

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, July 13, 2022, at 5:30PM

CHAIR: Walter Deissler VICE-CHAIR: Tyler Davis

COMMITTEE MEMBERS:
Patty Kane, Michael Kreps, Marilynn Mitchell, Jay Hohlbauch, Jordan Mulrooney

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

AGENDA

A. Election of Chair and Vice-Chair

B. Citizen's Comments

C. Meeting Minutes

1. June 22, 2022, Regular Meeting

D. Project Reviews:

1. **HPAC No. 2022-13:** A request by Jim Armstrong to conduct exterior alterations to structures on a site within the O-C (Office Conversion) Zone. The project site is located at 508, 510, 512, 514, and 516 South Court Street (APN: 097-034-003).

E. Discussion Items

1. Committee and Staff Comments
 - a. July 11, 2022, Visalia Planning Commission: Historic Preservation Ordinance Update, Local Register of Historic Structures Update
 - b. Goals Work Session
 - c. Remote Meetings
 - d. Project Updates
2. Identification of Items for Future Agendas

F. 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, June 22, 2022, at 5:30PM

All members present.

CHAIR: Walter Deissler VICE-CHAIR: Tyler Davis

COMMITTEE MEMBERS:
Patty Kane, Michael Kreps, Marilyn Mitchell, Jay Hohlbauch, Jordan Mulrooney

MEMBERS OF THE PUBLIC: None
CITY STAFF: Cristobal Carrillo, Associate Planner

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

AGENDA

A. Citizen's Comments

Public comment was provided via written e-mail from Rose Rubio, resident of 1315 W. Westcott Avenue in Visalia. Rubio requested information on qualifying their home as historical. Discussion ensued regarding how best to respond, including creating a list of historic preservation benefits to include in future correspondence. After discussion staff stated that they would draft a letter for review by the Committee prior to sending to Rubio.

B. Meeting Minutes

1. June 8, 2022, Regular Meeting

A motion was made by Kane, seconded by Mitchell, to approve the meeting minutes for June 8, 2022. The motion was approved 7-0.

C. Discussion Items

1. June 20, 2022, Visalia City Council Meeting Debriefing:
 - a. HPAC Annual Review
 - b. Reappointment of Committee Members

Staff and the Committee discussed the meeting with City Council. The Committee and staff then discussed possible future projects for the Committee to pursue. This included proposals to make survey information publicly available and completing surveys of sites not surveyed through the Local Register update project. It was recommended that a special called meeting be held devoted to goal setting for the HPAC. A tentative date of August 17, 2022 was set for the special called meeting, with members directed to come up with ideas for goals in the interim. The Committee stated that it would aim to complete all items identified in the Annual Report 2022 Work Plan prior to August 17, 2022.

2. Committee and Staff Comments

- a. July 11, 2022, Visalia Planning Commission: Historic Preservation Ordinance Update, Local Register of Historic Structures Update
- b. July 13, 2022, HPAC: Election of Chair and Vice-Chair

The Committee briefly discussed the election of Chair and Vice-Chair, with staff noting that the election would need to be held on July 13, 2022, since it had been indicated as such on the meeting agenda.

Staff provided an update on the replacement of a walking tour plaque in the right of way near the Visalia Public Library, stating that it would be replaced within 2-3 weeks.

Staff provided an update on the leaning tower at St. Mary's Catholic Church. Staff stated that it had been identified as a public safety hazard, and thus the top two layers would be removed. Staff stated that since it had been identified as a hazard, the portion of the tower could be removed without HPAC review per the Historic Preservation Ordinance. The Committee requested additional information be provided showing why the tower had been considered a public safety hazard, and whether any consideration had been given to repairing the tower. Staff stated they would get information for the Committee.

Staff provided an update on removal of brass light fixtures from the United States Post Office building in Downtown. Staff stated that the items had been removed and would be reinstalled once electrical repairs had been conducted. Davis asked that information be provided to the postmaster of the site encouraging repair and maintenance of the flag pole onsite. It was recommended by staff that this be included in the letter to be sent to sites in Visalia listed on the National Register of Historic Places. The HPAC requested that the letter be sent to the postmaster of the post office in addition to the property owner.

Staff provided an update on a conversation with Joe Halford, owner of 810 N. Highland, regarding his concerns of the review of his fencing proposal. Staff stated that after discussion, Halford seemed receptive to resubmitting a fencing proposal.

Staff then provided a brief update on projects to be considered by the HPAC at 508 S. Court Street and 500 N. Willis Avenue.

At the request of Deissler, Staff also provided a brief update on the storage shed proposal at 821 S. Church Street, indicating that no new information had been submitted by the applicant yet.

3. Identification of Items for Future Agendas

None.

D. Adjournment

A motion was made by Davis, seconded by Mitchell, to adjourn the meeting. The motion passed 7-0. The meeting adjourned at approximately 6:53pm.

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REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: July 13, 2022

PROJECT PLANNER: Nathan Perez, Student Intern
Phone: (559) 713-4449
E-mail: nathan.perez@visalia.city

SUBJECT: Historic Preservation Advisory Committee Item No. 2022-13: A request by Jim Armstrong to conduct exterior alterations to structures on a site within the O-C (Office Conversion) Zone. The project site is located at 508, 510, 512, 514, and 516 South Court Street (APN: 097-034-003).

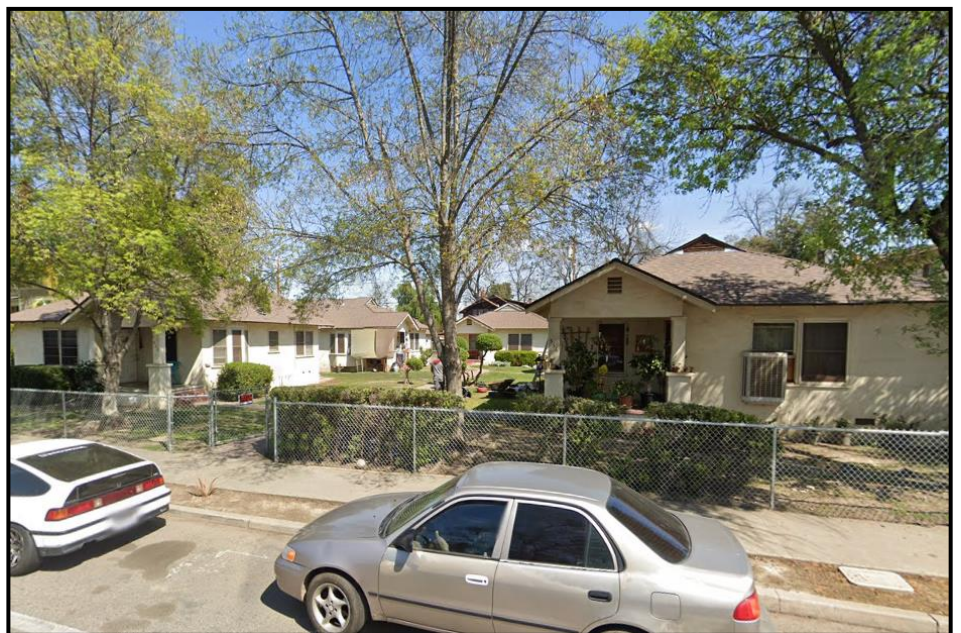
STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve HPAC Item No. 2022-13 as modified by staff and described in the findings and conditions of this report.

SITE DATA

The site is zoned O-C (Office Conversion) and contains five residences and two garages. The site is within the Historic District and is listed on the Local Register of Historic Structures with a

“Background” classification. The structure displays “Cluster Cottage” architecture. The date of construction is 1953 according to the applicant.



PROJECT DESCRIPTION

The applicant is requesting approval of exterior modifications to the five residences and two garages. As shown in the site plan in Exhibit “A” and elevations in Exhibit “C”, the applicant proposes replacing all rotting window frames on each residence with new, vinyl frames of the same dimensions, as the original wood-framed windows are difficult or unable to be opened. Existing window screens will be repaired, with custom built screens built to replace any damaged or missing window screens. All screens will be fitted to the original dimensions on the exterior. The applicant also proposes adding new fascia boards to cover up exposed rafter tails per Exhibits “D” and “E”, as well as replacing garage doors facing the rear of the property due to their age and construction (see Exhibit “F”).

Additional exterior alterations to be conducted include painting and stucco restoration to the exterior walls (Exhibit “K”), repair of the original-colored concrete walkway (Exhibit “G”), addition of two freestanding exterior light poles (Exhibit “H”), new fencing and an arbor (Exhibit

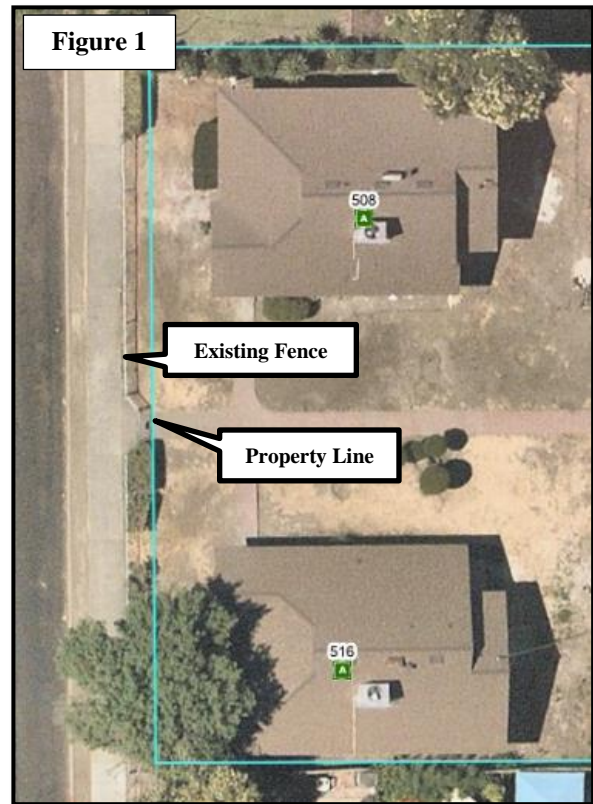
“I”), and the placement of drought-tolerant landscaping throughout. Minor interior alterations to the residences that do not require HPAC review are also proposed. Exterior alterations have already been conducted onsite without HPAC review or Building Permit issuance, including replacement of windows on a single unit, stucco repairs, and placement of new fascia board. The applicant was notified of the issue by Code Compliance staff in June 2022.

DISCUSSION

Development Standards

Exterior and interior alterations to existing structures will not result in changes to the location of the buildings. As such, the exterior alterations follow the development standards of the O-C Zone.

The applicant intends to replace the Court Street chain-link fence with a 4-foot-tall white picket fence and walkthrough arbor along the western property boundary, as depicted in Exhibit “I”. The fence height is in accordance with VMC Section 17.36.060, which states that a fence can be up to 4 feet in height if the additional foot is 50% open. However, the arbor would exceed the height requirement for structures placed on property line. The arbor will need to be constructed no fewer than 6 feet back from the property line to comply with standards for porch like structures in the front yard setback. This is included as Condition of Approval No. 7.



Furthermore, the existing fence encroaches approximately 4 feet into the City of Visalia public right of way (see Figure 1). Any new fencing placed onsite will need to be located outside of the public right of way. As such, Condition of Approval No. 8 is included requiring placement of the proposed fencing outside of right of way areas.

Lighting poles at the locations proposed in Exhibit “H” comply with setback requirements.

Architectural Compatibility

Windows – The applicant proposes changing out the five cottages’ 68 wood-framed, single-hung windows with new vinyl single-hung windows of the same dimensions as per Exhibit “C”. Due to the dry rotted condition of the wooden frames, the windows were deemed unsalvageable. The new windows will be covered by the existing screens, thereby obscuring the new, vinyl windows frames, and preserving the historic appearance of the units. Per the applicant, approximately 2 screens will need to be replaced entirely for each residence, with the existing screens repaired. The applicant states that any new window screens will match the appearance of the original. Additionally, the replaced window frames are intended to be painted to match the original wooden frames. This is included as Condition of Approval No. 2. As such, staff recommends approval of the window change-out request.

Facia Boards – The existing fascia boards on the gable ends of the rooves will remain unchanged, however, fascia boards are being introduced on roof edges where there were

previously exposed tails. The applicant argues that much older structures in the area have always had fascia boards covering their rafters, so the historic structures on his property should conform. However, the rafters on the structures have made been exposed since their construction as demonstrated in Exhibit “D”. Furthermore, Sections A and E of VMC Section 17.56.110 encourage minimal alterations to structures and sensitive treatment of distinctive stylistic features which characterize a building. Thus, staff recommends, per Condition of Approval No. 3, the removal of fascia boards in areas where they were not originally located as they compromise the historical appearance of the site.

Garage Doors – One of the two angled accessory structures utilizes an original wooden garage door from the structure’s construction, while the other one sports a more recently replaced aluminum door. The applicant wishes to replace both doors with matching, motorized garage doors, citing concerns that the former door’s bowing in the opened position and general weight may lead to its collapse or injury of an occupant. The other garage’s replacement is in pursuit of consistency. The proposed garage doors are depicted in Exhibit “F”. Neither of these doors are viewable from the public right-of-way, as they open onto a back alley. As such, staff recommends the approval of the garage door change out request.

Concrete Walkway – Colored concrete walkways connect each building which the applicant speculates to be original to the site. The applicant aims to restore the walkway to its original appearance (see Exhibit “G”), as its current worn state poses a trip hazard. Restoration of the walkway to its original appearance is included as Condition of Approval No. 6.

Exterior Wall Repair – Exterior stucco repair has already occurred on a few exterior walls without HPAC approval. The applicant maintains that further exterior wall repairs will match existing exteriors. This shall be included as part of Condition of Approval No. 4.

Freestanding Exterior Light – All exterior light on the site comes from within the structures, so the applicant wishes to install a “single antique style streetlight” to better illuminate the site, as shown in Exhibit “H”. This will be an entirely new addition to the property. The antique appearance of the light pole is considered in keeping with the project site and historic aesthetic of the surrounding neighborhood. As such, staff recommends approval of the proposed two light poles.

Arbor and Fencing – Staff recommends the approval of the picket fence and arbor as they are considered in keeping with the project site and historic aesthetic of the surrounding neighborhood. Conditions No. 7 and 8 are recommended to ensure compliance with development standard.

Landscaping

The site contains trees, shrubs, and grass. Per the applicant, there is no irrigation system onsite. Landscape planters are also present within the Court Street sidewalk but contain no plantings. The applicant states that drought tolerant landscaping will be planted onsite. Condition of Approval No. 5 is included requiring that a landscaping and irrigation plan be provided with the Building Permit submittal.

FINDINGS AND CONDITIONS

Staff recommends that the Committee approve HPAC Item No. 2022-13 based upon the following findings:

1. That the site is within the Historic District and is listed on the Local Register of Historic Structures.
2. That the proposed development is consistent with residential uses in the Historic District.
3. That the proposed development is consistent with the purposes and intent of the Historic Preservation Ordinance and Element.
4. That the proposed development will not be injurious to the surrounding properties or character of the Historic District.

And subject to the following conditions:

1. That the proposal shall be developed in compliance with the site plan in Exhibit "A", elevations in Exhibits "B", "C", "D", "E", "F", "G", "H", "I", "K", and operational statement in Exhibit "J", except as modified by the conditions below.
2. That the windows identified in Exhibit "A" shall be developed in compliance with Exhibit "C", and that the new windows preserve the physical appearance of the original windows. Existing window screens shall be repaired to their original appearance as shown in Exhibit "B" and shall be reinstalled to obscure the new windows. Any new window screens shall match the appearance of the original window screens.
3. That any existing fascia board to be replaced shall retain the appearance of the original fascia board. Any new fascia boards installed in areas where they were not previously located shall be removed to preserve the original exposed rafter tails, as shown in Exhibit "D".
4. That the exterior stucco walls to be repaired shall be restored to match the appearance of the existing exterior walls.
5. That a landscaping and irrigation plan shall be submitted with the Building Permit submittal. Plans shall also provide landscaping for the planter area within the public right of way.
6. That repairs of the concrete walkway shall ensure that it retains its original appearance, including the distinct grid pattern as shown in Exhibit "G".
7. That the arbor shown in Exhibit "I" shall be placed in compliance with setback standards of the O-C Zone, 6 feet from the front yard property boundary.
8. That the proposed fencing in Exhibits "A" and "I" shall be placed outside of the public right of way area.
9. That the project shall undergo the appropriate City permitting process.
10. 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.
11. That all other City codes, ordinances, standards, and regulations shall be met.

ATTACHMENTS

- Exhibit "A" – Site Plan/Window Replacement Plan
- Exhibit "B" – Original Windows and Screens
- Exhibit "C" – Replacement Windows
- Exhibit "D" – Original Exposed Rafter Tails
- Exhibit "E" – Newly Installed Fascia Boards

- Exhibit “F” – New Garage Doors
- Exhibit “G” – Existing Concrete Walkway
- Exhibit “H” – Proposed Freestanding Exterior Light Poles
- Exhibit “I” – Proposed Arbor and Fencing
- Exhibit “J” – Operational Statement
- Exhibit “K” – Exterior Wall Repairs
- Aerial Map
- 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"

COURT STREET

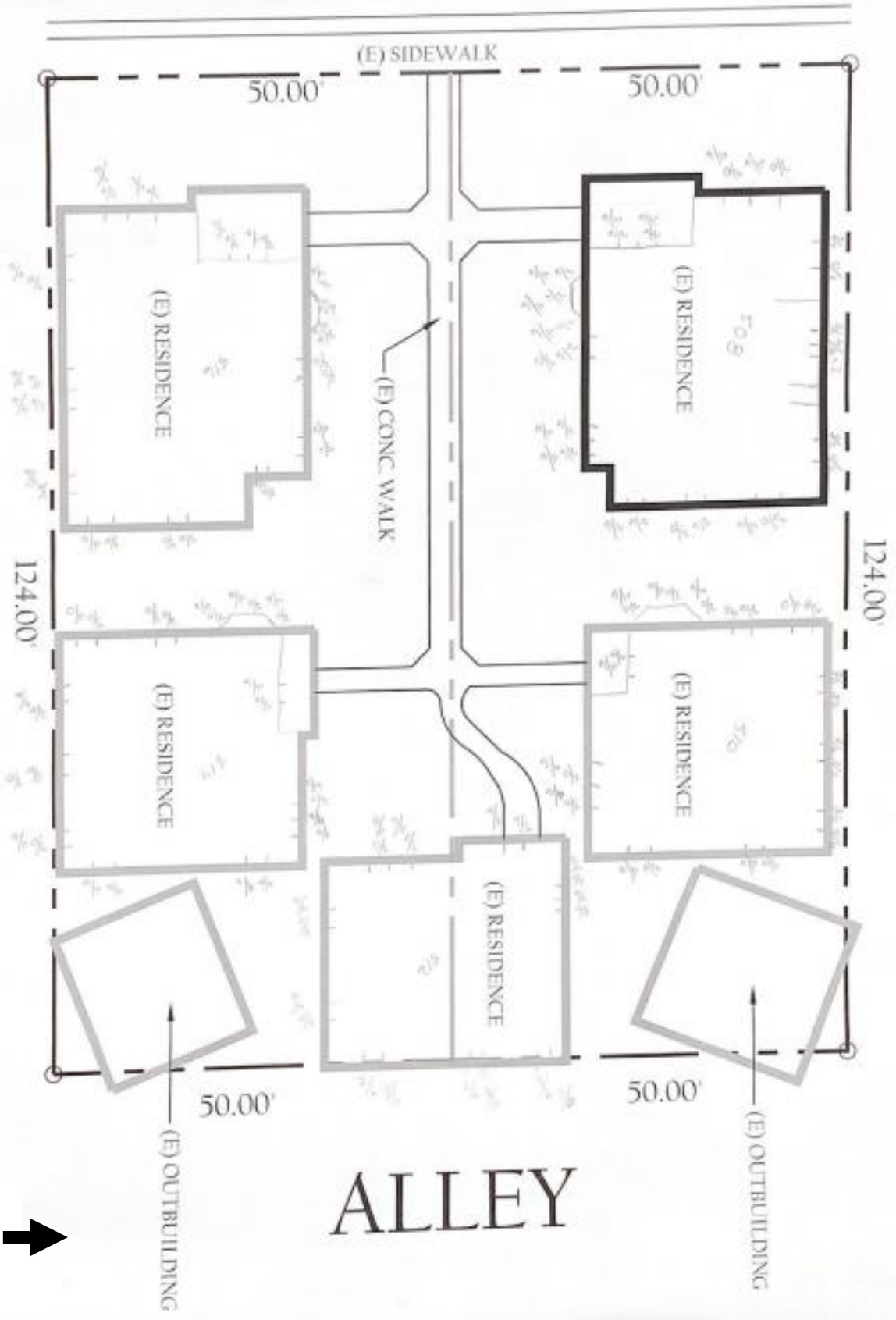


EXHIBIT "B"

Top: Original window frames.
Bottom: original window screens.



EXHIBIT "C"

New windows



EXHIBIT "D"

The originally exposed tails as seen from the street in 2021 prior to renovations



EXHIBIT "E"

The recently added side-facing fascia boards obscuring the previously exposed tails





EXHIBIT "F"

Windows & Doors / Garage Doors & Openers / Garage Doors

Wayne Dalton Classic Steel Model 9100 9 ft. x 7 ft. Taupe Ranch Panel Single Garage Door

Item #4144589 Model #WD9100RT97

Top Wayne Dalton  3




\$901.63



\$884.50 when you choose the savings on eligible purchases every **OK** day. **LEARN MORE**

\$161.63 suggested payments with 6 month special financing. **LEARN MORE**

Single garage door in a taupe ranch panel design. Three layer construction (steel/insulation/fiberglass) backer. Delivery available - must be within 20 miles of nearest Lowes - Installation not included.

Manufacturer Color/Finish: Taupe



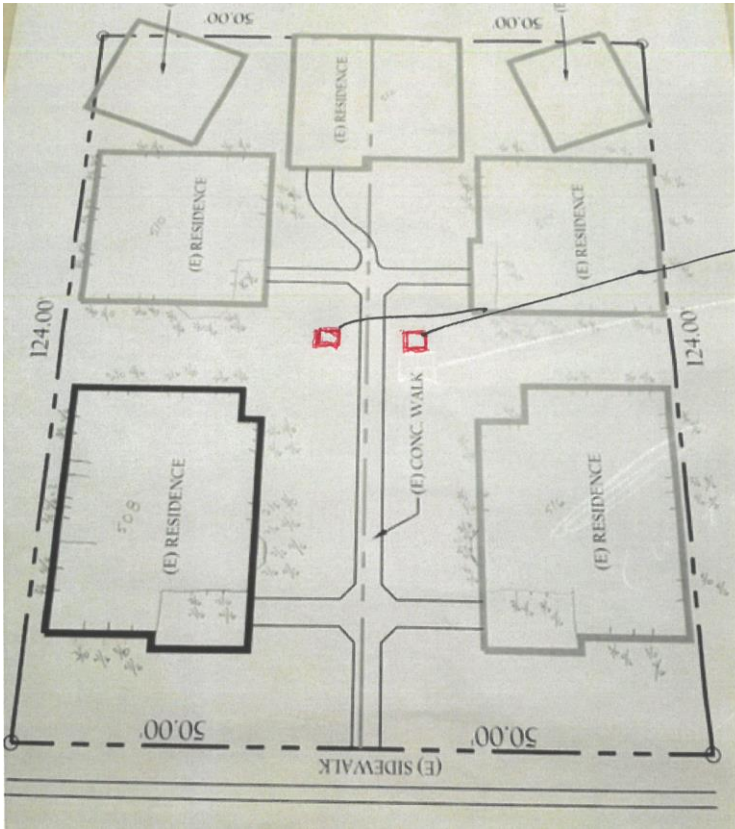
1  

Minimum Qty of 1
Please Select a maximum of 1

EXHIBIT "G"



EXHIBIT "H"



2 single light poles



EXHIBIT "I"

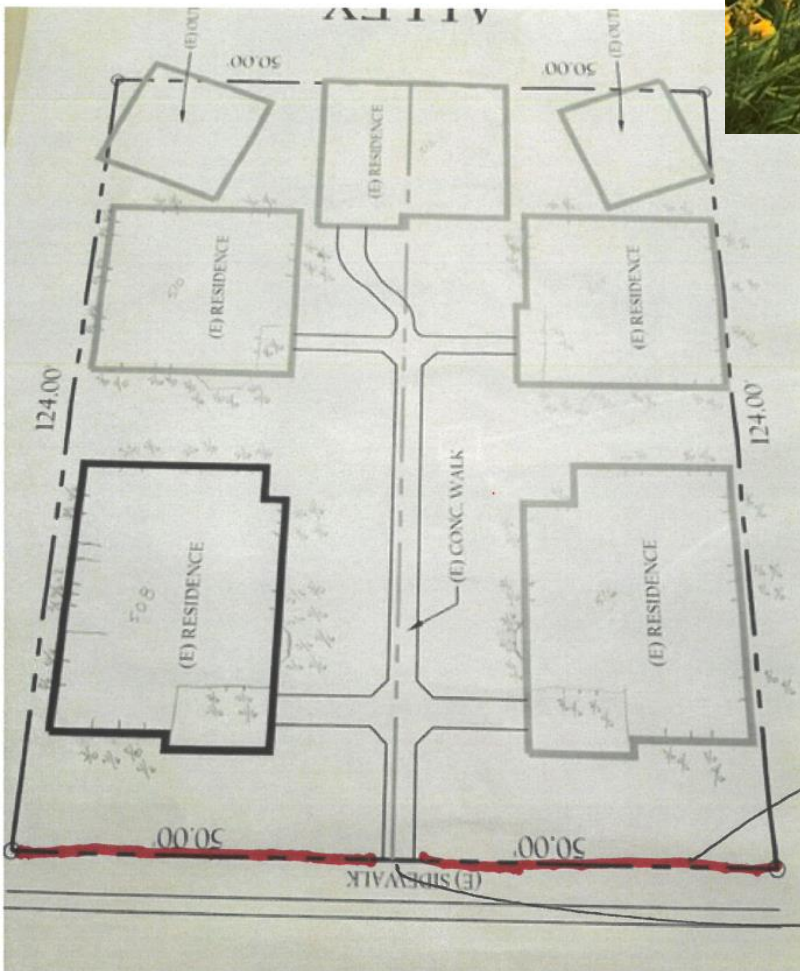


EXHIBIT "J"

July 5, 2022

Historic Preservation Committee
220 N. Santa Fe Street
Visalia, VA 93292

RE: 508-516 S. Court Street/Additional info

On June 13, 2022, I wrote a narrative regarding our Court Street property referenced above. Subsequently, I've met with Associate City Planner Cristobal Carrillo onsite to review the property. He suggested that we provide additional details and provide a bird's eye view of the property which delineates the window locations & sizes.

Below I will more fully address the items emphasized by Cristobal.

Windows – The windows are generally dry rotted throughout. This includes the screens and the windows themselves. We did replace the windows on one building with vinyl which you will see by the photos. These can be painted. In addition, this product is highly efficient long lasting for many years. We are not changing any window sizes. They are retro fit and slide in. No exterior changes needed. (Additional info is attached.)

Facia Board – Through out there was old facia board that we removed & replaced. We have photos of some of the original facia board still in place. In reviewing the properties for a few blocks, we found one property with the end caps exposed however it was only part of the property. The properties that are older than ours also have facia boards including the Hyde house next door which is at least 136 years old. The facia board is attractive and will allow for the installation of rain gutters at a later date, if the committee is in agreement. (See photos)

Garages – There are two garage doors. In years past, one was replaced with a lightweight aluminum door. One has a heavy wood door that is almost too heavy for one person to lift and too heavy for an automatic garage door opener to lift. It is also in poor condition. We would like to replace both with matching doors and install automatic openers. They both face toward the alley. (See photos)

Walkway – There are colored cement walkways which may be original. Portions need to be removed & replaced because they are trip hazards. It is our intent to repair & recolor as need be to match the original look as best as possible.

Landscaping – We are having a landscaping plan made that will be water efficient and will include less vegetation as you progress from the street toward the east/back alley.

Exterior Repairs – You will see by the photos that several exterior wall repairs have been made.

Street Light – There is no exterior lighting except on the units themselves. We plan to install a single antique style streetlight in the middle of the property. (See sample)

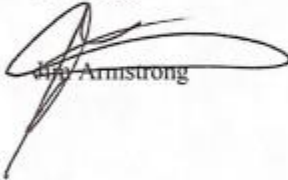
Arbor – It is our intent at some point to replace the court street fence & add a walk-through arbor, however not at this time. (See sample photos)

Exterior Painting & Interior - Throughout

We are aware that the interior repairs are not what your committee is looking at, however we will assure you that we are maintaining the integrity of the units. No walls are being moved or removed. Where possible, the wood floors will be refinished. We are rewiring & replumbing the older and in many cases, hazard wiring.

I would like to emphasize that we are striving to make these units attractive, functional, and safe. We are not cutting any corners and we are using licensed contractors for all repairs and/or changes. This property is approximately 63 years old and is due for the cleanup work that we are doing. I truly believe the property will be truly impressive and attractive without affecting the architectural integrity of the units. We would appreciate your consideration in helping us to accomplish that.

Sincerely,



J. Armstrong

Jim Armstrong

From: Jim Armstrong
Sent: Thursday, July 07, 2022 11:52 AM
To: Cristobal Carrillo
Cc: Steven Rocha; Nathan Garza
Subject: RE: 508-516 S Court

From: Cristobal Carrillo <Cristobal.Carrillo@visalia.city>
Sent: Wednesday, July 06, 2022 3:06 PM
To: Jim Armstrong <jim@armstrong-mgmt.com>
Cc: Steven Rocha <Steven.Rocha@visalia.city>; Nathan Garza <Nathan.Garza@visalia.city>
Subject: RE: 508-516 S Court

Jim, thank you for the materials. We're much closer to having a complete application. I'm only missing a few items now. Can you please provide the following:

1. Will the original screens be placed back on the windows? If so, are they being repaired? If the original screens are being replaced with new screens, then please provide a picture of the new screens. The same screens will be put back after being repaired. In some cases if the screens are missing we will need to make new ones that match. After the new interior window frames are painted and the window screens placed, the new window frames will not be visible ✓
2. Provide a picture of the proposed garage door to be placed on the garages. Will provide ✓
3. Provide a picture of the proposed antique light. Also provide where on site it will be located. Will provide ✓
4. Provide the total number of windows to be replaced (note also how many for each unit). The plan is for all the windows to be replaced. We went a site plan over with the sizes and general locations on each building. I will get you a count still if need be. ✓
5. Confirm whether exterior wall repairs will return the wall to its original appearance. The walls will be the same and after repainted will no longer be apparent that they were repaired ✓

Once I have the above information, I'll be able to place this item on the Agenda for the July 13, 2022 HPAC meeting. I will need this no later than Friday morning.

Please note, regarding the fencing and arbor, these items will also require HPAC review. If you wish to have them considered with this item, I'll need pictures of both as well. Otherwise, you'll just have to have another HPAC review in the future when you plan on placing them onsite. Will provide as requested also

Please let me know if you have any questions. Thank you.

Cristobal Carrillo, Associate Planner
City of Visalia
Community Development Dept., Planning Division
(559) 713-4443
Cristobal.Carrillo@visalia.city

EXHIBIT "K"



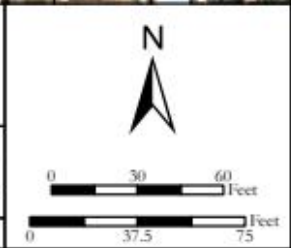
→ Exterior
repairs

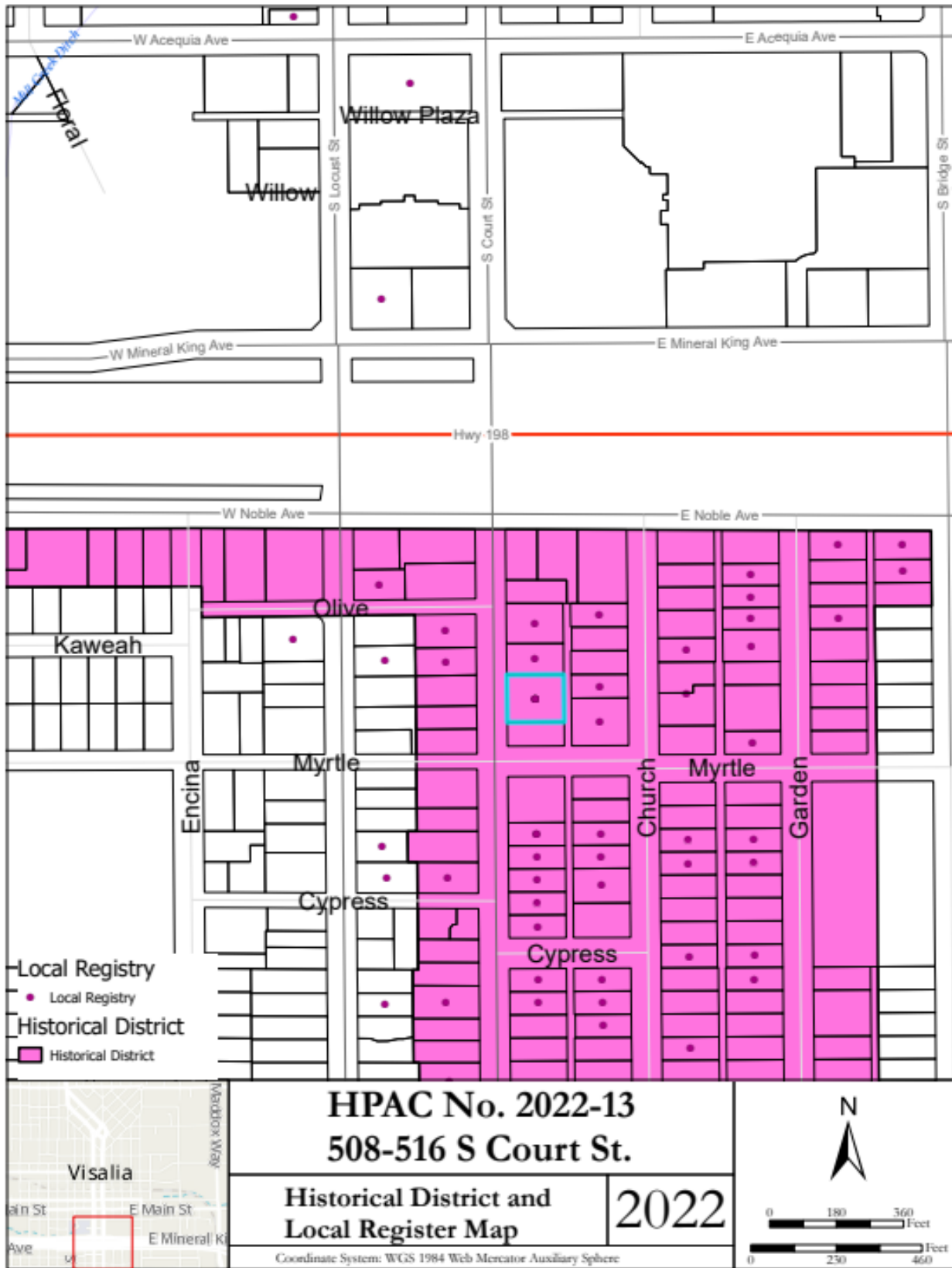


HPAC No. 2022-13
508-516 S Court St.

Ariel Map | **2022**

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





HPAC Item No. 2022-13 – Exterior Alterations