

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, June 12, 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 22, 2024, Regular Meeting

C. Projects

1. **HPAC Item No. 2024-14**: A request by Eric Kitchen to conduct a reroof for an office, removing wood shake and replacing with cool roof shingle roofing material, located in the D-MU (Downtown Mixed Use) Zone. The project site is located at 220 North Stevenson Street (APN: 093-187-002).
2. **HPAC Item No. 2024-15**: A request by Oscar Rubio to remodel an existing fourplex, located within the D-MU (Downtown Mixed Use) Zone. The project site is located at 530 North Locust Street (APN: 094-355-002).

D. Discussion Items

1. Review of Committee Member Applications
 - a. Kim Lusk
 - b. Michael Tomola
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

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.





REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: June 12, 2024

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

SUBJECT: Historic Preservation Advisory Committee Item No. 2024-14: A request by Eric Kitchen to conduct a reroof for an office, removing wood shake and replacing with cool roof shingle roofing material, located in the D-MU (Downtown Mixed Use) Zone. The project site is located at 220 North Stevenson Street (APN: 093-187-002).

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 D-MU (Downtown Mixed Use) and is located outside the Historic District. The project site contains two buildings, one of which (735 West Oak Street) is listed on the Local Register of Historic Structures with a "Focus" classification. Due to the provisions of Visalia Municipal Code Section 17.56.030 (Definitions), the Local Register designation is



"...inclusive of all structures and features located within the boundaries of the property for which the local register designation has been applied." As such, the Local Register designation, and subsequently HPAC review, applies to the office at 220 North Stevenson Street.

The site contains two single-family residences that have been converted into office buildings for Family Services of Tulare County. The structure at 735 West Oak Street contains "Craftsman" and "Airplane Bungalow" architectural elements, while the building at 220 North Stevenson Street also contains "Craftsman" elements, with additional Asian architectural influence in the shaping of its roofline.

PROJECT DESCRIPTION

The applicant proposes conducting a full reroof to the office at 220 North Stevenson Street (see Exhibits "A" and "B"). The reroof would remove existing wood shake and replace the material with Cool Roof composite shingle roofing as depicted in Exhibit "C". The property owner states that a reroof is necessary because the existing roof needs replacement.

DISCUSSION

Development Standards

The overall building footprint for the office 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

The office has largely maintained its original appearance. Visalia Municipal Code Section 17.56.110.F (Local Register Structures) notes that "*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.*"

Per the applicant, the existing wood roofing material is deteriorated and in need of repair. Replacement with composite roofing material would not preserve the original appearance of the wood roof. However, the condition of the overall office would largely remain intact, as the Craftsman features of the building exteriors and gently sloping roof shape would remain intact. Staff also notes that the HPAC has recently approved a number of proposals for the removal of wood shake/shingles in favor of a non-wood material (see the reroof for 535 West Myrtle Avenue, and siding replacement for 415 North Garden Street). Given the above, staff recommends that the proposal be approved as requested.

FINDINGS AND CONDITIONS

For HPAC Item No. 2024-14 staff recommends that the Committee approve the reroof to the office, subject to the findings and conditions listed below:

Findings

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

Conditions

1. That the site be developed consistent with the site plan and roof plan in Exhibit "A", building elevations in Exhibit "B", and roofing material in Exhibit "C".
2. That the project undergoes the appropriate City permitting process for exterior alterations and fencing on the project site.
3. That any other exterior alterations to the site shall be brought before this Committee for review and approval prior to the issuance of any Building Permits and/or their installation or construction.
4. That all other City codes, ordinances, standards, and regulations shall be met.
5. 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 and Roof Plan
- Exhibit “B” – Building Elevations
- Exhibit “C” – Proposed Roofing Material
- Aerial Photo
- Historic District and Local Register Map

APPEAL INFORMATION

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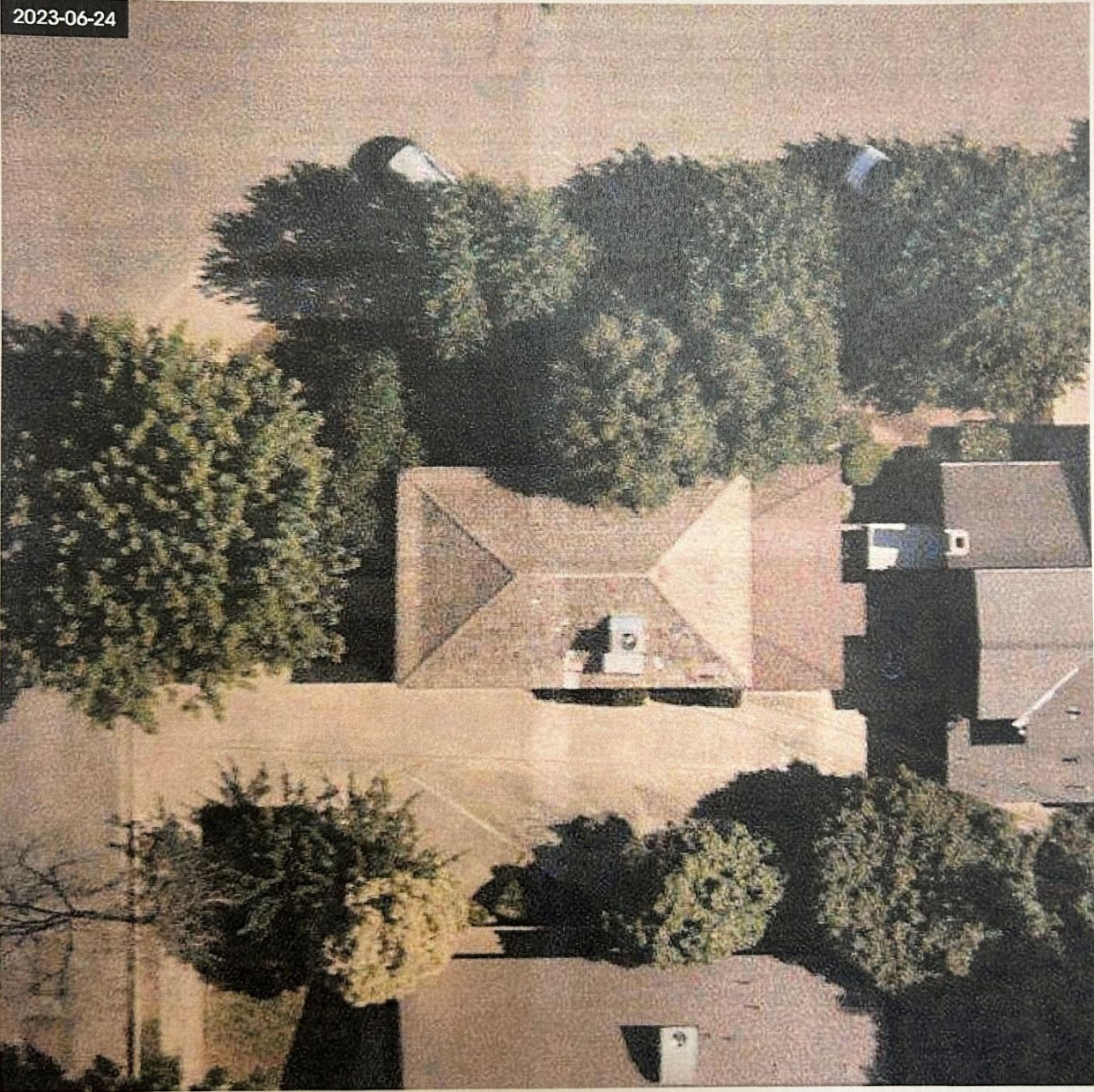


QuickMeasure

Roof Reports in Under an Hour

Top View

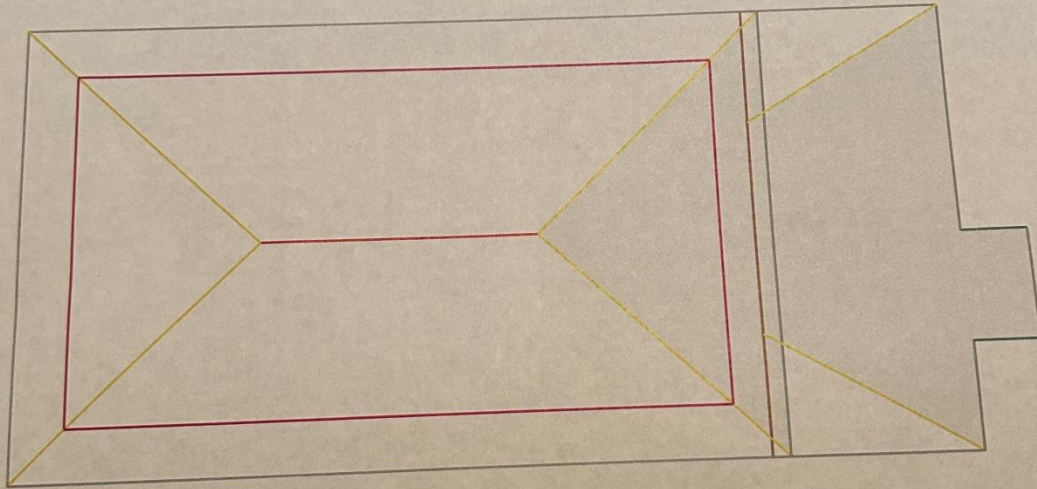
2023-06-24



Prepared For: Xtreme Roofing Contractors

2

220 N Stevenson St, Visalia, CA 93291 (1)



- Bend
- Eave
- Hip
- Rake
- Ridge

EXHIBIT "B"





HPAC Item No. 2024-14 – Reroof of Office



HPAC Item No. 2024-14 – Reroof of Office

The Heat Reflects Away, And Your Home Stays Cool.

The CertainTeed Reflective Shingles Collection is a brilliant breakthrough that puts cool roof technology to work for you. Plus, our palette of rich, authentic colors makes it an easy choice for eco-friendly living.

The secret is in CertainTeed's advanced roofing granules that reflect solar energy and radiant heat far better than traditional roofing shingles, reducing your roof's temperature in the summer.

Choose from three spectacular solar shingle line-ups.

Good: Landmark®

Better: Landmark Pro® and Presidential Shake®

Best: Landmark Solaris® Platinum, with an industry leading solar reflectance value of over 40%, Presidential Shake® TL, Arcadia Shake® and Presidio® metal roofing.

The CertainTeed Solar Reflective Shingles are ecologically smart, beautifully durable, and architecturally ideal for sunny climates or anywhere solar heat is a challenge.

So cool, it's rated for rebates.

CertainTeed Solar Reflective Shingles are rated by the Cool Roof Rating Council (CRRC) for cool roofs and can be used to comply with the 2016 California Title 24 Part 6 Cool Roof Requirements.

CertainTeed Solar Reflective shingles may qualify for credits/points in LEED®, NAHB® and other "green" programs.

And some utility companies offer a rebate for CertainTeed Solar Reflective Shingles that can put as much as \$600 back into a homeowner's pocket for an average 3,000 sq. ft. roof.

Some CertainTeed Reflective Shingles are also ENERGY STAR qualified roof products that meet both solar reflectance and thermal emissivity requirements.

Exceptional Protection, No Matter The Project

CertainTeed offers options in the GOOD, BETTER and BEST tiers that will fit your needs and exceed your expectations.

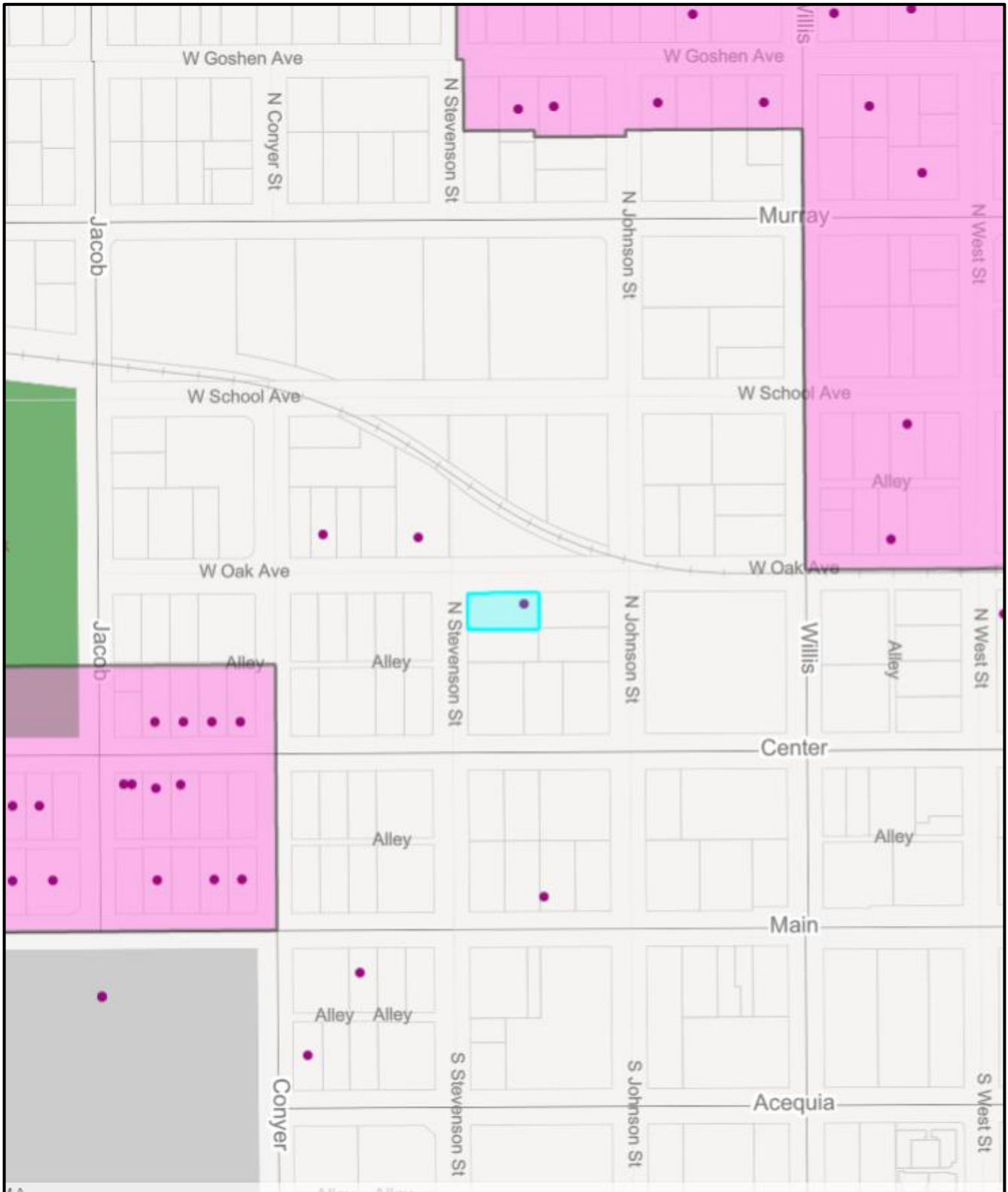
Solar Reflective Shingles



AERIAL MAP



HISTORIC DISTRICT AND LOCAL REGISTER MAP





REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: June 12, 2024

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

SUBJECT: Historic Preservation Advisory Committee Item No. 2024-15: A request by Oscar Rubio to remodel an existing fourplex, located within the D-MU (Downtown Mixed Use) Zone. The project site is located at 530 North Locust Street (APN: 094-355-002).

STAFF RECOMMENDATION

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

SITE DATA

The site is zoned D-MU (Downtown Mixed Use) Zone and currently contains a single-family residence that has been converted into a fourplex, and a detached garage. The site is located within the Historic District and is not



listed on the Local Register of Historic Structures. Per the Historic District Survey, the structure was built prior to 1928 and was altered in 1959, 1961, and 1977.

PROJECT DESCRIPTION

Per the Operational Statement in Exhibit "D" and plans in Exhibits "A", "B", and "C", the applicant is requesting approval to conduct the following exterior alterations to the fourplex:

1. Change, add, or alter the windows as follows:
 - a. Change out all 25 windows in the fourplex and detached garage (22 in the main building, three in the garage). Most of the work has already been conducted, specifically the 22 windows on the fourplex have already been replaced with vinyl sliding windows. Please also note, of the 23 windows on the fourplex, nine have been resized to be smaller than their original size.
 - b. Add one new window to Unit C.
 - c. Enclose two windows, one on the north side of Unit C, and one on the southeast side of Unit E.

2. Stucco all building exteriors of the fourplex and detached garage. This would involve removing all existing siding on the buildings. Applicant states that stuccoing all surfaces will create a uniform look, as the buildings currently contain multiple wall treatments.
3. Rebuild stairs and accompanying areas as follows:
 - a. Rebuild the staircase, railings, balcony, and roof extension for Unit D. This will involve removal of wrought iron material in favor of wood, and complete removal of the roof extension over the balcony.
 - b. Rebuild the stairs, landing, and shade cover for Unit E. This will involve removal of the shade cover, and rebuilding of the stairs and landing with wood materials.
 - c. Rebuild the utility room stairs to match the other wood stairs on the property.
4. Conduct roof repairs as follows:
 - a. Repair damaged roof wood panels and fascia boards, and install new torch down roof material for Units C and E.
 - b. Remove the swamp coolers and other electrical/water sources from the roof.
5. Add new fencing as follows:
 - a. Install a five-foot tall wrought iron fence along the Locust Street property frontage.
 - b. Install a six-foot tall chain link fence and sliding gate along the rear property boundary, in front of the garage doors.
6. Install a period style lamp post in the front yard, facing Locust Street.
7. Resize the entry door for Unit C back to its original 36" frame.

The applicant also proposes additional changes to the main structures interior that are not subject to HPAC review. These modifications are provided below for informational purposes:

1. Add an additional residential unit to the existing fourplex. Note: the applicant has already added two additional units to the structure, for a total of six units. The applicant proposes removing the 6th unit and legitimizing the 5th unit through the Building Permit process. The applicant has not identified which unit will be removed. This has been included as Condition No. 1.b.
2. Repair damaged ceiling sheetrock for Unit C caused by the damaged roof.
3. Add privacy shrubs along the Locust Street frontage, adjacent to the new wrought iron fencing. The applicant will also add privacy ivy along existing portions of the chain link fence, to create a privacy barrier between surrounding properties.

The applicant states that the alterations are necessary to improve existing deteriorating conditions on the building, as well as improve its overall aesthetic appeal. As mentioned above, alterations to the windows and interior have already been conducted without HPAC review or Building Permit issuance. The activity was reported to the Neighborhood Preservation Division in March 2024. The applicant has been in contact with staff multiple times since then for assistance with the HPAC application.

DISCUSSION

Development Standards

Alterations proposed to the fourplex and detached garage will not violate development standards for the D-MU Zone. The proposed alterations would not result in encroachments into the required setback areas.

Five- and six-foot-tall fencing proposed along the front and rear yard property boundaries is also consistent with D-MU standards. Unlike in residential zones, fencing can be up to seven feet tall on property boundaries within the D-MU Zone.

Architectural Compatibility

Historic District Building Design Compatibility Criteria

The Historic Preservation Ordinance requirements for properties solely within the Historic District (VMC Sec. 17.56.100) do not prohibit or discourage exterior alterations to structures. Instead, alterations must preserve compatibility with the overall Historic District and surrounding structures. The sections of the VMC relevant to this proposal require that the HPAC consider the following:

- *Relationship of materials and textures, so that any alterations enhance neighborhood qualities such as compatibility, similarity, and continuity.*
- *Relationship of architectural details and roof shapes, so that alterations are compatible in appearance with surrounding structures.*
- *Directional Expression of Front Elevations. Structural shape, placement of openings, and architectural details should be used to give a compatible appearance with adjacent structures that may be horizontal, vertical or nondirectional in nature.*

Windows

As noted previously, all the original windows have been removed from the fourplex. Only the original windows for the detached garage remain, though are also proposed for replacement. The window replacement on the fourplex has somewhat maintained the appearance of the residence, except in instances where window sizes have been reduced. In particular, the front window for Unit 530 has been changed to two windows, one of which is incompatible in shape with the other windows. The large windows are considered one of the positive features of the fourplex, providing an inviting open exterior. This is similar to other structures along the 500 Block of North Locust Street, which almost all contain large windows or groupings of windows facing Locust Street. As such staff recommends the inclusion of Condition 1.e requiring the front window for Unit 530 facing Locust Street to be returned to its original size and shape.

Changes conducted to the detached garage are expected to have little effect on the historic aesthetic of the project site overall. The detached garage is in the rear yard of the property, behind the main structure, and is not visible from the public right of way. As such, staff recommends



approval of the window replacement for the detached garage.

For the window resizing, additions, and enclosures, the majority are proposed in areas that are not entirely visible from the public right of way. However, it is unclear whether the sizes resized/installed/enclosed meet the requirements of the Building Code. Staff recommends the inclusion of Condition No. 1.a requiring that the windows comply with all requirements of the City of Visalia Building Division. If it is determined during Building Permit review that a window needs to be altered, staff will review the request to determine if additional HPAC review is required, or if the change can be approved administratively.

Lastly, the HPAC has previously required the placement of window screens to obscure new windows. In this instance, photo evidence indicates that the main building did not contain screens in the 1970's. It also appears that the new windows cannot support full window screens as designed. Staff recommends that full window screens not be required as a condition of approval.

Additions/Roof

The additions of the enclosed porches and alterations to the roof represent a significant change to the main residence, but one that largely maintains the original features of the home as viewed from the public right of way. Additions to the main residence are only proposed at the northern and eastern building exteriors, at the rear of the property, and would be obscured by existing fencing and landscaping. The additions will carry over architectural ornamentation present on the main residence, thereby maintaining overall compatibility. Changes to an existing vent at the top of the roof will result in a reduction in its size but will maintain the visual character of the original. As such, the changes will not affect any distinguishing qualities of the main residence, as viewed from the street, and will maintain and carry over distinctive features.

Residing Exterior Walls

Per the applicant, the main structure contains multiple exterior treatments, primarily stucco, wide horizontal siding, and thin vertical siding. In some instances, the horizontal siding has been placed so that it is misaligned, worsening the structures historic integrity. Staff concurs with the applicant that applying stucco to all surfaces of the fourplex and detached garage would improve the continuity and compatibility of all structures on the project site, in conformance with Historic District design guidelines. Condition No. 1.f is recommended requiring that the application of exterior stucco shall not result in the removal of other architectural elements from the fourplex and detached garage, such as corbels, exposed rafter tails, ledges, fascia, brick, or any other significant feature.

Stair Repair

Staff concurs with the applicant that repair of all the stairs on the structure and removal of unoriginal shade covers and landings will result in an improvement to the historic aesthetic of the property. The applicant did not provide renderings of what the repaired stairs will look like, only indicating that they will be



compatible with the stairway on the north side of the building. As such, Condition No. 1.c is recommended requiring that all stairs to be repaired shall be compatible with the existing staircase on the northern building exterior.

Fencing

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 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 four other properties in the immediate vicinity containing similar style fencing. No elevation was provided by the applicant specifically denoting what the wrought iron fencing will look like once installed. Staff recommends Condition No. 1.d requiring that the appearance of the wrought iron fencing be similar to other fencing within the same block as the project site.

Per the Historic Preservation Ordinance, chain link fencing material is discouraged in areas visible from the street. The proposed chain link will be located in the rear yard, adjacent to the alley. As such, it will not impact views of the fourplex from Locust Street, and as such is considered appropriate.

Street Lamp

The proposed street lamp does not appear to be original to the site. The applicant proposes its placement to further improve the properties historic appearance. The applicant notes that a similar street lamp is located across the street at 533 North Locust Street. As such, placement of the street lamp on the project site would not be completely out of place in the area. It is recommended that this be approved.

Miscellaneous

Repairs proposed to the roof and door for Unit C are considered appropriate and are expected to contribute positively to the overall appearance of the structure. Condition No. 2 is included requiring that the applicant obtain all required permits (in this case a Building Permit) to conduct all the repairs proposed.

FINDINGS AND CONDITIONS

For HPAC Item No. 2024-15 staff recommends that the Committee approve the proposal, 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 proposal as conditioned is consistent with uses onsite, the surrounding area, and the Historic District.
3. That the proposal as conditioned is consistent with the Historic Preservation Ordinance and Historic Preservation Element.
4. That the proposal as conditioned will not be injurious site or the character of the Historic District.

Conditions





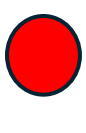
1. That the site be developed consistent with the site plans in Exhibit "A", floor plans in Exhibit "B", building elevations in Exhibit "C", and operational statement in Exhibit "D", except as modified below:
 - a. That window sizes shall confirm to the requirements of the City of Visalia Building Division. If it is determined during Building Permit review that a window needs to be altered, staff will review the request to determine if additional HPAC review is required, or if the change can be approved administratively.
 - b. The applicant shall obtain the appropriate permits to legitimize the additional units proposed within the main structure onsite.
 - c. That all stairs, landings, and balconies to be rebuilt shall be made of similar wood materials and contain design elements consistent with the existing wood stairs on the northern building exterior.
 - d. That the wrought iron fencing to be placed along Locust Street shall be consistent in appearance with other wrought iron fencing found within the 500 Block of North Locust Street.
 - e. That the front window for Unit 530 facing Locust Street be returned to its original size and shape.
 - f. That the application of exterior stucco to the fourplex and detached garage shall not result in the removal of other architectural elements, such as corbels, exposed rafter tails, ledges, fascia, brick, or any other significant feature.
2. That the project undergoes the appropriate City permitting process for exterior alterations and fencing on the project site.
3. That any other exterior alterations to the site shall be brought before this Committee for review and approval prior to the issuance of any Building Permits and/or their installation or construction.
4. That all other City codes, ordinances, standards, and regulations shall be met.
5. 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.

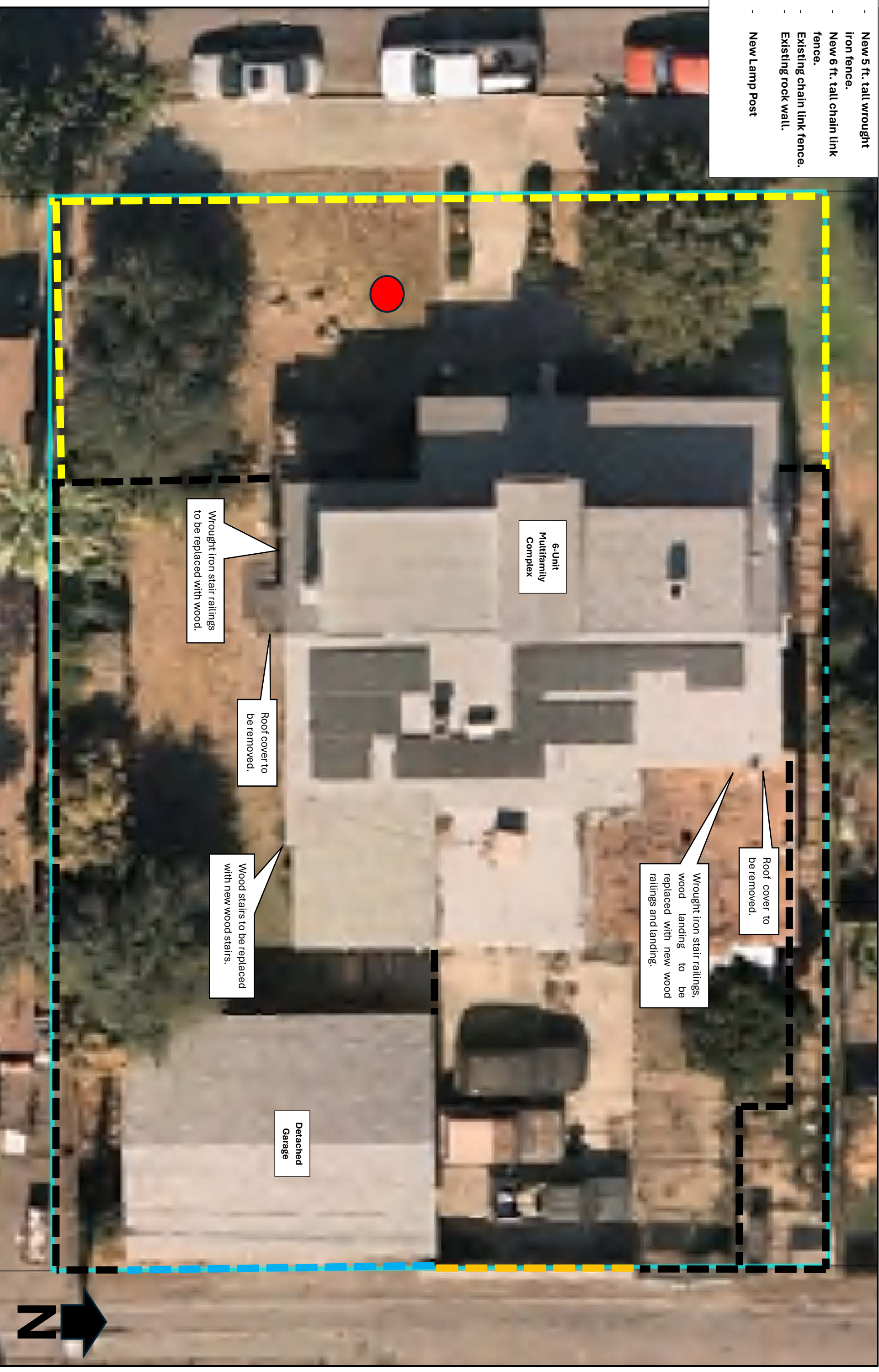
ATTACHMENTS

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

APPEAL INFORMATION

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-  - New 5 ft. tall wrought iron fence.
-  - New 6 ft. tall chain link fence.
-  - Existing chain link fence.
-  - Existing rock wall.
-  - New Lamp Post



6-Unit
Multifamily
Complex

Detached
Garage

Wrought iron stair railings
to be replaced with wood.

Roof cover to
be removed.

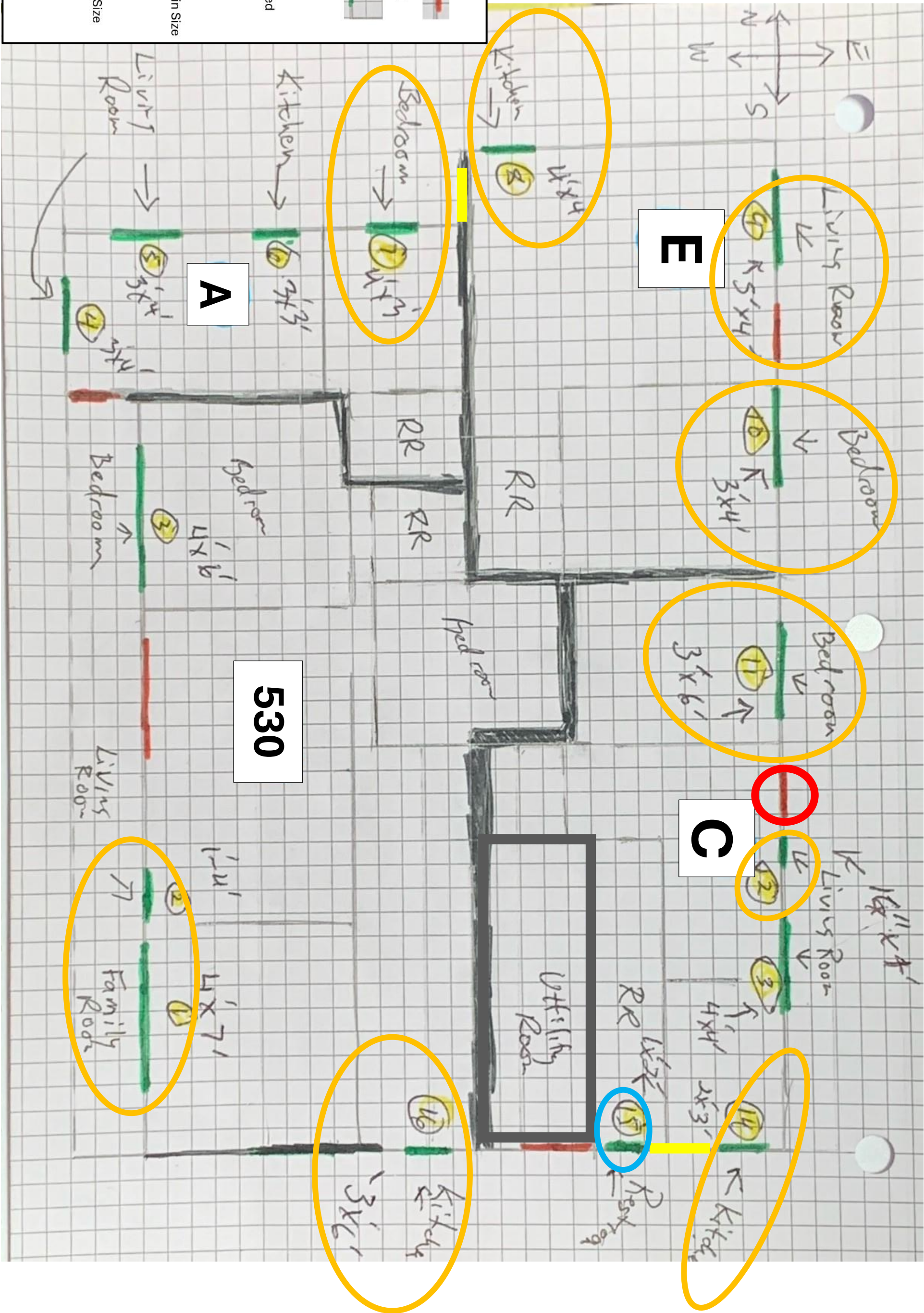
Wood stairs to be replaced
with new wood stairs.

Roof cover to
be removed.

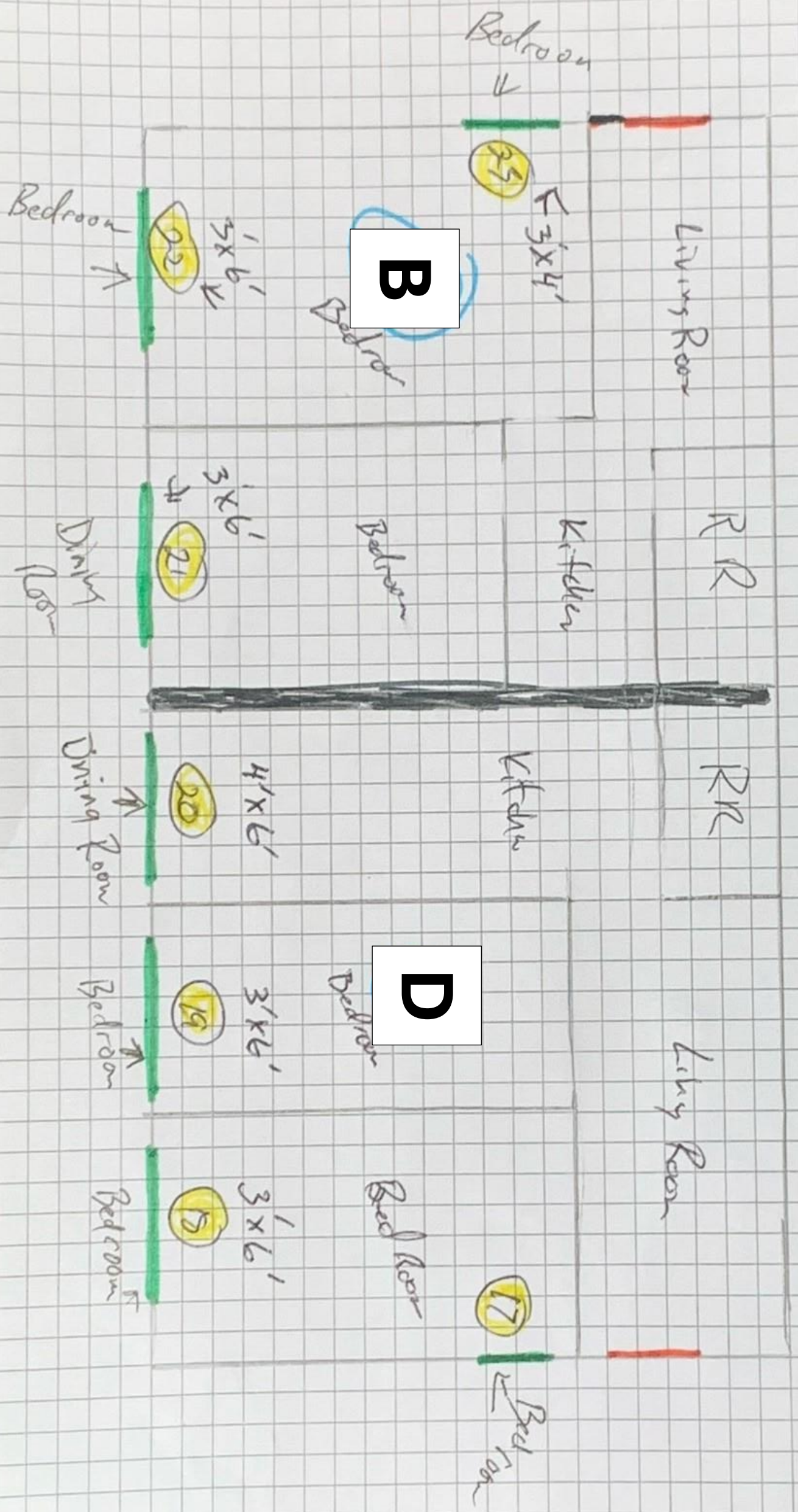
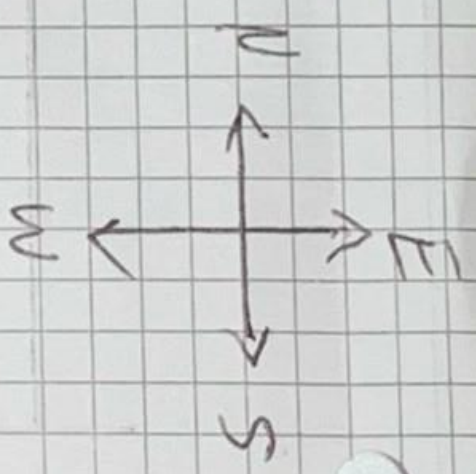
Wrought iron stair railings,
wood landing to be
replaced with new wood
railings and landing.



	Door
	Window Replaced
	Window Enclosed
	New Window Added
	Window Reduced In Size
	Door Increased In Size

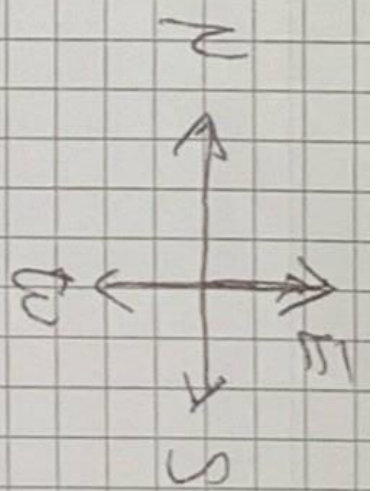


UPSTAIRS



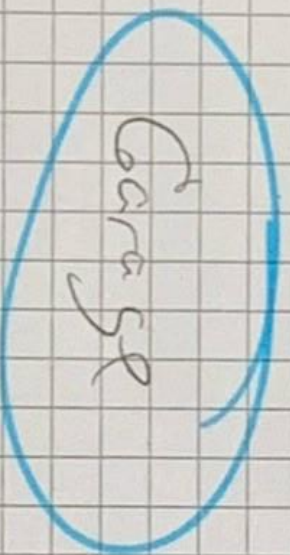
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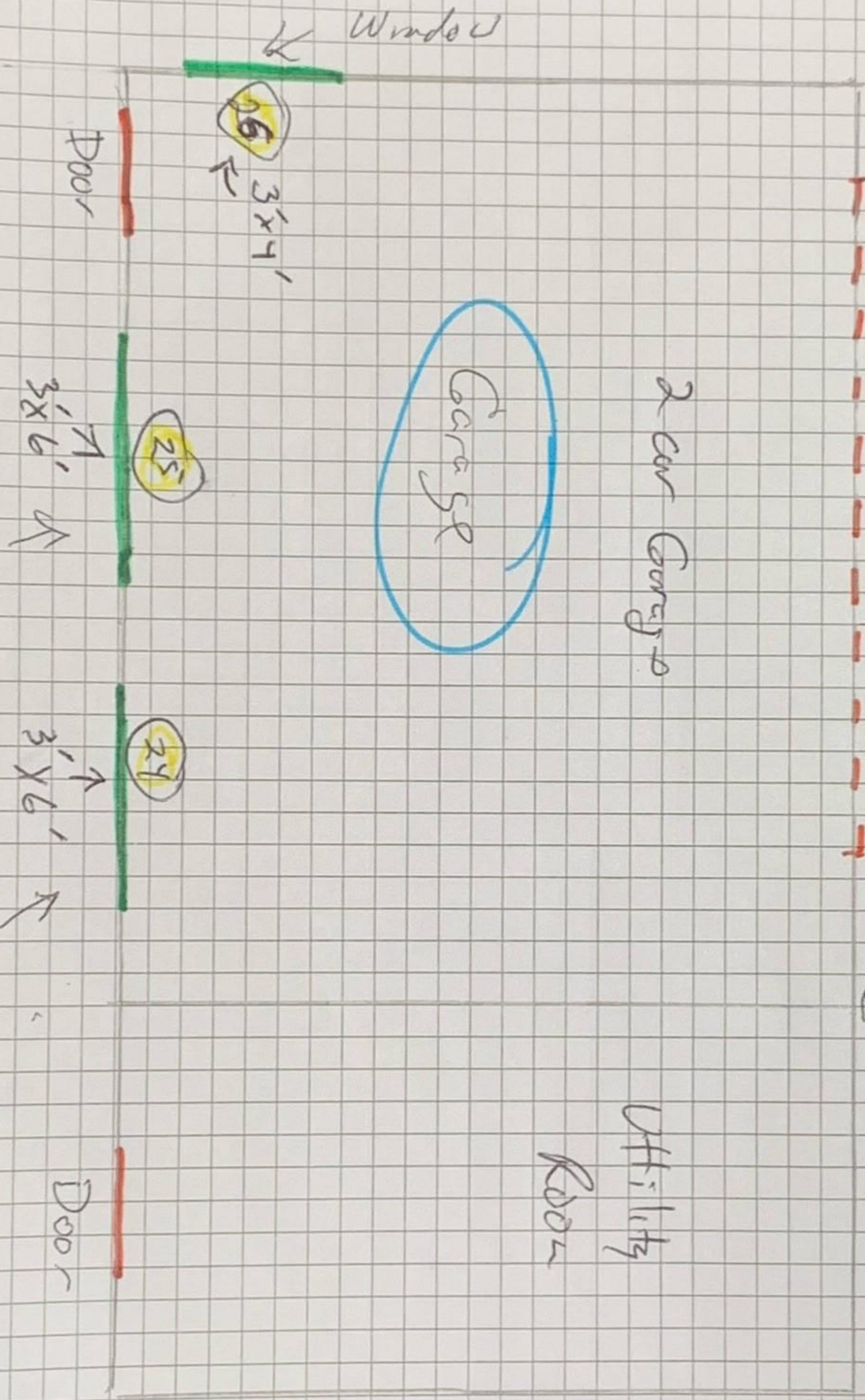


18' wide Roll up Door

2 car Garage



Utility Room



530 N. Locust Street

Scope of Work:

1. **Add An Additional Unit:** Add one residential unit to an existing residential fourplex within the D-MU (Downtown Mixed Use) Zone.

Reason: Two units have already been added to the structure. Would like to legitimize one of the units and remove the other unit to avoid Conditional Use Permit requirements.

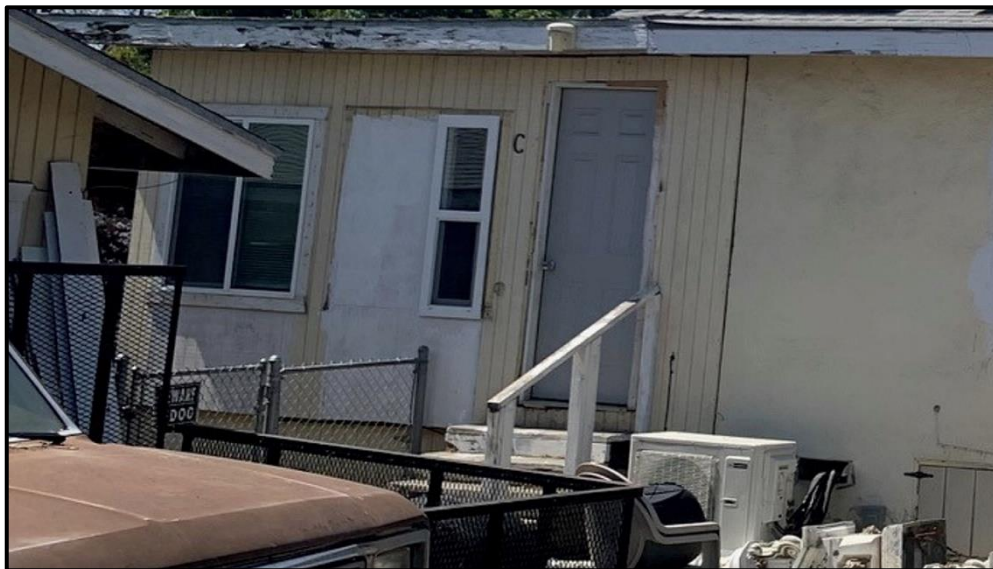
2. **Window Change Out:**

- a. Change out all windows in house and garage. A total of 26 windows will be changed out (23 in the main building, 3 in the garage). Most of the work has already been conducted, specifically 23 windows have already been replaced in the main structure. Please note, of the 23 windows on the house, nine have been resized to be smaller than their original size.
- b. Add one window for Unit C.
- c. Enclose one window on north side of Unit C, and enclose one window on the south side of Unit E.

Reason: Windows are broken, damaged or outdated and inefficient due to vandalism and/or age. Replace with sliding (previous aluminum sliding) with plastic energy efficient models.

3. **Replace Unit C Entrance Door:** Change current 32" door for Unit C back to original 36" door.

Reason: Unit C door is the only entrance door not 36" or above.



4. **Redo Utility Room Stairs:** Redo stairs leading to utility room to match the other wood stairs on the property.

Reason: Current stairs need repair and don't match.



5. **Fence front of property facing Locust and add gate to garage access:**

- a. Install a 5-foot tall wrought iron fence, with sliding gate and front gate in the front yard.
- b. Add 6-foot tall chain link fence and sliding gate along rear property line, to block access to safe guard the garage (roll up) door.

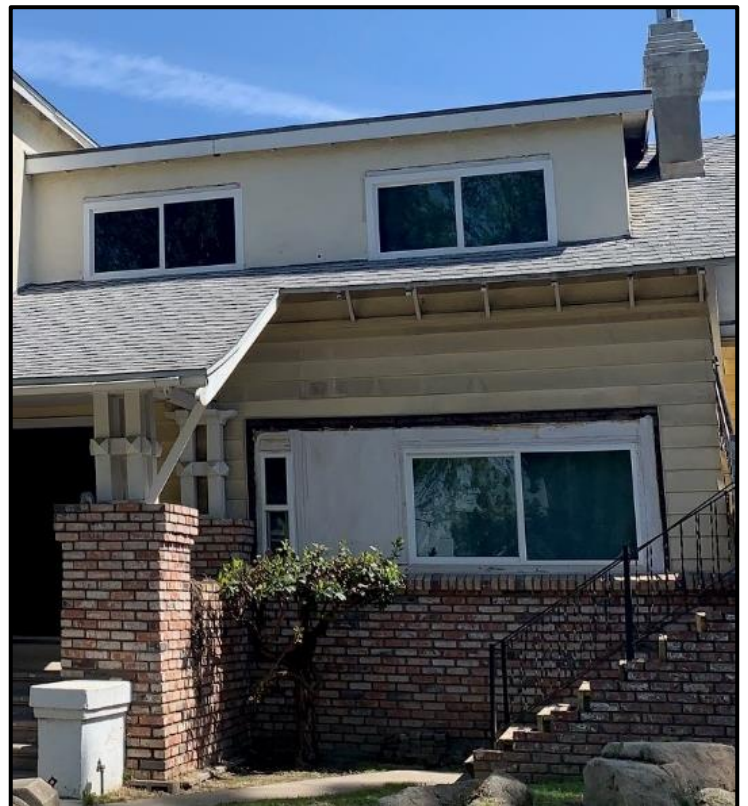
Reason: Secure property from constant encroachment and vandalism from the area.



6. **Install Period Style Lamp Post:** Install a lamp post in front yard (facing Locust St.).
Reason: Improve night visibility and add historical charm to front of the property. Lamp is like ones lining various properties in the area.



7. **Stucco Home and Garage:** Will stucco all exteriors of the residence and garage. Create a uniform look with window and door trims with smooth texture finish stucco.
Reason: Currently the home has three different types of exterior wall finishings. Stucco is currently in multiple areas of the house. Stucco would be the best solution for correcting the many imperfections the house and garage exterior have. Currently, the house has many defects, openings and inconsistencies that will be corrected during the stucco process. Stucco will create a uniform and more appealing exterior look for the home and garage.



8. Repair roof of back part of home:

- a. Repair damaged roof wood panels, fascia boards, and install new torch down roof over section over Units C and E.
- b. Remove and cancel swamp coolers and electrical and water sources from roof. Repair damaged ceiling sheetrock in unit C caused from damaged roof.

Reason: The back roof section has damaged or missing roof material and fascia board.



9. Remove Shade Cover, Redo Stairs and Landing for Unit E:

- a. Remove shade cover from Unit E.
- b. Remove and replace stairs and landing with wood materials, similar to other wood stairs and landings on the residence.

Reason: Increase compatibility with other stairs on residence.



10. **Redo Unit D stair railing and balcony area:** Replace current (wrought iron) railing on the stairs and balcony with wood or wood look options. Remove current roof extension over balcony.

Reason: Removing wrought iron railing and replacing with wood or wood look options would better match look of the home. The removal of the roof extension (pre-existing) returns it to originality.



11. **Adding Shrubs and Privacy Ivy:** Will add privacy shrubs along all stationary portions of the front (facing Locust St.) new wrought iron fence. Existing chain link portions surround the house will have privacy Ivy, creating a privacy barrier between surrounding properties.

Reason: Currently chain link sections are fully visible and offer no privacy.

Window List by number:

Unit 530:

Approximate 40'x30' (1,200 sf)

1 = 4'x7' (family room)

2 = 1'x4' (living room)

3 = 4'x6' (bedroom)

16 = 3'x6' (kitchen)

Unit A

Approximate 12'x35' (420 sf)

4 = 3'x4' (living room)

5 = 3'x4' (living room)

6 = 3'x3' (kitchen)

7 = 4'x3' (bedroom)

Unit C

Approximately 22'x22' (484 sff)

8 = 4'x4' (kitchen)

9 = 5'x4' (living room)

10 = 3'x4' (bedroom)

Unit E

Approximately 30'x18' (540 sf)

11 = 3'x6' (Bedroom)

12 = 16" x 4' (living room)

13 = 4'x4' (living room)

14 = 2'x3' (kitchen)

15 = 1'x2' (restroom)

Unit D

Approximately 28'x30' (840 sf)

17 = 2'x4' (bedroom)

18 = 3'x6' (bedroom)

19 = 3'x6' (bedroom)

20 = 4'x6' (kitchen)

Unit B

Approximately 22'x25' (528 sf)

21 = 3'x6' (bedroom)

22 = 3'x6' (bedroom)

23 = 3'x4' (bedroom)

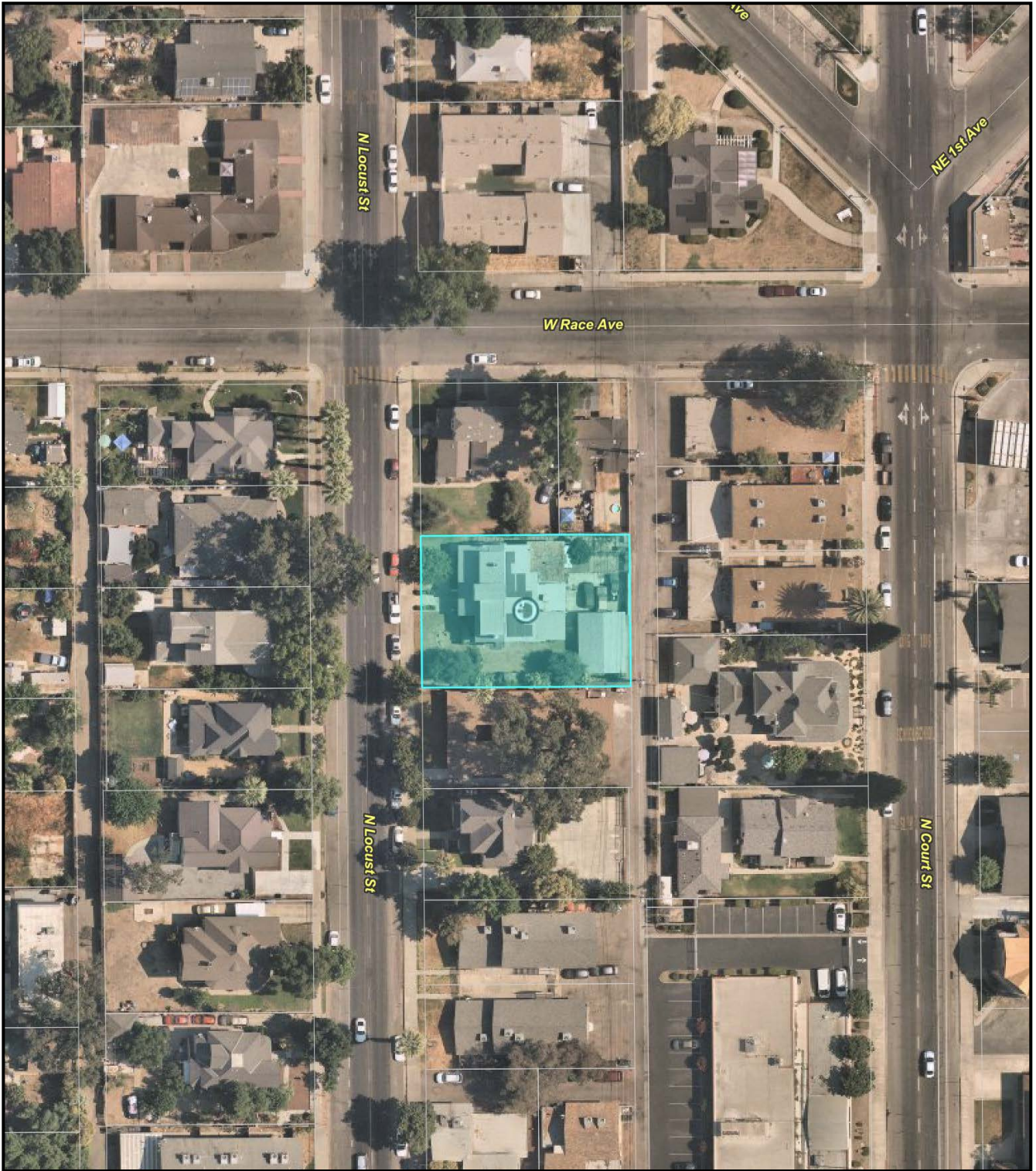
Garage

Approximately 30'x25' (750 sf)

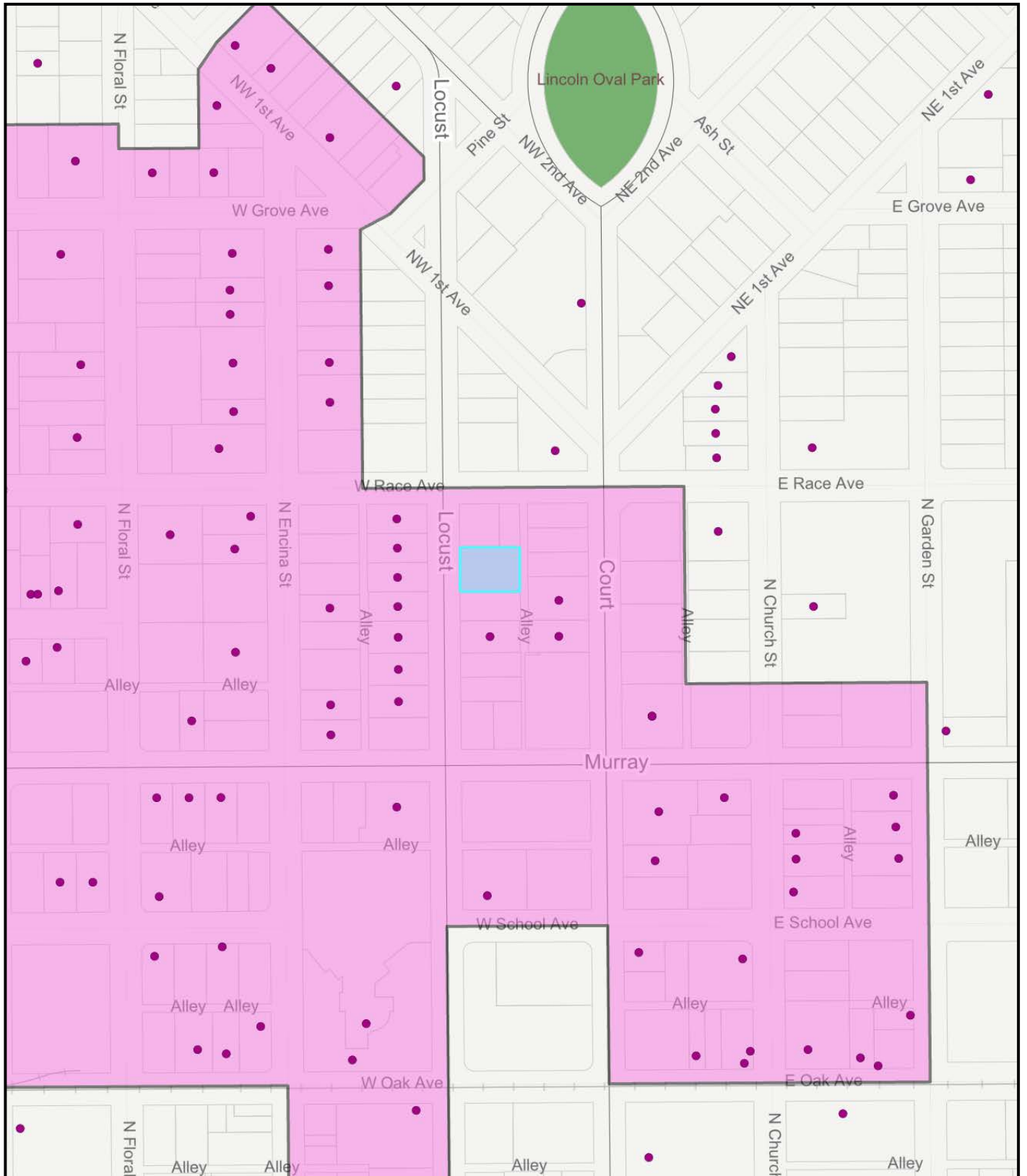
24 = 3'x6' (2 car garage)

25 = 3'x6' (2 car garage)

26 = 3'x4' (2 car garage)



AERIAL MAP



HISTORIC DISTRICT AND LOCAL REGISTER MAP



City Clerk - Application for Appointment to City Board, Committee or Commission [Request Id: 272993]

<p>◆ Subject Location</p> <p>Street Info: City / Zip</p>	<p>◆ Citizen Contact Information</p> <p>Citizen Name: Mr. Michael Tomola Email: mjtomola@yahoo.com Phone1 / Phone2: 5598051434 / na Address: 505 W Goshen Ave City, Zip: Visalia, CA 93291-4846</p>
<p>◆ Request Details [Information provided by Citizen]</p> <p>Please review the following handbook:</p> <p>How many years of being a Visalia Resident?: 15</p> <p>Are you a Visalia Registered Voter?: Yes</p> <p>List any training and/or experience: VUSD Science Advisory committee ELAC School Site Council VUSD Curriculum Committee Classroom science teacher 31 years Basketball coach Science Olympiad coach</p> <p>Education-school, major, graduation date & degree: B.A. Liberal Arts San Francisco State University 1984 California Teaching Credential 1984-present Authorizations in General Science and Mathematics</p> <p>Additional skills and/or interests:</p> <p>Community activities in which you are involved:</p> <p>Service on a City Board, Committee or Commission:</p> <p>Present Occupation: Science tutor high school</p> <p>Name of Employer: VUSD</p> <p>Work Address:</p> <p>Work Phone Number:</p> <p>Potential Conflicts: No</p> <p>If Yes, explain in detail any potential conflicts:</p> <p>First Choice for City Board/Committee/Commission: <i>✍</i> Historic Preservation Committee</p> <p>Applicable qualifications and experience: I live on the north side of Visalia.</p> <p>Goals for this appointment: To in the decision making process for the north side and historic district.</p> <p>Applicable qualifications and experience:</p> <p>Goals for this appointment:</p> <p>Applicable qualifications and experience:</p> <p>Goals for this appointment:</p> <p>Agree or Not Agree: Agree</p> <p>Male or Female: Male</p> <p>Ethnic Category: White - includes White, Anglo-Saxons, Europeans, and person of Indo-European, North Africa or Middle Eastern origin.</p>	

◆ Staff Request Admin

de m. n.

Request ID:	272993	Priority:	Normal
Received/Entered:	5/14/2024 4:43:41 PM	Status:	Received
Target Complete Date:	5/16/2024 4:43:41 PM	Color:	
Actual Complete Date:		Flag:	
Request Source:	Internet (N)		
Original Assigned Staff:	Arce, Kiley Gorelik, Ilya Rouse, Kathy Ruiz, Gladys Schonbachler, Macey		

 Staff / Citizen Action Log
No Staff/Citizen Actions have been added

JUN 01 2023

City of Visalia
Administration



CITY OF VISALIA

APPLICATION FOR APPOINTMENT

TO CITY BOARD, COMMITTEE OR COMMISSION

Planning Commission

Name of Board, Committee or Commission

Name Kim Lusk

Mailing/Residence Address 3420 W. Cherry Ave.
Visalia, CA

Residence Phone 559-303-0431

Zip Code 93277

Work Phone _____

Email scubalusks@comcast.net

Cell Phone 559-303-0431

Resident of Visalia for 55 years

Visalia Registered Voter: Yes No

TRAINING, EXPERIENCE and/or EDUCATION:

Teacher/Administrator VUSD 35 years(semi retired),
PAC chair for VUTA 7 years, planning/building
committee VUSD and Bond Measure chair for VUSD.
Bachelor in Liberal Arts and Masters in Education
Administration.

SCHOOL	MAJOR	GRADUATION DATE & DEGREE
Fresno State University	Education/Administration	May 2013 & Masters

Additional Pertinent Skills, Experience or Interests: Been on and chaired many committees with VUSD. The chair for VUTA committee to change the school Board boundaries.

Community activities in which you are involved: Coached soccer AYSO, On the Board for South Valley United, Cal Ripken secretary, On the Board for Miracle League 2004 and EL Diamante Foundation Board

Current or prior service on a City Board, Committee or Commission: I have not had the privilege to be on any City Boards.

OK
mm
4/2/23

Employment Information:

Present Occupation: Retired Administrator (Semi - sub for Admin.)

Name of Firm: Visalia Unified School District

Address: 5000 W. Cypress Ave. Visalia, CA 93277

Phone: 559-730-7300

Rules of law and ethics prohibit members from participating in and voting on matters in which they have a direct or indirect conflict of interest including a financial interest. Are you aware of any potential conflicts of interest which may develop from your occupation or financial holdings in relation to your responsibilities as a member of the Board, Committee or Commission to which you seek appointment? (If yes, please explain in detail any potential conflicts) YES NO

(If you should have any questions about this matter or need further information as it relates to your situation, please advise the City Clerk's Office prior to submitting your application.)

FIRST choice for Board/Committee/Commission appointment: Planning Commission

Describe any qualifications, experience, and education, as well as any technical or professional background you may have relative to the duties of this position.	What are your goals in serving on this Board/Committee/Commission?
<p>I was on the planning/building committee with VUSD for 5 years.</p> <p>I was the PAC chair for VUTA when we rezoned the Districts for School Board members.</p>	<ul style="list-style-type: none"> * To ensure the City of Visalia is planning for the future, but keeping our community and stake holder's voices heard. * To be transparent to our community. * To find positive ways to support our citizens now and in the future.

SECOND choice for Board/Committee/Commission appointment: Historic Preservation Advisory

Describe any qualifications, experience, and education, as well as any technical or professional background you may have relative to the duties of this position.	What are your goals in serving on this Board/Committee/Commission?
<p>Teacher for 20 plus years and administrator for 10 years.</p> <p>I taught thrid grade in which my students learned about Visalia and Tulare County's History. I emersed myself in the history of Visalia, did walking tours with my students and visited the Museum. Teaching history is my favorite subject to teach and I have taken many courses on California's history and visited a lot of land marks.</p>	<ul style="list-style-type: none"> * To research and preserve the history of Visalia * To educate students and adults about Visalia's history in a modern way for all to enjoy. * To ensure our Historic buildings are preserved.

THIRD choice for Board/Committee/Commission appointment: _____

Describe any qualifications, experience, and education, as well as any technical or professional background you may have relative to the duties of this position.	What are your goals in serving on this Board/Committee/Commission?

PLEASE NOTE THAT THIS APPLICATION BECOMES PUBLIC INFORMATION.

I hereby certify that the information contained in this application and any accompanying documents is true and correct to the best of my knowledge.


Signature of Applicant

5/30/23
Date

The following information will be used for statistical purposes only. This information is requested on a voluntary basis. If you have questions regarding this request, please contact the City Clerk's Office. Your application *will be* processed whether or not you complete these questions. Thank you for your assistance.

Male Female

Ethnic Category: check all categories that apply:

White

(The category "White" includes White, Anglo-Saxons, Europeans, and person of Indo-European, North Africa or Middle Eastern origin.)

Black

(The category "Black" includes Blacks, Afro-Americans, and persons of Jamaican, Trinidadian, and West Indian descent.)

Hispanic

(The category "Hispanic" includes Mexican, Chicano, Latino, and all persons of Puerto Rican, Cuban Central or South American or Spanish descent.)

American Indian

(The category "American Indian" includes persons who identify themselves, or are known as such, by virtue of tribal associations, including Alaskan Native.)

Asian

(The category "Asian" includes Asian-Americans and persons of Japanese, Chinese, Korean, Filipino descent, Pacific Islanders and Vietnamese.)

You are invited to attach additional pages, enclose a copy of your resume or submit supplemental information which you feel may assist the City Council in its evaluation of your application.

When completed mail/submit original to:

Office of the City Clerk
City of Visalia
220 N. Santa Fe St.
Visalia, CA 93292

MEETING MINUTES – May 22, 2024

Hohlbauch absent.
All other members
present.

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

MEMBERS OF THE PUBLIC: Joe “Louie” Luna, Leslie Daggett, Larry Lewis

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 Leslie Daggett regarding the consistency of actions taken by the Neighborhood Preservation Division to enforce the Visalia Municipal Code.

B. Minutes

1. May 8, 2024, Regular Meeting

A motion was made by Mulrooney, seconded by Melgar, to approve the meeting minutes, with the following corrections:

- Revise the vote for Item C.1 to note that Davis recused from the vote.

The motion was approved 5-0-1 (Hohlbauch absent).

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).

Ayala recused herself from the item and left the meeting room as she resides within 300 feet of the project site. Staff presented its report and recommended that the HPAC approve the request as conditioned, requiring the applicant to obtain approval of an Administrative Adjustment to permit the proposed fence height. Public comment in support of the proposal was provided by Joe “Louie” Luna and Leslie Daggett. Daggett requested that the HPAC include a recommendation to the Planning & Community Preservation Director to waive the Administrative Adjustment fee for the applicant. Davis noted that the HPAC has no authority to waive fees. Nevertheless, following discussion, a motion was made by Melgar, seconded by Kane, to approve the proposal as

conditioned, with a recommendation that the Administrative Adjustment fee be waived. The motion passed by a vote of 4-0-2 (Ayala recused, Hohlbauch absent). Following completion of the hearing, Ayala returned to the meeting room.

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).

Staff presented its report and recommended that the HPAC approve the request as modified and conditioned. Public comment in support was provided by Larry Lewis. Following discussion, a motion was made by Kane, seconded by Melgar, to approve the proposal as conditioned. The motion passed by a vote of 5-0-1 (Hohlbauch absent).

D. Discussion Items

1. Cancellation of June 12, 2024, HPAC Meeting

Staff stated that cancelation of the June 12, 2024, meeting had been considered due to health issues with the HPAC staff liaison. However, it was decided that the meeting would not be cancelled due to applicant demand. Staff and the Committee also discussed scheduling new member interviews for the June 12, 2024, meeting.

2. Historic Recognition/Awards Program

- a. Guidelines Discussion
- b. Nomination of Properties

Staff stated that this would be tabled to a future date. Kane requested that better guidance be provided from the City Manager and Planning & Community Preservation Director.

3. Identification of Items for Future Agendas

None.

4. Committee and Staff Comments

- a. Project Updates

Staff provided updates on various projects throughout the Historic District and Local Register. Staff and Committee also discussed administrative reviews of HPAC related projects.

5. Historic District Survey Project

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

The HPAC conducted a review of areas C52 and C53.

E. Adjournment

The meeting was adjourned at 7:00pm.

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.

