

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

CHAIR: Tyler Davis VICE CHAIR: Patty Kane

COMMITTEE MEMBERS:
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. April 10, 2024, Regular Meeting

C. Projects

1. **HPAC Item No. 2024-07**: A request by Nicole E. Schwan to install vinyl fencing for a residence, located within the D-MU (Downtown Mixed Use) Zone. The project site is located at 533 North Locust Street (APN: 094-354-007).
2. **HPAC Item No. 2024-08**: A request by Holly Carman to install wrought iron fencing for a residence, located within the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 745 North Highland Street (APN: 093-162-004).
3. **HPAC Item No. 2024-06**: A request by Chafic Dada and Kareem Dada to conduct exterior alterations to an existing adobe building, and add wrought iron fencing, wall signage, and landscaping, for conversion into a café, located in the D-MU (Downtown Mixed Use) Zone. The project site is located at 112 East Oak Avenue (APN: 094-281-009).

D. Discussion Items

1. Consultation with HPAC – 320 North Church Street
2. Historic Recognition/Awards Program
 - a. Guidelines Discussion
 - b. Nomination of Properties
3. Identification of Items for Future Agendas
4. Committee and Staff Comments
 - a. May 6, 2024 City Council Meeting – Historic Preservation Month Proclamation
 - b. Project Updates
5. Historic District Survey Project
 - a. Review of Properties

b. Discussion of Properties Outside the Historic District

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.

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.



MEETING MINUTES – APRIL 10, 2024

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

CHAIR: Tyler Davis

VICE CHAIR: Patty Kane

All members
present.

COMMITTEE MEMBERS:

Jay Hohlbauch, Jordan Mulrooney, Karen Ayala, Jerome Melgar

MEMBERS OF THE PUBLIC: Nicholas Champlin

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. Minutes

1. March 27, 2024, Regular Meeting

A motion was made by Melgar, seconded by Hohlbauch, to approve the meeting minutes for March 27, 2024. The motion was approved 6-0.

C. Projects

1. **HPAC Item No. 2024-05:** A request by Nicholas Champlin to replace fourteen windows on a single-family residence and seven windows on an accessory dwelling unit, located in the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 603 South Garden Street (APN: 097-072-002).

Staff presented its report and recommended that the HPAC approve the request as conditioned. Public comment in favor of the proposal was received from Nicholas Champlin. Following discussion of the proposal, a motion was made by Kane, seconded by Melgar, to approve the proposal as conditioned, with a modification removing the requirement for window screens on the two sliding windows in the rear yard. The motion passed by a vote of 6-0.

D. Discussion Items

1. St. Mary's Church Tower Update – 608 North Church Street

Staff provided an update on the efforts of the Diocese of Fresno to rebuild the tower at St. Mary's Catholic Church in Visalia.

2. Historic Recognition/Awards Program

a. Guidelines Discussion

The HPAC discussed a new awards program drafted by Kane. Per the Committee the new Historic Preservation Awards Program would award property owners who restore and/or maintain their historic structures, and would complement the existing Historic Recognition Program, which would remain in place. A motion was made by Ayala to approve the new awards program as drafted by Kane. Discussion then followed regarding edits to the wording of various provisions. As a result, Ayala's motion did not receive a second and failed.

Further discussion followed, including whether properties outside the Historic District and Local Register should be able to receive an award. The HPAC voted 5-1 (Mulrooney against) to allow for awarding of properties located outside the Historic District or Local Register. Once edits to the language of the guidelines had been made Ayala to approve the edited guidelines for the Historic Preservation Awards Program. The motion was seconded by Melgar and approved by a vote of 6-0. Staff noted that they would consult with Planning & Community Preservation Director Paul Bernal to determine whether City Council review of the guidelines would be required before awards could be issued.

The Committee then discussed the issuance of City Council proclamation declaring May 2024 Historic Preservation month. Staff stated that the proclamation would be issued May 6, 2024. The Committee then set a goal of awarding plaques under the new guidelines during the May 20, 2024, City Council meeting. Discussion of properties to nominate for an award followed.

The Committee and staff also discussed keeping track of new award recipients and whether the City Council would be open to awarding recipients during a City Council meeting.

3. Lifestyle Magazine Article

Melgar reported that the article on the City's Historic Districts would publish in the next few weeks. Staff stated they would share the article with other City staff once it was published.

4. Identification of Items for Future Agendas

None.

5. Committee and Staff Comments

a. Project Updates

None.

6. Historic District Survey Project

a. Review of Properties

The Committee conducted a review of Areas B6, C6, C7, and D3.

b. Discussion of Properties Outside the Historic District

None.

D. Adjournment – The meeting adjourned at 7:41pm.

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.

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.





REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: April 24, 2024

PROJECT PLANNER: Colleen A. Moreno, Assistant Planner
Phone: (559) 713-4031
E-mail: colleen.moreno@visalia.city

SUBJECT: Historic Preservation Advisory Committee Item No. 2024-07: A request by Nicole E. Schwan to install vinyl fencing for a residence, located within the D-MU (Downtown Mixed Use) Zone. The project site is located at 533 North Locust Street (APN: 094-354-007).

STAFF RECOMMENDATION

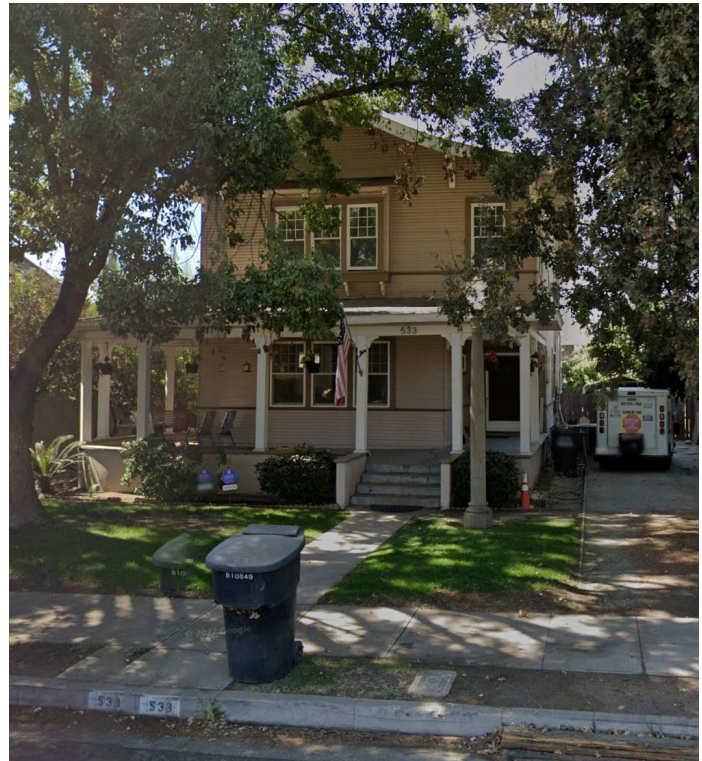
Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the proposed fencing as described in the findings and conditions of this report.

SITE DATA

The site is zoned D-MU (Downtown Mixed Use) and is currently a residence. The project site is located within the Historic District and listed on the Local Register of Historic Structures with a "Focus" classification. The structure contains "Vernacular" style architectural elements.

PROJECT DESCRIPTION

Per Exhibits "A" and "B", the applicant is requesting approval to install a four-foot-tall vinyl (PVC) fence onto the project site. The fencing will enclose the entire frontage of the property. The fencing will contain one pedestrian gate providing access through the walkway to the front door and one across the drive approach located on the north side of the property. Per the operational statement in Exhibit "C", fencing is proposed to prevent trespassing and for safety reasons of the property owner. No other exterior alterations are proposed.



DISCUSSION

Development Standards

In the D-MU zone, fencing cannot exceed seven feet in height if located in a required side or rear yard or three feet in height if located in a required front yard. A fence or wall may be

allowed in a required front yard to a height of four feet provided that the additional one-foot height is not of solid material. The applicant has requested a fence height of four feet, the additional one-foot height will not be of solid material as the design of the requested vinyl (PVC) fence is a classic picket fence that allows 50% opening, therefore meeting the requirements of the fence ordinance in the zone. As such, staff recommends approval of the fence.

Architectural Compatibility

The revised Historic Preservation Ordinance provides the HPAC with criteria to evaluate fencing proposals in the Historic District. Specifically, VMC Sec. 17.56.120.C emphasizes that *“Proposals for new fencing or walls should be compatible with the character and architectural elements of the historic structure onsite and its period of original construction.”*



Figure 1



Figure 2

Currently, no fencing exists at the project site and the fencing for neighboring homes on the north (see Figure 1) and south (see Figure 2) of the proposed site both have a wrought iron fence. The proposed fencing is white vinyl (PVC), and the applicant has stated that the fence will be custom cut for the property and specifically manufactured to look authentic. Per the property owner, the home is considered an early Bungalow style and therefore led to the selection of a classic picket fence with scalloped detail to stylistically compliment the curved “Airplane” fascia of the home, the fence will have gothic shaped posts that will mimic the diamond shaped fascia of the home and will provide a cohesive and complimentary appearance. The exterior of the structure is composed of wood materials and in contrast, the proposed fencing will be made of white PVC material. However, the fencing will be similar in appearance to fencing approved on adjacent properties, specifically the Literacy Center located south of the site at the corner of Murray and Locust St (see Figure 3).



Figure 3

The fencing is also similar in style to fencing previously approved by the HPAC in areas throughout the Historic District. As such, despite its lack of wood materials, the fencing is considered compatible with the site, surrounding area, and Historic District. The material is also similar in appearance to other metals listed as approved material types within the recently revised Historic Preservation Ordinance.

FINDINGS AND CONDITIONS

For HPAC Item No. 2024-07 staff recommends that the Committee approve the request, subject to the findings and conditions listed below:

Findings

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

Conditions

1. That the proposal be developed consistent with the site plan in Exhibit "A", fencing elevations in Exhibit "C", and operational statement in Exhibit "C".
2. That the fence shall be four feet tall.
3. That the project undergoes the appropriate City permitting process for 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 shall 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 Plans
- Exhibit “B” – Fence Elevation
- Exhibit “C” – Operational Statement
- Aerial Map
- Historic District and Local Register Map

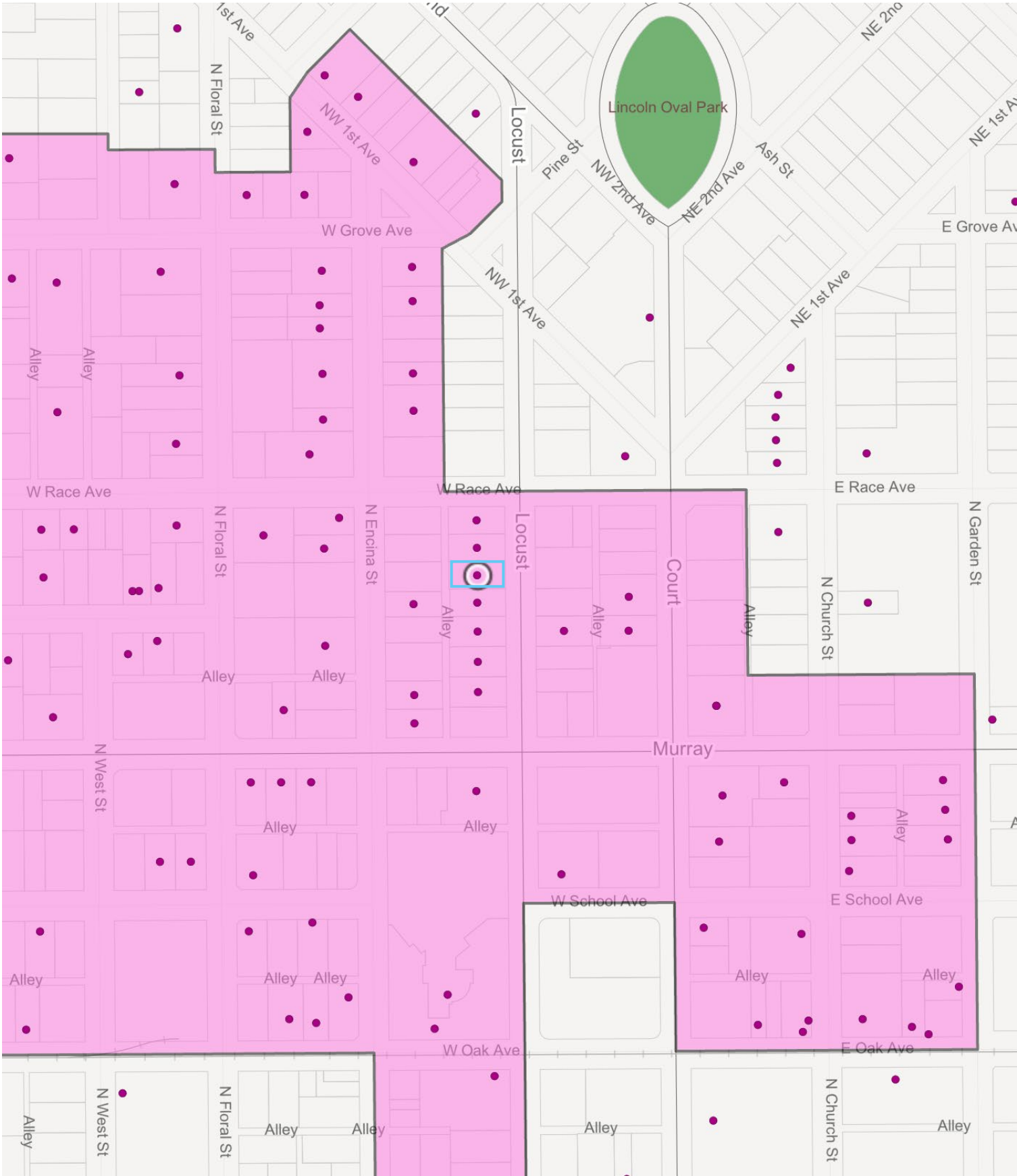
APPEAL INFORMATION

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.



AERIAL MAP

HPAC Item No. 2024-07 – 533 N. Locust St. – New Fence



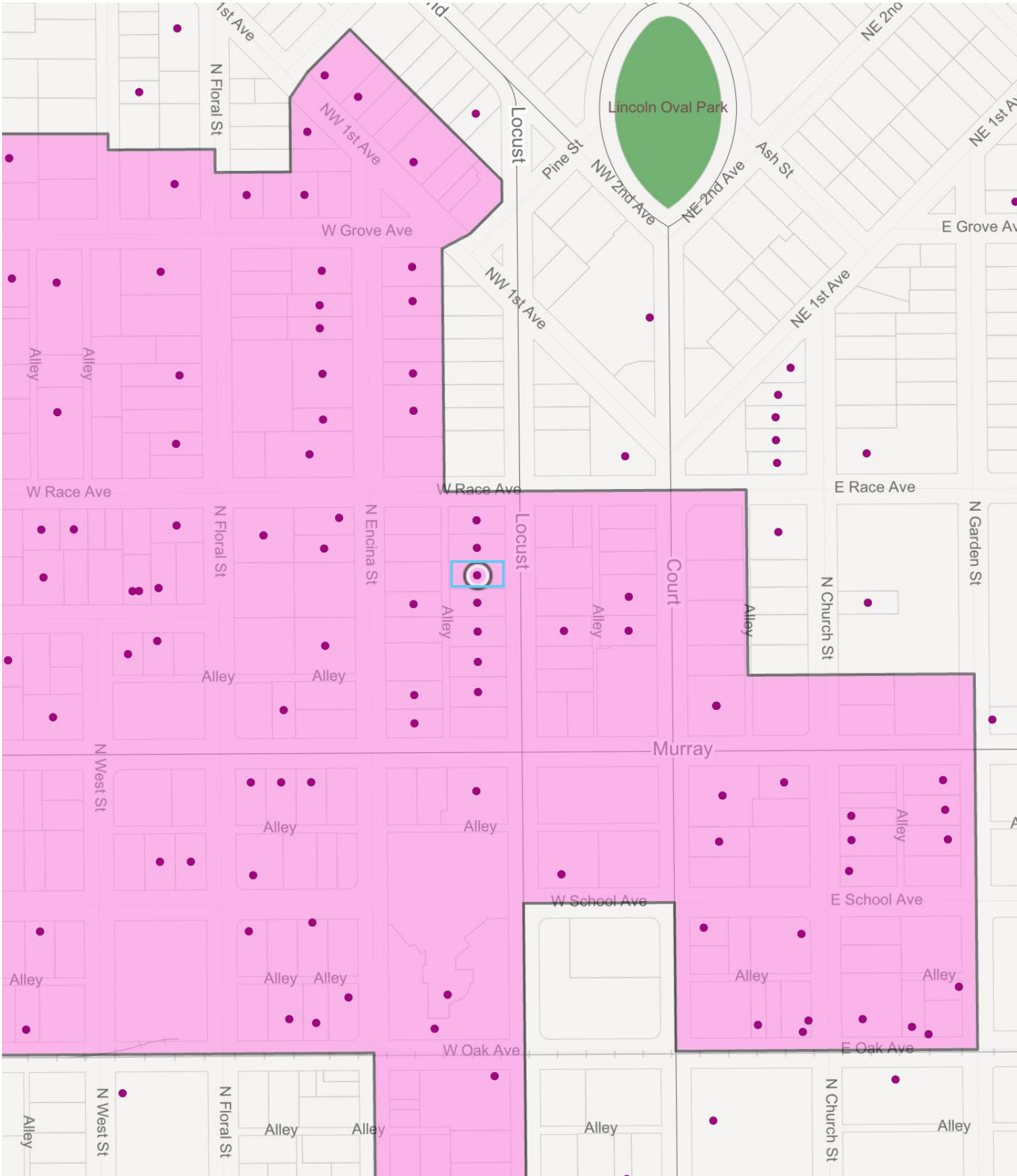
HISTORIC DISTRICT & LOCAL REGISTER MAP

HPAC Item No. 2024-07 – 533 N. Locust St. – New Fence



AERIAL MAP

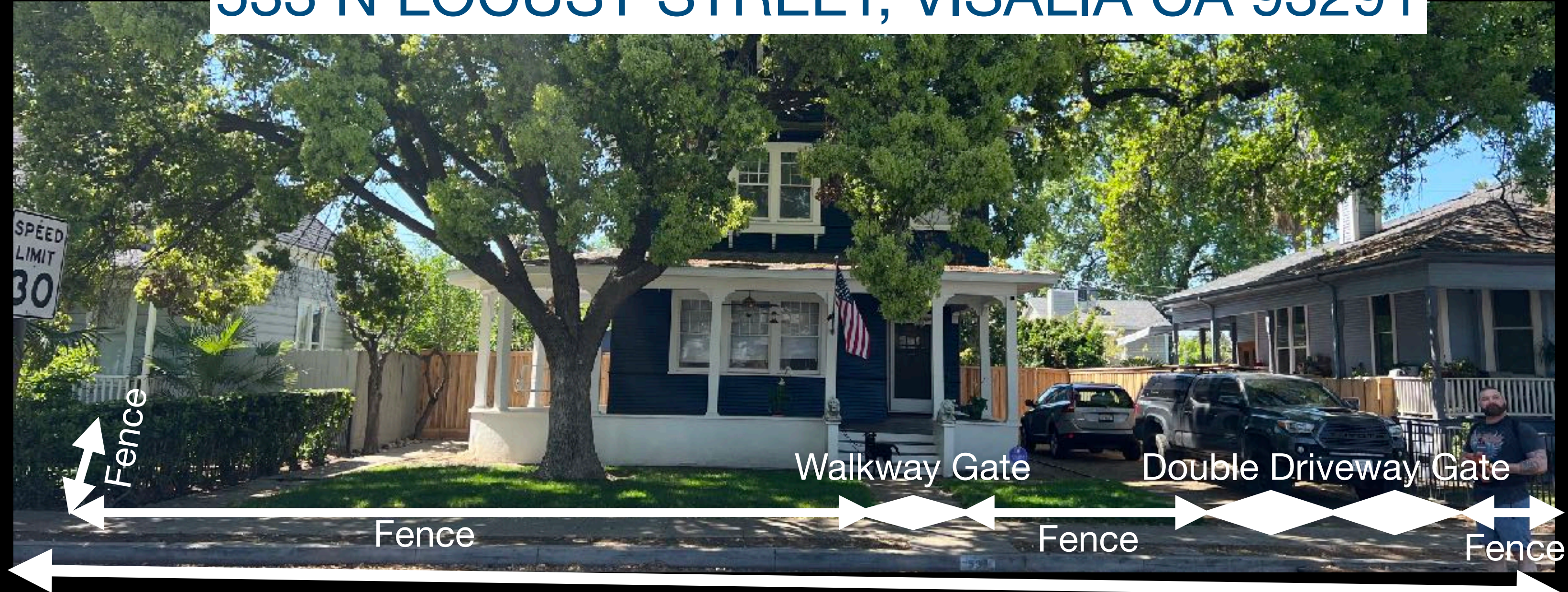
HPAC Item No. 2024-07 – 533 N. Locust St. – New Fence



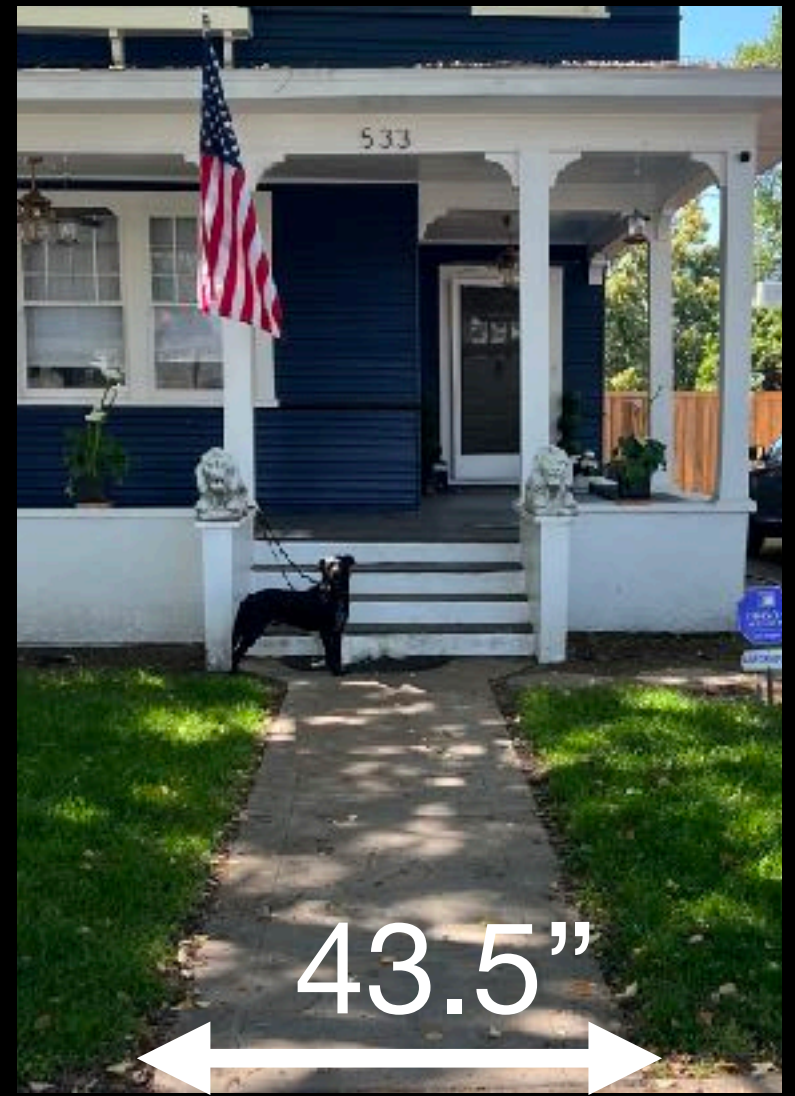
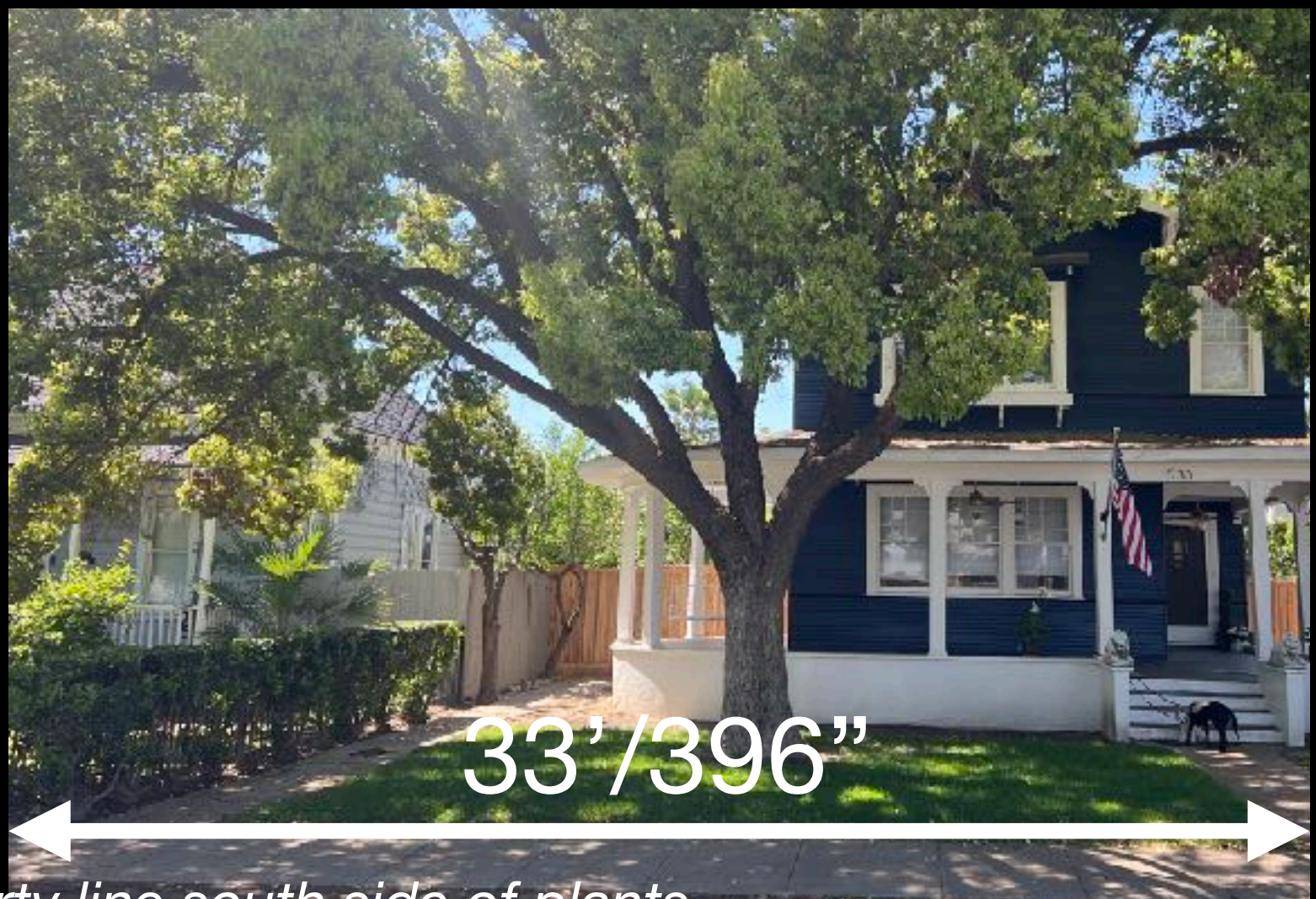
HISTORIC DISTRICT & LOCAL REGISTER MAP

HPAC Item No. 2024-07 – 533 N. Locust St. – New Fence

533 N LOCUST STREET, VISALIA CA 93291



TOTAL (property line to property line): 60.75'



Note: property line south side of plants



Proposed Front Fence Details: Classic White Picket Scalloped Front Fence (West Facing)

In alignment with early Bungalow style, we propose a classic picket fence, with scalloped detail to stylistically compliment the curved "Airplane" fascia + pointed gothic diamond posts to match faux diamond hardware details on fascia.

*Fence will go from property line North to property line South, flush to sidewalk, with a double driveway gate and a single pedestrian gate (main center walk)



Lot Size 7405sq



Diamond faux hardware



4' H x 8' W Richmond Picket Contemporary Scallop White

Note: Gates will all match scalloped style. Gates Match Fence Style



Scalloped Picket Fence

Note: Proposed fence flush to sidewalk



Scalloped Picket Fence



Before

Historic Classic Scalloped Picket Fence Examples

Comparable Bungalow, Craftsman and Farmhouse architecture 1910-1925



Picket Fence with Arch Gateway



M-0112

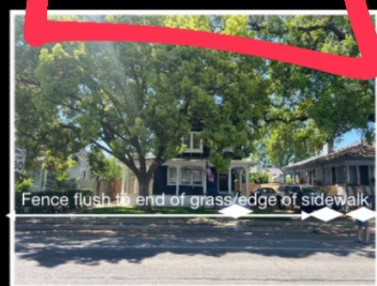


M-0112

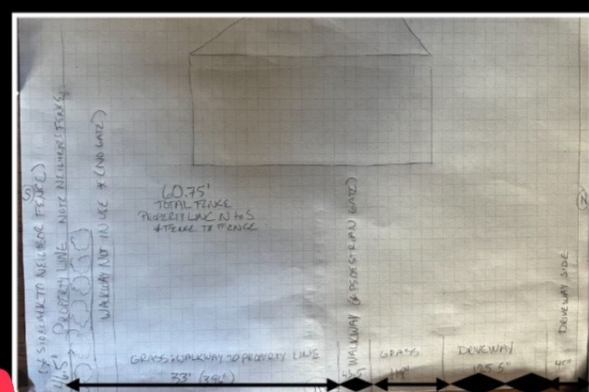


VINYL PICKET FENCE

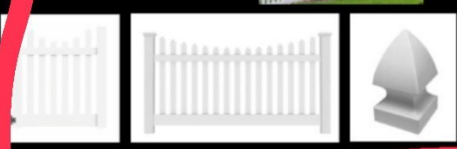
A vinyl picket fence gives your home a classic look with all the benefits of the most versatile material we offer. Evoke the ideal suburban lifestyle without having to worry about fading, rotting or termites. More.



Fence flush to end of grass/edge of sidewalk



Gate
= Fence
Style



NIKI & NICK BLIUDZIUS 533 N Locust Street, Visalia CA 93292



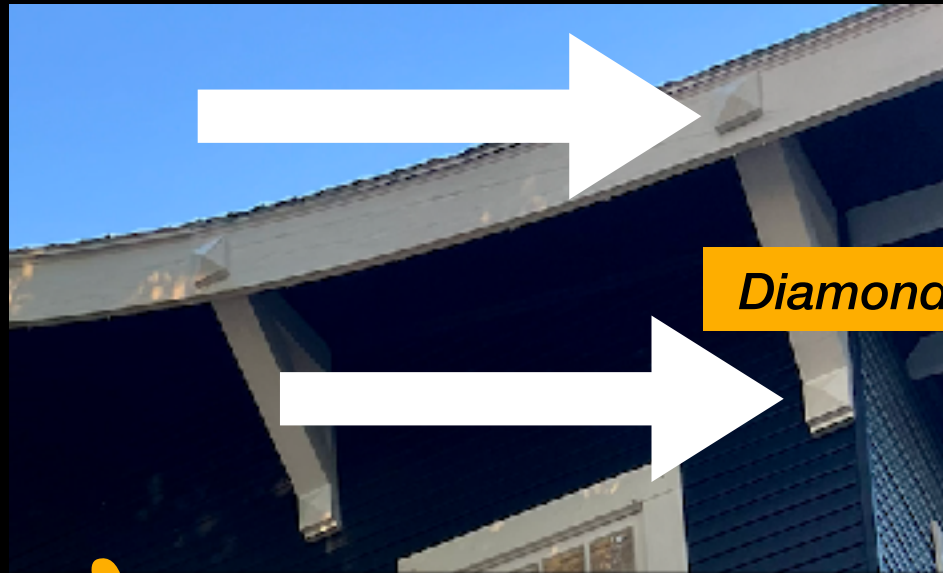
Proposed Front Fence Details: Classic White Picket Scalped Front Fence (West Facing)

In alignment with early Bungalow style, we propose a classic picket fence, with scalped detail to stylistically compliment the curved "Airplane" fascia + pointed gothic diamond posts to match faux diamond hardware details on fascia.

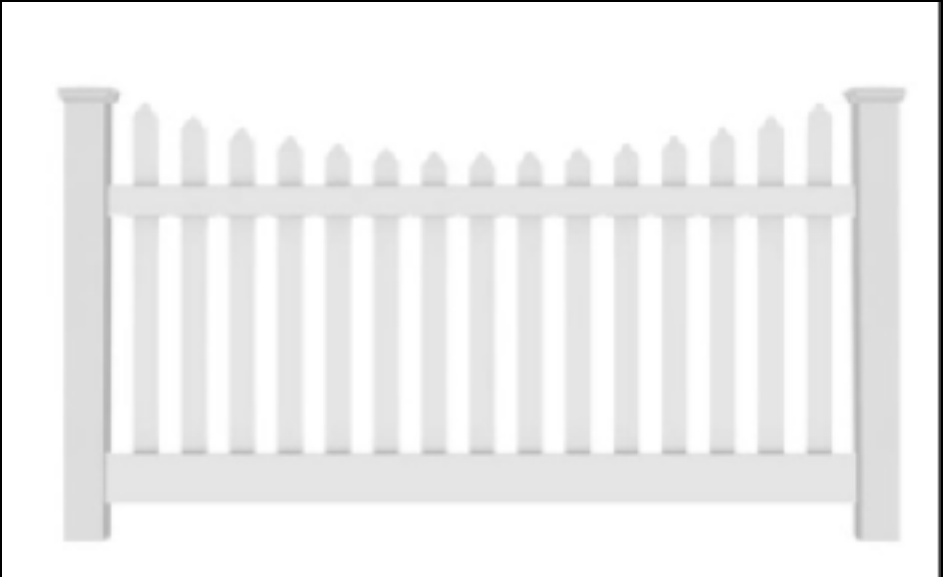
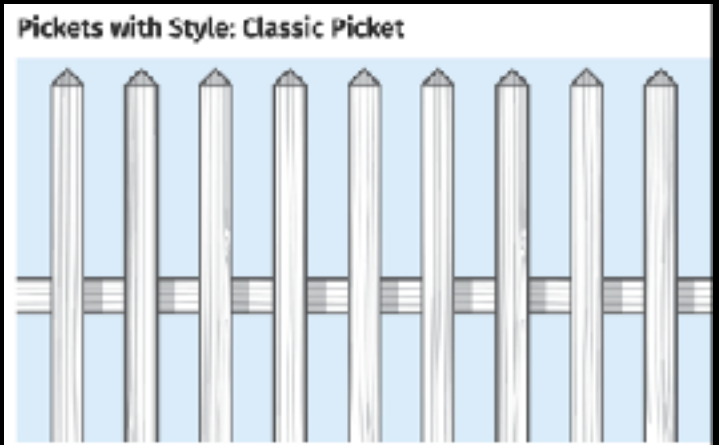
*Fence will go from property line North to property line South, flush to sidewalk, with a double driveway gate, and a single pedestrian gate(main center walkway).



Lot Size 7405sq



Diamond faux hardware detail



Style

Scalped Picket Fence



Note: Proposed fence flush to sidewalk

Style



Scalped Picket Fence



Before

4' H x 8' W Richmond Picket Contemporary Scallop White



Note: Gates will all match scalped style

Gates Match Fence Style



Historic Classic Scalloped Picket Fence Examples

Comparable Bungalow, Craftsman and Farmhouse architecture 1910-1925



Picket Fence with Arch Gateway



M-2212

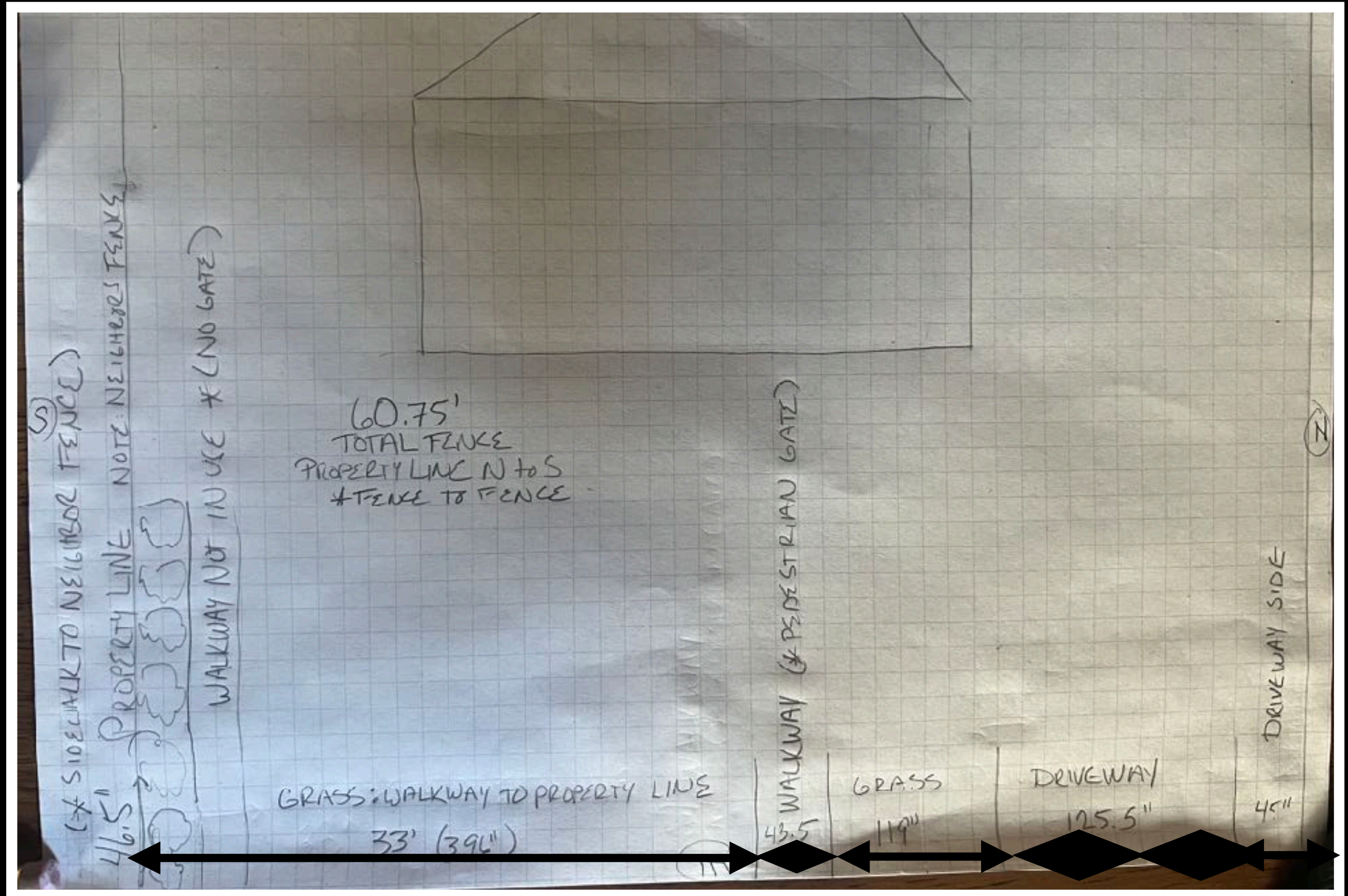


M-2212

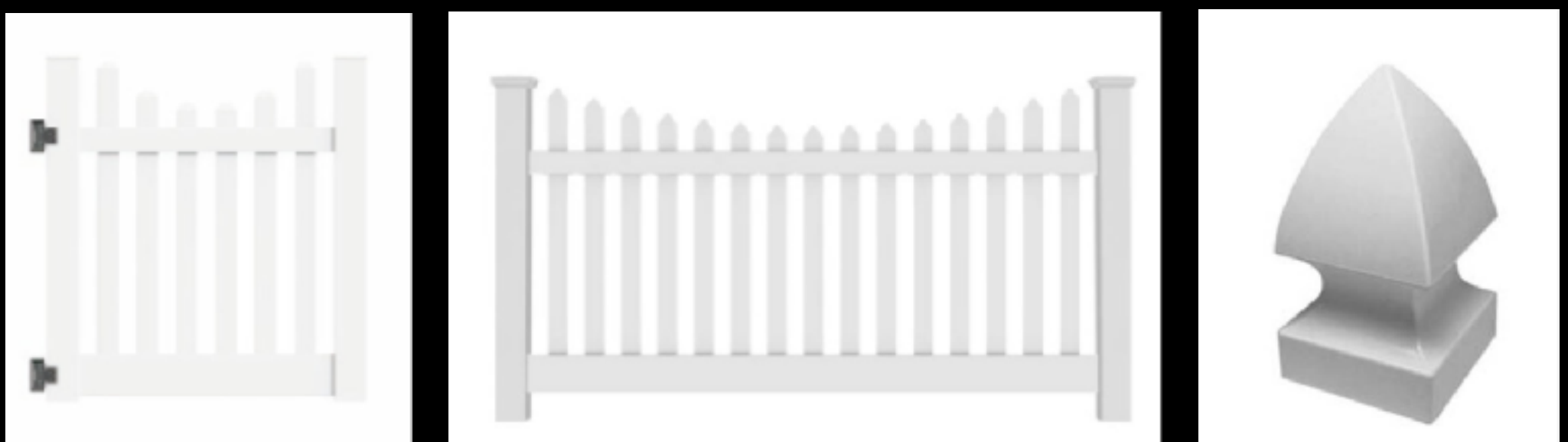


VINYL PICKET FENCE

A vinyl picket fence gives your home a classic look with all the benefits of the most versatile material we offer. Evoke the ideal suburban lifestyle without having to worry about fading, rotting or termites. More.



◊ = Gate
↔ = Fence





Project Address: **533 N LOCUST STREET, VISALIA CA 93291**

HPAC NO.: _____

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
REVIEW APPLICATION

LOCATION OF PROJECT: DATE: **APRIL 8TH, 2024**

APPLICANT/PROJECT: **PROPOSED FENCE INSTALLATION**

CONTACT: **NICOLE E SCHWAN** PHONE: **3104004049**

APPLICANT ADDRESS: **533 N LOCUST STREET, VISALIA CA 93291**

E-MAIL ADDRESS: **NIKI@NIKISCHWAN.COM**

PROPERTY OWNER: **NICOLE SCHWAN, NICHOLAS BLIUDZIUS, ANNETTE BLIUDZIUS, JOSEPH BLIUDZIUS**

GENERAL DESCRIPTION OF PROJECT: **PROPOSED FRONT FENCE INSTALLATION**

BRIEF NARRATIVE/REASON FOR PROJECT: **PROPOSED FRONT (NORTH FACING) FENCE, *FOR SAFETY REASONS**

NAME & PHONE NUMBER OF PERSON ATTENDING THE MEETINGS: **NIKI SCHWAN 3104004049**

RELATIONSHIP TO PROPERTY OWNER: **SELF/FAMILY IN LAWS**

REQUIRED MATERIALS:

Completed application

Completed Agency Authorization form (if represented by an agent)**

2 copies of site plan, elevations, landscape plans, etc. (as necessary)

1 copy of 8-1/2" x 11" reduction of all plans

NOTE: Additional materials may be requested, as necessary

**If the property owner is not the applicant, an Agency Authorization must also be submitted.

Please provide the following information as it pertains to your project (drawings and a plot plan must be submitted with this application. These plans are for the HPAC process only. Building permits require a separate application and separate materials).

1. Type of Action (check one):

____ New Construction ____ Signs

____ Alteration to existing structure ____ Moving-New Location

X Other: **FENCE ADDITION TO EXISTING HISTORICAL PROPERTY**

____ Demolition - (May require inspection by the City of Visalia Building Division)

For further information contact Historic Preservation staff representative.

If moving or demolition permit – it is not necessary to complete the following questions.

2. Exterior Elevations:

a. Proposed Materials on exterior elevation (type and description of siding and trims):

CLASSIC WHITE SCALLOPED PVC FENCE *SEE DECK FOR VISUALS

b. Description and type of proposed windows and doors (include material of window frame):

c. If masonry is used as an exterior material, please provide the following information:

Material: _____

Size: _____

Color: _____

3. Roof: (Please indicate proposed changes to):

Style: _____

Pitch: _____

Material: _____

4. Proposed Building Height:

Height to eave: _____

Height to peak of roof: _____

5. Setbacks: (Measurement from curb and property line to proposed structures)

a. Setbacks on proposed project:

Front: _____

Rear: _____

Sides: _____ b.

Setbacks on adjacent properties (distance from curb is sufficient)

Front only: _____

6. Landscaping: (Indicate any mature trees on plans)

No major changes, adding camelia plants around home, white iceberg roses behind fence (property side), drought tolerant plants between sidewalk and street (TBD)

7. Signs: (If applicable)

Please provide a sketch of the proposed sign indicating colors and materials and a plot plan showing the location of the sign on the property.

Signed: *Nicole Schwan* Date: *April 8th, 2024* Agent/Property Owner

If the application is approved, a building permit may not be issued and construction may not begin until 10 days after the Committee's decision. This is to allow appeals to be submitted, as prescribed in Article 26, Section 7712 of the City of Visalia Historic Preservation District Ordinance.



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: April 24, 2024

PROJECT PLANNER: Josh Dan, Senior Planner
Phone: (559) 713-4003
E-mail: josh.dan@visalia.city

SUBJECT: Historic Preservation Advisory Committee Item No. 2024-08: A request by Holly Carman to install wrought iron fencing for a residence, located within the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 745 North Highland Street (APN: 093-162-004).

STAFF RECOMMENDATION

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

SITE DATA

The site is zoned R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) and contains a single-family residence. The project site is located within the Historic District and listed on the Local Register of Historic Structures with a "Background" classification. The structure contains "Vernacular" style architectural elements.

PROJECT DESCRIPTION

Per Exhibits "A" and "B", the applicant is requesting approval to install a five-foot-tall wrought iron fence onto the project site. The fencing will enclose most of the property, save for the rear parking lot. The fencing will contain two pedestrian gates, providing access to the parking lot and Center Street. Per the operational statement in Exhibit "C", fencing is proposed to prevent trespassing onto the project site. No other exterior alterations are proposed.

DISCUSSION

Development Standards

Wrought iron fencing cannot exceed a height of four feet on property line or within the front and street side yard setback areas of the R-1-5 Zone. As proposed, the applicant has requested a fence height of four feet (as seen in Exhibit "A", Site Plan). The proposed height

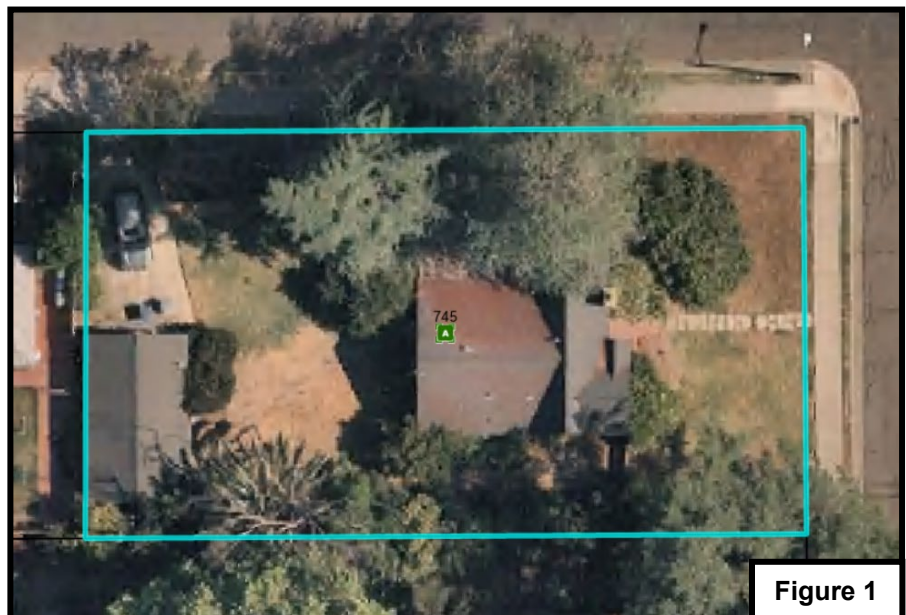


Figure 1

is consistent with the development standards of the zone district. As such, staff recommends inclusion of Condition of Approval No. 2, requiring the applicant to comply with the four-foot fence height standard in accordance with the development standards of the zone district. Condition of Approval No. 2 requires that the applicant obtain approval prior to issuance of a Building Permit for the fencing.

Architectural Compatibility

The revised Historic Preservation Ordinance provides the HPAC with criteria to evaluate fencing proposals in the Historic District. Specifically, VMC Sec. 17.56.120.C emphasizes that *“Proposals for new fencing or walls should be compatible with the character and architectural elements of the historic structure onsite and its period of original construction.”*

The exterior of the structure is composed of wood materials. In contrast, the proposed fencing will be made of black iron material. However, the fencing will be similar in appearance to fencing approved on adjacent properties, specifically to the west (see Figure 2 below). The fencing is also similar in style to fencing previously approved by the HPAC in areas throughout the Historic District. As such, despite its lack of wood materials, the fencing is considered compatible with the site, surrounding area, and Historic District. The material is also similar in appearance to other metals listed as approved material types within the recently revised Historic Preservation Ordinance.



FINDINGS AND CONDITIONS

For HPAC Item No. 2024-08 staff recommends that the Committee approve the request, subject to the findings and conditions listed below:

Findings

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

Conditions

1. That the proposal be developed consistent with the site plan in Exhibit “A”, fencing elevations in Exhibit “C”, and operational statement in Exhibit “C”.

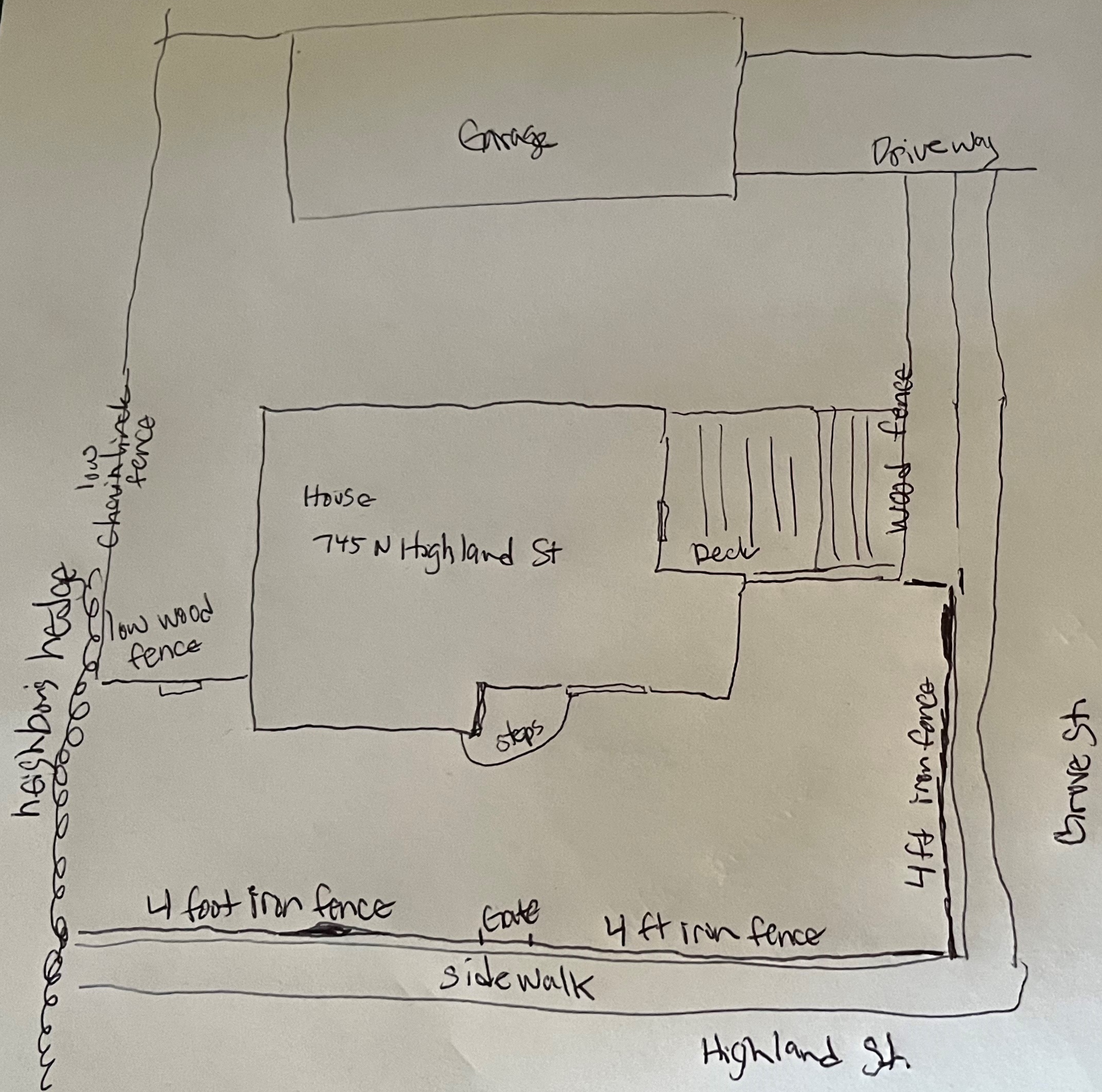
2. That the fence shall be four feet tall, or approval of an Administrative Adjustment obtained to allow the fence to be built to a height of five feet. If an Administrative Adjustment is to be utilized, approval shall be obtained prior to issuance of a Building Permit for the fencing.
3. That the project undergoes the appropriate City permitting process for 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 shall 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 Plans
- Exhibit “B” – Fence Elevation
- Exhibit “C” – Operational Statement
- 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.



Fence
Color black

rod iron fence
panels 4ft high 8ft wide
2 1/2 x 1/8 steel tubing
for the post

Holly Cannon

1 4ft wide gate
in front
everything 4ft high





AERIAL MAP



HISTORIC DISTRICT & LOCAL REGISTER MAP



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: April 24, 2024

PROJECT PLANNER: Josh Dan, Senior Planner
Phone: (559) 713-4003
E-mail: josh.dan@visalia.city

SUBJECT: Historic Preservation Advisory Committee Item No. 2024-06: A request by Chafic Dada and Kareem Dada to conduct exterior alterations to an existing adobe building, and add wrought iron fencing, wall signage, and landscaping, for conversion into a café, located in the D-MU (Downtown Mixed Use) Zone. The project site is located at 112 East Oak Avenue (APN: 094-281-009).

STAFF RECOMMENDATION

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

SITE DATA

The site is zoned D-MU (Mixed-Use Downtown) Zone District. The project site is located within the Historic District and listed on the Local Register of Historic Structures with an “Exceptional” classification. The site contains a vacant commercial building which has served as a variety of other uses over the years. Built in 1927, this adobe building was home of the Tulare County Farm Bureau.



Figure 1

PROJECT DESCRIPTION

The applicant is requesting approval to conduct interior and exterior renovation of the adobe block building to establish a coffee and tea shop within. Improvements include extensive repairs to the architecture and integrity of the structure, and repairs and replacement of elements of the façade. Specifically, the applicant details in Exhibit “D” (Operational Statement / Rehabilitation Summary) the proposal is to rehab the existing adobe on the main building, demolition of the patio structure and reconstruction of the patio structure with block that is similar in design, replacement of all windows with new wood windows, addition of a new doorway, addition of new light fixtures, addition of wall signage, installing wrought iron fencing (4-ft. and 7-ft. tall), adding landscaping, enclose two doorways in the rear, and addition of awnings above the windows.

The floor plans in Exhibit “B” indicate the new layout within the building and how the renovated patio area is expected to incorporate the new entry doors and required bike rack. Just beyond the patio, in front of the building, the applicant will provide an open-air patio hardscape area with additional seating for patrons. It should be noted that the building footprint is not expected to increase.

Elevations are provided in Exhibit “C”, indicating the extent of improvements to the exterior façade via window treatments and concrete block made to look like the adobe block that will be replaced.

The operational statement in Exhibit “D” notes that with the rehabilitation efforts there are several elements that will need to address the requirements of current building and energy codes including the addition of exterior lighting with fixture selections to compliment the mission revival design of the building.

DISCUSSION

Development Standards

The building footprint will not be altered as a result of the proposal. Since the applicant intends to restore the building without increasing its size or relocating the structure, staff has determined that there are no existing nonconformities resulting from existing building footprint.

Architectural Compatibility

Historic Preservation Ordinance – Local Register Requirements

Visalia Municipal Code Section 17.56.110 contains criteria for review of exterior alterations to structures listed on the Local Register. The criteria are aimed towards preserving original and distinguishing features of Local Register structures. This includes emphasis on the following:

- *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building structure, or site and its environment, or to use a property for its originally intended purpose.*
- *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- *All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historic basis and that seek to create an earlier appearance shall be discouraged.*
- *Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.*
- *Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure or site, shall be treated with sensitivity.*
- *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical or pictorial*

evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

The commercial building holds prominence in the community, due to its primary intended and historic use as the location of the former Tulare County Farm Bureau office. The window treatments / awnings have weathered and some have been replaced over the years, but the most notable changes to the exterior have included the placement of a roof over the patio area and growth of perimeter trees which have screened the structure from public view.

Per the elevations in Exhibit "C" and operational statement in Exhibit "D", the applicant proposes restoring the building to its nearly original appearance, with the addition of architectural elements to improve compatibility with its original design. However, the entry doors shown on Exhibits "B" and "C" are detailed to be replaced for steel and glass doors. Staff recommends application of Condition of Approval No. 4 requiring that the doors be rather of wood and glass materials. The new door design is expected to be arch designed and compatible with the building overall, and as such supportable.

Staff concludes the proposal by the applicant represents a good faith effort to restore the historic building to its original prominence. The materials and ornamentation identified by the applicant will increase compatibility with nearby historic structures, some of which also contain exposed rafters, siding, and window ornamentation. These efforts help in ensuring the integrity of historic structures found throughout the Historic District.

Windows

All windows will be replaced with windows of similar sizes to the original. The replacement windows throughout will be of wood frame with glass to match the originals. Window types to be provided per Exhibit "C" will be compatible with the majority of window shapes and styles surrounding the project site. As such it is considered compliant with the requirements of the VMC.

Fencing

As stated previously, six- to seven-foot-tall wrought iron fencing is proposed to be placed along the westerly property boundary. Additionally, the applicant is proposing to install a sliding gate and four-foot-high wrought iron fencing along the front (southern) boundary. Fencing material employed by the applicant is consistent with iron fencing throughout the Historic District.

FINDINGS AND CONDITIONS

For HPAC Item No. 2022-08 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

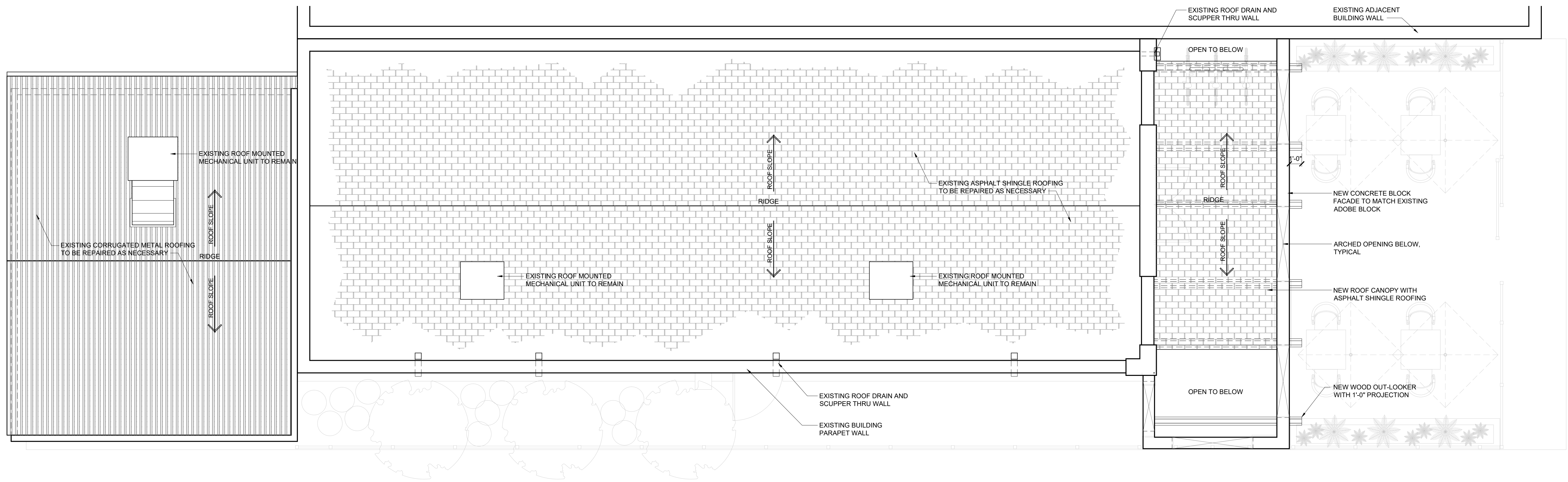
1. That the site be developed consistent with the site plan in Exhibit “A”, floor plan in Exhibit “B”, and elevations in Exhibits “C”.
2. That the site and building elevations be developed consistent the operational statement in Exhibit “D”.
3. That the doors visible from the public right of way contain panels and other ornamentation compatible with the Historic District.
4. That the existing mature trees identified in Exhibit “B” shall be maintained and kept onsite. Landscaping and irrigation plans shall be included with the Building Permit submittal.
5. That if repair and replacement of the existing sidewalk along Oak Avenue is required, the grid pattern as shown in Exhibit “B” shall be replicated.
6. That the project undergoes the appropriate City permitting process for alterations and fencing on the project site.
7. That all other City codes, ordinances, standards, and regulations shall be met.
8. That the approval from the Historic Preservation Advisory Committee shall lapse and shall 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
- Exhibit “C” – Elevations
- Exhibit “D” – Operational Statement / Rehabilitation Summary
- Aerial Photo
- Historic District and Local Register Map

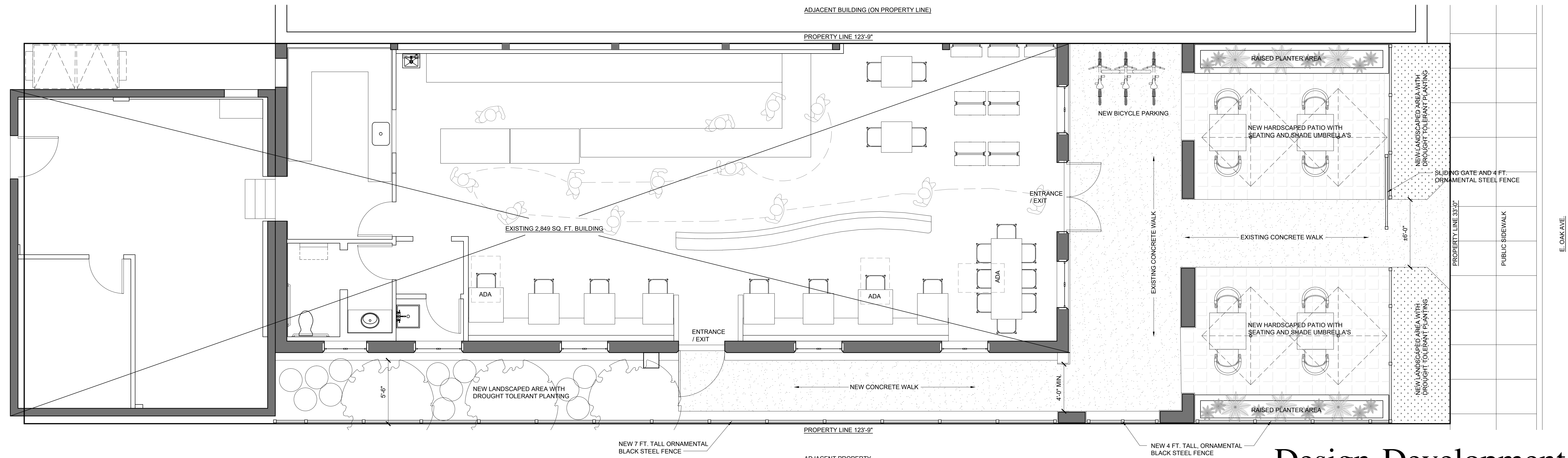
APPEAL INFORMATION

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.



PROPOSED ROOF PLAN

1/4" = 1'-0"



PROPOSED SITE / FLOOR PLAN

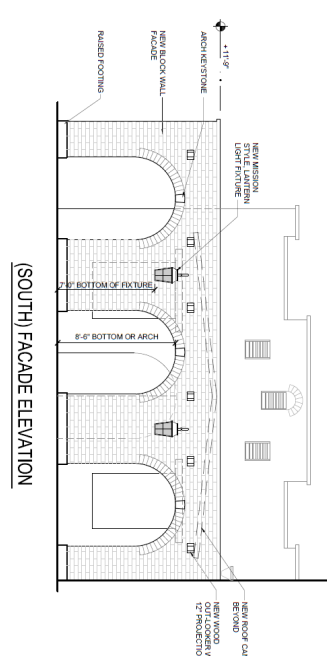
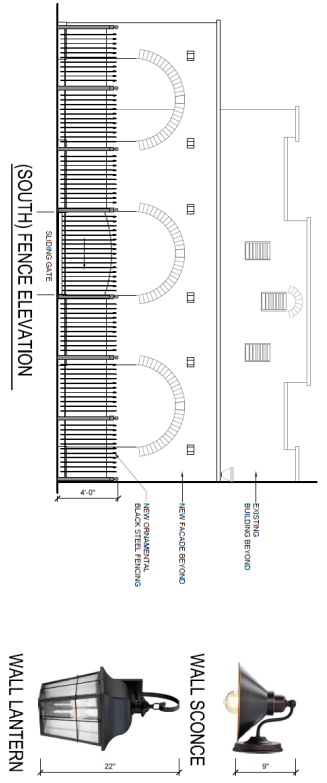
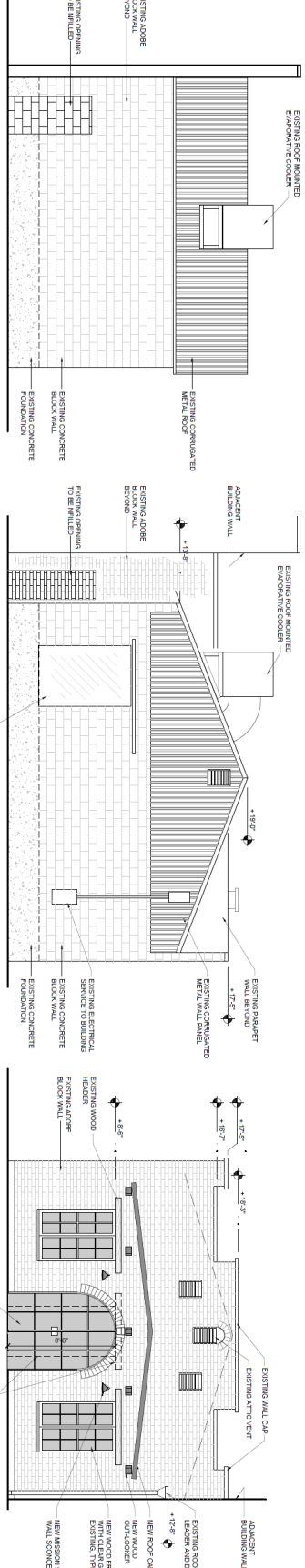
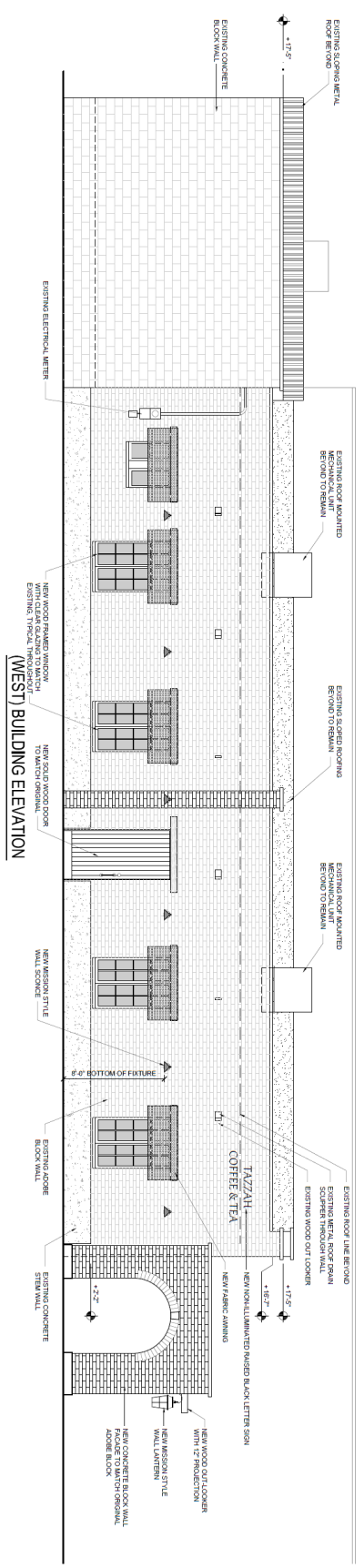
1/4" = 1'-0"
April 8, 2024

112 E. OAK ST.
VISALIA, CA

Design-Development
studios
A California Corporation

ARCHITECTURE PLANNING DESIGN

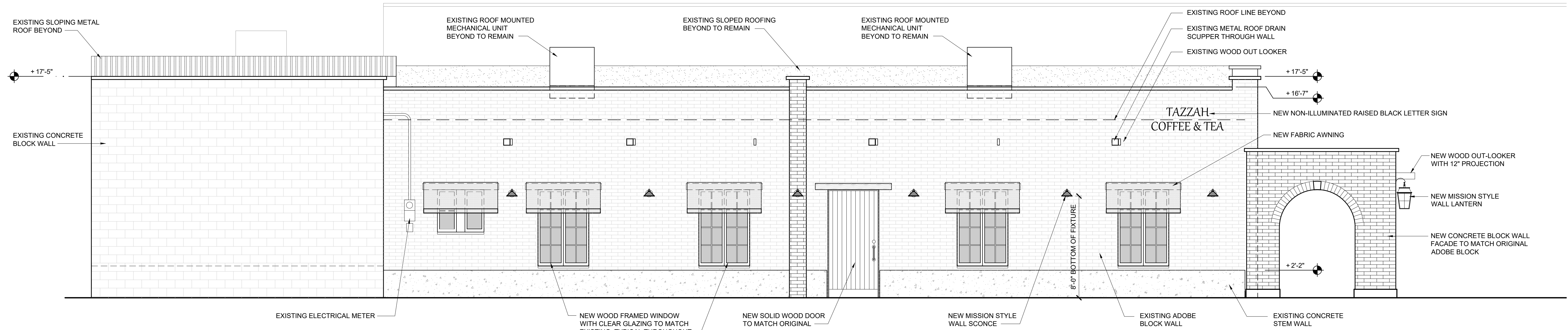
EXHIBIT "C"



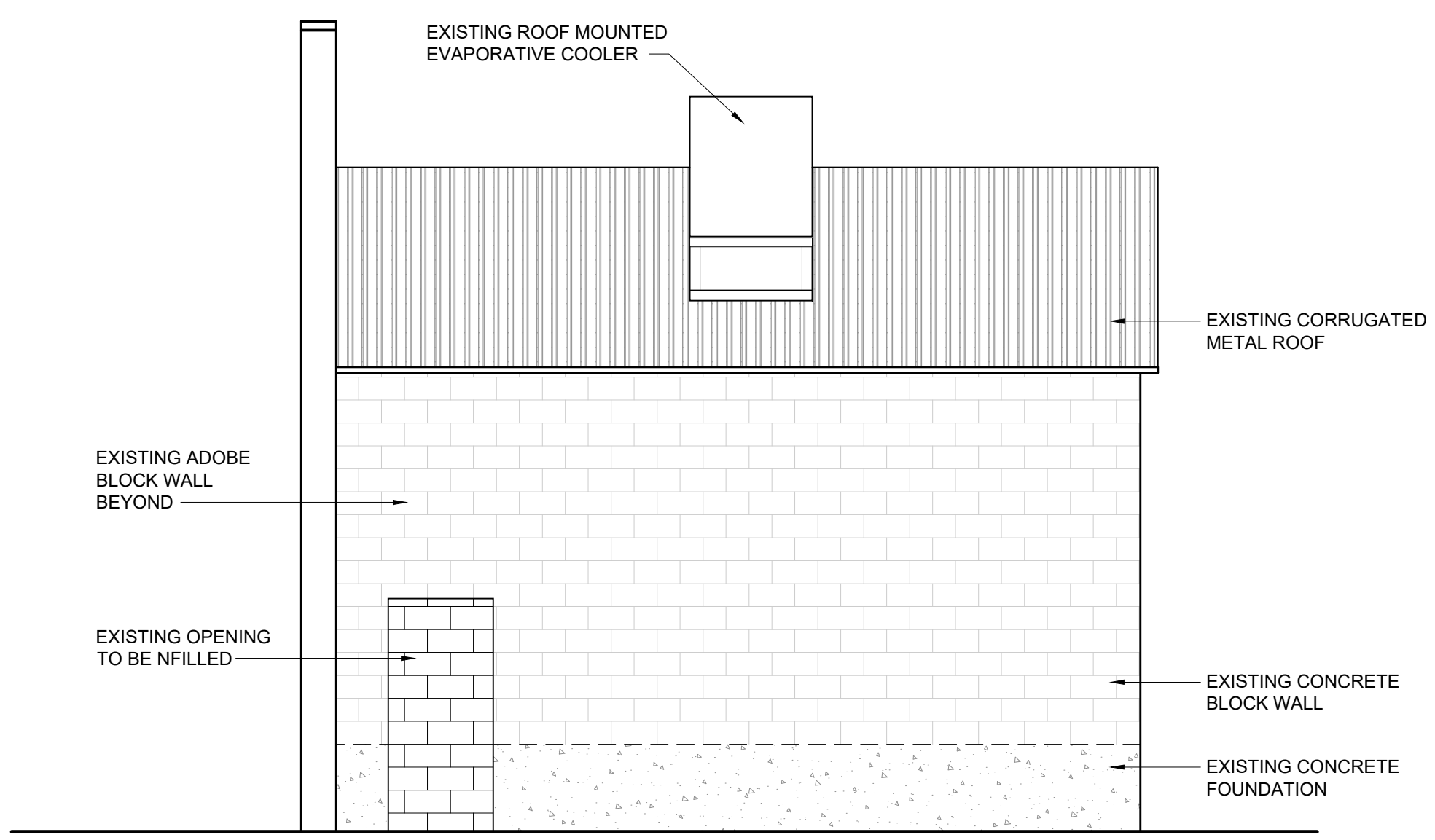
PROPOSED BUILDING ELEVATIONS 1/4" = 1'-0"
 April 8, 2024

112 E. OAK AVE.
 VISALIA, CA

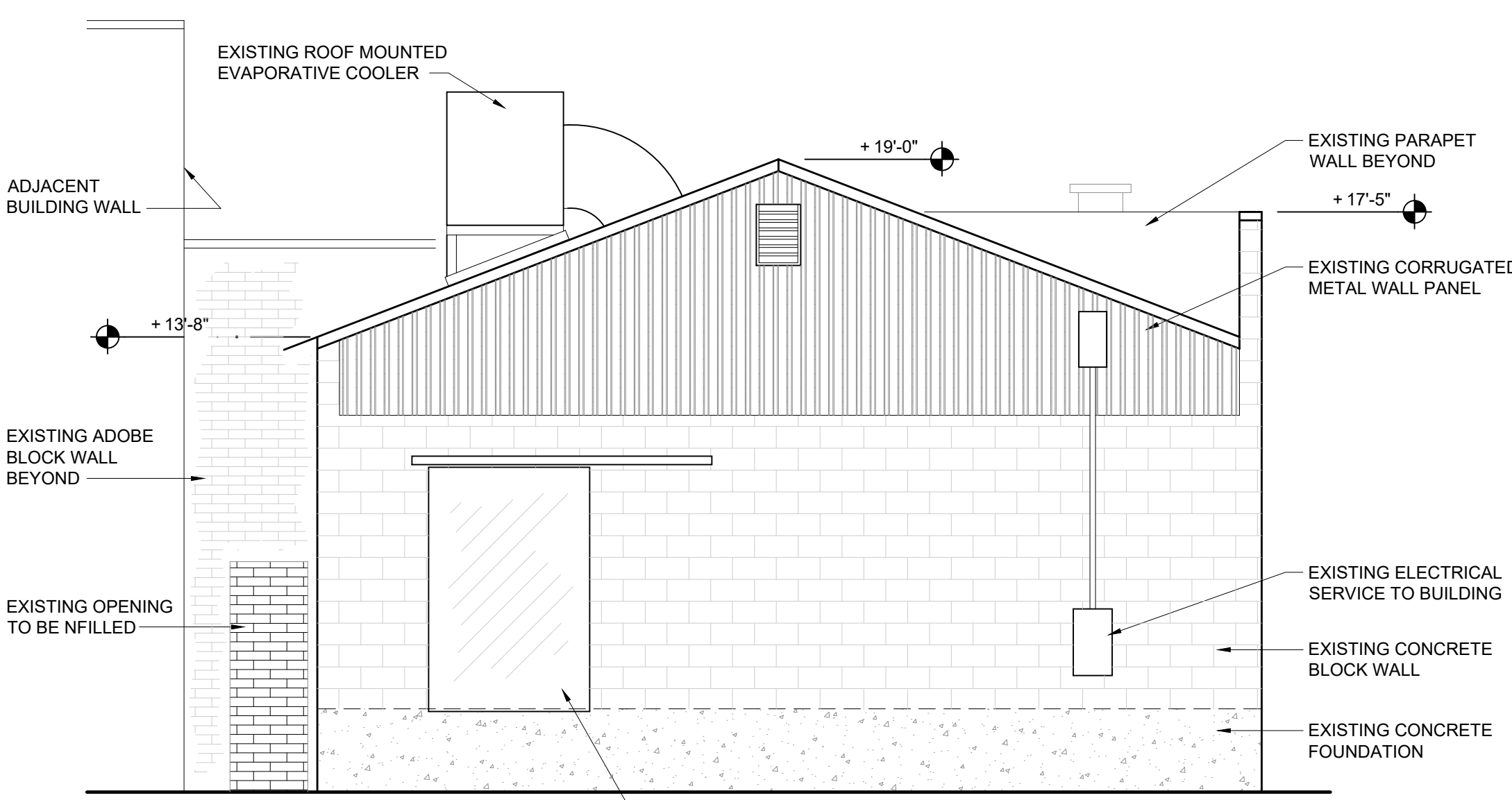
Design-Development
studios
 A California Corporation
 ARCHITECTURE PLANNING DESIGN



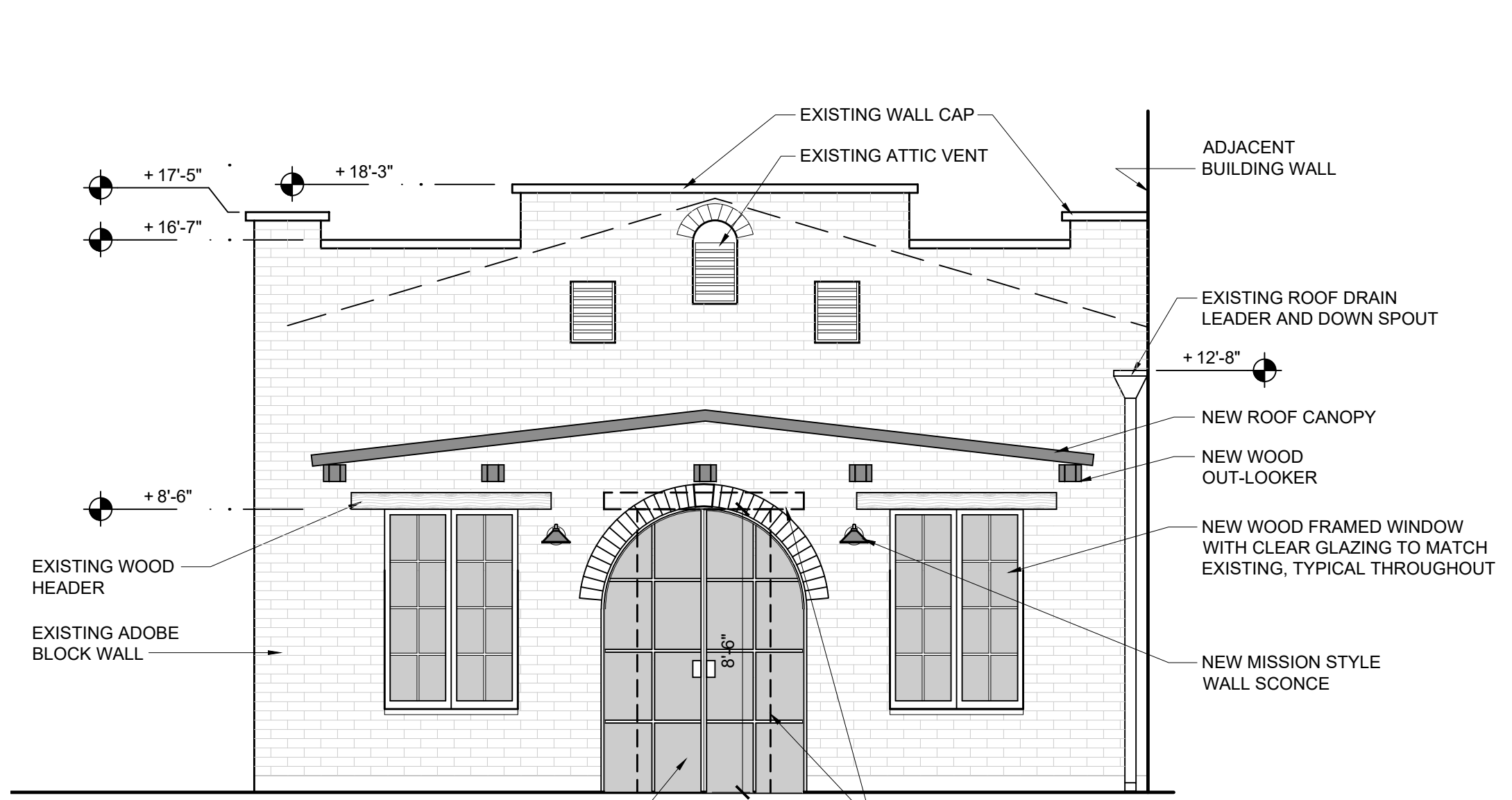
(WEST) BUILDING ELEVATION



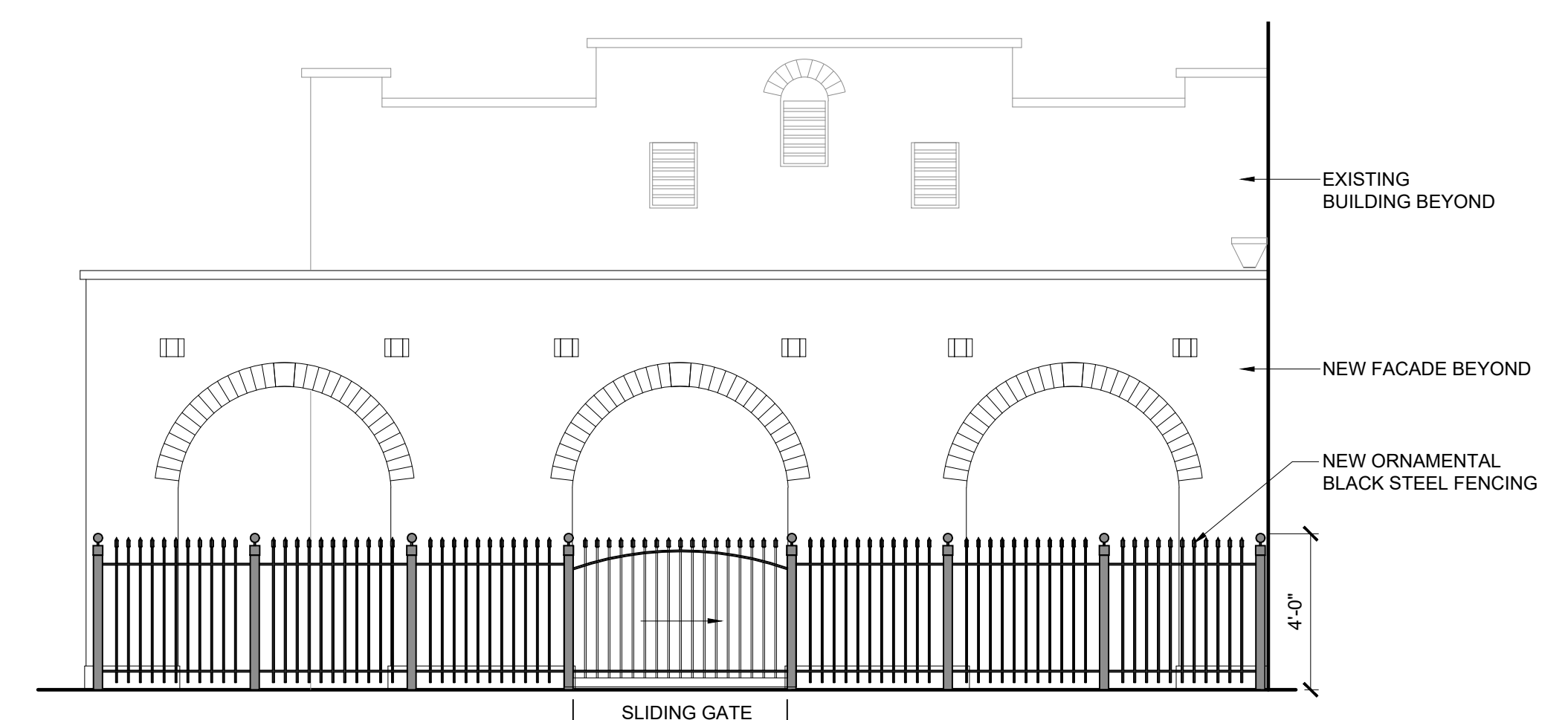
(EAST) BUILDING ELEVATION



(NORTH) BUILDING ELEVATION



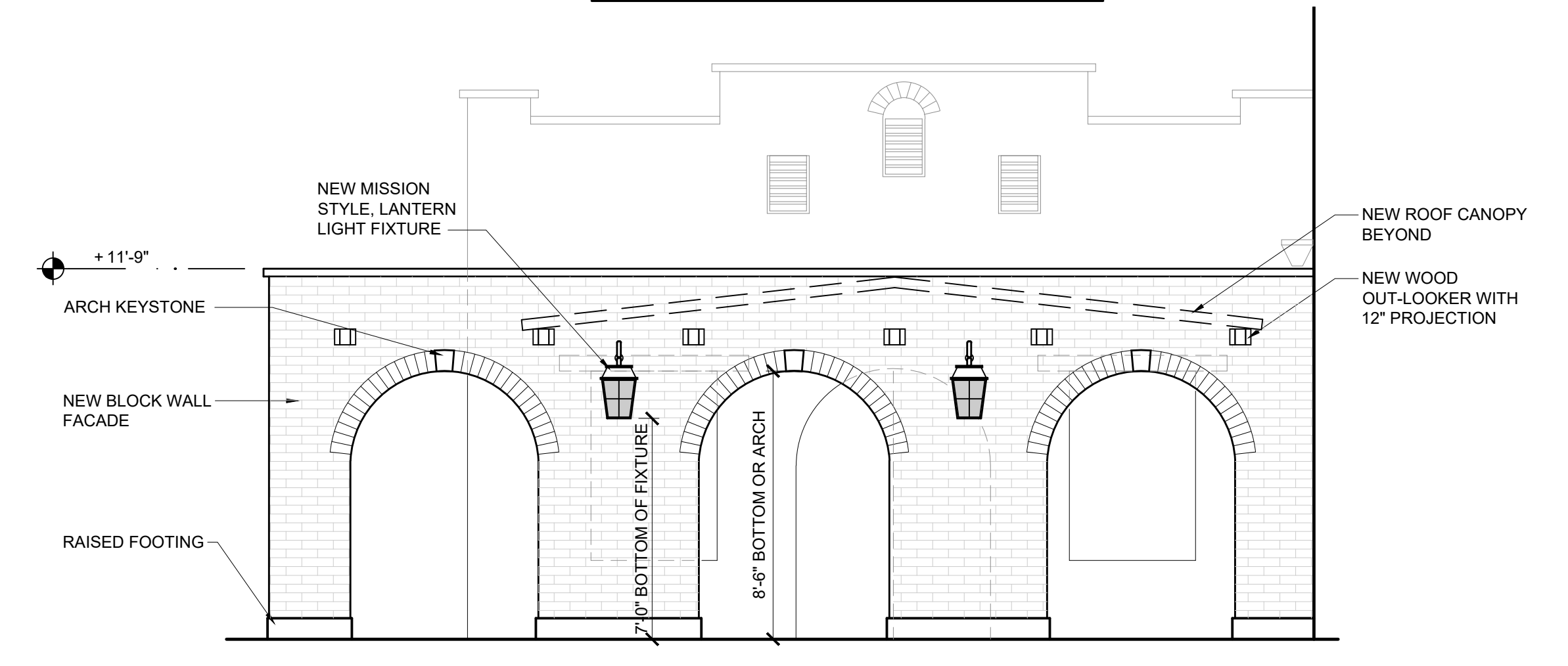
(SOUTH) BUILDING ELEVATION



(SOUTH) FENCE ELEVATION



WALL LANTERN



(SOUTH) FACADE ELEVATION

PROPOSED BUILDING ELEVATIONS 1/4" = 1'-0"
April 8, 2024

112 E. OAK AVE.
VISALIA, CA

Design-Development
studios
A California Corporation

ARCHITECTURE PLANNING DESIGN

EXHIBIT "D"

112 E. Oak Ave – Adobe House

Existing building rehabilitation summary:

The proposed rehabilitation of the adobe block building located at 112 E. Oak will require extensive repairs to preserve the original architecture and integrity of the structure. The intent is to reconstruct and fabricate several elements to emulate the original design features and details of the building that are currently damaged beyond repair, or have been removed over the years.

With the rehabilitation efforts there are several elements that will need to address the requirements of current building and energy codes including the addition of exterior lighting with fixture selections to compliment the mission revival design of the building.

Front Adobe Block Façade:

Sadley, the remaining portion of the existing façade has deteriorated due to years of neglect and being unprotected from the natural elements. This has caused the facade to lose its structural integrity and has created a public safety concern. The remaining portion of the façade has been inspected by a local Structural Engineering consultant and has been deemed unrepairable. The existing roof canopy over the building entrance has further exacerbated the deterioration to the façade by added structural loads that were not original to the adobe block construction.

It is our intent to demolish the remaining portion of the façade and reconstruct with a reinforced masonry to emulate the original structure with sourced concrete block of the same physical dimensions and characteristics of the original adobe block.

Main Building Structure:

The building will require several repairs and will be done using organic adobe materials to preserve the historical significance of the building. Once all repairs are completed the building would be sealed with an elastomeric type sealant to preserve the adobe block. Further recommendations will be sought by a specialized consultant with experience in the organic building materials and construction.

Windows and Fenestration:

With several windows missing or damaged we are required by current building and energy codes to replace all windows to meet Title-24 energy performance standards. All new windows will be custom fabricated of wood with clear insulated glazing panels to emulate the original design and detail.

The existing solid wood entry door on the South elevation will be removed and relocated to the West elevation to the location where the existing door has been removed.

The newly proposed double entry doors on the South elevation are necessary to the function and operation of the proposed building use as all deliveries, furniture, and equipment will be brought in through this set of doors. Openings at the North and East elevations will be infilled as they do not meet current code requirements for exit and egress.

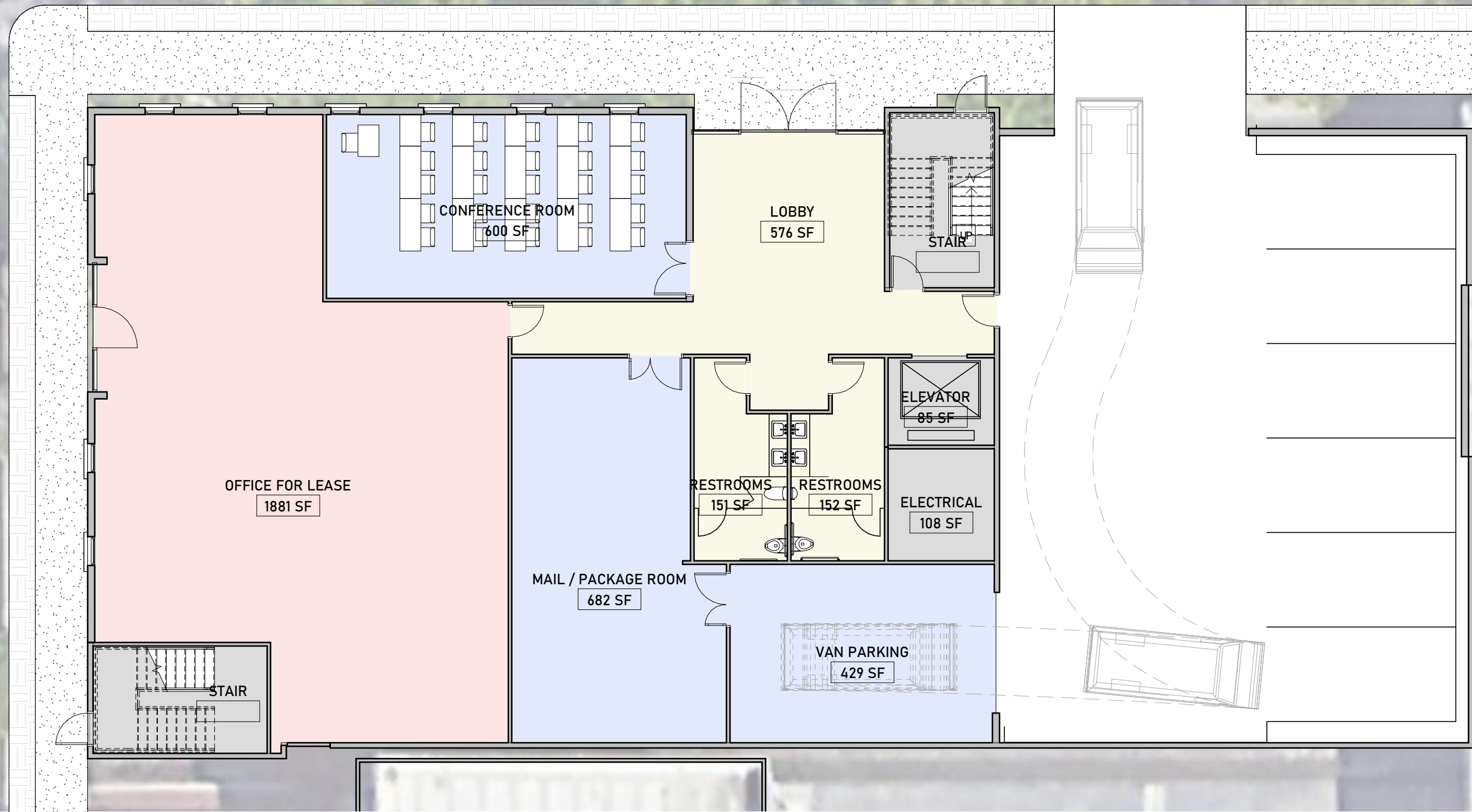


AERIAL MAP

HPAC Item No. 2024-06 – 112 E. Oak Ave.



HISTORIC DISTRICT & LOCAL REGISTER MAP



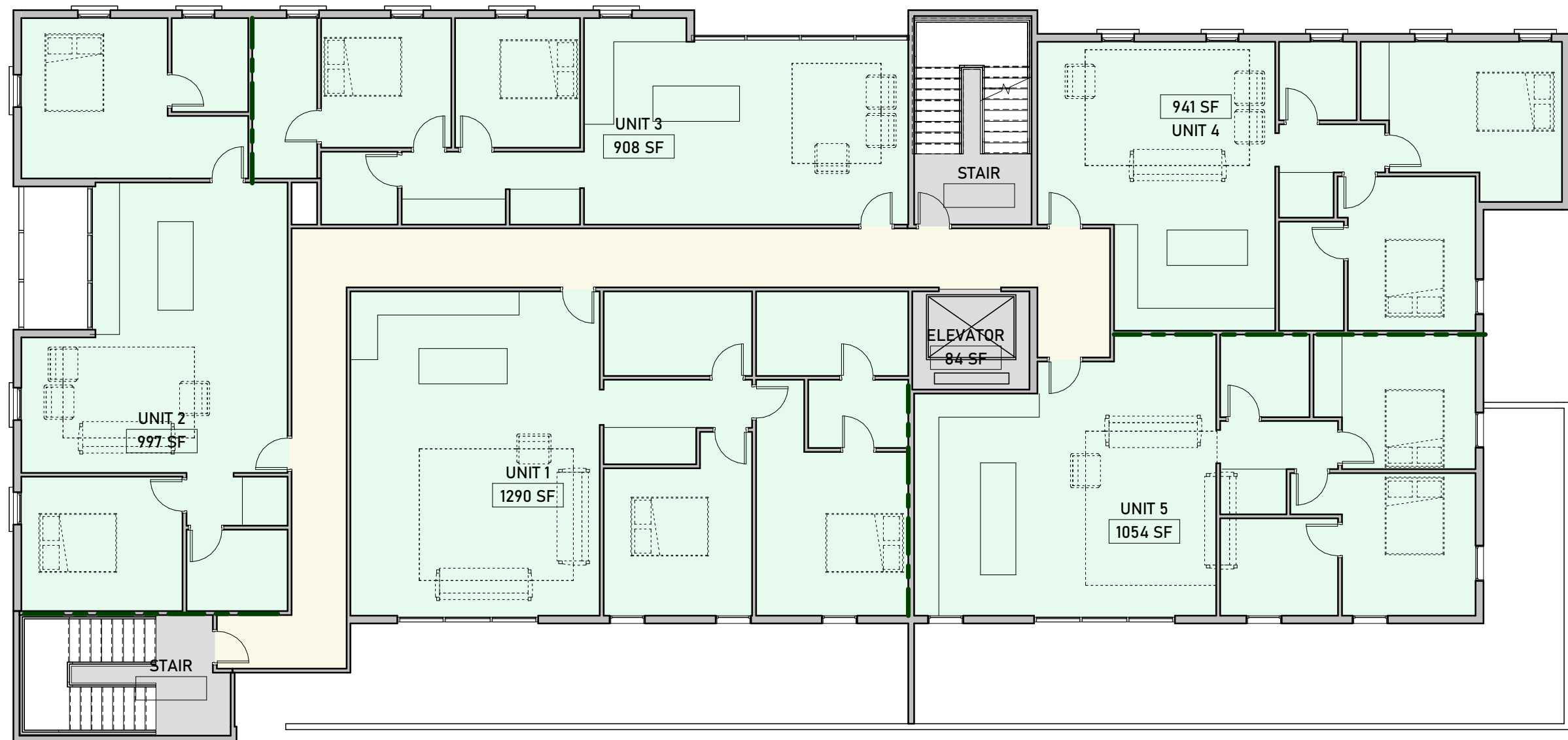
True North - Office Building
Conceptual Plan - Level 1

04/01/2024

RS Studio Inc.
(424) 262 - 2621
info@rssarch.com
www.rssarch.com

RSS
Architects





Art Deco

1920-1940

- Smooth wall surface
- Sharp edged, linear appearance
- Stylized decorative elements using geometrical forms, zigzags, chevrons
- Low relief decorative panels
- Stepped or set back front facade
- Strips of windows with decorative spandrels
- Reeding and fluting around doors and windows
- Use of glass block for windows



111 West Acequia Avenue

44





True North - Office Building
Conceptual Rendering

04/01/2024

RS Studio Inc.
(424) 262 - 2621
info@rssarch.com
www.rssarch.com

RSS
Architects



True North - Office Building
Conceptual Rendering

04/01/2024

RS Studio Inc.
(424) 262 - 2621
info@rssarch.com
www.rssarch.com

RSS
Architects



True North - Office Building
Conceptual Rendering

04/01/2024

RS Studio Inc.
(424) 262 - 2621
info@rssarch.com
www.rssarch.com

RSS
Architects