

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, February 8, 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 25, 2023, Regular Meeting

C. Project Reviews:

1. **HPAC No. 2023-01 (Continued Hearing):** 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).
2. **HPAC No. 2023-02:** A request by Walter Deissler to perform exterior renovations to an office building and detached garage within the D-MU (Downtown Mixed Use) Zone. The project site is located at 512 North Court Street (APN: 094-261-023).

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.

Este 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 25, 2023, at 5:30PM

All members present.

CHAIR: Walter Deissler VICE-CHAIR: Tyler Davis

COMMITTEE MEMBERS:
Patty Kane, Michael Kreps, Jay Hohlbauch, Jordan Mulrooney, Karen Ayala

MEMBERS OF THE PUBLIC: None.

CITY STAFF: Cristobal Carrillo, Associate Planner

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

AGENDA

A. Citizen's Comments

None.

B. Meeting Minutes

1. January 11, 2023, Regular Meeting

A motion was made by Kane, seconded by Hohlbauch, to approve the meeting minutes for January 11, 2023. The motion was approved 7-0.

2. January 18, 2023, Special Called Meeting

A motion was made by Mulrooney, seconded by Kane, to approve the meeting minutes for January 18, 2023. The motion was approved 7-0.

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).

Staff presented its report and recommended denial of the proposal based on inconsistency of the materials and design with the project site, surrounding area, and Historic District. The applicant was not in attendance. Staff stated that the applicant had been advised by staff to modify the proposal to improve compatibility. Discussion occurred regarding the proposed design and improvements that could be made to increase compatibility. After discussion the HPAC requested that the item be continued to allow the applicant to incorporate the following recommended details:

- Add craftsman bungalow style features to the signage;
- Add wood materials;
- Consider refacing the existing sign instead of placing a new sign.

A motion was then made by Davis, seconded by Kane, to continue the item to the meeting of February 8, 2023, to allow the applicant to provide a revised proposal, possibly incorporating the recommendations from the HPAC. The motion passed 7-0.

Hohlbauch then left the meeting due to a family emergency at 5:43pm.

D. Discussion Items

1. Historic Survey Project

Staff and the HPAC discussed the parameters of the Historic Survey Project. Committee members were in favor of surveying the existing Historic District, minus Local Register sites, and areas adjacent to the Historic District. This included the Oval Park area, areas between Conyer Street/Tulare Avenue/Santa Fe Street/Noble Avenue and between Giddings Street/Hall Street/Oak Avenue/Main Street.

2. Committee and Staff Comments

a. Project Updates

Staff took questions from the HPAC on recent projects and items of historic relevance. Davis requested updates from staff on chimney damage at 1114 W. Main Street, installation of a flower bed at 412 W. Goshen Avenue, and installation of flower boxes at 631 N. Encina Street.

3. Identification of Items for Future Agendas

None.

E. Adjournment

A motion was made by Deissler, seconded by Davis, to adjourn the meeting. The motion passed 6-0 (Hohlbauch absent). The meeting adjourned at 6:41 p.m.

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City of Visalia



To: Historic Preservation Advisory Committee

From: Cristobal Carrillo, Associate Planner

Date: February 8, 2023

Re: HPAC No. 2023-01 (Continued Hearing): 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).

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the proposal as modified by staff and described in the report.

DISCUSSION

History

On January 25, 2023, the HPAC reviewed a request by Jace Yates for new signage on a parcel located at 603 North Court Street (APN: 094-014-005). The proposal was continued by the HPAC to the meeting of February 8, 2023, to provide the applicant with time to incorporate recommendations by the Committee. The HPAC recommended the following modifications for the revised submittal:

1. That craftsman bungalow style features be added to the signage;
2. That wood materials be added to the signage; or
3. That the applicant consider refacing the existing freestanding sign instead of placing a new freestanding sign.

Revised Signage Elevation

The applicant has submitted a revised signage elevations as requested by the HPAC. As shown in revised Exhibit "B" the signage will include a wood boundary wrapped around the signage cabinet, and would be held aloft by two wooden posts. Per the applicant, the signage cabinet is proposed to continue to contain vinyl/plexiglass material and be internally illuminated. All other aspects of the signage, such as height and square footage, are unchanged.

Staff maintains that the plastic materials and internal illumination proposed for the signage will not be consistent with the primarily wooden structure onsite, nor with other signage in the Historic District. Though the structure is in a commercial area in which plastic box signage is predominant, the allowance of such a sign on the project site will severely affect the historic integrity of the parcel, which has largely maintained its original appearance despite changes to the surrounding area.

Given the above, it is recommended that that the signage be approved, with a modification requiring the sign face to be constructed of wood, and for the sign to be externally illuminated through a fixed light source. These modifications will provide a homespun

appearance to the signage, increasing compatibility with the other structures on the project site. The proposed modifications are included as Condition of Approval No. 2.

FINDINGS AND CONDITIONS

Staff recommends that the Committee approve HPAC Item No. 2023-01 as modified by staff based upon the following findings:

1. That the project site is within the Historic District and is listed on the Local Register of Historic Structures.
2. That the proposal as modified is consistent with the surrounding area, and the Historic District.
3. That the proposal as modified is consistent with the Historic Preservation Ordinance and Historic Preservation Element.
4. That the proposal as modified will not be injurious to the character of the surrounding area and Historic District.

And subject to the following revised conditions:

1. That the site be developed consistent with the site plan in Exhibit "A".
2. That the signage be developed consistent with the signage elevation in revised Exhibit "B", except as modified below:
 - a. That the sign face shall be constructed of wood materials, similar to the wood wrapping depicted; and
 - b. That the sign shall be externally illuminated through a fixed light source.
3. That the project undergoes the appropriate City permitting process for exterior alterations and fencing on the project site.
4. That any other exterior alterations to the site shall be brought before this Committee for review and approval prior to the issuance of any Building Permits and/or their installation or construction.
5. That all other City codes, ordinances, standards, and regulations shall be met.

ATTACHMENTS

- Revised Exhibit "B" – Signage Elevation
- HPAC Item No. 2023-01, January 25, 2023 Staff Report

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, Visalia CA. 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.

PROPOSED SIGNAGE

REVISED EXHIBIT "B"

CUSTOM 3'X8' OUTDOOR SIGN CABINET PAINTED WOOD WRAPPING THE PROPOSED SIGN
 PRELIMINARY SIGN RENDERING



TOTAL SIGN HEIGHT 5'-6" +/-

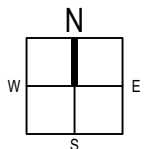
GROUND LEVEL
 2'-6" ESTIMATED HEIGHT FROM GROUND LEVEL

TO BE DETERMINED (CONCRETE POLE BASE DESIGN)
 SIGN TO REMAIN IN SAME LOCATION ON CLIENT PROPERTY
 120V EXISTING SIGN POWER TO REMAIN
 TYP.



CRAFTSMAN

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



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.

CONTRACTOR

A-1 CONTRACTORS INC.

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

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: O'SHAMEUS
 CHECKED BY:

REVISIONS JAN. 2023

S-101.00
 (SHEET 3)



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

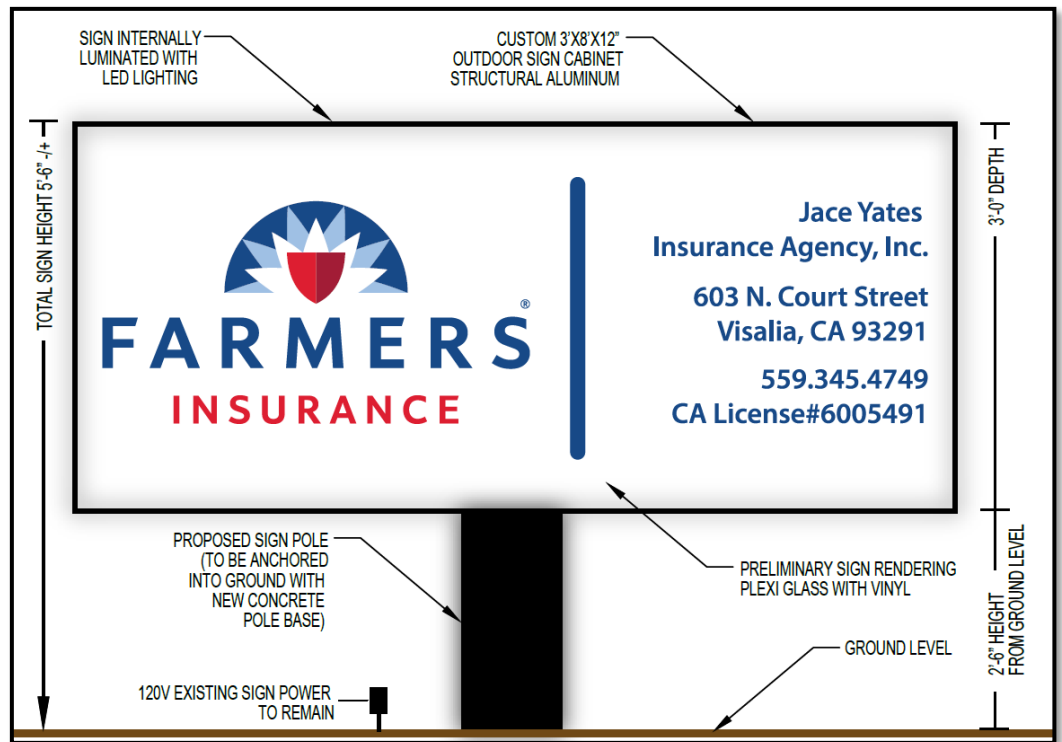
HPAC Item No. 2022-20: On October 26, 2022, the HPAC considered a request by Jace Yates to add fascia board and gutters to an office and detached garage located at 603 North Court Street. The Committee approved the proposal with modifications, requiring the applicant to remove newly placed fascia board, 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.

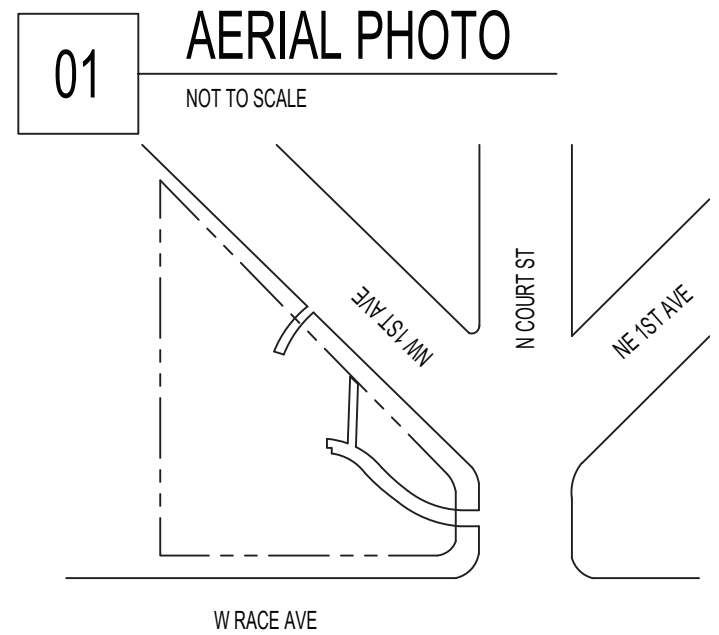
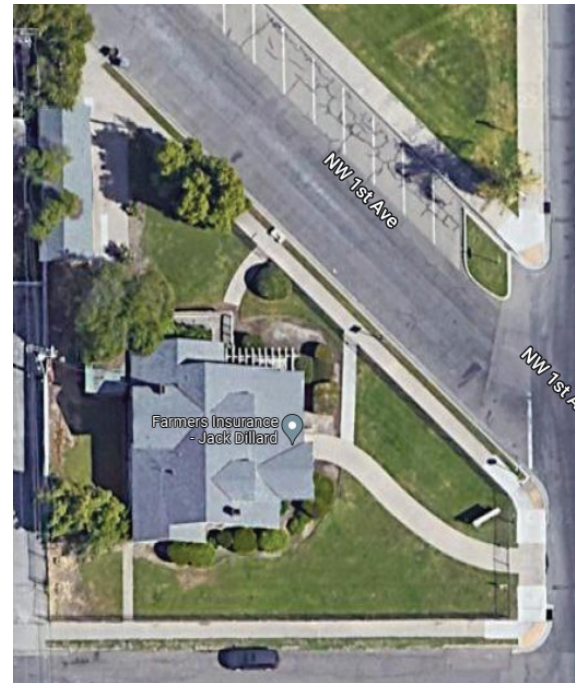
- 1.2.1 SCOPE OF WORK:**
 1.2.2 PRIME CONTRACTOR IS RESPONSIBLE FOR THE DESIGN

- 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



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

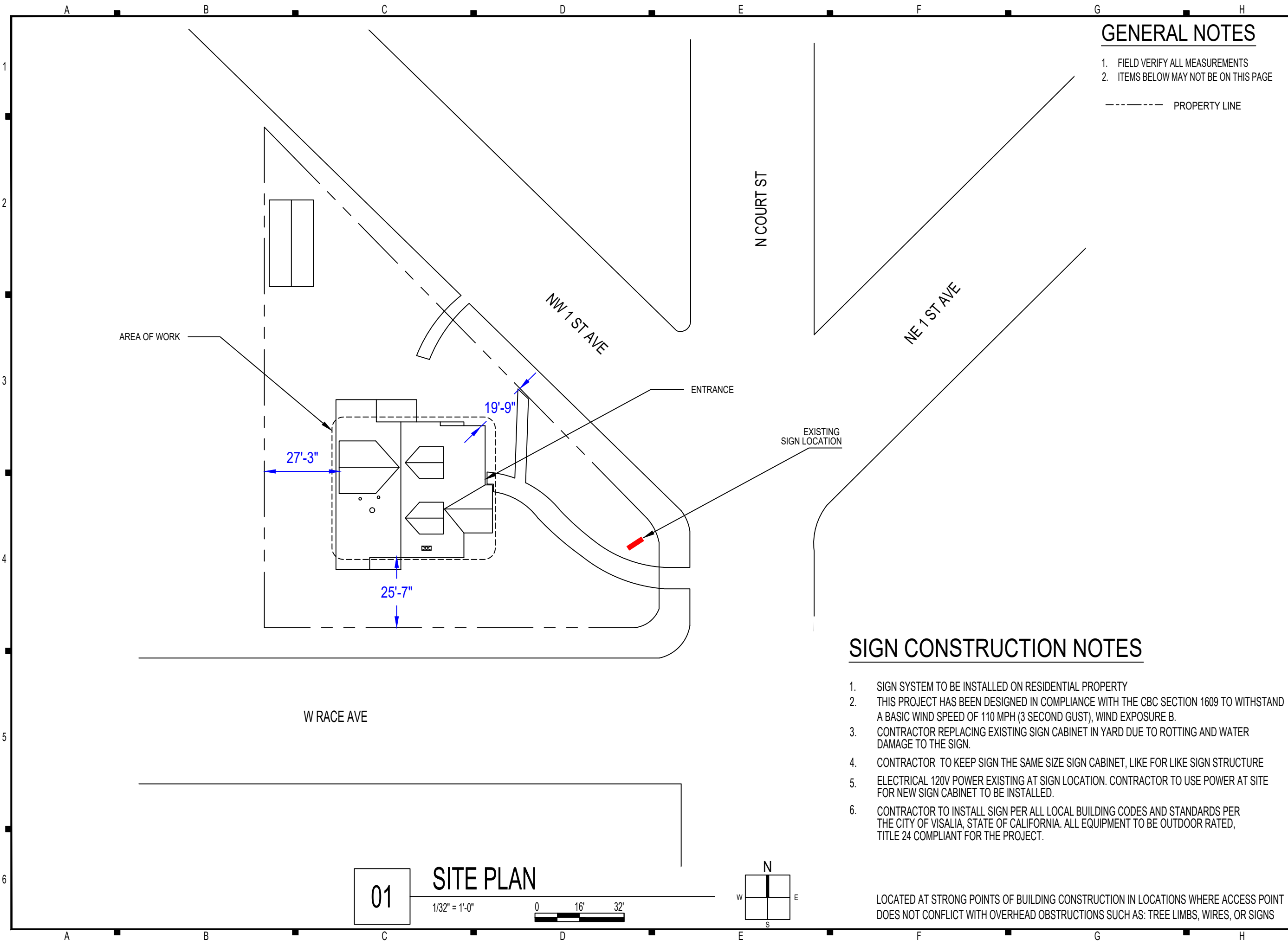
DATE: 11.16.2022

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

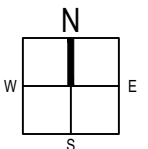
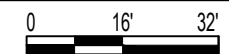
SIGN CONSTRUCTION NOTES

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

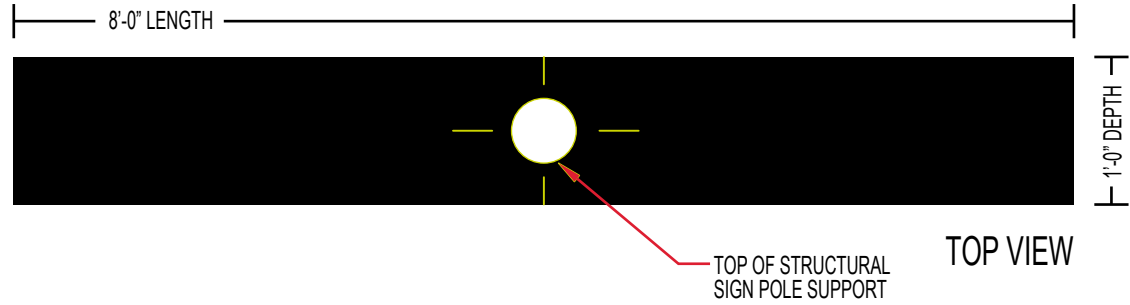
CHECKED BY:

REVISIONS

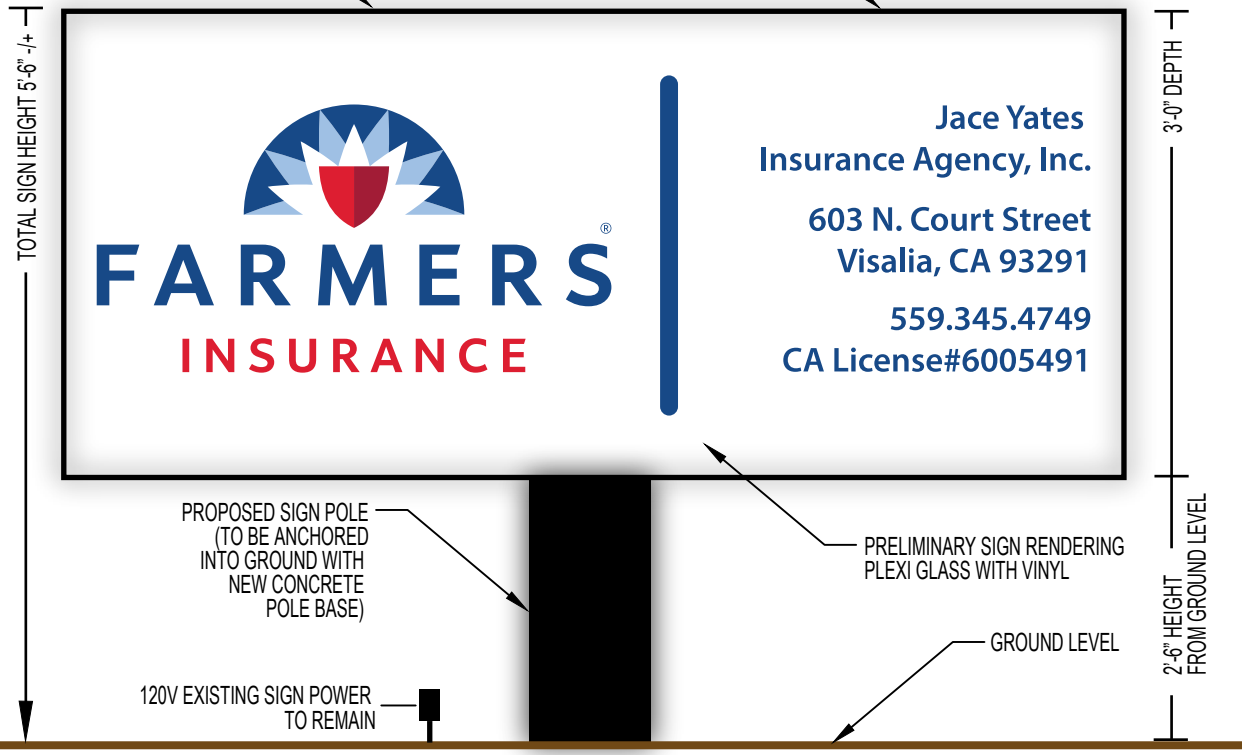
A-101.00
(SHEET 3)

PROPOSED SIGNAGE

EXHIBIT "B"



SIGN INTERNALLY LUMINATED WITH LED LIGHTING
 CUSTOM 3'X8'X12" OUTDOOR SIGN CABINET STRUCTURAL ALUMINUM



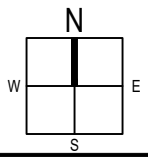
SIGN TO REMAIN IN SAME LOCATION ON CLIENT PROPERTY

TO BE DETERMINED (CONCRETE POLE BASE DESIGN)

ELEVATION VIEW



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
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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

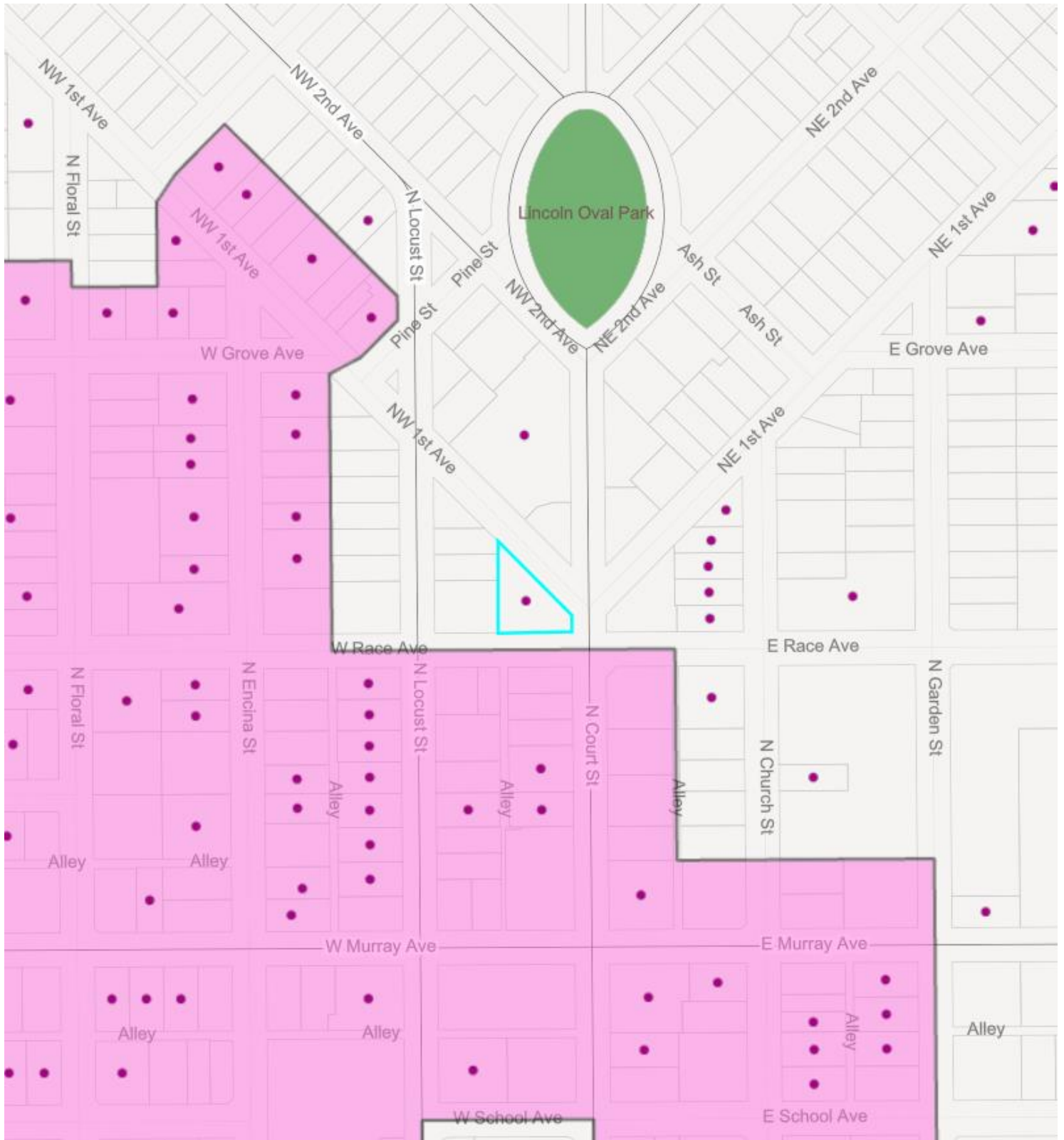
S-101.00
 (SHEET 3)

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.



AERIAL MAP



HISTORIC PRESERVATION AND LOCAL REGISTER MAP



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: February 8, 2023

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

SUBJECT: Historic Preservation Advisory Committee Item No. 2023-02: A request by Walter Deissler to perform exterior renovations to an office building and garage within the D-MU (Downtown Mixed Use) Zone. The project site is located at 512 North Court Street (APN: 094-261-023).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the exterior renovations as conditioned.

SITE DATA

The site is zoned D-MU (Downtown Mixed Use). The site is located within the Historic District and is not listed on the Local Register of Historic Structures. The site contains a two-story



office building and a detached garage, which contains a second story used solely for storage. Per the applicant, the building was constructed by the Powers Family in 1910, and was converted into a four-plex in the 1950's. The structure was converted into an office in the 1980's, at which time the front balcony and gable end extensions were added, and porch and stairs enclosed.

RELATED PROJECTS

HPAC Item No. 2022-23: On October 26, 2022, the HPAC considered a request by Walter Deissler to perform exterior alterations to an office building located at 512 N. Court Street. The alterations consisted of removal and relocation of windows, and replacement of a second story balcony window with a French door. The Committee approved the proposal. The applicant is currently in process to obtain Building Permits to conduct the work.

PROJECT DESCRIPTION

The applicant is requesting approval to perform exterior renovations to an existing office building and detached garage. The alterations as depicted and described in Exhibits "B" and "C" will consist of the following:

Office Building

- Restucco and repainting of all building exteriors;
- Removal of an existing ADA ramp on the south side of the building, to be replaced with a lift;
- Addition of eave details to the roof, including the addition of corbels and trim where none currently exists;
- Addition of bronze outdoor light fixtures to the western and southern building exteriors;
- Addition of a wood truss and wood clad columns to the western building exterior;
- Renovation of the second story balcony, and extension to the southern building exterior. Renovation shall include replacement of the stucco railing with a metal and glass railing to the western and southern balcony exteriors;
- Removal and replacement of a staircase and flat roof structure on the eastern building exterior with a metal stair/rail system and a shed roof with matching shingles.

Detached Garage

- Restucco and repainting of all building exteriors.

No other physical changes are proposed to the building. Improvements which are not subject to HPAC review are proposed to the parking lot, consisting of parking stall striping and ADA path of travel modifications. Signage shown on the Building Elevations is not a part of this proposal and will be submitted at a later date for HPAC review. Per the submittal, the facility will be employed as a Mind Divers therapy/counseling office.

DISCUSSION

Development Standards

The building footprint of the structure will not be altered as a result of the proposal. Only work to the exteriors of the office building and detached garage area proposed. Improvements made to the parking field have been previously approved by the City of Visalia Site Plan Review Committee on January 25, 2023 and are not subject to HPAC review. Given the above, the proposed exterior alterations will comply with all development standards of the O-C Zone. Condition of Approval No. 4 is included, requiring compliance with all requirements of Site Plan Review No. 2022-007. As of the time of the printing of this staff report, the Site Plan Review comments are not yet publicly available. The Site Plan Review comments will be provided to the HPAC on the date of this public hearing should they be available at that time.

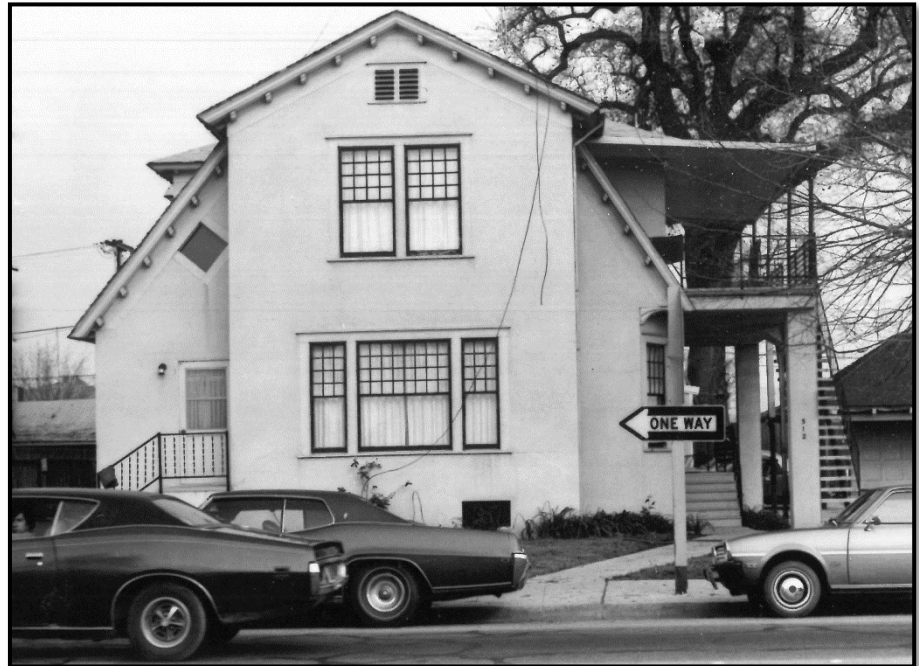
Architectural Compatibility

Section 17.56.100 of the Historic Preservation Ordinance provides the HPAC with criteria to evaluate exterior alterations to buildings within the Historic District. The sections relevant to this proposal require that the HPAC consider the following:

- *Relationship of materials and textures, so that any alterations enhance neighborhood qualities such as compatibility, similarity, and continuity.*
- *Relationship of architectural details and roof shapes, so that alterations are compatible in appearance with surrounding structures.*

- *Directional Expression of Front Elevations. Structural shape, placement of openings, and architectural details should be used to give a compatible appearance with adjacent structures that may be horizontal, vertical or nondirectional in nature.*

The Historic Preservation Ordinance requirements for properties solely within the Historic District do not prohibit or discourage alterations to structures. Instead, alterations must preserve compatibility with the overall Historic District and surrounding structures. To that effect, though the alterations proposed by the applicant will significantly alter the structure from its current appearance, the modifications will not significantly affect the structures compatibility with the Historic District and surrounding area.



The proposed addition of wood cladding, trusses, and cantilevered balcony to the western building exterior provide a naturalistic presence to the structure, matching more closely with the primarily wood materials of other development in the Historic District, while still maintaining its overall structural shape. While the glass and metal railing represent a more modern design addition, the glass material prevents obfuscation of the building surfaces and windows, preserving views of one of the structures only remaining original features. Similarly, removal of the ramp restores views of the southern building elevation and creates an open space for use by the public. The lift to be installed in place of the ramp will be partially obscured from view by balcony columns. Restuccoing of the buildings maintains an exterior material that is compatible with a number of the adjacent structures to the north and south. Lastly the addition of ornate light fixtures, eave and corbel details further increases compatibility with the Historic District, providing architectural character and uniqueness.

FINDINGS AND CONDITIONS

Staff recommends that the Committee approve the exterior alterations to the structure, subject to the findings and conditions of approval listed below:

Findings:

1. That the project site is within the Historic District and is not listed on the Local Register of Historic Structures.
2. That the proposed alterations to the structures as conditioned are consistent with uses onsite, the surrounding area, and the Historic District.
3. That the proposed alterations to the structures as conditioned are consistent with the Historic Preservation Ordinance and Historic Preservation Element.
4. That the proposed alterations to the structures as conditioned will not be injurious to the character of the Historic District.

Conditions:

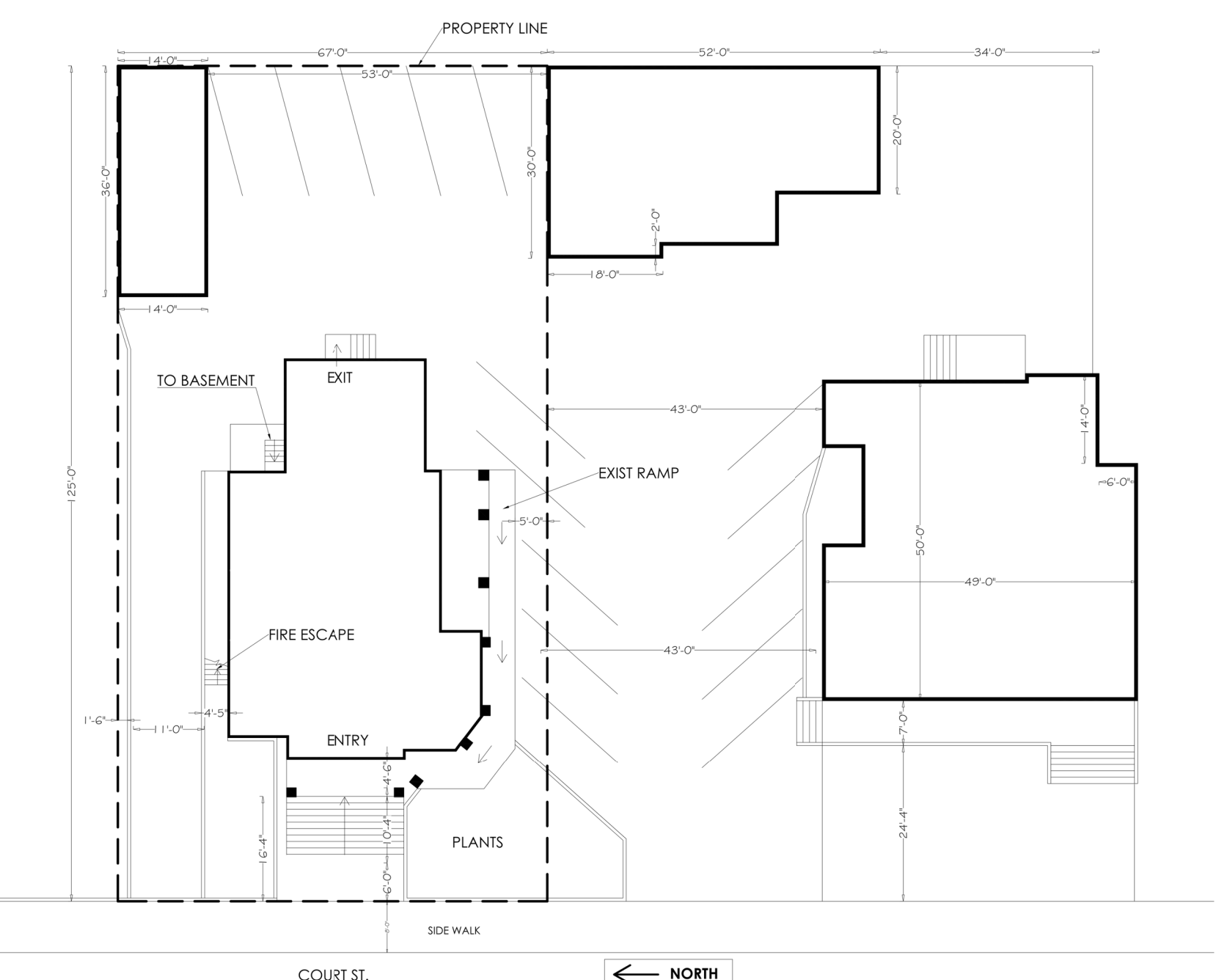
1. That the site be developed consistent with the site plan in Exhibit “A”, elevations in Exhibit “B”, and operational statement in Exhibit “C”.
2. That the applicant undergoes the appropriate City permitting process for exterior alterations on the project site.
3. That any other exterior alterations 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.
4. That the applicant shall comply with all requirements of Site Plan Review No. 2023-007.
5. That all other City codes, ordinances, standards, and regulations shall be met.

ATTACHMENTS

- Exhibit “A” – Site Plan
- Exhibit “B” – Building Elevations
- Exhibit “C” – Operational Statement
- Aerial Photo
- Historic District and Local Register Map

APPEAL INFORMATION

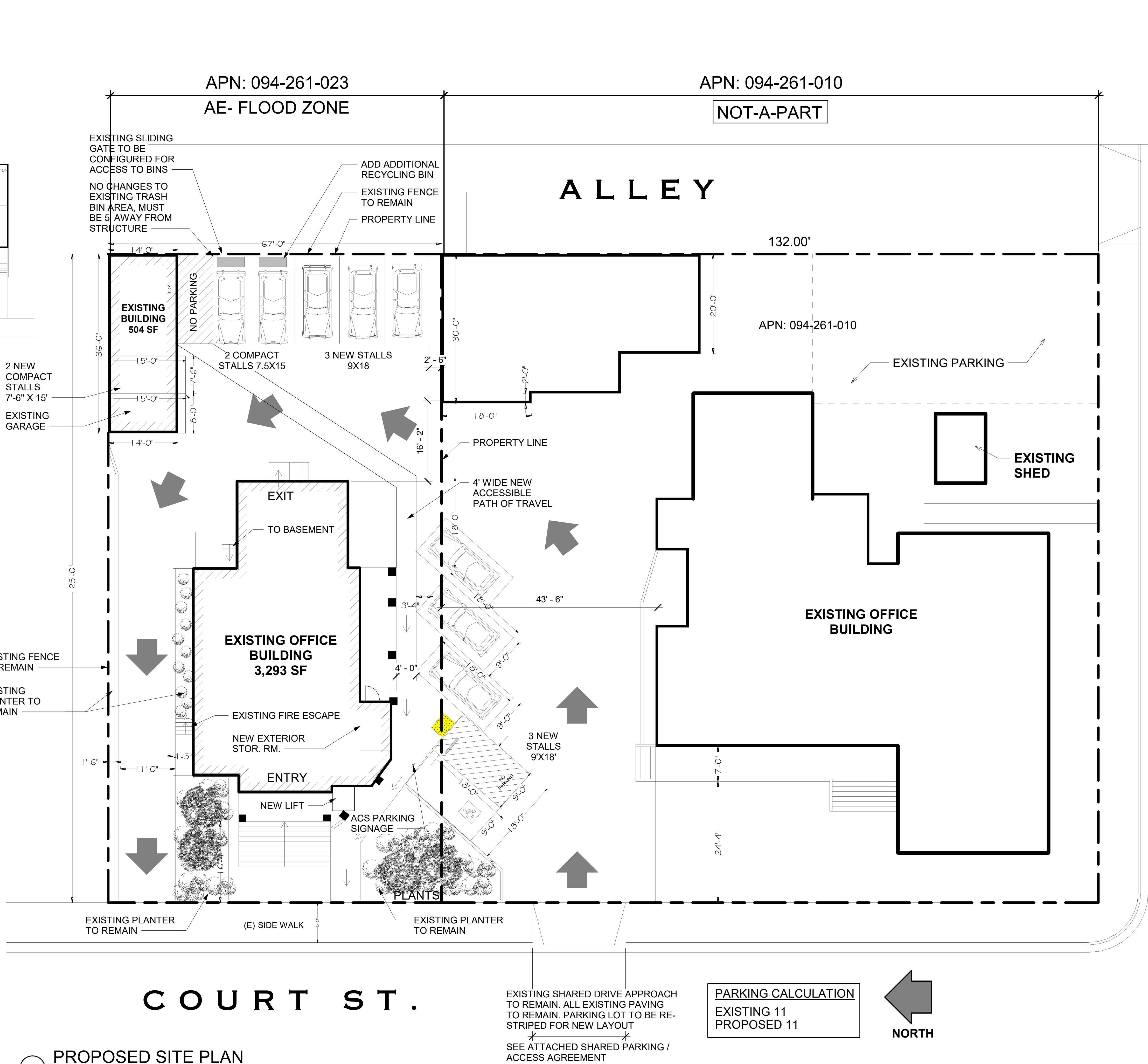
According to the City of Visalia Zoning Ordinance Section 17.56.060, an appeal to the City Council may be submitted within ten days following the date of a decision by the Historic Preservation Advisory Committee (HPAC). An appeal shall be in writing and shall be filed with the City Clerk at 220 N. Santa 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.



EXISTING SITE PLAN
NO SCALE

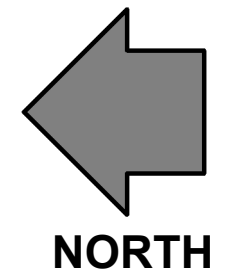
Operations Statement
 This is an Existing Office Building which was converted from apartments in the 1980's. Originally it had been a single-family residence constructed in 1910.
 The new owner will not be changing the square footage or use as general office. The current square footage is 3293. The use will consist of individual consulting and coaching.
 The accessory building in the rear will be 2 compact parking stalls as indicated on the site plan. This is the current use along with non-conditioned space and storage loft. The current square footage is 504.
 The existing ADA ramp will be removed, and a lift installed at the front entrance. Additionally, a new path of travel will be installed with an ADA parking stall.

SCOPE OF WORK
General: Basic overall structure and building profile will remain unchanged. All original windows will remain and those windows that have been changed were done so under previous HPAC approvals. The building will be restuccoed and repainted. The existing roof will remain. When the new gable roof were added in the office building conversion of the 1980's, they did not add the roof eave details. This remodel will add the roof eave details as shown on the SW Elevation sheet A1.2
 Architectural enhancements will be added as noted on the Exterior Elevations. They will consist of:
West Elevation: New Wood Truss Feature over entry and wood clad columns. The Balcony will remain; however the existing sign band and stucco rail will be removed and a new glass and metal rail will be installed along with a new Entry Door System.
South Elevation: The existing ADA ramp will be removed, and a Lift will be installed. A new path of travel will be installed in the former ramp location. The Balcony on the SE section of the second floor will be extended East to capture the long column and make it less intrusive. The Balcony will also be extended along the South Elevation so as to soften the length of the columns. A new glass and metal rail will be installed along this balcony.
East Elevation: A new premanufactured metal stair will be installed to replace the deteriorated wood stair.
North Elevation: The flat roof over the basement area will be replaced with a new shed roof with matching shingles. No other changes will be made to this elevation.



PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

PARKING CALCULATION
EXISTING 11
PROPOSED 11



WALTER DEISSLER
ARCHITECT

MURRAY ST

SITE PLAN REVIEW
PROPOSE RENOVATIONS TO 512
N COURT, VISALIA CA 93291
SPR23007

No.	Description	DATE
A		
B		
C		
1	SPR SUBMITTAL	01/12/2023
2	SPR RESUBMITTAL	07/19/2023
3		

Project Number
2213.2
 Drawn By
Carlos
 Checked By
Walter

A1.1

SITE PLAN



EXISTING WEST ELEVATION

Outdoor Lighting / Wall Light / 26 - 30 In. High / Casa Marseille™ 27 1/2" High Bronze Outdoor ...



NEW EXERIOR LIGHT SCONCES



PROPOSED WEST ELEVATION



NOTE: EXISTING CORBELS AND TRIM DESIGN TO BE REPLICATED ON ALL ELEVATIONS WHERE THEY DONT EXISTING CURRENTLY

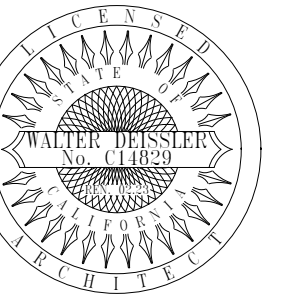


EXISTING SOUTH-WEST ELEVATION



PROPOSED SOUTH-WEST ELEVATION

WALTER DEISSLER ARCHITECT



SITE PLAN REVIEW
 PROPOSE RENOVATIONS TO 512
 N COURT, VISALIA CA 93291
 SPR23007

No.	Description	DATE
A		
B		
C		
1	SPR SUBMITTAL	01/12/2023
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3		

Project Number
 2213.2
 Drawn By
 Carlos
 Checked By
 Walter

A1.2

set date:



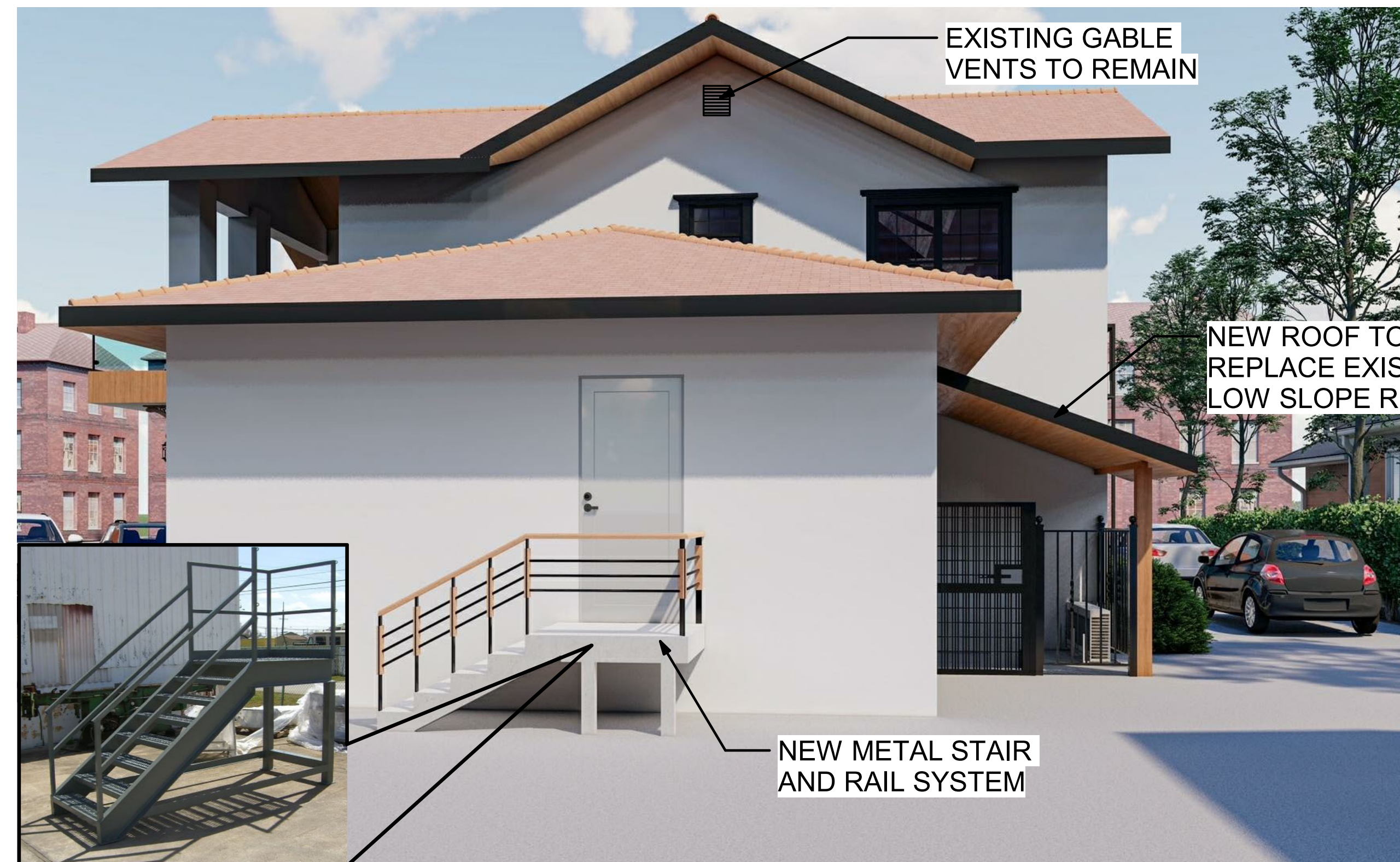
EXISTING SOUTH ELEVATION



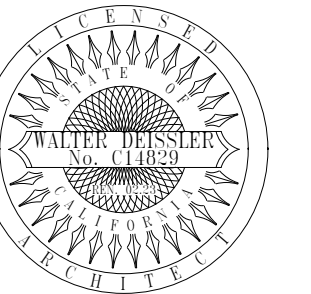
PROPOSED SOUTH ELEVATION



EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION



No.	Description	DATE
A		
B		
C		
1	SPR SUBMITTAL	01/12/2023
2	SPR RE-SUBMITTAL	07/19/2023
3		

Project Number
2213.2
Drawn By
Carlos
Checked By
Walter



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

No.	Description	DATE
A		
B		
C		
1	SPR SUBMITTAL	01/12/2023
2	SPR RE-SUBMITTAL	07/19/2023
3		

Project Number
2213.2
Drawn By
Carlos
Checked By
Walter

EXHIBIT "C"

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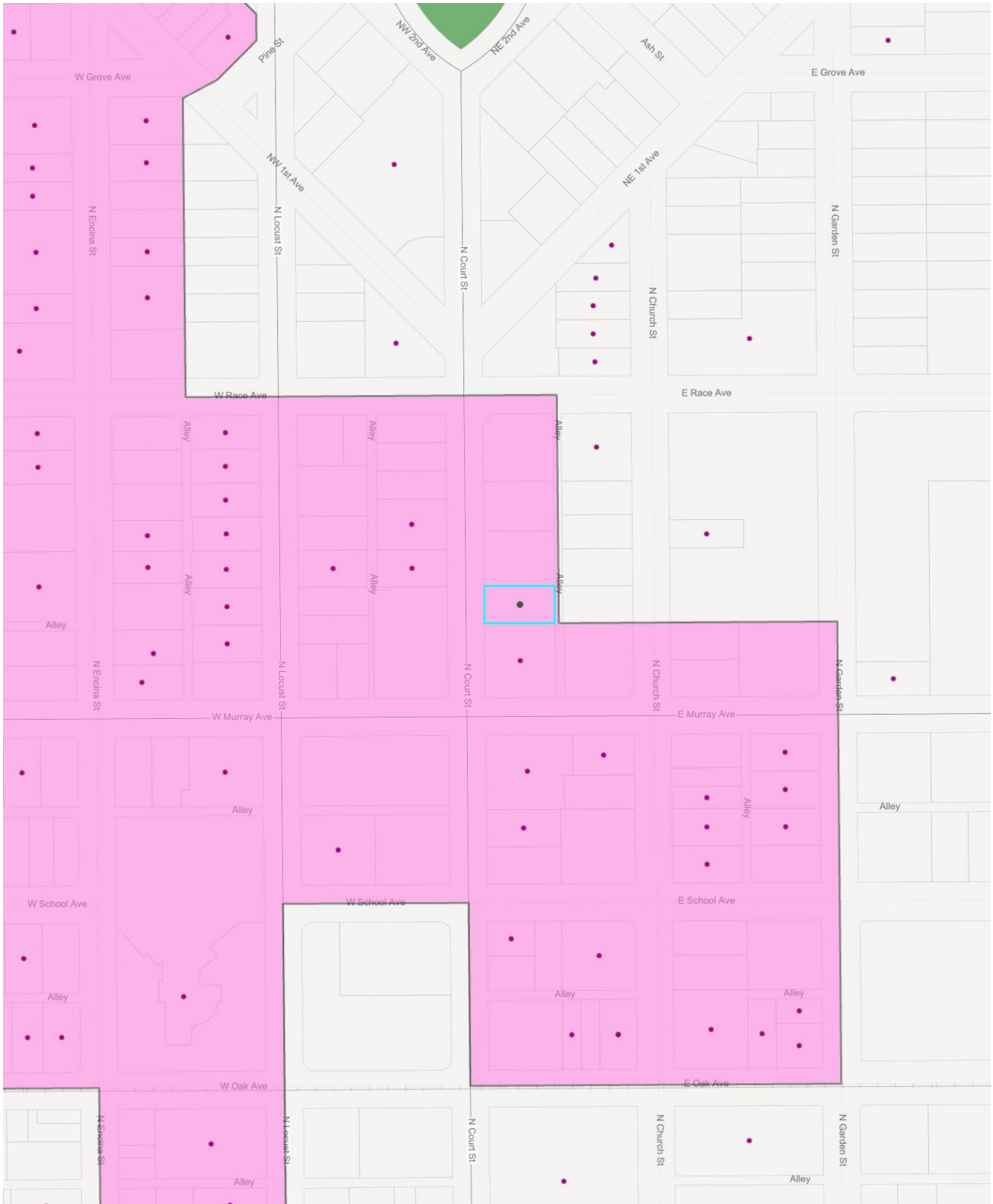
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Aerial Map



Historic District and Local Register Map