

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, January 24, 2024, at 5:30PM

CHAIR: Walter Deissler VICE-CHAIR: Tyler Davis

COMMITTEE MEMBERS:

Patty Kane, Jay Hohlbauch, Jordan Mulrooney, Karen Ayala, Jerome Melgar

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

AGENDA

A. Citizen's Comments

B. Minutes

1. January 10, 2024, Regular Meeting

C. Projects

1. **HPAC Item No. 2024-01**: A request by Hialys Sousa to conduct exterior alterations to a duplex, located in the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project site is located at 203 and 205 East Laurel Avenue (APN: 097-086-014).

D. Discussion Items

1. Historic Recognition/Awards Program
2. Annual HPAC Public Notification Mailing
3. Identification of Items for Future Agendas
4. Committee and Staff Comments
 - a. Project Updates
5. Historic District Survey Project
 - a. Review of Properties

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.

APPEAL PROCEDURE

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 North 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.



CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, January 10, 2024, at 5:30PM

CHAIR: Walter Deissler VICE-CHAIR: Tyler Davis

Davis absent. All
other members
present.

COMMITTEE MEMBERS:

Patty Kane, Jay Hohlbauch, Jordan Mulrooney, Karen Ayala, Jerome Melgar

MEMBERS OF THE PUBLIC: Susan Bianco, Nancy Hawkings, Bill Huott

CITY STAFF: Cristobal Carrillo, Associate Planner

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

AGENDA

A. Citizen's Comments

Public comment via e-mail was received from Nancy Hawkins, regarding the condition of the Sequoia Legacy Tree, located at the United States Post Office building, 111 West Acequia Avenue.

Additional public comment was provided by Susan Bianco, with the Visit Visalia travelers bureau. Bianco provided information on the origins of the Sequoia Legacy Tree, its existing condition, and efforts rehabilitate the tree.

Following discussion of the tree, Deissler requested that the City public relations division be contacted to see if they could share the information provided by Bianco.

Public comment was then provided by Bill Huott, regarding his volunteer efforts to clean up the Downtown area.

B. Minutes

1. December 13, 2023, Regular Meeting

A motion was made by Ayala, seconded by Kane, to approve the meeting minutes for December 13, 2023. The motion was approved 6-0 (Davis absent).

C. Regular Item

1. Adopt the HPAC Calendar for 2024

A motion was made by Melgar, seconded by Kane, to adopt the meeting schedule for 2024. The motion was approved 6-0 (Davis absent).

D. Discussion Items

1. Historic Recognition/Awards Program

Deissler shared renderings of proposed plaque designs incorporating the new City logo. Following discussion Kane motioned to move forward with logo depicted below, with modifications increasing the size of the text for 'Historic Preservation Advisory Committee' and ensuring that the material would be made of bronze.



Deissler stated that he would provide a "final proof" to staff, and that the Historic Recognition/Awards Program agenda item be kept on the next meetings agenda.

2. Identification of Items for Future Agendas

None.

3. Committee and Staff Comments

a. Project Updates

Deissler asked that staff provide information at the next meeting regarding the new SWEEP program being established by the City.

Ayala requested discussion of the City's practice of sending out informational pamphlets for the HPAC, Historic District, and Local Register. Deissler requested staff agendize discussion for the next meeting.

4. Historic District Survey Project

a. Review of Properties

The HPAC conducted a review of areas A55, A59, C54 and A23, A24, A32, A33, D4.

E. Adjournment

The meeting was adjourned at 7:02 p.m.



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: January 24, 2024

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

SUBJECT: Historic Preservation Advisory Committee Item No. 2024-01: A request by Hialys Sousa to conduct exterior alterations to a duplex, located in the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project site is located at 203 and 205 East Laurel Avenue (APN: 097-086-014).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the proposed exterior alterations as described in the findings and conditions of this report.



SITE DATA

The site is zoned R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) and is located within the Historic District. The building is not listed on the Local Register of Historic Structures. The site contains a duplex and paved parking area in the rear yard.

RELATED PROJECTS

HPAC Item No. 2022-08: On March 23, 2022, the HPAC considered a request by Rosie Ruiz to renovate a fire damaged duplex at 203 and 205 East Laurel Avenue. The Committee approved the request subject to conditions of approval.

B212525: On August 30, 2022, a Building Permit was issued for the remodeling of the duplex at 203 and 205 East Laurel Avenue. Plans at the time reflected what was provided to the HPAC, showing remodeling of a duplex and maintenance of an existing carport.

CE231613: A Building Permit planning inspection of the project site was conducted on December 6, 2023. During the inspection staff discovered that the units were occupied, and that alterations had been conducted that were not approved by the HPAC. Alterations included conversion of the carport into a bedroom, placement of fascia on the roof, and installation of windows and doors not in keeping with the Historic District. A Code Enforcement case was subsequently initiated due to the rental of an uncompleted duplex. The applicant was informed that the occupants would need to be removed and that additional alterations to the duplex would need to be reviewed and approved by the HPAC prior to finalization of the Building Permit.

Please note, since the initiation of the code enforcement case, the applicant has removed fascia from the roof, and installed doors and windows in line with the original HPAC approval.

PROJECT DESCRIPTION

The applicant is requesting approval to conduct additional exterior alterations to an existing duplex that is undergoing a remodel. Alterations are depicted in the site plan in Exhibit “A” and building elevations in Exhibit “C”, and consist of the following:

1. Conversion of an existing carport into a bedroom for one of the two units, with a matching gable roof, matching siding, and replacement of a door with a vinyl sliding window with grids;
2. Installation of a third parking stall within the rear yard setback; and
3. Installation of landscaping as depicted in Exhibit “D”.

The applicant requests approval of the alterations to allow for completion of the building permit process and occupation of the units.

DISCUSSION

Development Standards

The overall building footprint for the duplex will not be altered as a result of the proposal. Existing setbacks and building heights will be maintained. The two units require a total of 3.25 parking stalls based on the number of bedrooms. The four parking stalls provided will be sufficient to support use. Given the above, the proposal is considered consistent with the development standards of the Visalia Municipal Code.



Architectural Compatibility

Per the elevations in Exhibit “C” the conversion of the carport will be conducted so as to be consistent with the existing appearance of the duplex. The carport will contain an extension of the gable roof, matching siding, gridded windows, and exposed rafter tails. The improvements proposed will also improve compatibility with the surrounding area and Historic District, as the original carport contained no features of architectural importance.

Landscaping

The site contains one mature tree onsite, located in the western portion of the project site (see pictures in Exhibit “D”). Given the trees age and its contribution to the aesthetic appeal of the historic neighborhood, it is recommended that the applicant be required to maintain the tree onsite. Condition No. 2 is included requiring maintenance of the tree as well as its inclusion in the landscaping plan.

FINDINGS AND CONDITIONS

For HPAC Item No. 2024-01 staff recommends that the Committee approve the exterior alterations to the duplex, subject to the findings and conditions 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 duplex as conditioned are consistent with residential uses onsite, the surrounding area, and the Historic District.
3. That the proposed alterations to the duplex as conditioned are consistent with the Historic Preservation Ordinance and Historic Preservation Element.
4. That the proposed alterations to the duplex 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", floor plan in Exhibit "B", building elevations in Exhibit "C", landscaping plan in Exhibit "D", and operational statement in Exhibit "E".
2. That the existing mature tree on the western portion of the project site shall be maintained onsite. The mature tree shall be incorporated into the landscape and irrigation plan in Exhibit "D".
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.
6. That the approval from the Historic Preservation Advisory Committee shall lapse and become void twelve months after the date on which it became effective, unless the conditions of the approval allowed a shorter or greater time limit, or unless prior to the expiration of twelve months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site that was the subject of the approval.

ATTACHMENTS

- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan for 205 East Laurel Avenue
- Exhibit "C" – Building Elevations
- Exhibit "D" – Landscaping Plan
- Exhibit "E" – 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.

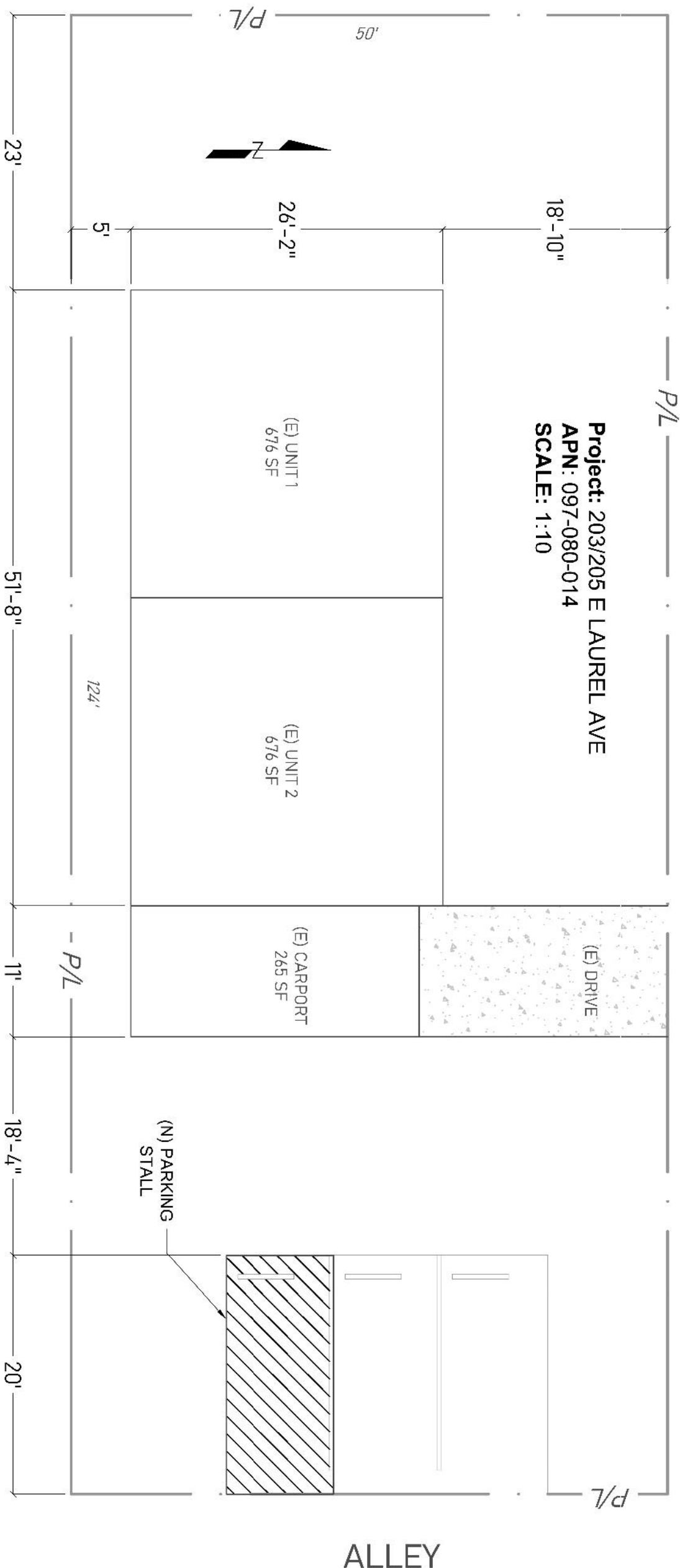
Carpport Bedroom Conversion

Location:
 203/205 Laurel Ave.
 Visalia, Ca 93292

APN: -097-080-014

E LAUREL AVE

Project: 203/205 E LAUREL AVE
APN: 097-080-014
SCALE: 1:10



SCOPE:

Conversion of existing 265sf garage into a bedroom unit and replace parking with new concrete parking stall.

INDEX

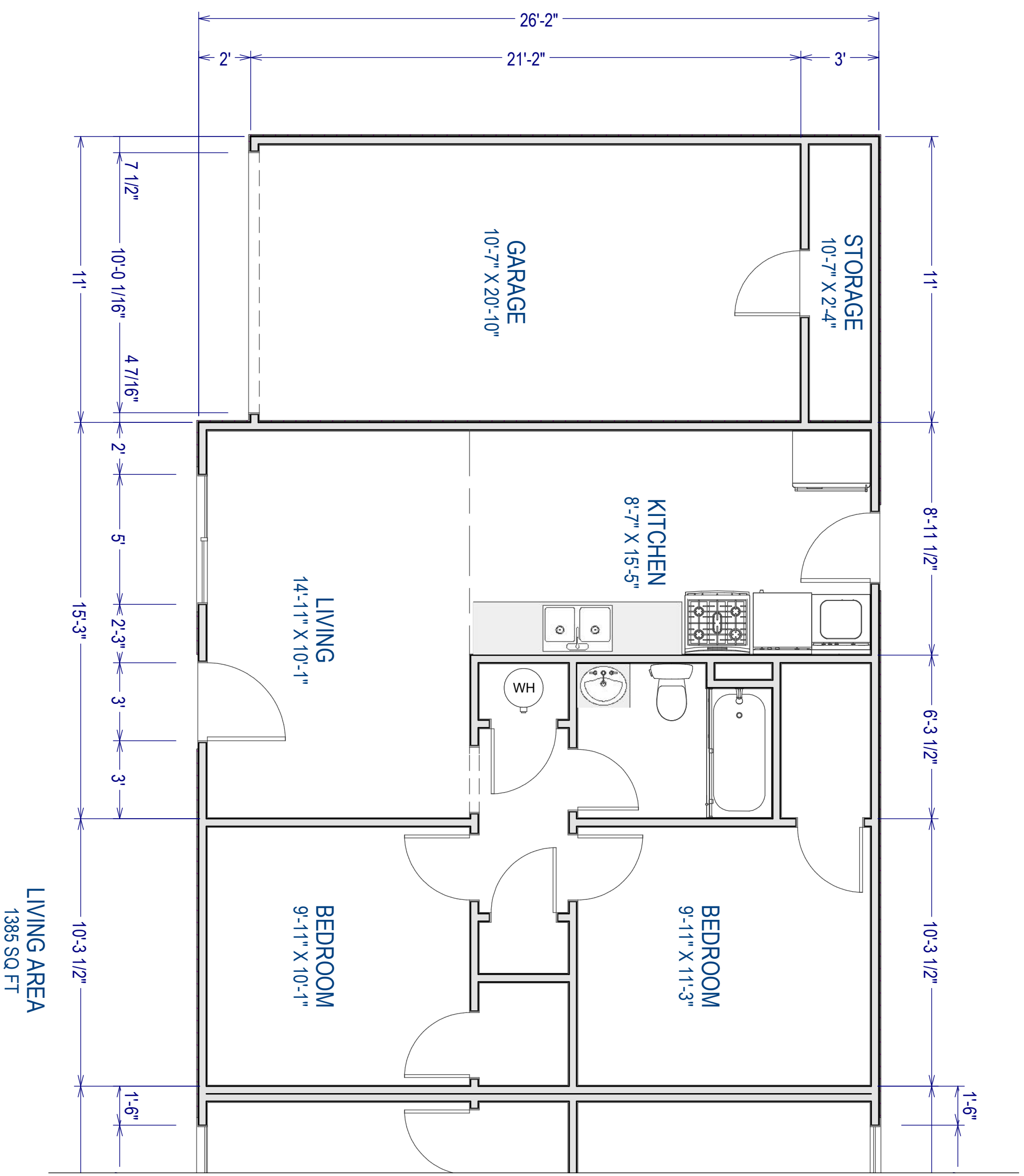
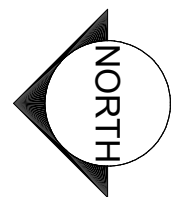
1. SITE PLAN
2. FLOOR PLAN EXISTING
3. FLOOR PLAN
4. ELEVATIONS
5. ELECTRICAL
6. PLUMBING
7. HVAC
8. FRAMING-WALLS
9. FASTENING SCHEDULE

NOTES:

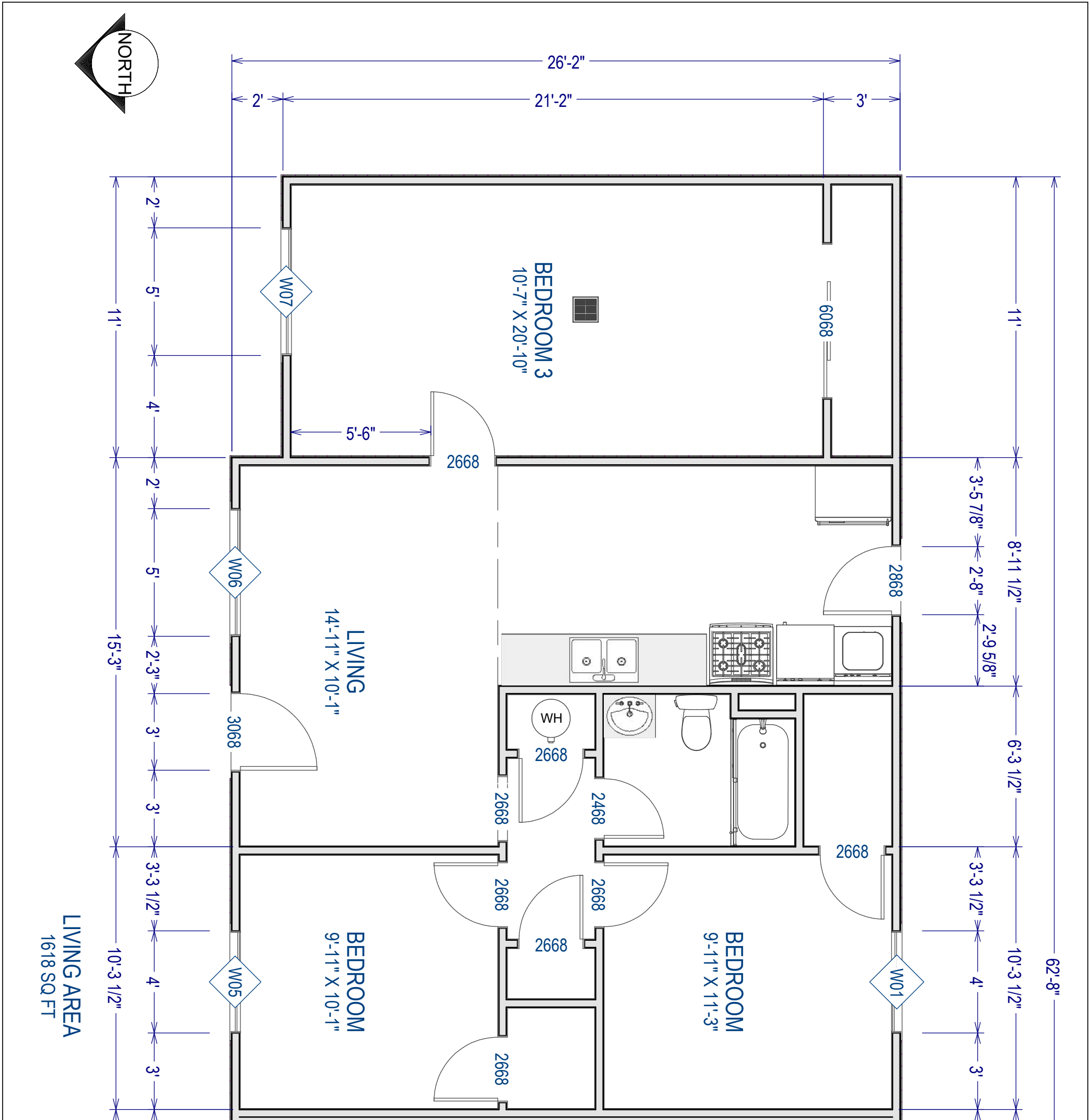
- 1 Changes from the approved plans during construction shall cause construction to be suspended until the plans can be amended by the designer and submitted to the City of Visalia for review and approval [CRC R106.4].
- 2 Street addressing is required. Include the suite number of the tenant space, if applicable. Address numerals, at least four inches high with minimum 1/2-inch stroke, mounted on a contrasting background clearly visible from the street.

CONSTRUCTION TYPE: VB
CODE AND SECTION TO REFLECT 2022 CRC

1	SCALE: 1:10	SITE PLAN	DATE: 9/23/23	Martinez Drafting martinezdrafting@gmail.com (559) 544-4856
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LIVING AREA
1385 SQ FT

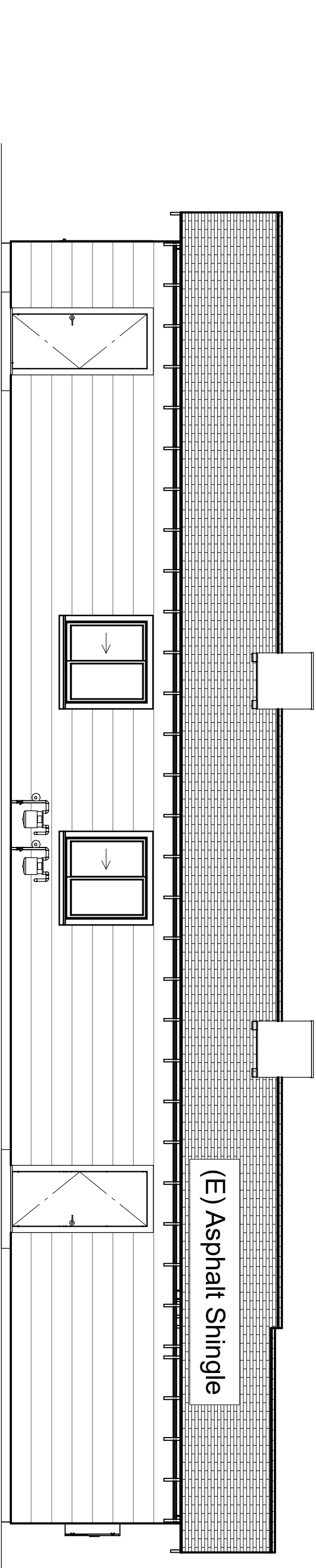
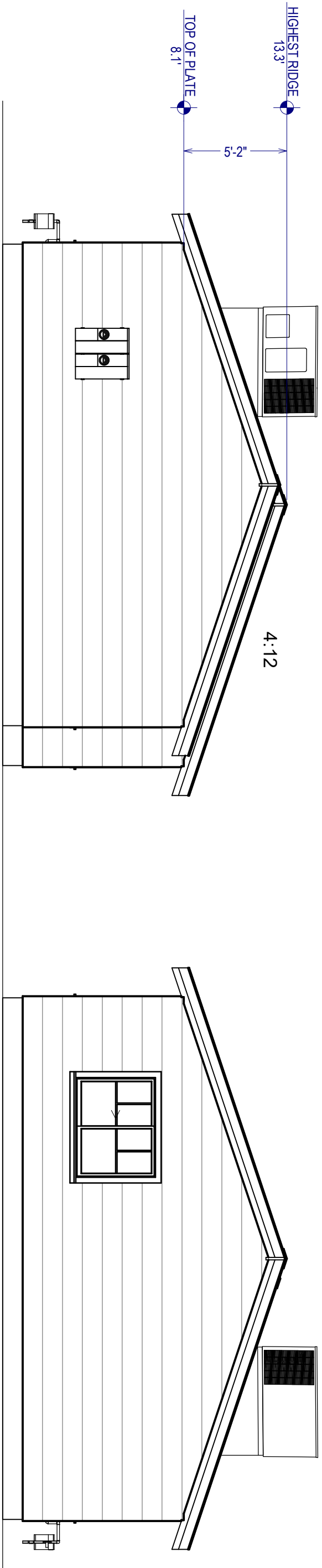
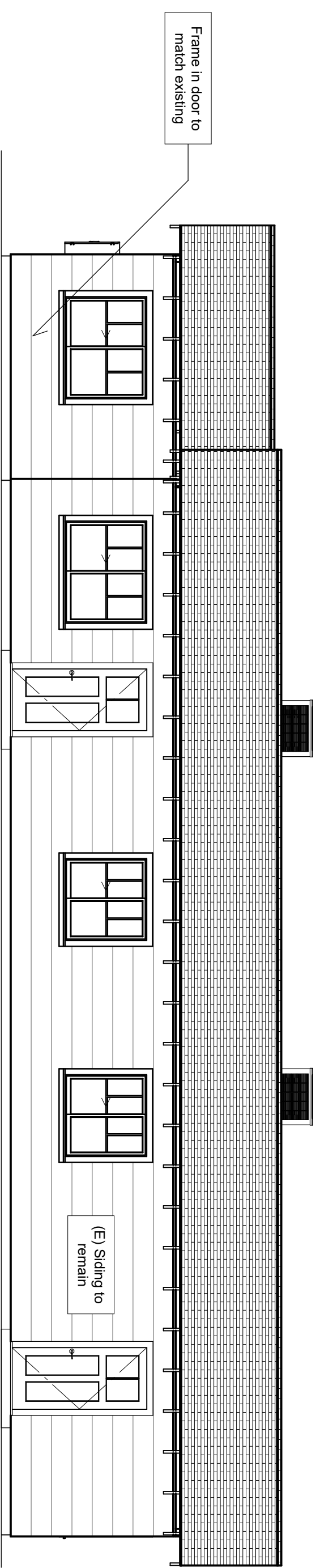


LIVING AREA
1618 SQ. FT

NOTES:

1. Windows at showers and tubs shall be tempered if less than 60" above standing surface.
2. Mechanical Equipment supported from the ground shall rest on concrete or other approved base extending not less than three inches above the adjoining ground surface.
3. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents
4. New water fixtures shall meet the following: water closets 1.28 gallons/flush, Showerheads 1.8 gpm @ 80 psi, Kitchen faucets 1.8 gpm @ 60 psi, Residential lavatory faucets 1.2 gpm @ 60 psi max. and 0.8 gpm @ 20 psi min.
5. Siding to be patched to match existing
6. Provide 3'x3' landing at exterior doors

WINDOW SCHEDULE				
NUMBER	LABEL	SIZE	DESCRIPTION	AREA
W01	4040LS	4040LS	LEFT SLIDING	16
W02	5040LS	5040LS	LEFT SLIDING	20
W03	4040LS	4040LS	LEFT SLIDING	16
W04	4040LS	4040LS	LEFT SLIDING	16
W05	4040LS	4040LS	LEFT SLIDING	16
W06	5040LS	5040LS	LEFT SLIDING	20
W07	5040LS	5040LS	LEFT SLIDING	20
TOTALS:				124



NORTH



WEST









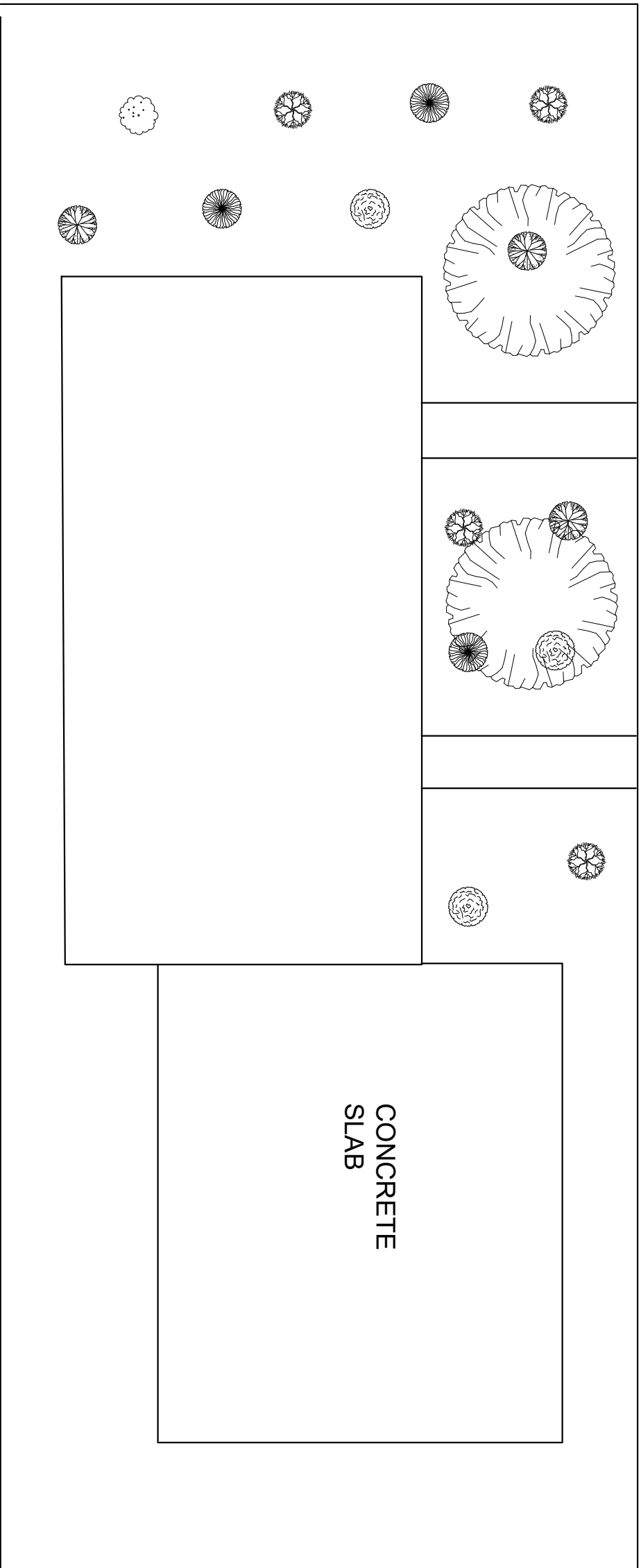


EAST



SOUTH

SYMBOL	COMMON NAME
	ABELIA GLOSSY
	AZALEA
	SPIREA ALPINE
	EUONYMUS VARIEGATED
	NANDINA DWARF
	Plum



STREET ADDRESS
203-205 E Laurel Ave
Visalia
 CITY

STATE **CA** ZIP **93291**

PHONE
 EMAIL

DESIGNER
 DESIGNER CELL PHONE
 EMAIL







DATE **12/8/23**

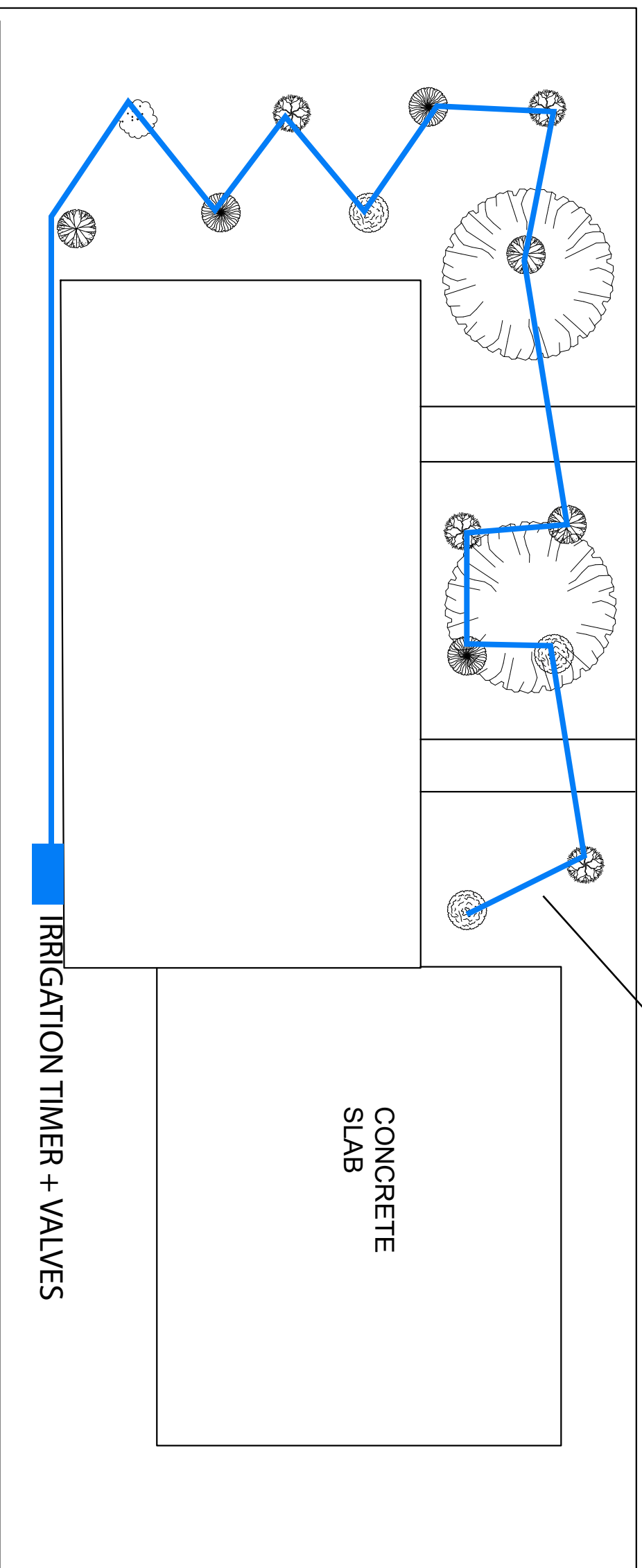
Retail Nursery Location
 STORE PHONE NUMBER

SCALE $\frac{3}{32} = 1'$

PLANTS

SYMBOL COMMON NAME

	ABELIA GLOSSY	-	-
	AZALEA	-	-
	SPIREA ALPINE	-	-
	EUONYMUS VARIEGATED	-	-
	NANDINA DWARF	-	-
	Plum	-	-



203-205 E Laurel Ave

STREET ADDRESS

Visalia

CITY

CA 93291

STATE ZIP

PHONE

EMAIL

DESIGNER

DESIGNER CELL PHONE

EMAIL

12/8/23

DATE

Retail Nursery Location

STORE PHONE NUMBER

SCALE $\frac{3}{32} = 1'$

EXHIBIT "E"

Operational statement:

Purchased a property in a burnt condition, obtained planning, pulled permits, proceeded to clear the property to get it rebuilt.

Went through framing, plumbing, electrical, roofing window, etc.

We are looking at converting the carport into a bedroom for one of the two units and getting a final on the project.

The project cost is about \$93,000 as of today.



AERIAL MAP



HISTORIC DISTRICT AND LOCAL REGISTER MAP



City of Visalia

Historic Preservation Advisory Committee

HISTORIC SITES AND YOU: A Guide to Exterior Alterations for Historic Resources (For Informational Purposes Only)

You are receiving this informational mailer because you may own or reside on property that is either located within Visalia's Historic District or contains a structure listed on Visalia's Local Register of Historic Structures. The Historic District and Local Register were established to express the City's commitment to our cultural heritage as reflected in our historic structures, sites, and features. This is accomplished through:

1. The protection and preservation of historic structures;
2. The preservation and maintenance of historic residential areas as cohesive neighborhoods;
3. The enhancement of property values in the older areas of Visalia; and
4. Encouraging development of vacant and incompatibly developed properties in accordance with the character of the historic district.

The City of Visalia recognizes the importance of historical neighborhoods and structures. To preserve and protect these historic structures, the Historic Preservation Advisory Committee (HPAC) was created. The HPAC consists of seven volunteer members who are appointed by the Visalia City Council and tasked with recognizing and safeguarding historic resources which contribute to Visalia's historic heritage. The HPAC accomplishes this through review of all proposals that seek exterior alterations to historically designated structures or sites.

This informational mailer serves to inform you that certain exterior modifications to historic structures or sites require review and approval by the HPAC prior to issuance of a Building Permit:

Exterior alterations that require HPAC review:

- ❖ Changes to windows;
- ❖ Changes to roofing materials;
- ❖ Changes to exterior siding materials;
- ❖ Changes to architectural details and trim;
- ❖ Signage, including alterations;
- ❖ New construction;
- ❖ Demolitions and relocations;
- ❖ Building additions;
- ❖ Building conversions or renovations;
- ❖ Accessory structures;
- ❖ New fences, including replacement fencing.

Modifications that do not require HPAC review:

- ❖ Swimming pools;
- ❖ Interior alterations;
- ❖ Addition or replacement of air conditioners, with exceptions (contact City Staff);
- ❖ 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.

Note that the above list is not comprehensive. For more information on historic preservation and how it may apply to your site and/or structure, please visit the City of Visalia Planning Division at 315 E. Acequia Avenue, Visalia CA 93291, visit the HPAC website by scanning the QR Code, or contact Cristobal Carrillo, Associate Planner, at (559) 713-4443 and cristobal.carrillo@visalia.city.



Thank you for your time and stewardship of the City's unique and historically significant structures!



Ciudad de Visalia

Comité de Preservación Histórica

SITIOS HISTÓRICOS Y USTED: Un guía de alteraciones exteriores para estructuras históricas (Sólo para información)

Usted está recibiendo este correo informativo porque ay una posibilidad usted es dueño o reside en una propiedad que se encuentra dentro del Distrito Histórico de Visalia o contiene una estructura que esta en el Registro Local de Estructuras Históricas. El Distrito Histórico y el Registro Local de Estructuras Históricas se establecieron para expresar el compromiso de la ciudad de mantener estas estructuras históricas. Esto se logra a través de:

1. La protección y conservación de las estructuras históricas;
2. La preservación y el mantenimiento de los barrios históricos como lugares cohesivos;
3. La mejora de los valores de propiedad en las zonas más antiguas de Visalia; y
4. Fomentar el desarrollo de las propiedades vacantes y / o incompatibles de acuerdo con el carácter del Distrito Histórico.

La Ciudad de Visalia reconoce la importancia de los barrios y estructuras históricas. El Comité de Preservación Histórica (HPAC) fue creado para preservar y proteger estas estructuras históricas. El HPAC se encarga de reconocer y salvaguardar las estructuras históricas que contribuyen a la estética histórica de Visalia. El HPAC cumple este objetivo, revisando todas las propuestas de alteraciones exteriores de estructuras o propiedades históricamente designadas.

Este correo informativo sirve para informarle que modificaciones exteriores a las estructuras históricas requieren la aprobación del HPAC antes de obtener el permiso de construcción:

Modificaciones exteriores que requieren la revisión del HPAC:

- ❖ Cambios en las ventanas;
- ❖ Cambios en los materiales del tejado;
- ❖ Cambios en los materiales del exterior;
- ❖ Cambios en los detalles arquitectónicos;
- ❖ Señalización, incluidas las alteraciones;
- ❖ Nueva construcción;
- ❖ Demoliciones y traslados;
- ❖ Ampliaciones de edificios;
- ❖ Conversiones o renovaciones de edificios;
- ❖ Nuevas estructuras adicionales;
- ❖ Cercas nuevas, o reparaciones de cercas.

Modificaciones que no requieren la revisión del HPAC:

- ❖ Piscinas;
- ❖ Reformas interiores;
- ❖ Adición o sustitución de aire acondicionado, con excepciones (póngase en contacto con el personal de la ciudad);
- ❖ Pintura interior o exterior;
- ❖ Mantenimiento general (es decir, renovación de tejados, revestimientos, reparación de mampostería) con materiales similares, sin cambios en los detalles y aspecto exteriores.

Tenga en cuenta que la lista anterior no es completa. Para obtener más información sobre la preservación histórica, por favor visite la Ciudad de Visalia, División de Planificación, en 315 E. Acequia Avenue, Visalia CA 93291, escanee el código QR para visitar el sitio web de HPAC, o póngase en contacto con Cristóbal Carrillo, Associate Planner, en (559) 713-4443 y cristobal.carrillo@visalia.city.



¡Gracias por su tiempo y por cuidar de las estructuras históricamente significativas de la ciudad!