
3. Remaining Exteriors of Detached Garage (see Exhibit “D”):
 - a. Proposal states that existing wood shake will be replaced, but does not identify the replacement material. Elevations provided state that exteriors will be repainted. Painting does not require HPAC review. However, the elevations provided show that a door and windows have been removed or altered. No information has been provided concerning these alterations.
4. Remaining Exteriors of Storage Shed (see Exhibit “E”):
 - a. Elevations provided state that exteriors will be repainted. As noted previously painting does not require HPAC review. Similar to the garage, the elevations provided show that a door and windows have been removed or altered, but provides no information on what is proposed.

Note that per the exhibits, the applicant also requests approval to reroof the residence, detached garage, and storage shed. Reroofing work was approved October 1, 2021 by staff via Visalia Municipal Code (VMC) Section 17.56.050.C.7.1. This section permits approval of reroofing proposals without HPAC review if conducted “...with like materials.” However, after the reroof work was conducted it was discovered by Neighborhood Preservation staff that additional exterior changes had been conducted to the residence, detached garage, storage shed, and fencing onsite that would have warranted HPAC review. A stop work order was issued and applicant informed to submit plans for HPAC review prior to any additional work being conducted onsite.

DISCUSSION

Development Standards

The building footprints for the residence, garage, and storage shed will not be altered as a result of the proposal. Work to be conducted will primarily affect building exteriors. As such, the proposed exterior alterations comply with all development standards for the D-MU Zone.

The proposed fencing located along the western property boundary cannot exceed a height of seven feet within the D-MU Zone. As noted in the project description, no height

measurement was provided by the applicant for the new fencing. Staff recommends the addition of Condition of Approval No. 2 requiring the applicant to verify compliance with the seven-foot height requirement during Building Permit inspection or obtain approval for a higher fence through either an Administrative Adjustment or Variance.

Architectural Compatibility

Single Family Residence

VMC Section 17.56.110.F (Local Register Structures) states that “*deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities.*” Alterations proposed to the residence comply with this requirement. Per the elevations provided in Exhibit “B”, the existing shake does in fact appear to be in significant disrepair. The applicant states in the operational statement (Exhibit “F”) that attempts have been made to find similar style shake, with little success. As such there is sufficient cause to replace rather than repair the shake material. The alternative hardie board shake proposed by the applicant retains a similar appearance to the original shake. As such, staff has determined that this aspect of the proposal is in compliance with VMC standards.

For work proposed to the windows and corbels/brackets on the residence, the applicant proposes rebuilding and/or repairing the features. For windows that can’t be repaired, the applicant proposes making the windows inoperable. In either case the applicant is working to preserve original materials so that the exterior appearance can be preserved. This would be in keeping with the goals of the Historic Preservation Ordinance. The applicant notes that they will return to the HPAC for additional review if windows require complete replacement. This will be included as Condition of Approval No. 3. Furthermore, Condition of Approval No. 5 requires that any other exterior alterations not noted by the applicant shall be brought before the Committee for additional review and approval prior to the issuance of any Building Permits, if necessary.

Fencing, Western Exteriors of Detached Garage and Storage Shed

Work conducted to fencing along the western property boundary (see Exhibit “C”) appears to be similar in style to other wood fencing within the Historic District. However, materials employed for the western exteriors of the garage and storage shed are not in compliance with the requirements of the Historic Preservation Ordinance. Vertical board siding employed is not compatible with the remaining exteriors of the garage, shed, or residence. However, it appears that the western exteriors were previously covered with metal siding, a material even more incompatible with other onsite building exteriors. As such, replacement with wood materials can be considered an improvement over the original appearance. As it stands, the western exterior faces an alley, and is not as easily viewed from public streets.

Alternatively, the HPAC can require that the material on the garage and shed be removed and replaced with a material that is more compatible with the existing structures. VMC Section 17.56.110.F does allow for the “*Repair or replacement of missing architectural features...*” However, it further notes that such replacements “*...should be based on accurate duplications of features, substantiated by historical, physical or pictorial evidence.*” In this instance no evidence has been found by staff that indicates what the western exterior originally looked like.

Remaining Exteriors of Detached Garage and Storage Shed

Exhibits “D” and “E” show that windows and doors have been removed from the detached garage and storage shed. However, the elevations and operational statement (Exhibit “F”) do not describe what work will be conducted and materials uses for this aspect of the project. As

such, staff recommends that no action be taken regarding these specific changes and that the applicant return to the HPAC at a future hearing to provide additional information.

FINDINGS AND CONDITIONS

For HPAC Item No. 2022-02 staff recommends that the Committee approve the exterior alterations to the single-family residence, approve the alterations to the western exterior of the detached garage and storage shed, approve the fencing request along the western property boundary, and continue the request for alterations to the remaining exteriors of the detached garage and shed for additional information, subject to the findings and conditions listed below:

Findings

1. That the project site is listed on the Local Register of Historic Structures and is within the Historic District.
2. That the proposed alterations to the single-family residence, western exteriors of the detached garage and storage shed, and fencing along the western property boundary are consistent with residential uses onsite, the surrounding area, and the Historic District, and that insufficient information was provided about the remaining exteriors to the detached garage and storage shed to determine consistency with residential uses onsite, the surrounding area, and the Historic District.
3. That the proposed alterations to the single-family residence, western exteriors of the detached garage and storage shed, and fencing along the western property boundary are consistent with the Historic Preservation Ordinance and Historic Preservation Element, and that insufficient information was provided about the remaining exteriors to the detached garage and storage shed to determine consistency with the Historic Preservation Ordinance and Historic Preservation Element.
4. That the proposed alterations to the single-family residence, western exteriors of the detached garage and storage shed, and fencing along the western property boundary will not be injurious to the character of the Historic District, and that insufficient information was provided about the remaining exteriors to the detached garage and storage shed to determine whether it will be injurious to the character of the Historic District.

Conditions

1. That the site be developed consistent with the site plan in Exhibit "A", residence elevations in Exhibit "B", and fence/western exteriors of detached garage and storage shed elevations in Exhibit "C".
2. That the proposed fencing along the western property boundary shall not exceed a height of seven feet. The height of the fencing shall be verified during Building Permit inspection. If the seven-foot height limitation is exceeded the applicant shall lower the height of the fence to meet the requirement or obtain approval of an Administrative Adjustment or Variance to allow the excess fence height. If the fence height is to be lowered, it shall occur prior to finalization of the Building Permit. If an Administrative Adjustment or Variance is to be utilized, approval shall be obtained prior to issuance of a Building Permit for the fencing.
3. That if any windows are to be removed and replaced on any of the structures located onsite, HPAC review shall be required prior to the work being conducted or Building Permit issued.

4. That the project undergoes the appropriate City permitting process for exterior alterations and fencing on the project site.
5. 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.
6. That the site be developed consistent with the operational statement in Exhibit “F”
7. That all other City codes, ordinances, standards, and regulations shall be met.

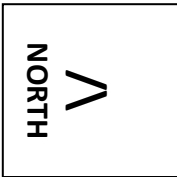
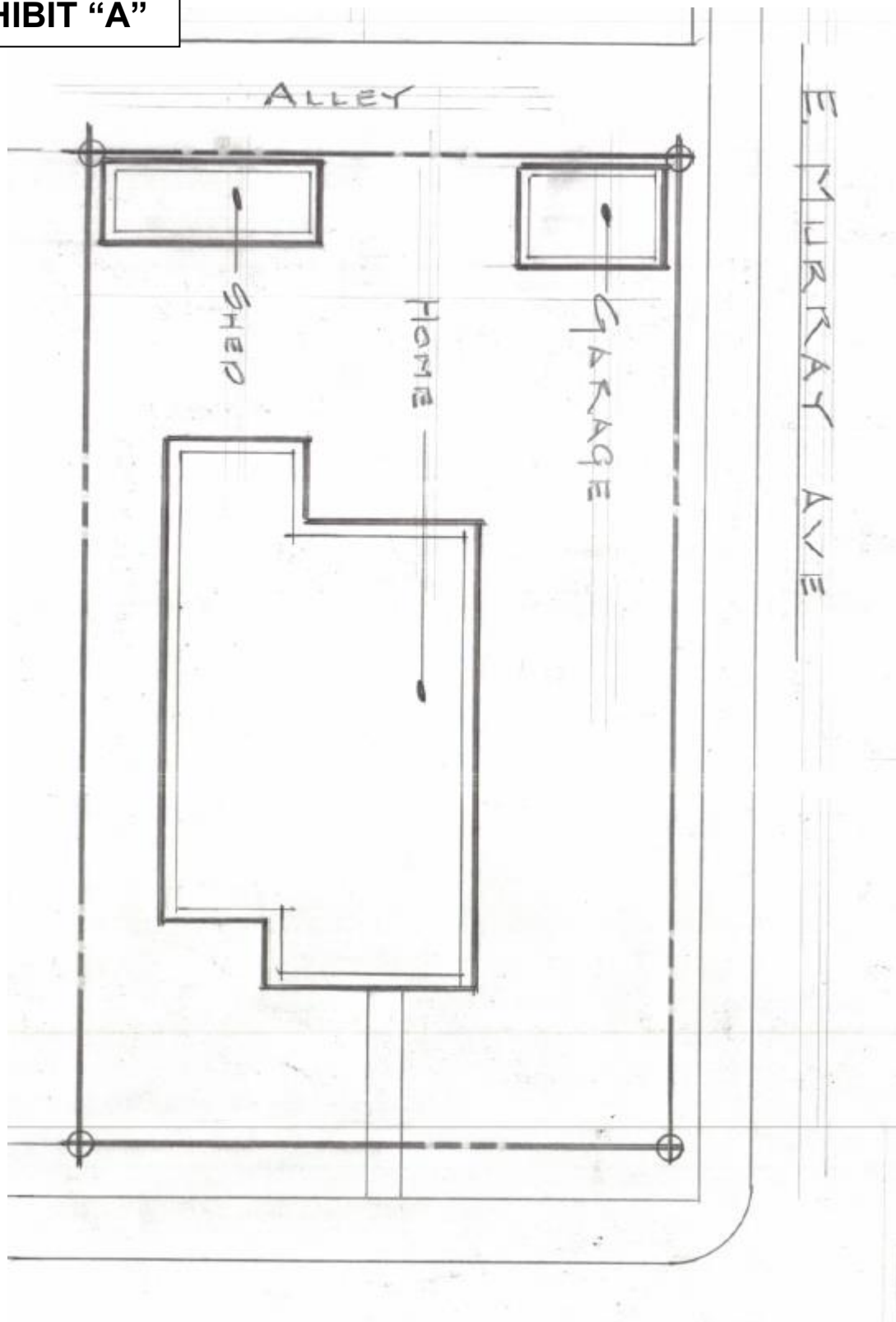
ATTACHMENTS

- Exhibit “A” – Site Plan
- Exhibit “B” – Single Family Residence Elevations
- Exhibit “C” – Fence Elevation, Western Exterior of Detached Garage & Storage Shed
- Exhibit “D” – Detached Garage – Remaining Elevations
- Exhibit “E” – Storage Shed – Remaining Elevations
- Exhibit “F” – Operational Statement
- 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 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"





EAST (FRONT)

Repaint window,
doors, jams, trims
and building.
Repair and replace
corbles



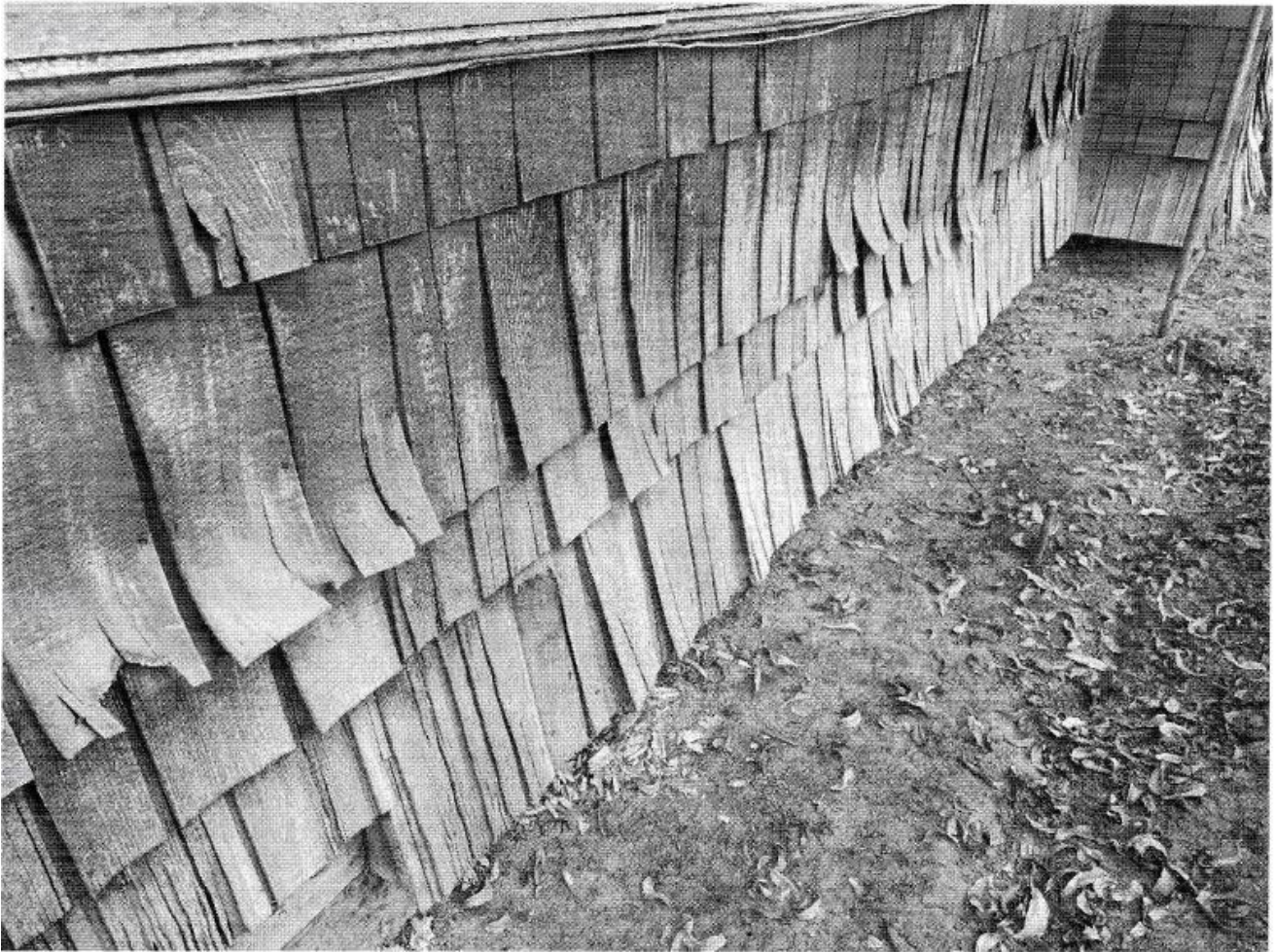
WEST (REAR)

Infield window and
replace shakes.
Paint bldg. window
and trims



SOUTH ELEV

Remove plywood on existing windows; repaint windows, jams and bldg. and replace shakes



SOUTH ELEVATION

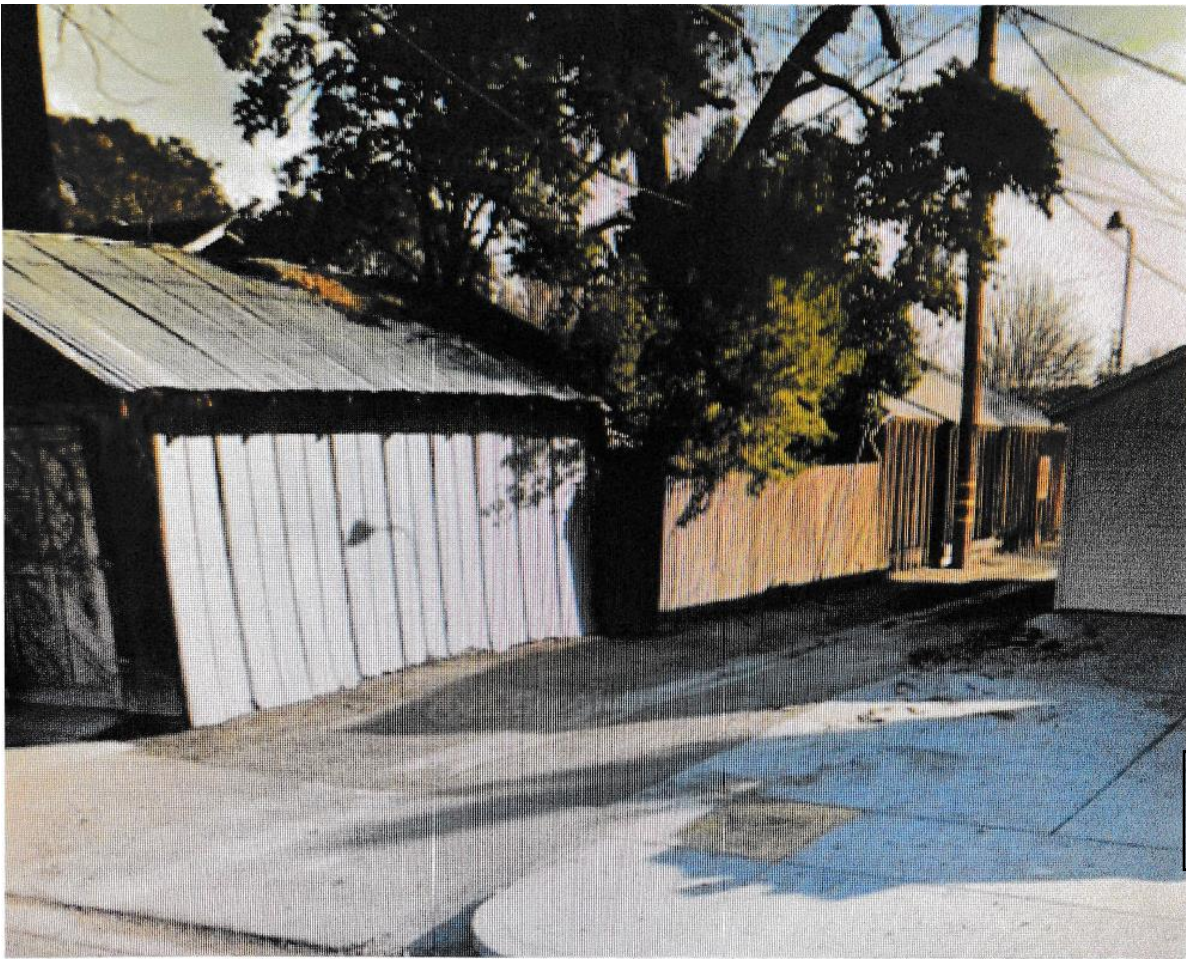


Garden Street. North Elevation

EXHIBIT "C"



Present Day



Google
Dec 2020

EXHIBIT "D"



GARAGE

Repaint doors,
windows, jams and
replace shakes



GARAGE ENTRY

Repaint doors,
trims on all four
sides

EXHIBIT "E"



**BACK
STORAGE**

Replace roof to
match house
repaint bldg.
window, doors and
jams

January 13, 2022

Project: Historical (Fence and House Restoration)

The shakes below the 42" high horizontal bead need to be replaced. This mostly happens on the south elevation of the building (see photos). But it does happen elsewhere. These shakes are not standard shakes. They are of a size and shape & thickness that are unavailable. We have looked, through lumber yards, all over the state of California and Nevada without any luck.

What we propose is horizontal hardie siding that matches the adjacent (see photo) building or hardie board shake siding (see photo). Either one is to be installed below the horizontal bead.

The paint color will match existing. Windows are to remain. Most are not fixable and will remain as fixed in place and non-operable except for all bedroom windows. Those will be repaired and made openable. The corbels were rotted and are being replaced. Any trim found to be rotted will be replaced to match existing.

If we are allowed to change the material below the horizontal bead we will use the existing shakes that are being removed to replace any damaged shakes above the bead.

Since we are not allowed to do any construction, we are unable, at this time, to determine which we can repair or which we will have to replace if any. We will come back to the board with proposal when the determination is made.

L. LEWIS ARCHITECT

820 W. Center, Visalia CA. 93291 (559) 733-8399

The alley fence was in serious disrepair with graffiti. A part of it was leaning into the alley. The metal on the garage had deteriorated at the base. Along the alley were 3 different materials being used as fencing all of which were in disrepair and rotting. We picked one of the 3 styles and use it for our fencing. The new fencing will be painted the same color as the home and out buildings.

Work to be done on this home concerning the exterior painting (match existing) and repairing of existing windows. We are not replacing any windows. Due to the fact that we are unable to find any shakes that will match the existing we are proposing to replace the existing shakes below the horizontal bead with hardie cement board shakes (and paint to match existing) and remove those existing shakes to replace and repair existing shakes on the home and out buildings.

Proposal:

Replace all shakes under horizontal bead board with hardie board shakes and paint to match existing.

Everything on the exterior of the bldg. will be clean, repaired and painted. Bedroom windows will remain operable. All other windows will be fixed if non repairable. Windows will be fixed in place and non-operable if we are un-able to repair them.



HPAC Item No. 2022-02 – Exterior Alterations, New Fencing

