

**CITY OF VISALIA**  
**HISTORIC PRESERVATION ADVISORY COMMITTEE**  
**Wednesday, March 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. February 22, 2023, Regular Meeting

**C. Project Reviews:**

1. **HPAC Item No. 2023-06:** A request by Larry Shaw to perform exterior alterations to a triplex within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project site is located at 732 North Floral Street (APN: 094-012-015).

**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](mailto: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](mailto: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](mailto:cristobal.carrillo@visalia.city).



# MEETING MINUTES – FEBRUARY 22, 2023

## CITY OF VISALIA

### HISTORIC PRESERVATION ADVISORY COMMITTEE

Wednesday, February 22, 2023, at 5:30PM

CHAIR: Walter Deissler      VICE-CHAIR: Tyler Davis

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

COMMITTEE MEMBERS:

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

MEMBERS OF THE PUBLIC: Felimon Carrasco

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. February 8, 2023, Regular Meeting

A motion was made by Kane, seconded by Hohlbauch, to approve the meeting minutes for February 8, 2023. The motion was approved 6-0 (Kreps absent).

### C. Project Reviews:

Staff noted that since Felimon Carrasco, applicant for Item C.3, was the sole person in attendance at the meeting, his item should be heard first, followed by Items C.1 and C.2. The Committee agreed.

1. **HPAC No. 2023-03:** A request by Sonia Viruett for a Conditional Use Permit to establish a beauty salon and add a freestanding sign, located within the O-C (Office Conversion) Zone. The project site is located at 432 South Church Street (APN: 097-052-007).

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 signage requested. No public comment was received. Discussion occurred regarding whether limitations should be placed on the number of clients that could be seen at any given time. Staff noted that limitations were recommended due to the number of available parking stalls onsite. Deissler asked if conditions could be applied requiring upkeep of the landscaping. Staff stated it could be added as part of the HPAC's recommendation to the Planning Commission. After discussion the following motions were taken:

1. A motion was made by Davis, seconded by Kane, to recommend approval of the CUP to the Visalia Planning Commission, with a recommendation limiting

the number of clients served concurrently to no more than two at any given time, and a recommendation that the applicant be required to rehabilitate and/or properly maintain landscaping on the project site. The motion passed 6-0 (Kreps absent).

2. A motion was made by Kane, seconded by Hohlbauch, to approve the signage as proposed. The motion passed 6-0 (Kreps absent).

2. **HPAC No. 2023-04:** A request by Marco Aldayoub to add fencing to a liquor store located within the D-MU (Downtown Mixed Use) Zone. The project site is located at 416 North Willis Street (APN: 093-175-008).

Staff presented its report and recommended that the HPAC approve the fencing proposed. No public comment was received. Discussion followed regarding signage on the project site. Staff recommended that any issues be reported to Code Enforcement staff. Following discussion, a motion was made by Mulrooney, seconded by Ayala, to approve the fencing as proposed. The motion passed 6-0 (Kreps absent).

3. **HPAC No. 2023-05:** A request by Felimon Carrasco to add fencing to a parcel within the D-MU (Downtown Mixed Use) Zone. The project site is located at 216 E. School Avenue (APN: 094-272-007).

Staff presented its report and recommended that the HPAC approve the fencing proposed. Public comment in favor of the proposal was received from applicant Felimon Carrasco. Carrasco stated that the fencing was necessary to prevent trespassing. Following discussion of the proposal, a motion was made by Kane, seconded by Mulrooney, to approve the fencing as proposed. The motion passed 6-0 (Kreps absent).

#### **D. Discussion Items**

1. Historic Survey Project

The Committee discussed what times volunteers were available to work on the project. Staff provide an update on ongoing preparations of survey materials.

2. Committee and Staff Comments

a. Project Updates

Staff provided updates on various projects throughout the Historic District and Local Register. This include a discussion of recent improvements made to 603 N. Court Street, and an upcoming application from the Kaweah Kollectors to award a plaque to the Darling Hotel. Deissler discussed seating at the Downtown Theater, 307 E. Main Street. The Committee also discussed signage at 502 S. Willis Street and awarding of historic plaques. Davis noted the residence at 515 S. Conyer Street as a possible candidate. Staff noted that the site was not historically designated. After further discussion Staff stated they would research the issue further. Davis noted that the Committee should award a historic plaque in 2023.

3. Identification of Items for Future Agendas

None.

#### **E. Adjournment**

A motion was made by Hohlbauch, seconded by Kane, to adjourn the meeting. The motion passed 6-0 (Kreps absent). The meeting adjourned at 6:14 p.m.



## REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

**HEARING DATE:** March 8, 2023

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

**SUBJECT:** Historic Preservation Advisory Committee Item No. 2023-06: A request by Larry Shaw to perform exterior alterations to a triplex within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project site is located at 732 North Floral Street (APN: 094-012-015).

### STAFF RECOMMENDATION

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

### SITE DATA

The site is zoned R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area). The site is located within the Historic District and is not listed on the Local Register of Historic Structures. The site contains a single-story triplex, with three garages facing Floral Street.



### PROJECT DESCRIPTION

The applicant is requesting approval to perform exterior alterations to an existing triplex. The alterations as depicted and described in Exhibits "A", "B" and "C" will consist of the following:

- Reroof using composition materials similar to the existing roofing material;
- Removal and replacement of three roof mounted swamp coolers with new HVAC units;
- Removal and replacement of fascia board to match existing material;
- Exterior stucco repair to match existing material;
- Removal and replacement of exterior light fixtures;
- Removal and replacement of three front doors with panel fiberglass doors,
- Removal and replacement of three patio doors with French doors;
- Repair/replacement of panels for three garage doors;

- Removal and replacement of nine single pane windows with retrofit dual pane vinyl windows;
- Removal of an existing fence, to be replaced by a six-foot-tall redwood fence along the southern property boundary.

The majority of the work has already been conducted onsite without HPAC of Building Permit review. The applicant was cited by Code Enforcement staff in October 2022. The applicant states that they were unaware of the historical designation. No other physical changes are proposed.

## **DISCUSSION**

### Development Standards

The building footprint of the structure will not be altered as a result of the proposal as only work to the building exteriors is proposed. As such, building improvements will comply with all development standards.

Fencing within the R-1-5 Zone cannot exceed a height of three feet within the 15 foot front yard setback. Per the Site Plan in Exhibit "A", it appears that the six foot tall fencing will not encroach into the front yard setback. This is included as Condition of Approval No. 2.

### 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.

The structure itself is not historically significant in and of itself, nor does it contain any architectural elements of note. Its exterior face consists of three garage doors and no ornamental features. The changes proposed by the applicant would not increase the structures architectural significance. Rather, the physical changes serve to rehabilitate the exterior appearance of the structure through repair and/or replacement of neglected elements. All materials proposed would be consistent with existing materials on the building. Existing elements such as the roof line, window/door locations, and front facing directional expression would remain as is. Given the above, the project is seen as improving the subject sites contribution to the streetscape and Historic District as a whole.

## **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 structure as conditioned are consistent with uses onsite, the surrounding area, and the Historic District.
3. That the proposed alterations to the structure as conditioned are consistent with the Historic Preservation Ordinance and Historic Preservation Element.
4. That the proposed alterations to the structure 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 redwood fencing shall not exceed a height of three feet within the 15-foot front yard setback area.
3. That the applicant undergoes the appropriate City permitting process for exterior alterations 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.

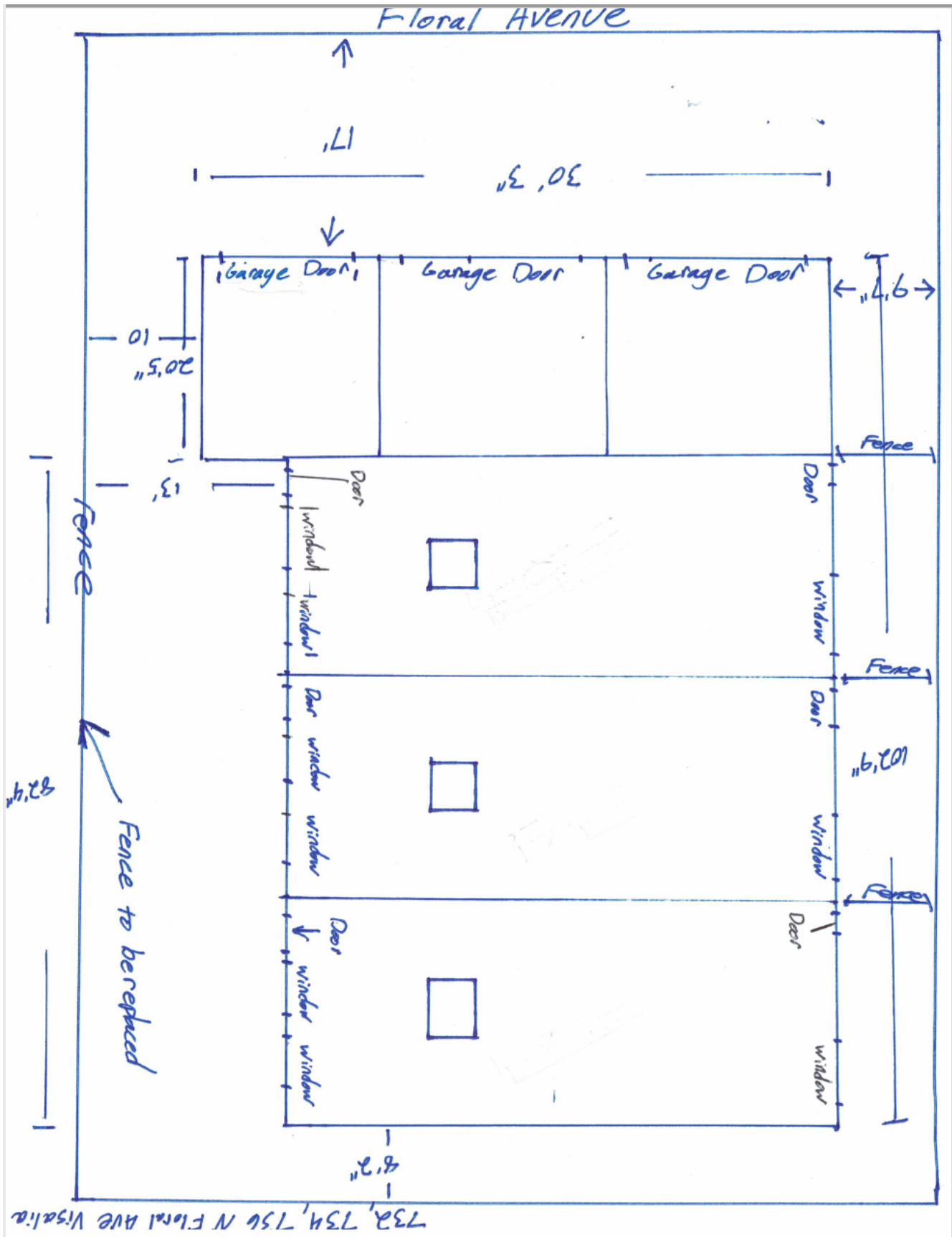
### **ATTACHMENTS**

- 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](http://www.visalia.city) or from the City Clerk.

**EXHIBIT "A"**



**EXHIBIT "B"**

**Garage doors.**





**Garage framing  
and stucco repair.**



**Front door and  
patio doors.**





**Windows**





**Light fixtures  
and fascia repair**





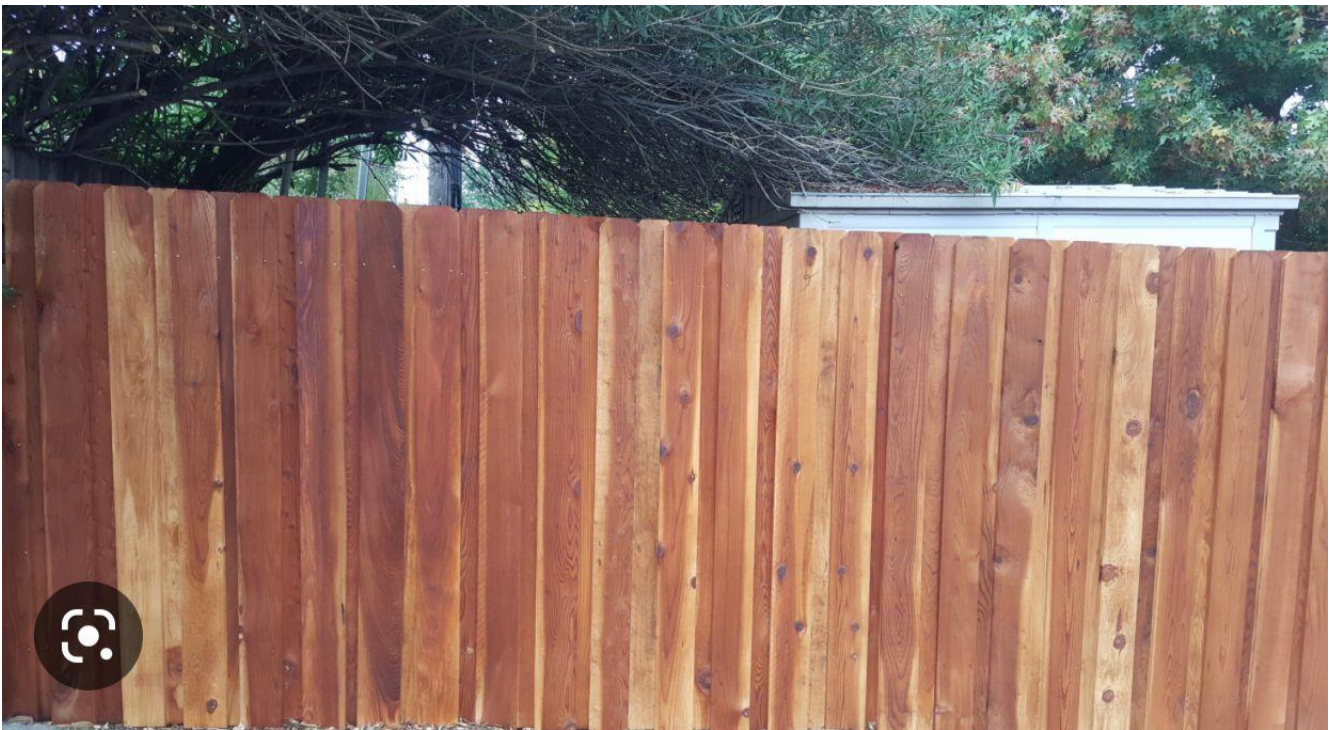
**Above - HVAC Units**

**Below – Existing swamp coolers on property to north (similar to original units on project site.**





**Existing and proposed fencing.**



**CITY OF VISALIA**  
**HISTORIC PRESERVATION ADVISORY COMMITTEE**  
**REVIEW APPLICATION**

Re: 732 N Floral St Visalia Ca 93292

**GENERAL DESCRIPTION OF PROJECT**

I purchased this property in March of 2021 and the previous owner had neglected to maintain the property properly for years. I am going thought the entire property and renovating everything. The only thing that was changed was that I removed the old swamp cooler and wall heater units then added central air and heating units. All of the remaining renovations that were done were made with the same materials

1. Replaced composition roof with new composition roof and use a very similar color. Permits were pulled for this.
2. I removed the old swamp cooler and wall heater units then added central air and heating units. The new unit were set on the roof in the place where the old swamp coolers were located.
3. All the fascia around the building was replaced with the same material when the new roof was installed.
4. All holes and cracks in exterior stucco were patch and repaired same materials use.
5. All exterior light fixtures changed out no new electrical added.
6. All three front doors changed out. Old doors were flat wood doors. The new doors are Six panel fiberglass doors.
7. Going to repair damaged garage doors. I am just replacing damage panels on roll up doors.
8. I have replaced three back patio doors that are not visible from the street. The old doors were flat wood doors and the new doors are is a French door.
9. I replaced all of the old single pane windows in the property with retrofit dual pane vinyl windows
10. I would like to replace 120 feet of old fence with new 6' tall 12' wide redwood fencing down the south side of the property.

When I stared these renovations, I was not aware of the HPAC and unfortunately most of these things have been completed. I Apologize that I didn't take the proper steps before performing this work and will works with the Historic Preservation Advisory Committee to comply with the review process.

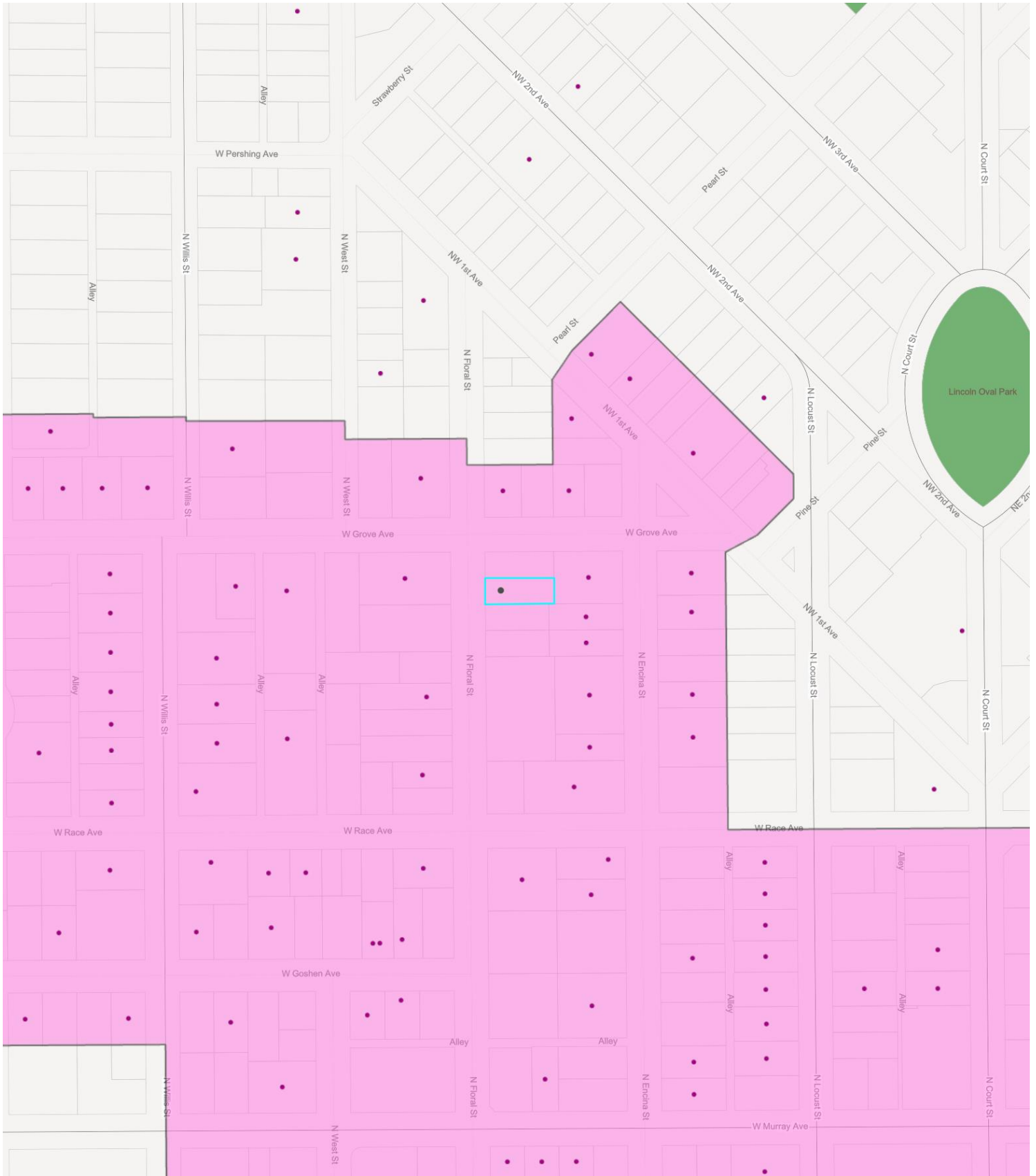


Larry Shaw



# Aerial Map





## Historic District and Local Register Map

HPAC Item No. 2023-06 – 732 N. Floral Street – Exterior Alterations