

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, January 25, 2023, at 5:30PM

CHAIR: Walter Deissler VICE-CHAIR: Tyler Davis

COMMITTEE MEMBERS:

Patty Kane, Michael Kreps, Jay Hohlbauch, Jordan Mulrooney, Karen Ayala

City of Visalia Administration Building
220 North Santa Fe Street, Visalia CA

AGENDA

A. Citizen's Comments

B. Meeting Minutes

1. January 11, 2023, Regular Meeting
2. January 18, 2023, Special Called Meeting

C. Project Reviews:

1. **HPAC No. 2023-01:** A request by Jace Yates for new signage on a parcel within the D-MU (Downtown Mixed Use) Zone. The project site is located at 603 North Court Street (APN: 094-014-005).

D. Discussion Items

1. Historic Survey Project
2. Committee and Staff Comments
 - a. Project Updates
3. 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 11, 2023, at 5:30PM

CHAIR: Walter Deissler VICE-CHAIR: Tyler Davis

**Kreps and Davis
absent. All other
members present.**

COMMITTEE MEMBERS:
Patty Kane, Michael Kreps, Jay Hohlbauch, Jordan Mulrooney
MEMBERS OF THE PUBLIC: Karen Ayala, Armando Murrieta
CITY STAFF: Cristobal Carrillo, Associate Planner

**City of Visalia Community Development Building
315 East Acequia Avenue, Visalia CA**

AGENDA

A. Citizen's Comments

None.

B. Meeting Minutes

1. December 14, 2022, Regular Meeting

A motion was made by Kane, seconded by Mulrooney, to approve the meeting minutes for December 14, 2022. The motion was approved 4-0 (Kreps and Davis absent).

C. Project Reviews:

1. **HPAC No. 2022-26 (Continued Hearing):** A request by Walter Deissler for a Conditional Use Permit to convert an existing single-family residence into a bed and breakfast inn and conduct exterior alterations to an existing guest house, within the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 513 North Encina Street (APN: 094-353-011).

The item was initially skipped by the Committee to give time for Kreps to possibly attend the meeting. After consideration of all the other agenda items, the Committee returned to this proposal.

Deissler recused himself since he is the consultant for the project. This left three members to consider the item, one less than the four required for a quorum.

The Committee discussed whether the item should be continued to the next regular meeting, or if a special called meeting should be held on January 18, 2023, given the continued delays due to committee absences. Staff requested a motion from the Committee on whether to hold a special called meeting but expressed reservation over whether a quorum was necessary for the motion, and whether Deissler could participate in such a motion. After discussion, a motion was made by Kane, seconded by Hohlbauch

to hold a special called meeting on January 18, 2023, to consider the item. The motion was approved 3-0 (Kreps and Davis absent, Deissler abstained). Staff stated that they would check with the City Attorney the following day to check on the validity of the action (*Note: City Attorney confirmed on January 12, 2023, that the action was valid as a quorum of the Committee is not necessary for a special called meeting to be held*).

D. Discussion Items

1. January 17, 2023, Visalia City Council Meeting – Consideration of Karen Ayala Nomination to the HPAC.

No comment.

2. 2023 HPAC Schedule of Meetings

No comment.

3. Tulare County Association of Realtors Luncheon – February 16, 2023

The Committee discussed information to include in Mulrooney and Deissler's presentation to the Tulare County Association of Realtors.

4. Committee and Staff Comments

- a. Project Updates

Staff provide an update on recent projects and items of historic relevance, including the rescheduling of the April 12, 2023, regular meeting to April 13, 2023, so that the Committee could attend a City Commission/Committee recognition event on April 12, 2023.

5. Identification of Items for Future Agendas

None.

E. Adjournment

A motion was made by Kane, seconded by Hohlbauch, to adjourn the meeting. The motion passed 4-0 (Kreps and Davis absent). The meeting adjourned at 6:08 p.m.

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CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Special Called Meeting

Wednesday, January 18, 2023, at 5:30PM

CHAIR: Walter Deissler VICE-CHAIR: Tyler Davis

**All members present.
This includes newly
appointed member
Karen Ayala.**

COMMITTEE MEMBERS:
Patty Kane, Michael Kreps, Jay Hohlbauch, Jordan Mulrooney,
Karen Ayala (appointed January 17, 2023)

MEMBERS OF THE PUBLIC: Armando Murrieta

CITY STAFF: Cristobal Carrillo, Associate Planner

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

AGENDA

A. Citizen's Comments

None.

B. Project Reviews:

1. **HPAC No. 2022-26 (Continued Hearing):** A request by Walter Deissler for a Conditional Use Permit to convert an existing single-family residence into a bed and breakfast inn and conduct exterior alterations to an existing guest house, within the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 513 North Encina Street (APN: 094-353-011).

Deissler recused himself since he is the consultant for the project. Davis also recused himself since he resides within 300 feet of the project site. Staff requested that remainder of the Committee make a motion to appoint a member to run the meeting. Kreps motioned, seconded by Mulrooney, for Kane to run the meeting. To motion passed 5-0 (Deissler and Davis abstaining).

Staff presented its report and recommended that the HPAC recommend approval of the Conditional Use Permit (CUP) to the Visalia Planning Commission and approve the exterior alterations to the guest house as conditioned by staff. Public comment in favor of the proposal was received from project consultant Walter Deissler. Discussion occurred regarding the windows for the guest house. Following discussion, the following motions were made:

1. A motion was made by Kreps, seconded by Hohlbauch, to recommend approval of the CUP to the Visalia Planning Commission, with an additional

recommendation to reduce the parking requirement to five parking stalls. The motion passed 5-0 (Deissler and Davis abstained).

2. A motion was made by Hohlbauch, seconded by Ayala, to approve the exterior modifications to the guest house, with an added condition requiring the eastern elevation of the guest house to contain single or double hung windows with full screens. The motion passed 5-0 (Deissler and Davis abstained).

C. Discussion

1. January 17, 2023, Visalia City Council Meeting – Appointment of Karen Ayala to the HPAC.

Members welcomed Ayala to the Committee.

D. Adjournment

A motion was made by Kreps, seconded by Mulrooney, to adjourn the meeting. The motion passed 7-0. The meeting adjourned at 5:49 p.m.

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REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: January 25, 2023

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

SUBJECT: Historic Preservation Advisory Committee Item No. 2023-01: A request by Jace Yates for new signage on a parcel within the D-MU (Downtown Mixed Use) Zone. The project site is located at 603 North Court Street (APN: 094-014-005).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) deny HPAC Item No. 2023-01 as described in this report.

SITE DATA

The site is zoned D-MU (Downtown Mixed Use) and contains a single-family residence that has been converted into an office. The site is not located within the Historic District but is listed on the Local Register of Historic Structures with an "Exceptional" classification.



The structure displays "Craftsman Bungalow" architecture. The date of construction is 1910 according to the original City of Visalia Historic Survey. The Historic Survey also notes that the structure was originally built by Nathan Levy.

RELATED PROJECTS

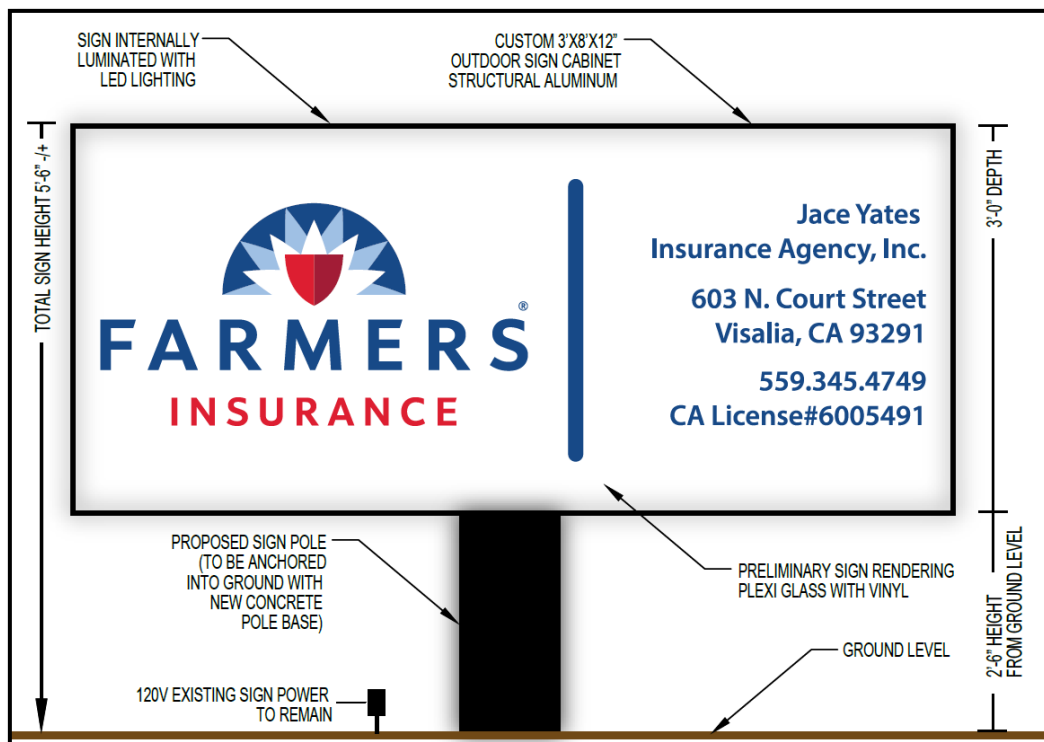
HPAC Item No. 2022-20: On October 26, 2022, the HPAC considered a request by Jace Yates to add fascia board and gutters to an office and detached garage located at 603 North Court Street. The Committee approved the proposal with modifications, requiring the applicant to remove newly placed fascia board, reinstall gutters at their original locations, and restore all altered barge fascia tips to their original appearance. Per the contractor conducting the work (A-1 Contractors Inc.) the repair work has not yet begun due to bad weather conditions.

PROJECT DESCRIPTION

The applicant is requesting approval to replace an existing freestanding sign with a new sign as shown in the site plan and elevations in Exhibits "A" and "B". The new signage will be in the same location as the existing sign, along the eastern property frontage facing North Court

Street. The signage will be approximately five feet, six inches tall, and 24 square feet in size. The sign will be anchored to the ground via a single pole with a concrete base. The sign cabinet will be internally illuminated and be composed of aluminum, plexiglass, and vinyl materials.

At present the applicant has replaced the face of the existing sign with a temporary sign. No HPAC approval or Building Permit has been issued for the signage currently onsite.



DISCUSSION

Development Standards

Visalia Municipal Code (VMC) Section 17.48.110.C. 5 requires that all freestanding signs be setback a minimum five feet from a property line abutting a street. Per Exhibit "A", the new sign will be placed in the same location as the original sign, however it does not note the proposed setback. Any new freestanding signage placed onsite will be required to meet the five-foot setback requirement.

Normally the VMC requires freestanding signs to contain sign bases that are not less than 50% of the width of the widest part of the sign. However, for sites that contain residential conversions of structures, VMC Section 17.48.110.C.7 allows for the placement of posts and other types of bases, so long as they are compatible with the structure onsite and maintain a residential character/appearance. For historic properties, this typically consists of signage on two posts. The proposed sign does not meet this requirement as it contains a post design more in keeping with modern commercial buildings. The proposed post would need to be altered to meet VMC requirements.

Architectural Compatibility

Visalia Municipal Code Section 17.56.050.C.4 permits HPAC review of signage requests in the Historic District. However, it limits review only to a signs design and/or materials. Signage materials typically considered compatible within the Historic District and Local Register sites are wood and stone, or materials that mimic the appearance of wood and stone. Signage must also conform to the materials found on structures located on the same site. The aluminum and plastic materials proposed by the applicant for the signage would not be consistent with the primarily wooden structure onsite, nor with other signage in the Historic District. While the structure is in a commercial area in which plastic box signage is predominant, the allowance of such a sign on the project site would severely affect the historic integrity of the parcel, which has largely maintained its original appearance despite changes to the surrounding area.

The design of the sign is also lacking in features that would make it compatible with the structure and Historic District. There are no decorative elements proposed, and the internal illumination would give the site a more modern commercial aesthetic. Given the above, staff recommends that the HPAC deny the proposal as it is not compatible with the structures on the parcel or Historic District in general.

Alternatively, the Committee can request a continuance of the public hearing to the next regular meeting to provide the applicant with an opportunity to revise the proposal and improve compatibility with the structure and Historic District.

FINDINGS AND CONDITIONS

Staff recommends that the Committee deny HPAC Item No. 2023-01 based upon the following findings:

1. That the site is not within the Historic District and is listed on the Local Register of Historic Structures.
2. That the proposed signage is not consistent with the Historic District and project site as it incorporates materials and a design aesthetic more in keeping with modern commercial facilities, in stark contrast with the Craftsman Bungalow architecture found on the project site.
3. That the proposed signage is not consistent with the purpose and intent of the Historic Preservation Ordinance and Element, which encourages preservation of historic properties and streetscapes. Allowance of the signage as proposed will detrimentally affect the project site and streetscape as it incorporates materials and a design aesthetic more in keeping with modern commercial facilities, in stark contrast with the Craftsman Bungalow architecture found on the project site.
4. That the proposed development will be injurious to the surrounding properties or character of the Historic District, as it will negatively affect the historic aesthetic of one of the sole remaining historically significant properties found within the vicinity.

ATTACHMENTS

- Exhibit "A" – Site Plan
- Exhibit "B" – Signage Elevation
- 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.

GENERAL NOTES **EXHIBIT "A"**

- 1.1.1 PROJECT NOTES:**
 1.1.2 THIS PHOTOVOLTAIC (PV) SYSTEM SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE (NEC) ARTICLE 690, ALL MANUFACTURERS'S LISTING AND INSTALLATION INSTRUCTIONS, AND THE RELEVANT CODES AS SPECIFIED BY THE AUTHORITY HAVING JURISDICTION'S (AHJ) APPLICABLE CODES.
 1.1.3 THE UTILITY INTERCONNECTION APPLICATION MUST BE APPROVED AND PV SYSTEM INSPECTED PRIOR TO PARALLEL OPERATION
 1.1.4 GROUND FAULT DETECTION AND INTERRUPTION (GFDI) DEVICE IS INTEGRATED WITH THE MICROINVERTER IN ACCORDANCE WITH NEC 690.41(B)
 1.1.5 ALL PV SYSTEM COMPONENTS; MODULES, UTILITY-INTERACTIVE INVERTERS, AND SOURCE CIRCUIT COMBINER BOXES ARE IDENTIFIED AND LISTED FOR USE IN PHOTOVOLTAIC SYSTEMS AS REQUIRED BY NEC 690.4:
 PV MODULES: UL1703, IEC61730, AND IEC61215, AND NFPA 70 CLASS C FIRE
 INVERTERS: UL 1741 CERTIFIED, IEEE 1547, 929, 519
 COMBINER BOX(ES): UL 1703 OR UL 1741 ACCESSORY
 1.1.6 MAX DC VOLTAGE CALCULATED USING MANUFACTURER PROVIDED TEMP COEFFICIENT FOR VOC. IF UNAVAILABLE, MAX DC VOLTAGE CALCULATED ACCORDING TO NEC 690.7.
 1.1.7 ALL INVERTERS, PHOTOVOLTAIC MODULES, PHOTOVOLTAIC PANELS, AND SOURCE CIRCUIT COMBINERS INTENDED FOR USE IN A PHOTOVOLTAIC POWER SYSTEM WILL BE IDENTIFIED AND LISTED FOR THE APPLICATION PER 690.4 (D). SHALL BE INSTALLED ACCORDING TO ANY INSTRUCTIONS FROM LISTING OR LABELING [NEC 110.3].
 1.1.8 ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE. IF EXPOSED TO SUNLIGHT, IT SHALL BE UV RESISTANT. ALL PLAQUES AND SIGNAGE WILL BE INSTALLED AS REQUIRED BY THE NEC AND AHJ.

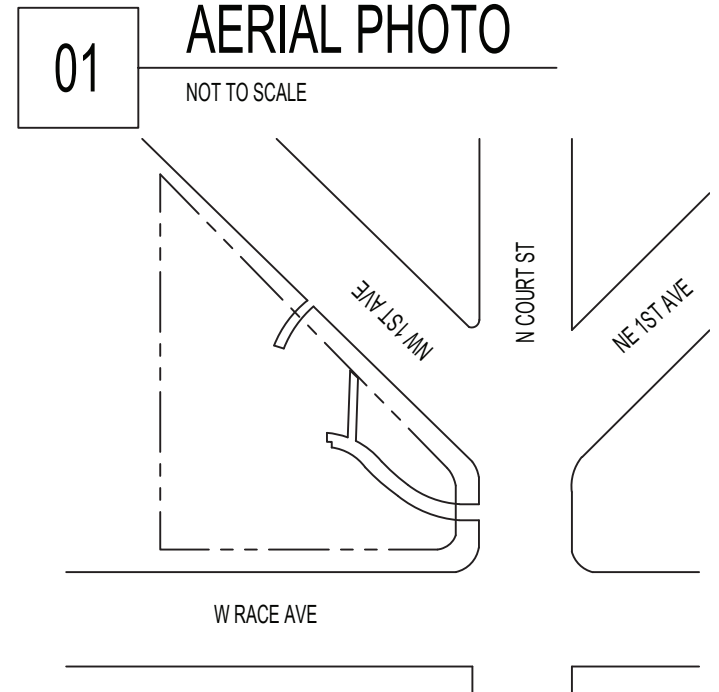
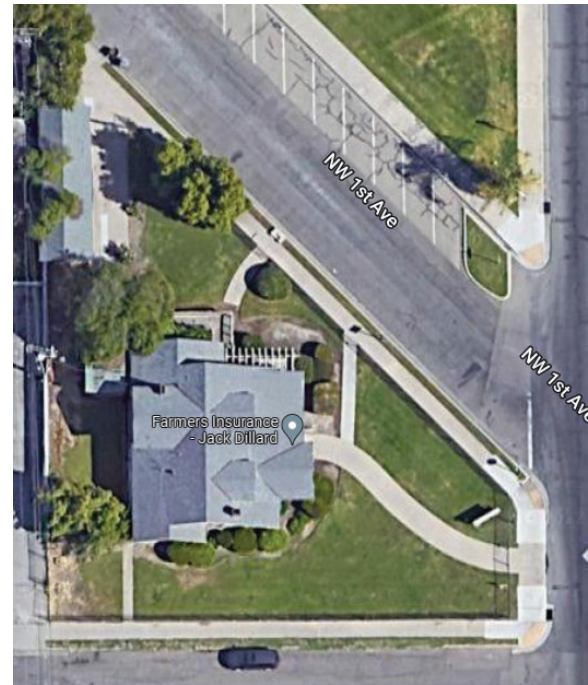
- 1.2.1 SCOPE OF WORK:**
 1.2.2 PRIME CONTRACTOR IS RESPONSIBLE FOR THE DESIGN

- 1.3.1 WORK INCLUDES:**
 1.3.2
 1.3.3

SCOPE OF WORK
 new sign: see drawings for details

SITE PLAN: SIGN INSTALL

603 NORTH COURT STREET
 VISALIA, CA 93291
 ASSESSOR'S #: 094014005



02 PLAT MAP
 NOT TO SCALE

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
T-001	COVER PAGE
G-001	
A-101	SITE PLAN
A-102	
A-103	
E-601	
E-602	
E-603	
S-501	
R-001	
R-002	
R-003	
R-004	
R-005	

PROJECT INFORMATION

OWNER
 NAME: JACE YATES

PROJECT MANAGER
 NAME: MANUEL ESPARZA
 PHONE: 5597342748

CONTRACTOR
 NAME: A-1 CONTRACTORS INC
 PHONE: 5597342748

AUTHORITIES HAVING JURISDICTION
 BUILDING: CITY OF VISALIA
 ZONING: CITY OF VISALIA
 UTILITY: SOUTHERN CALIFORNIA EDISON

DESIGN SPECIFICATIONS
 OCCUPANCY: II
 CONSTRUCTION: SINGLE-FAMILY
 ZONING: RESIDENTIAL
 GROUND SNOW LOAD: 0 PSF
 WIND EXPOSURE: B
 WIND SPEED: 110 MPH

APPLICABLE CODES & STANDARDS
 BUILDING: CBC 2019 CRC 2019
 ELECTRICAL: NEC 2017 CEC 2019
 FIRE: CFC 2019



CONTRACTOR

A-1 CONTRACTORS INC.

PHONE: 559-734-2748
 ADDRESS: 8401 WEST DOE AVENUE
 VISALIA, CALIFORNIA 93291
 LIC. NO.: 992601 GENERAL B, C-10
 HIC. NO.:
 ELE. NO.:

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 10.220 kWp

SR220802-02 YATES

603 NORTH COURT STREET
 VISALIA, CA 93291
 APN: 094014005

PAPER SIZE: 11" x 17" (ANSI B)

COVER PAGE

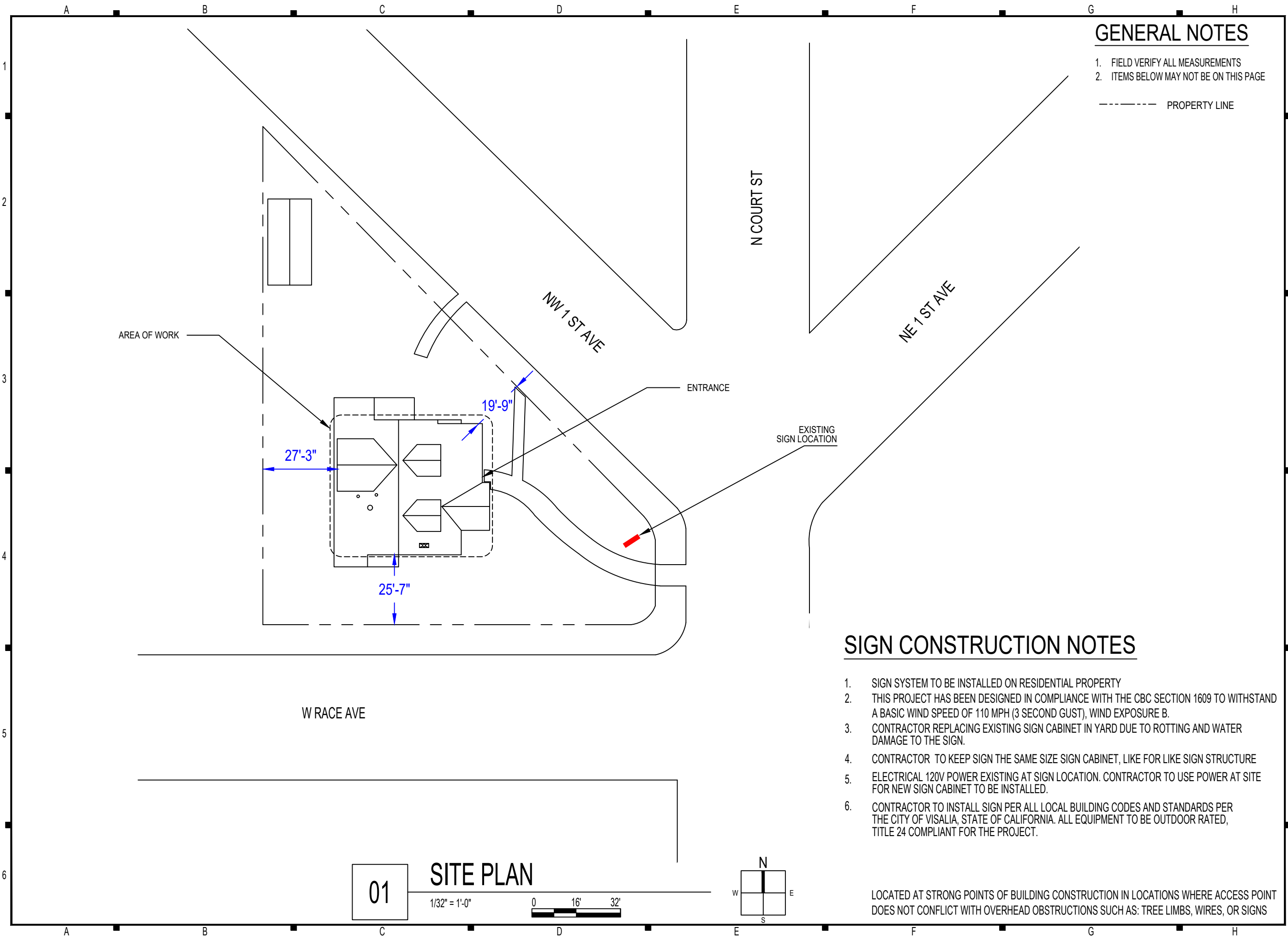
DATE: 11.16.2022

DESIGN BY: ME

CHECKED BY:

REVISIONS

T-001.00
 (SHEET 1)



GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
2. ITEMS BELOW MAY NOT BE ON THIS PAGE

----- PROPERTY LINE



CONTRACTOR

A-1 CONTRACTORS INC.

PHONE: 559-734-2748

ADDRESS: 8401 WEST DOE AVENUE
VISALIA, CALIFORNIA 93291

LIC. NO.: 992601

HIC. NO.:

ELE. NO.:

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EXISTING SITE LAYOUT

**SR220802-02
YATES**

603 NORTH COURT STREET
VISALIA, CA 93291
APN: 094014005

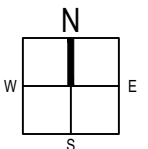
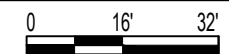
SIGN CONSTRUCTION NOTES

1. SIGN SYSTEM TO BE INSTALLED ON RESIDENTIAL PROPERTY
2. THIS PROJECT HAS BEEN DESIGNED IN COMPLIANCE WITH THE CBC SECTION 1609 TO WITHSTAND A BASIC WIND SPEED OF 110 MPH (3 SECOND GUST), WIND EXPOSURE B.
3. CONTRACTOR REPLACING EXISTING SIGN CABINET IN YARD DUE TO ROTTING AND WATER DAMAGE TO THE SIGN.
4. CONTRACTOR TO KEEP SIGN THE SAME SIZE SIGN CABINET, LIKE FOR LIKE SIGN STRUCTURE
5. ELECTRICAL 120V POWER EXISTING AT SIGN LOCATION. CONTRACTOR TO USE POWER AT SITE FOR NEW SIGN CABINET TO BE INSTALLED.
6. CONTRACTOR TO INSTALL SIGN PER ALL LOCAL BUILDING CODES AND STANDARDS PER THE CITY OF VISALIA, STATE OF CALIFORNIA. ALL EQUIPMENT TO BE OUTDOOR RATED, TITLE 24 COMPLIANT FOR THE PROJECT.

LOCATED AT STRONG POINTS OF BUILDING CONSTRUCTION IN LOCATIONS WHERE ACCESS POINT DOES NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS SUCH AS: TREE LIMBS, WIRES, OR SIGNS

01 SITE PLAN

1/32" = 1'-0"



PAPER SIZE: 11" x 17" (ANSI B)

SITE PLAN

DATE: 11.16.2022

DESIGN BY: ME

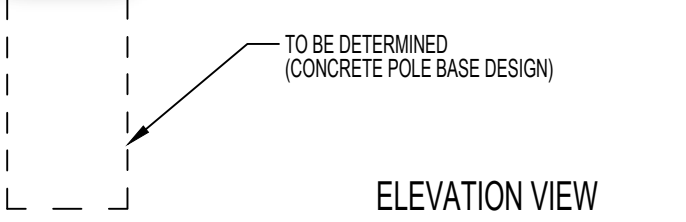
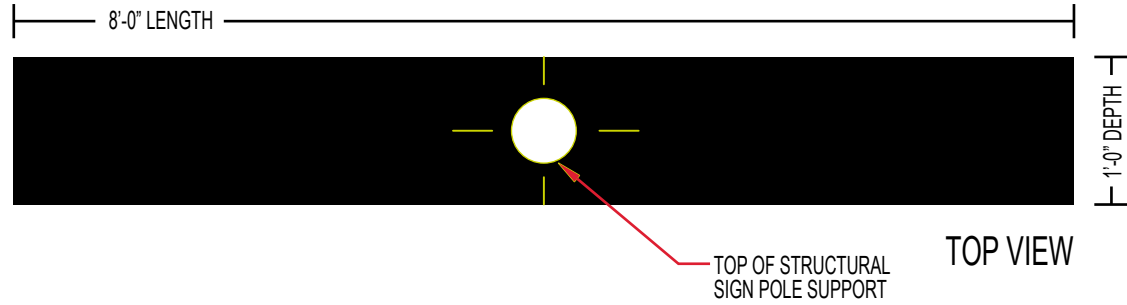
CHECKED BY:

REVISIONS

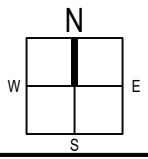
A-101.00
(SHEET 3)

PROPOSED SIGNAGE

EXHIBIT "B"



S.1 SIGN ELEVATION
SCALE: NTS (AS SHOWN)



EXISTING SIGNAGE



CONTRACTOR

A-1 CONTRACTORS INC.

PHONE: 559-734-2748
ADDRESS: 8401 WEST DOE AVENUE
VISALIA, CALIFORNIA 93291
LIC. NO.: 992601
HIC. NO.:
ELE. NO.:

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PROPOSED: SIGN ELEVATION

SR220802-02
YATES

603 NORTH COURT STREET
VISALIA, CA 93291
APN: 094014005

DESIGN TEAM:



PAPER SIZE: 11" x 17" (ANSI B)

SIGN ELEVATION

DATE: 11.16.2022

DESIGN BY: ME

CHECKED BY:

REVISIONS

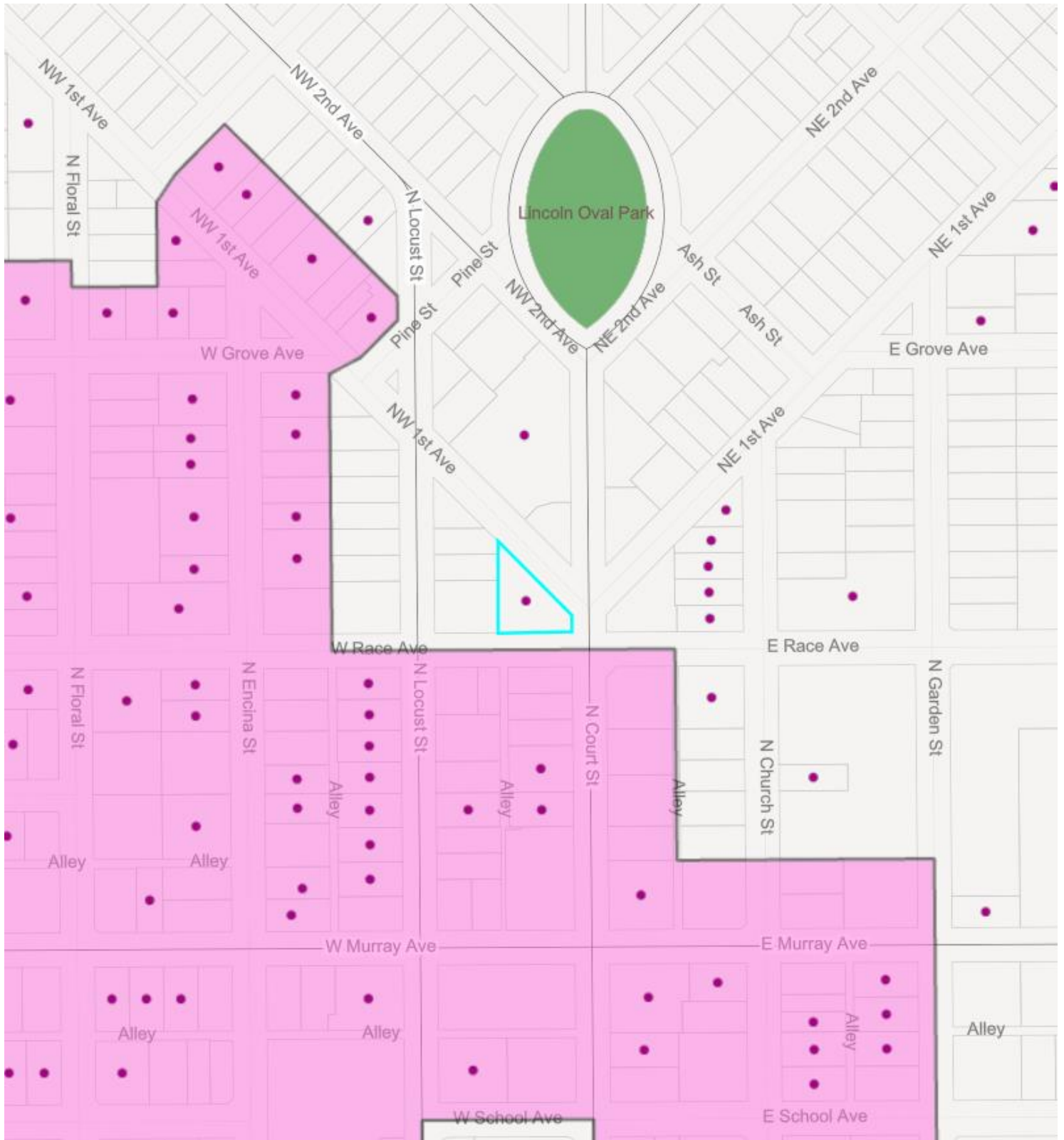
S-101.00
(SHEET 3)

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AERIAL MAP



HISTORIC PRESERVATION AND LOCAL REGISTER MAP

City of Visalia Historical Preservation Advisory Committee

Walter Deissler – Chair

Jordan Mulrooney – Committee Member

Photos by: Tyler Davis – Vice Chair

513 North Encina Street



What is HPAC?

- The HPAC oversees the Historic District, the Local Register of Historic Structures, and implementation of the Historic Preservation Ordinance.
- The HPAC meets on the second and fourth Wednesday of each month at 5:30 p.m., at the City of Visalia Administration Building Conference Room, 220 North Santa Fe Street, Visalia, CA 93292. These meetings are open to the public.

504 West Grove Avenue

The district & local register

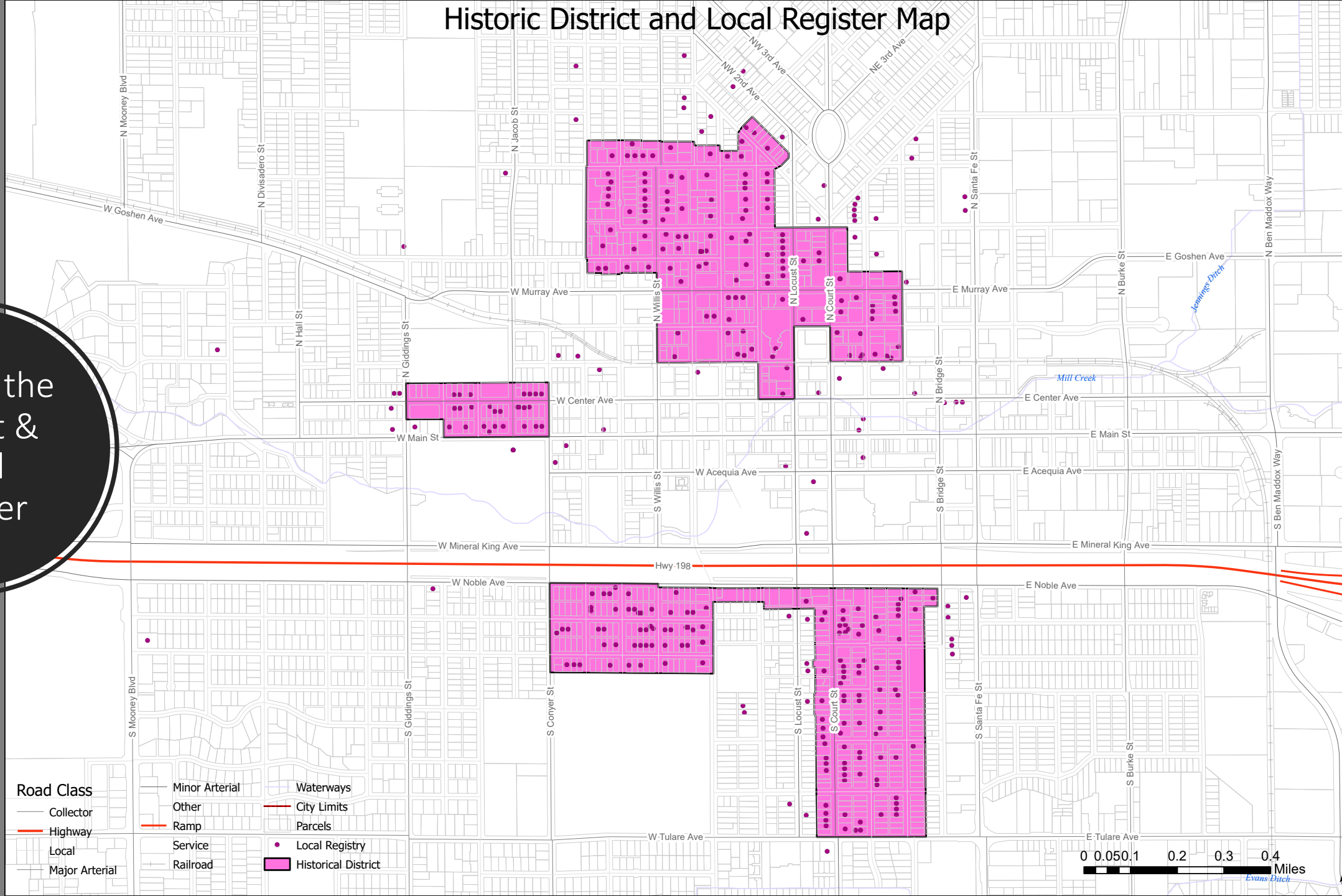
- Properties in the historic district include any structure within the boundaries of the historic district
- Properties may or may not be listed on local register
- 349 LR structures
- “Local register - Background” means properties that may not be historically significant or unique in their construction, but which contribute positively to the “visual fabric” of the City of Visalia
- “Local register - Exceptional” means properties with preeminent historical significance, considered for nomination to the California Register of Historical Resources and/or National Register of Historic Places
- “Local register - Focus” means properties having significant value, of good to excellent quality, considered for local recognition and protection



407 Northeast 1st Avenue

Historic District and Local Register Map

Map of the district & local register



Road Class

- Collector
- Highway
- Local
- Major Arterial

- Minor Arterial
- Other
- Ramp
- Service
- Railroad

- Waterways
- City Limits
- Parcels

- Local Registry
- Historical District

0 0.050.1 0.2 0.3 0.4 Miles



Ordinance

- Directs the formation of the Historic Preservation Advisory Committee
- Directs the powers and role of HPAC committee and its members
- Building design compatibility criteria is laid out
- Protects historic structures from demolition or being moved from current location without committee review.
- Property owners who do not agree with committee decision can appeal within 10 days after HPAC decision

504 West Grove Avenue

Goals of preservation

- The protection and preservation of historic structures
- The preservation and maintenance of historic residential areas as cohesive neighborhood units
- The enhancement of property values in the older areas of the city
- The assurance that the community's cultural heritage, as reflected in the environment, is not lost
- The encouragement of the development of vacant and incompatibly developed properties in accordance with the character of the historic district
- The involvement of residents of the older areas in planning their own neighborhoods



614 South Court Street

Exterior alterations that require HPAC review:

- Changes to doors
- Changes to windows
- Changes in roofing materials
- Changes in exterior siding materials
- Changes to architectural details and trim
- Signage, including alterations
- Demolitions
- Building additions
- Building conversions
- Accessory structures
- New fences, including replacement fences type/style.





Modifications that do not require HPAC review:

- Swimming pools
- Interior alterations
- Addition or replacement of air conditioners, HVAC, or similar units
- Interior or exterior painting
- General maintenance (i.e. reroofs, residing, masonry repair) with like materials, resulting in no changes in exterior materials, details, and appearance.

Committee accomplishments

1. The historic district signs around the district
2. A survey of all homes on the LR and in district
3. Ordinance update to better protect properties
4. Addition of members to HPAC that live in the district
5. Bi-weekly review of items brought before committee





Selling a home in the district?

- Most importantly check if home is in the district and/or on the Local Register
- Share with potential buyers and sellers the importance of the district and what ownership of these properties mean for them
- Encourage them to get involved in HPAC and reach out to the City of Visalia for more information or scan the QR code and save the website

SCAN ME



500 North Encina Street



Questions

617 North Encina Street