

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, May 22, 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. May 8, 2024, Regular Meeting

C. Projects

1. **HPAC Item No. 2024-12**: A request by Joe (Louie) Luna to construct a wrought iron fence, within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project site is located at 615 W. Goshen Avenue (APN: 093-173-007).
2. **HPAC Item No. 2024-13**: A request by Larry Lewis to conduct exterior alterations to an existing building approved for a medical spa use, located within the O-C (Office Conversion) Zone. The project site is located at 523 West Noble Avenue (APN: 096-142-017).

D. Discussion Items

1. Cancellation of June 12, 2024 HPAC Meeting
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. 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 – May 8, 2024

CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE Wednesday, May 8, 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: Daniel Shaw, Toni Legras, Mike Price, Walter Deissler, 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 was provided by Bill Huott in support of all three projects on the May 8, 2024 meeting agenda.

B. Minutes

1. April 24, 2024, Regular Meeting

A motion was made by Kane, seconded by Melgar, to approve the meeting minutes. The motion was approved 6-0.

C. Projects

1. **HPAC Item No. 2024-10:** A request by Walter Deissler to replace comp shingle roofing material on an existing residence with cedar shingles, located within the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 513 North Encina Street (APN: 094-353-011).

Staff presented its report and recommended that the HPAC approve the request as conditioned. Public comment in support was provided by Walter Deissler. Following discussion, a motion was made by Hohlbauch, seconded by Ayala, to approve the proposal as conditioned. The motion passed by a vote of 6-0.

2. **HPAC Item No. 2024-11:** A request by Walter Deissler to demolish a accessory storage building, located within the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 301 West Race Avenue (APN: 094-353-003).

Staff presented its report and recommended that the HPAC approve the request as conditioned. Public comment in support was provided by Walter Deissler. Additional public comment was provided by Toni Legras, Mike Price, and Daniel Shaw. The Committee discussed the merits of removal of the structure versus relocation. Following discussion, a motion was made by Kane, seconded by Melgar, to approve the proposal as conditioned. The motion passed by a vote of 3-2-1 (Kane, Melgar, Mulrooney to approve, Davis and Ayala to deny, and Hohlbauch abstaining).

3. **HPAC Item No. 2024-09**: A request by Daniel Shaw to remodel an existing residence, expanding an existing covered porch, adding a new covered porch, and removing a chimney, located within the D-MU (Downtown Mixed Use) Zone. The project site is located at 318 West School Avenue (APN: 094-342-008).

Staff presented its report and recommended that the HPAC approve the request as modified and conditioned. Public comment in support was provided by Daniel Shaw, Toni Legras, and Mike Price. Discussion followed regarding the merits of the proposal, in particular about the chimney. Following discussion, a motion was made by Kane, seconded by Ayala, to approve the proposal as conditioned, with the following modifications:

- That Condition Nos. 1.a and 1.b be removed;
- That a condition be added requiring full wood window screens on the windows;
- That a condition be added requiring the addition of horns on the windows, if possible.

The motion passed by a vote of 5-1 (Melgar voting to deny).

D. Discussion Items

1. Historic Recognition/Awards Program

- a. Guidelines Discussion
- b. Nomination of Properties

Staff stated they would set up a meeting with Kane and Davis to discuss the draft award guidelines.

2. Identification of Items for Future Agendas

None.

3. Committee and Staff Comments

- a. Project Updates

Staff provided updates on various projects throughout the Historic District and Local Register.

4. Historic District Survey Project

- a. Review of Properties
- b. Discussion of Properties Outside the Historic District

The HPAC conducted a review of area C50.

E. Adjournment – The meeting was adjourned at 7:23pm.

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REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

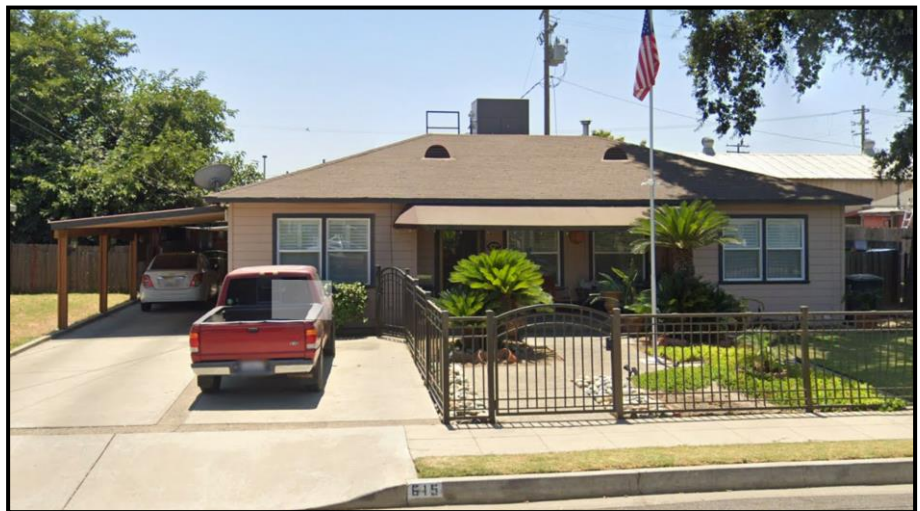
HEARING DATE: May 22, 2024

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

SUBJECT: Historic Preservation Advisory Committee Item No. 2024-12: A request by Joe (Louie) Luna to construct a wrought iron fence, within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project site is located at 615 W. Goshen Avenue (APN: 093-173-007).

STAFF RECOMMENDATION

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



SITE DATA

The site is zoned R-1-5 and is located within the Historic District. The residence onsite is not listed on the Local Register

of Historic Structures. The site contains a single-family residence with an attached carport, and two accessory structures in the rear.

PROJECT DESCRIPTION

The applicant proposes placement of a wrought iron fence in the front yard setback (see Exhibit "A"). Gates are included along the northern and eastern portions of the fence for pedestrian access to the residence. Per the elevation in Exhibit "B" the fencing has already been placed onsite without HPAC review or Building Permit issuance. The applicant was notified of the issue by Code Enforcement staff in May 2024.

DISCUSSION

Development Standards

Per the requirements of the R-1-5 Zone, fencing within the 15-foot front yard setback shall be no taller than three feet if solid or four feet if "50% open" (ex. chain link, picket, or open metal fencing). Per the applicant, the fencing is between 4 ft, 4 in. to 4 ft., 10 in. in height (for the gates). This exceeds the four-foot limitation for wrought iron fencing.

In such instances, Visalia Municipal Code Chapter 17.02, Article II grants the City Planner the authority to approve Administrative Adjustments to development standards if warranted.

Administrative Adjustments are limited to permitting deviations of no more than twenty percent of a required development standard. As such, Condition of Approval No. 2 is recommended requiring the applicant to either lower the height of the fence so that it is uniformly four feet in height or obtain approval of an Administrative Adjustment application to permit the 20% deviation.

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.A emphasizes that *“Fencing proposals shall be used to form continuous cohesive walls of enclosure along the street, and shall be compatible with the architectural style of the main building and historic district.”*

Wrought iron fencing as proposed in Exhibits “B” is called out within the Historic Preservation Ordinance as an appropriate fencing material. The fencing is also compatible with the Historic District as a whole, with at least five other properties in the immediate vicinity containing similar style fencing. The coloration is also compatible with the hues of the residence. Given the above, the proposal is considered compatible with the existing residence, and with other properties along the streetscape and Historic District.

FINDINGS AND CONDITIONS

For HPAC Item No. 2024-12 staff recommends that the Committee approve the fence request subject to conditions listed below, based upon the following:

1. That the building is not listed on the Local Register of Historic Structures and is within the Historic District.
2. That the proposed fencing is consistent with residential uses in the Historic District.
3. That the proposed fencing is consistent with the Historic Preservation Ordinance and Historic Preservation Element.
4. That the proposed fencing design will not be injurious to the character of the Historic District.

And subject to the following conditions:

1. That the site be developed consistent with the site plan in Exhibit “A” and fence elevation in Exhibit “B”.
2. That the applicant shall reduce the height of the fence to four feet, or obtain approval of an Administrative Adjustment to permit a 20% deviation from the height limitation of the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. Compliance shall be demonstrated during Building Permit review.
3. That the project undergoes the appropriate City permitting process for placement of a fence 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” – Fence Elevation
- Aerial Map
- Historic District and Local Register Map

APPEAL INFORMATION

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EXHIBIT "A"

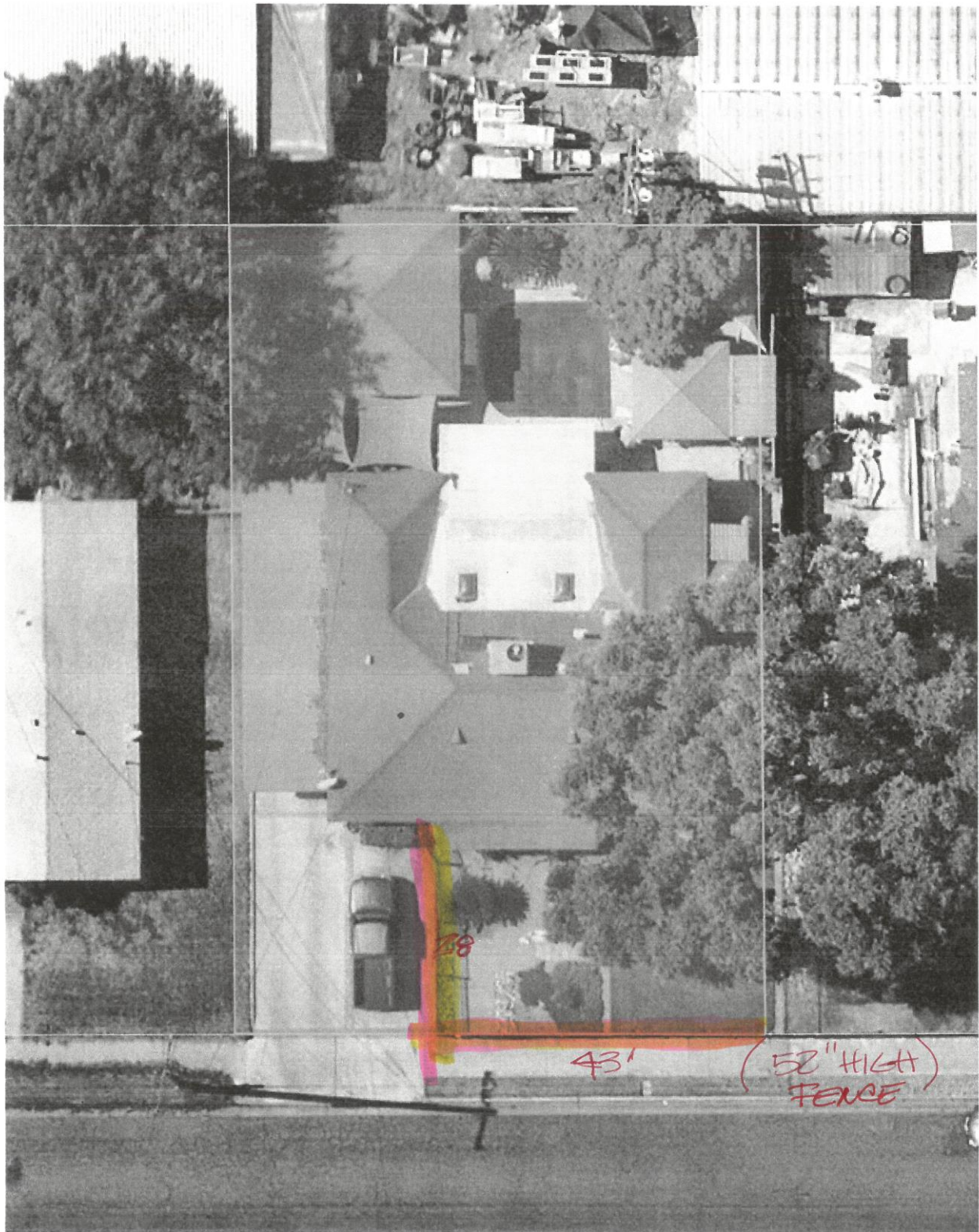
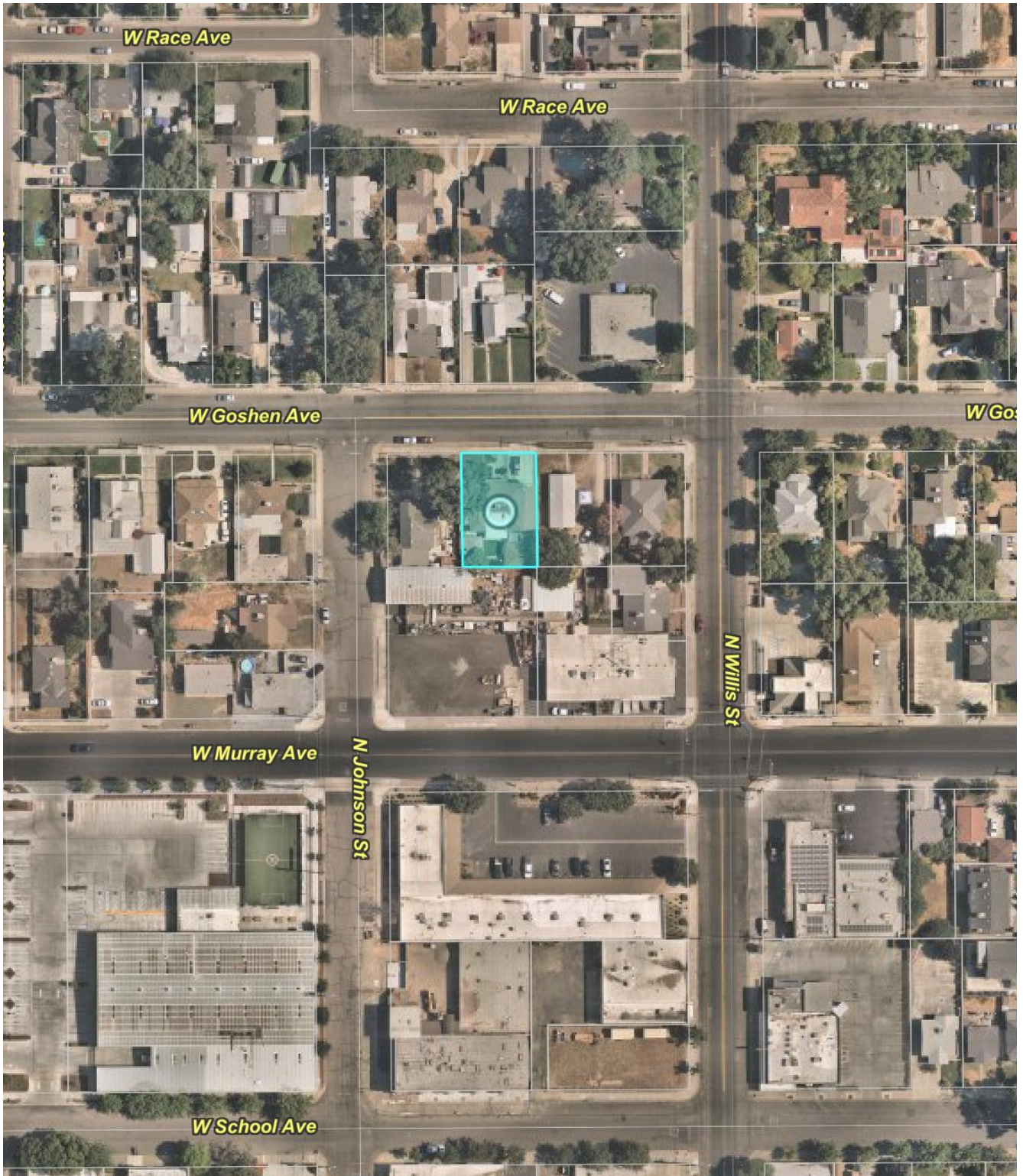


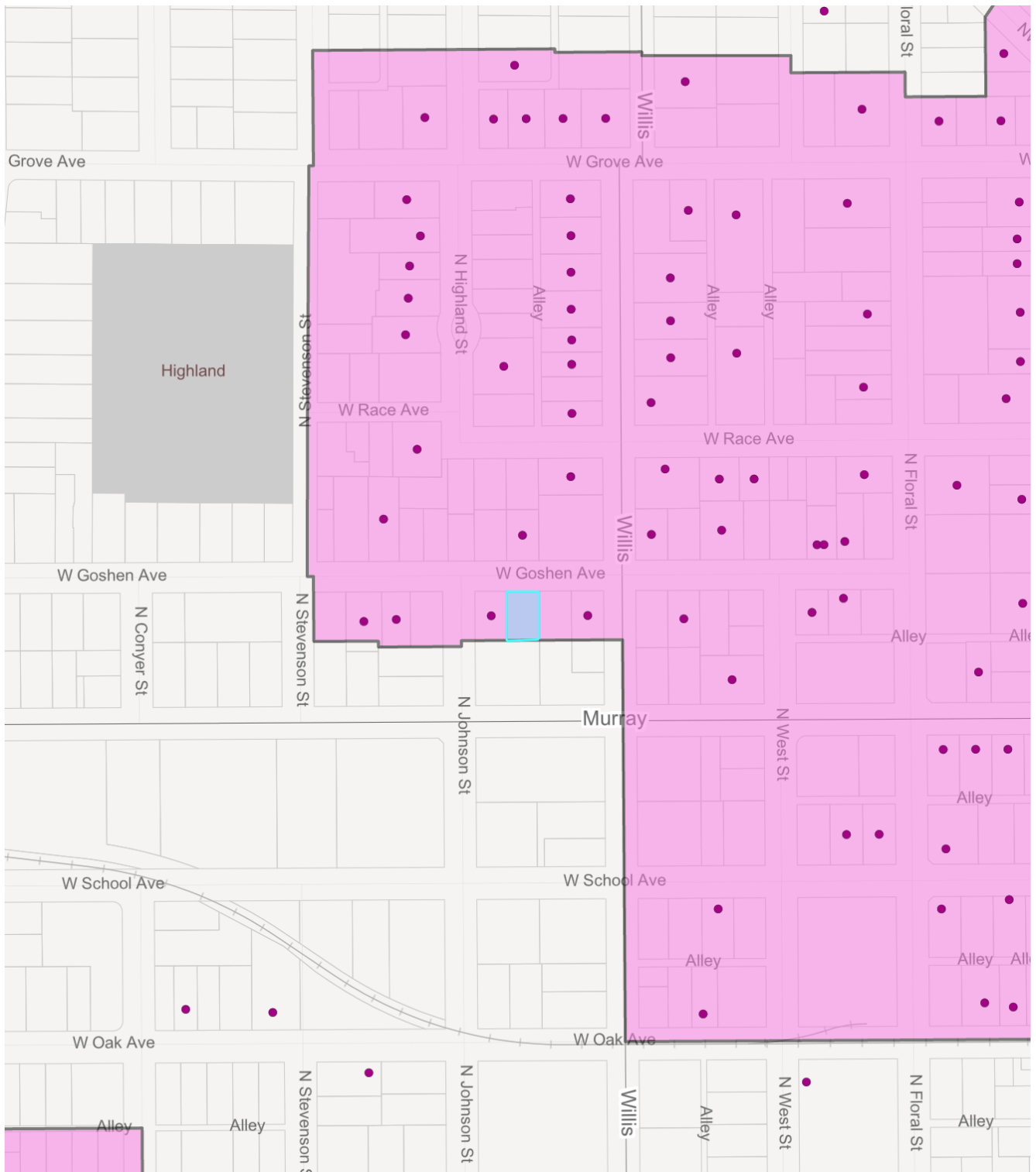
EXHIBIT "B"



28' x 43' x 52"
(Deep) (Wide) (High)
(GATE
58")



Aerial Map



Historic District and Local Register Map



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: May 22, 2024

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

SUBJECT: **Historic Preservation Advisory Committee Item No. 2024-13:** A request by Larry Lewis to conduct exterior alterations to an existing building approved for a medical spa use, located within the O-C (Office Conversion) Zone. The project site is located at 523 West Noble Avenue (APN: 096-142-017).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the request as modified by the findings and conditions within this report.

SITE DATA

The site is zoned O-C (Office Conversion) and contains a vacant residence that is in the process of being converted into a medical spa. The project site



is located within the Historic District and is listed on the Local Register of Historic Structures with a “Focus” classification. The structure contains “Craftsman” and “Bungalow” style architecture.

RELATED PROJECTS

HPAC No. 2022-21: on October 26, 2022, the HPAC recommended approval to the Visalia Planning Commission of a Conditional Use Permit (CUP) request by Larry Lewis to establish a medical spa, add a 120 square foot lounge to an existing building, and remove and relocate a ramp, in an existing residence, located at 523 West Noble Avenue.

Conditional Use Permit No. 2022-17: On November 14, 2022, the Planning Commission approved a CUP request by Merlie Em Bui to establish a medical spa within an existing residence, located at 523 West Noble Avenue.

PROJECT DESCRIPTION

Per the Development Plan in Exhibit “A” the applicant proposes to conduct exterior alterations for a building currently in the process of being converted into a medical spa, listed below as follows:

1. Remove the cap on the front porch wall;
2. Resize the drain holes on the front porch; and
3. Change out the front door with a craftsman style door containing a window.

The alterations have already been conducted and were identified by staff during a building inspection for the conversion project. At that time the applicant was informed to undo the changes as they had not been previously identified during HPAC, CUP, or Building Permit review. The applicant is requesting the HPAC approve the changes as they were the result of State/Federal requirements and lack of funds. The applicant also notes that changes to the doors are consistent with what was onsite previously.

DISCUSSION

The overall building footprint will not be altered because of the proposal. Existing setbacks and building heights will be maintained. Given the above, the proposal is consistent with the development standards of the Visalia Municipal Code.



Architectural Compatibility

Local Register Structures

VMC Section 17.56.110 (Local Register Structures) contains criteria for review of exterior alterations to structures listed on the Local Register. Criteria is aimed towards preserving original and distinguishing features of Local Register structures. This includes emphasis on the following:

- *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.

Front Porch Cap

The removal of the cap on the front porch wall is considered a significant alteration to a unique feature of the structure. Staff notes that the porch pillars as well as the western wall of the front porch still retain the cap. Restoration of the cap will maintain the walls consistency with the pillar and western wall, and assist in preserving the original appearance of the front porch. This is included as Condition of Approval No. 2.



Porch Vents

Per the applicant, the porch vents were adjusted because of changes to the porch flooring mandated by State and Federal law. As a result, the size of vents have changed to a square from their original rectangular shape. The applicant has also added bordering, similar to bordering found on vents along the building foundation. While the appearance of the vents has changed, the feature has still been preserved, and improved with bordering that increases compatibility with other aspects of the building. As such, staff recommends that these alterations be permitted to remain.

Doors

The applicant has changed out two doors, one along the east side and one along the northern building façade. Initially the applicant stated that the northern door, which contained a large oval window, would remain. However, the doors have since been changed to doors that contain paneling and a rectangular window. During building inspection staff required that muntins be added to the door windows to increase compatibility with the gridded windows on the building. The applicant states that the windows are consistent with doors previously on the structure. After review of the submittal, staff concurs that this is correct, and that the rectangular windows are consistent with the large rectangular windows along the front façade, in between the gridded windows. The addition of the rectangular windows on the doors creates an alternating and balanced window treatment along the front façade that is aesthetically pleasing. As such, staff recommends that this alteration be permitted to remain.

Alternative Recommendation

Alternatively, the Committee can request that the applicant restore all altered features to their previous appearance, or request a continuance so the applicant can provide additional information.

FINDINGS AND CONDITIONS

For HPAC Item No. 2024-13 staff recommends that the Committee approve the proposed addition and ramp relocation, and recommend approval of the Conditional Use Permit request to the Visalia Planning Commission, based upon the following:

Findings:

1. The site is within the Historic District and is listed in the Local Register of Historic Structures.
2. That the proposal, with modifications, is in keeping with the purpose and intent of the Historic Preservation Element and Ordinance.
3. That the proposal, with modifications, will not be injurious to the surrounding properties or character of the Historic District due to its compatibility with the surrounding area.
4. That the proposal, with modifications, is consistent with the Historic Preservation Element and Historic Preservation Ordinance.

Conditions:

1. That the project shall be developed in substantial compliance with the development plan in Exhibit "A" and Building Elevations in Exhibit "B", except as modified by the conditions below.
2. That the cap on the front porch wall shall be restored to its original location, width, and length, as depicted in the former Building Elevations in Exhibit "B".
3. That the project undergoes the appropriate City permitting process.
4. That any significant changes in the operation of the proposed use, or any other changes to the exterior of onsite structures, be brought back to the Historic Preservation Advisory Committee prior to any review by the Planning Commission and/or issuance of a Building Permit.
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" – Development Plan
- Exhibit "B" – Former and Existing Building Elevations
- Aerial Map
- Historic District and Local Register Map

APPEAL INFORMATION

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L. LEWIS ARCHITECT

820 W. Center, Visalia, CA 93291 (559) 733.8399

TO: City of Visalia DATE: May 09, 2024

PHONE #:

Project #: Medical Spa
523 W. Noble Visalia

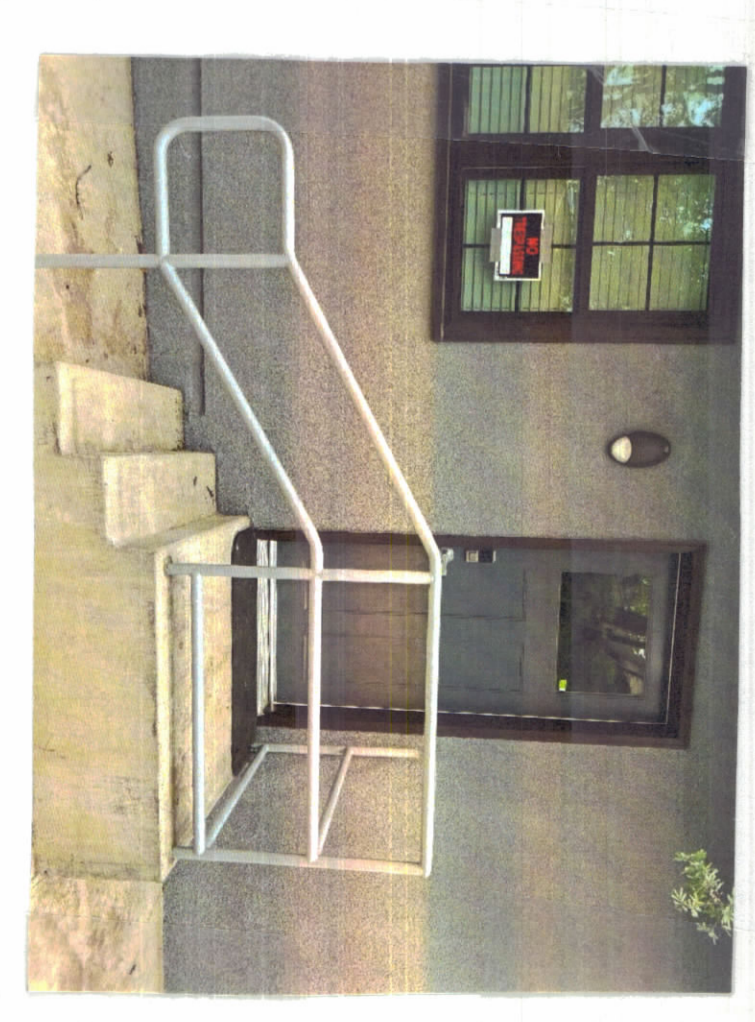
Permit #: B226530

Remarks:

We were requested to resubmit to your committee because of two changes that occurred during the construction phase.
To meet the Federal and State requirements (I aw) concerning the affordable disabilities act for the landing at the entry we had to raise the slab and the entry patio 3 inches. The existing concrete slab was thin and weak and required removal. To make matters worse the front porch wall was structurally failing apart as noted in the photograph #5 of both sides of the entry and needed to be replaced. The existing drain holes had to be replaced because the finish floor of the new porch floor is now 3 inches higher. Because of the new reinforcing required, the new drain holes are 3 inches narrower but still adequately large enough to drain the water.
The remediation of the front porch and concrete wall was an unexpected item and expensive. With the expense of constructing the "cap" on the porch wall and the project being 70% over budget the decision was made to not install the "cap".
We were also told by a representative of the city that we were to install a fake grid on the entry door window. The previous door had a large oval glass window (photo #5) and if you notice on photograph #1 and #2 neither of the other previous doors had wood muntins in their windows. To our knowledge there are not a records or photographs of any of the original doors with windows that have muntins. Therefore we would prefered to not install the fake muntins. We would like to move forward to final building inspections.

Thank you,
Larry Lewis

Pages including transmittal: 1 By: Larry Lewis



L. LEWIS ARCHITECT

ARCHITECTURE

PLANNING

INTERIORS

820 W. CENTER

VISALIA CA 93291

(559) 733-8399

DELTA	DATE

TITLE: T1 for MED SPA

SHEET NO

JOB NO
DATE

DRAWN BY:

EXHIBIT "B"





HPAC Item No. 2022-17 – 216 E. School Avenue – Establish Residence in D-MU Zone



HPAC Item No. 2022-17 – 216 E. School Avenue – Establish Residence in D-MU Zone



HPAC Item No. 2022-17 – 216 E. School Avenue – Establish Residence in D-MU Zone



HPAC Item No. 2022-17 – 216 E. School Avenue – Establish Residence in D-MU Zone

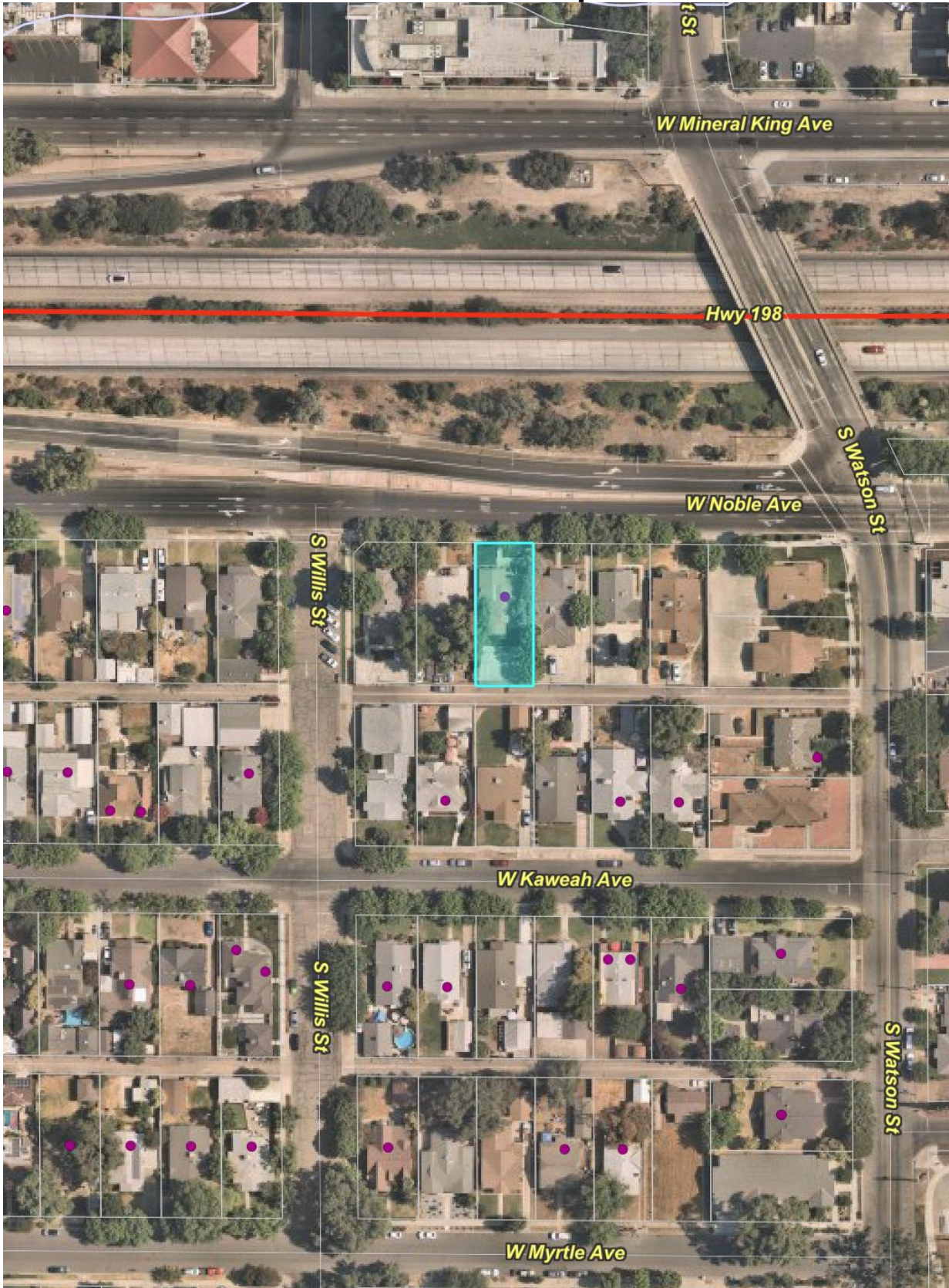


HPAC Item No. 2022-17 – 216 E. School Avenue – Establish Residence in D-MU Zone



HPAC Item No. 2022-17 – 216 E. School Avenue – Establish Residence in D-MU Zone

Aerial Map



Historic District and Local Register Map

