

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, June 26, 2024, at 5:30PM

CHAIR: Tyler Davis VICE CHAIR: Patty Kane

COMMITTEE MEMBERS:
Jay Hohlbauch, Jordan Mulrooney, Karen Ayala

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

AGENDA

A. Citizen's Comments

B. Minutes

1. June 12, 2024, Regular Meeting

C. Projects

1. **HPAC Item No. 2024-15 (Continued Hearing)**: 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).
2. **HPAC Item No. 2024-16**: A request by Ronald Moreno to construct a wrought iron fence, located within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project site is located at 512 West Goshen Avenue (APN: 093-165-006).
3. **HPAC Item No. 2024-17**: A request by Gabe Jacquez to construct a chain link fence for the Christian Faith Fellowship church, located within the D-MU (Downtown Mixed Use) Zone. The project site is located 320 North Court Street (APN: 094-281-002, 003).
4. **HPAC Item No. 2024-18**: A request by Sylvia Roberts to conduct exterior alterations to a detached garage being converted into an accessory dwelling unit, located within the O-C (Office Conversion) Zone. The project site is located at 719 South Court Street (APN: 097-024-011).

D. Discussion Items

1. Cancellation of July 10, 2024 HPAC Meeting
2. Appointment of Kim Lusk and Michael Tomola to HPAC – July 15, 2024 Visalia City Council Meeting
3. Historic Recognition/Awards Program
 - a. Guidelines Discussion
 - b. Nomination of Properties
4. Identification of Items for Future Agendas

5. Committee and Staff Comments

a. Project Updates

6. 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.

Este Aviso es para informarle que habra una audiencia para el público ante el Comité de Preservación Histórica de la Ciudad de Visalia. Para más información, o para dar comentario público respecto a esta solicitud, por favor llame Cristobal Carrillo, Associate Planner, al numero (559) 713-4443 o cristobal.carrillo@visalia.city. Additional information about the Historic Preservation Advisory Committee may be found by contacting Cristobal Carrillo, Associate Planner at 559-713-4443, or emailing cristobal.carrillo@visalia.city.

APPEAL PROCEDURE

According to the City of Visalia Zoning Ordinance Section 17.56.060, an appeal to the City Council may be submitted within ten days following the date of a decision by the Historic Preservation Advisory Committee (HPAC). An appeal shall be in writing and shall be filed with the City Clerk at 220 North Santa Fe Street, Visalia CA. The appeal shall specify errors or abuses of discretion by the HPAC, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.



MEETING MINUTES – JUNE 12, 2024

All members
present.

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

MEMBERS OF THE PUBLIC: Kim Lusk, Michael Tomola, Eric Kitchen, additional member
from public name unknown.

CITY STAFF: Josh Dan, Senior Planner and Colleen Moreno, Assistant Planner

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

AGENDA

A. Citizen's Comments

No comments from the public.

B. Minutes

1. May 22, 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. 2024-14:** 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 presented report and recommended that the HPAC approve the request, as conditioned. No public comment was made regarding the item. After discussion and questions to Eric Kitchen, the applicant, regarding the type and look of the roof, a motion was made by Kane, seconded by Mulrooney, to approve the proposal as conditioned. The motion passed by a vote of 6-0.

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).

Staff provided an update from the applicant, stating that the applicant was unable to attend the HPAC meeting due to a conflict. Staff also clarified an error in the Staff Report, under the project description, item “c” as the units were flipflopped, meaning that the applicant proposed to enclose two windows, one on the north side of Unit E, and one on the southeast side of Unit C. Staff presented its report and recommended that the HPAC approve the request as conditioned. No public comment was made regarding the item. Ayala stated the project is extensive and per the staff report has many conditions and felt that it was only fair to have the applicant present at the meeting to discuss the project. Kane, agreed as she as well had many questions. Davis indicated that the work was already done, however, Mulrooney proposed the option to continue the item to the next meeting. Following the discussion, a motion was made by Melgar to continue the item to the next meeting, seconded by Hohlbauch. The motion passed by a vote of 6-0.

D. Discussion Items

1. Review of Committee Member Applications

- a. Kim Lusk
- b. Michael Tomola

Both Lusk and Tomola were present and participated in an interview with committee members. After the interviews and discussion, a motion was made by Kane, seconded by Melgar to recommend to the Visalia City Council that both Lusk and Tomola be appointed to the HPAC. The motion passed by a vote of 6-0. Staff informed members that City Council will need to vote on the recommendation of Lusk and Tomola and that the next City Council meeting is scheduled for July 15, 2024. However, staff noted that the item would have to be added to the Council Agenda and at this time staff is unaware of when the item can be added to the City Council agenda as Cristobal Carrillo (City Staff, HPAC Liasion) is out of the office until June 17, 2024. Mulrooney asked if Cristobal was the only staff that can add the item to the agenda, because without the new members a quorum would not be possible at the next HPAC meeting. Staff stated that they will look into it.

2. Historic Recognition/Awards Program

- a. Guidelines Discussion
- b. Nomination of Properties

No discussion was made.

3. Identification of Items for Future Agendas

None.

4. Committee and Staff Comments

- a. Project Updates

Staff provided updates regarding three projects that were submitted to the Planning Division. Based on a preliminary review of those three applications, one was incomplete, one was for a window change out and another was for a fence for code compliance.

Ayala had a question, regarding the possibility of extending Kane’s position until new committee members can be appointed and trained. Kane stated she is

available and willing for a few meetings, to ensure a quorum. A motion was made by Ayala, seconded by Melgar, to extend Kane's position for an additional three meetings. The motion passed by a vote of 5-0-1 (Kane abstain).

E. Adjournment

The meeting was adjourned at 6:16pm.

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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: Continued Hearing for 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.

CONTINUED PUBLIC HEARING FROM JUNE 12, 2024

The HPAC conducted a public hearing on June 12, 2024, for HPAC No. 2024-15. The item was continued by the HPAC to the meeting of June 26, 2024 to provide the applicant, who was not in attendance, with an opportunity to attend the meeting and answer questions about the proposal.



The staff report and exhibits have been revised to rectify errors noted by the applicant, namely the misidentification of two units. Otherwise the analysis, recommendation, and conditions from the June 12, 2024 staff report remain unchanged.

The staff report and exhibits have been revised to rectify errors noted by the applicant, namely the misidentification of two units. Otherwise the analysis, recommendation, and conditions from the June 12, 2024 staff report remain unchanged.

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 E.
 - c. Enclose two windows, one on the north side of Unit E, and one on the southeast side of Unit C.
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 C. 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 E 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. Condition Nos. 1.b. and 2 have been included requiring the applicant to obtain Building Permits for all work proposed.
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 (see Figure 1), 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 (see Figure 2). 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 (see Figure 3) 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 E 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

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EXHIBIT A

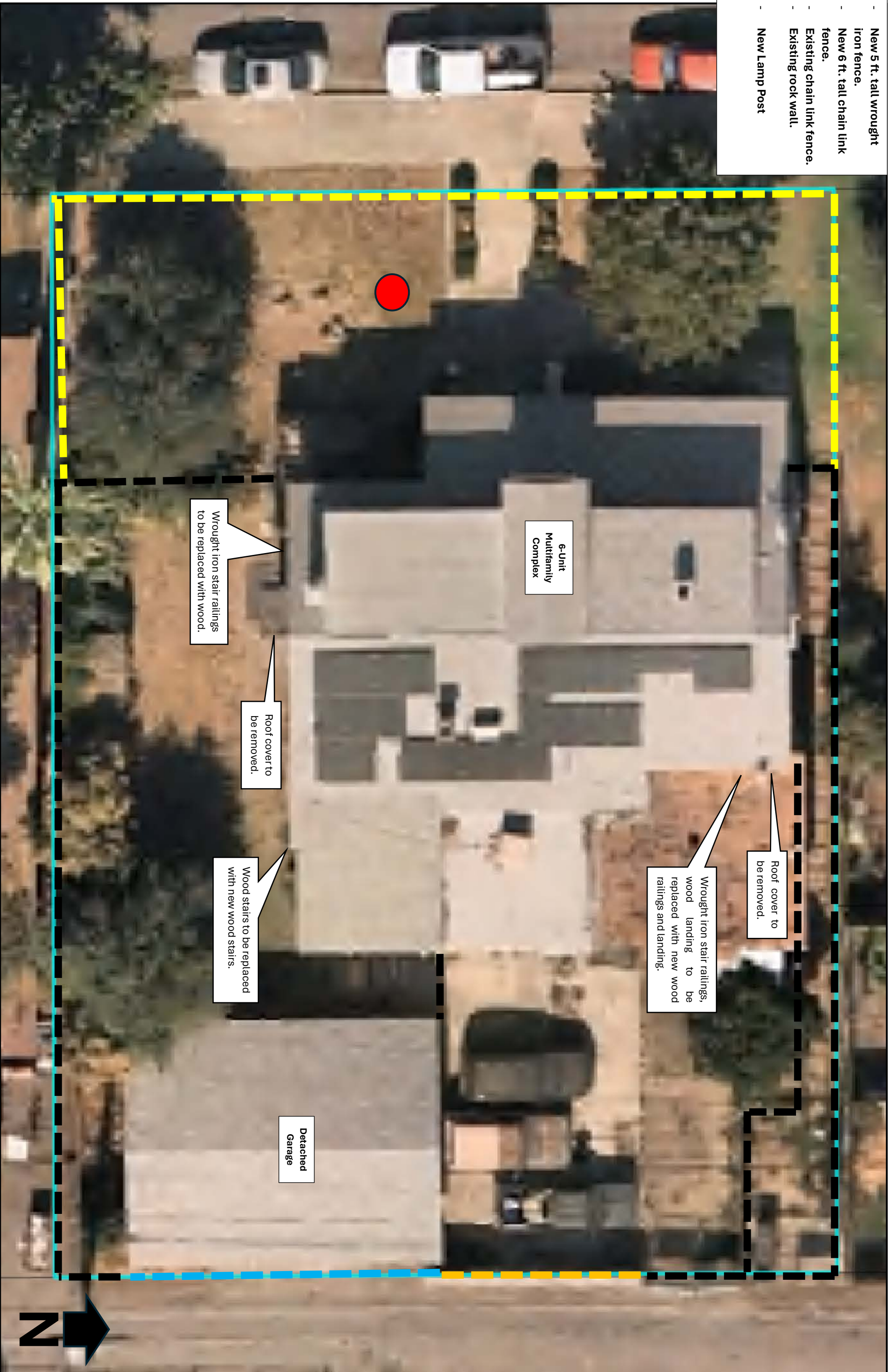
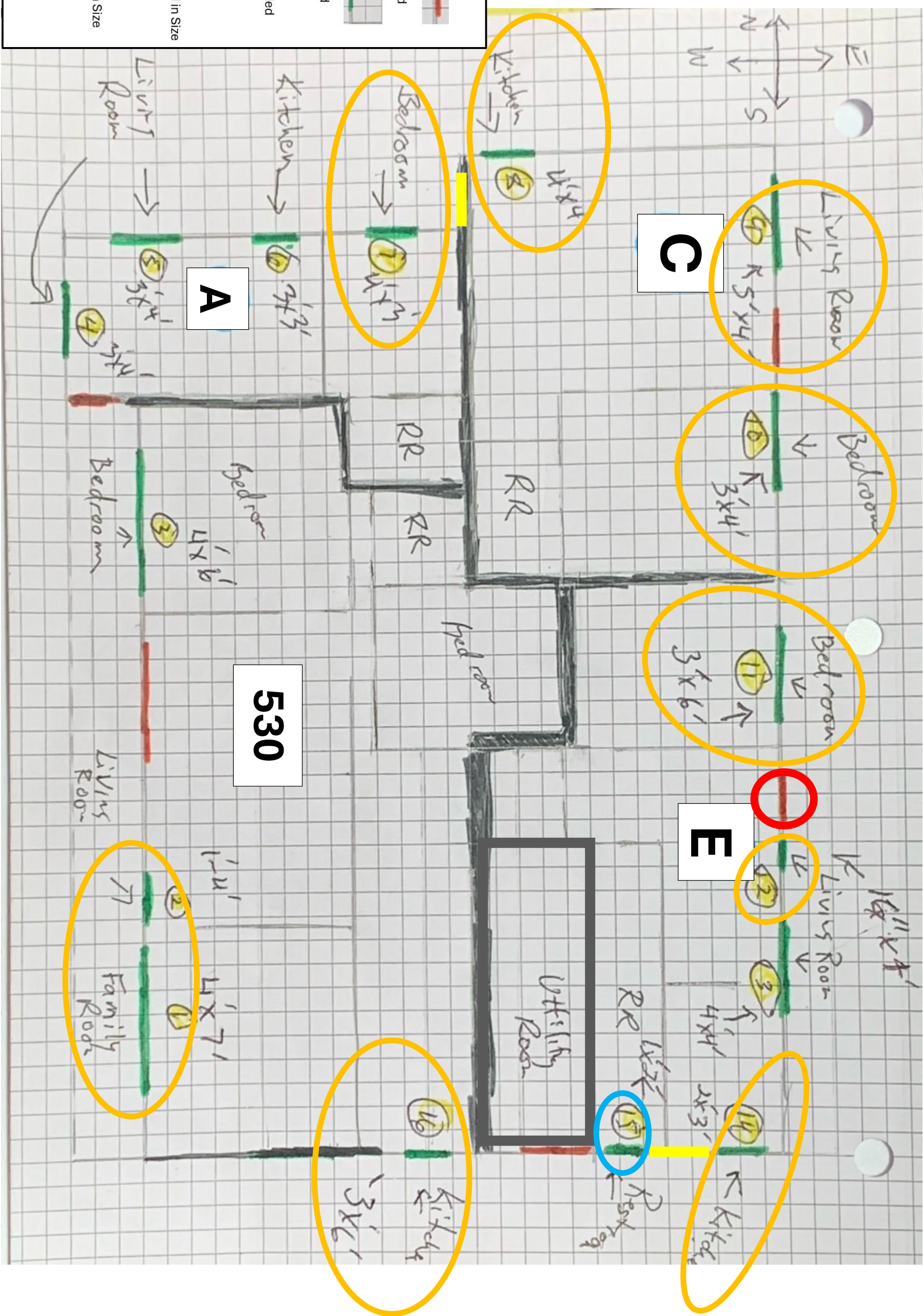
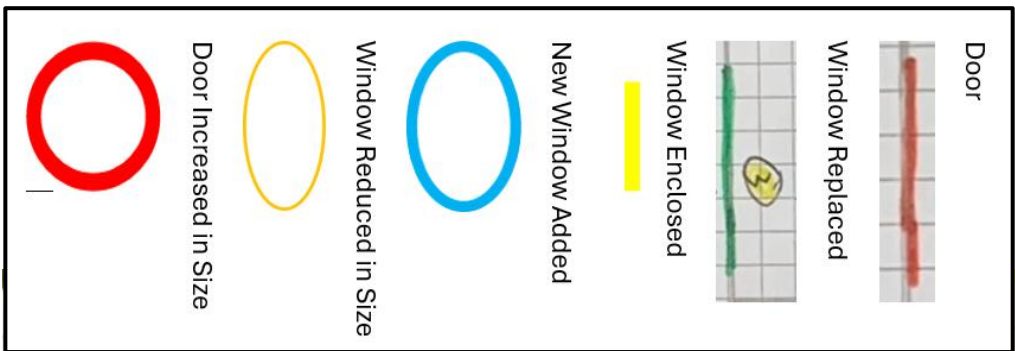


EXHIBIT B

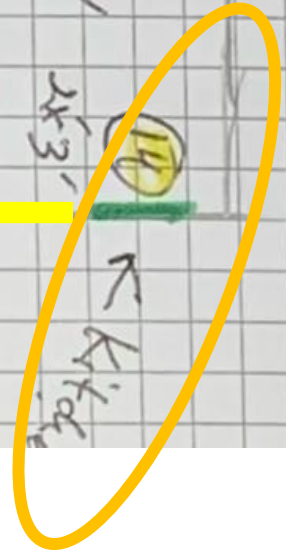
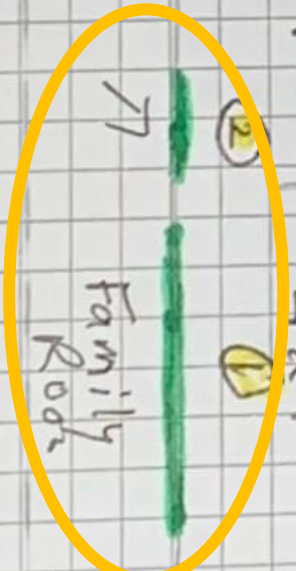


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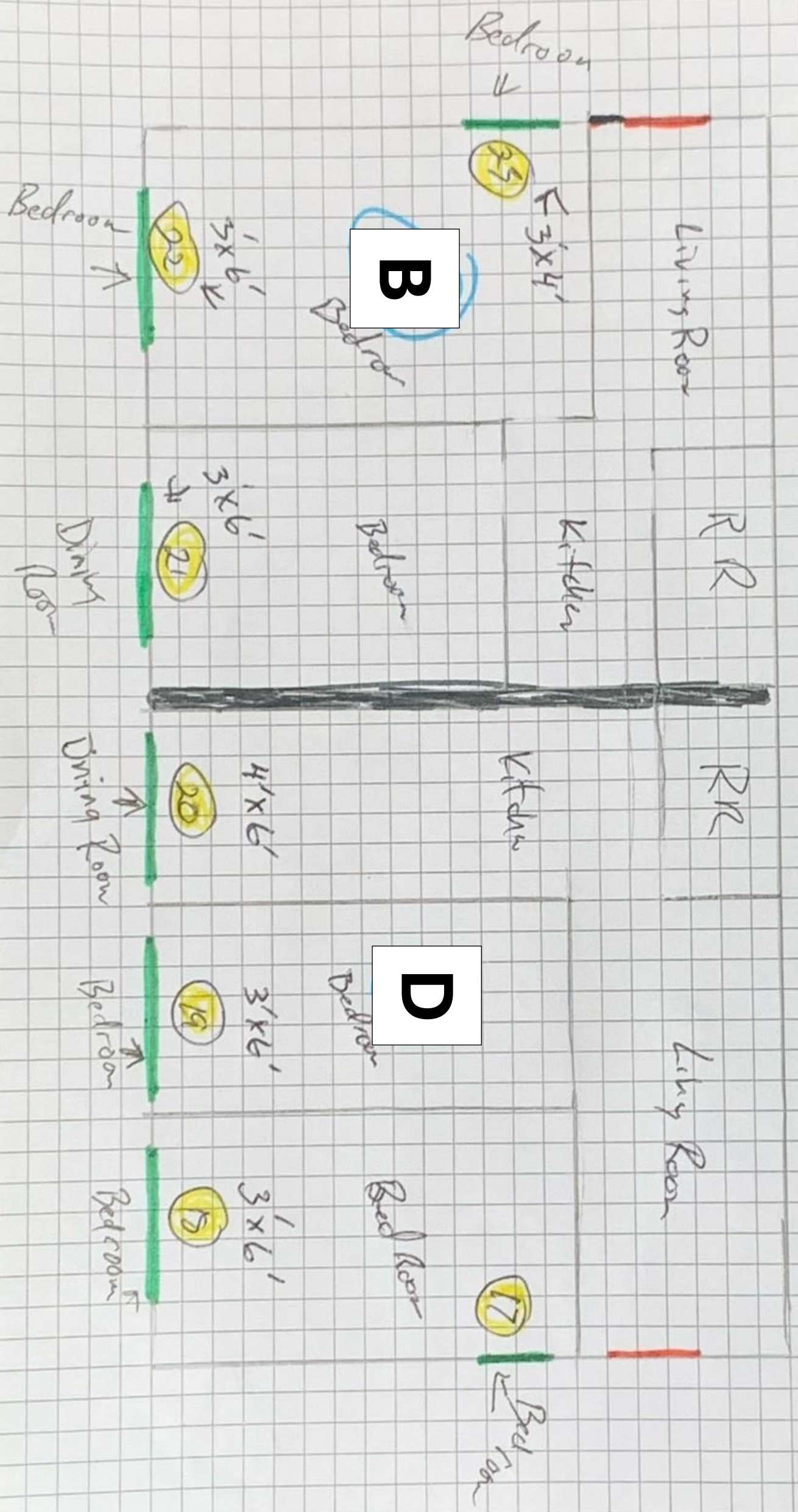
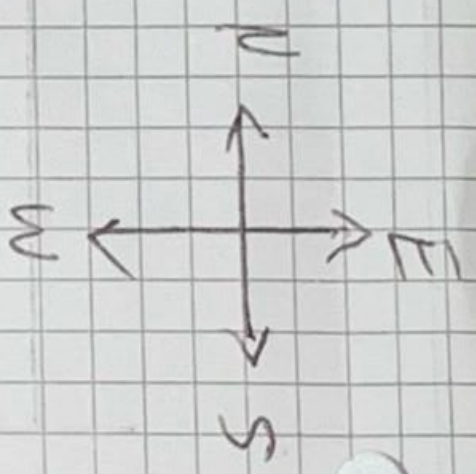
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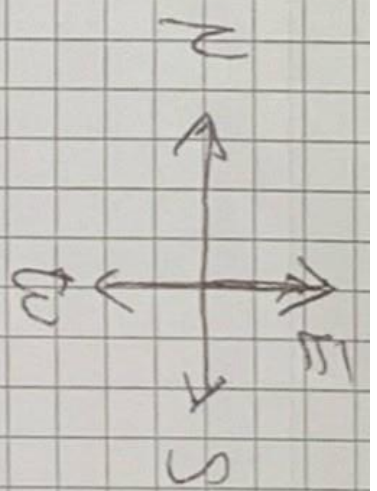
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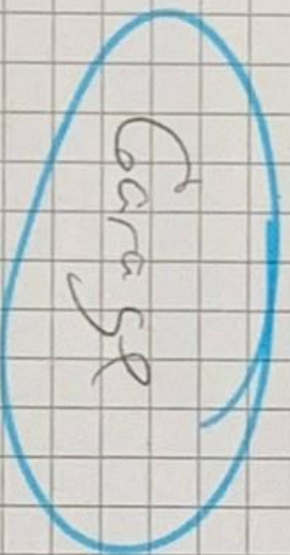
UPSTAIRS





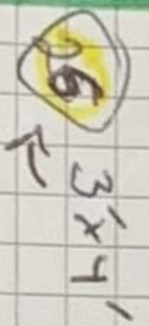
18' wide Roll up Door

2 car Garage

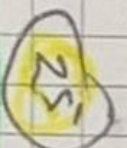


Utility Room

Window



Door



3'x6'

Window



3'x6'

Window

Door

EXHIBIT C













EXHIBIT D

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 also 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 E.

- c. Enclose one window on north side of Unit E, and enclose one window on the southeast side of Unit C.

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

Reason: Unit E 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.

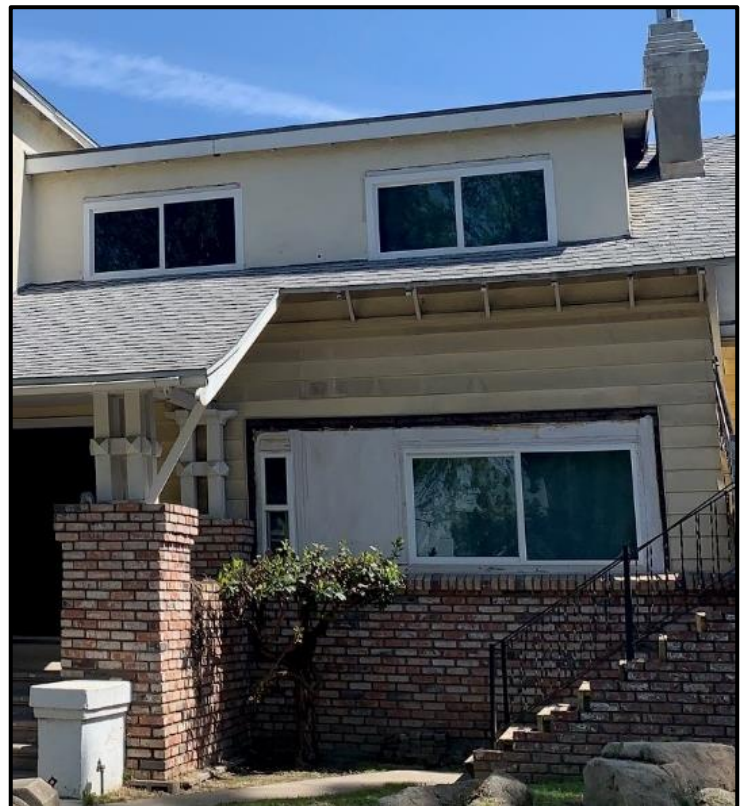
Reason: Secure property from constant encroachment and vandalism from the area.



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.
- c. Repair damaged ceiling sheetrock in unit E 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 C:

- a. Remove shade cover from Unit C.
- 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)

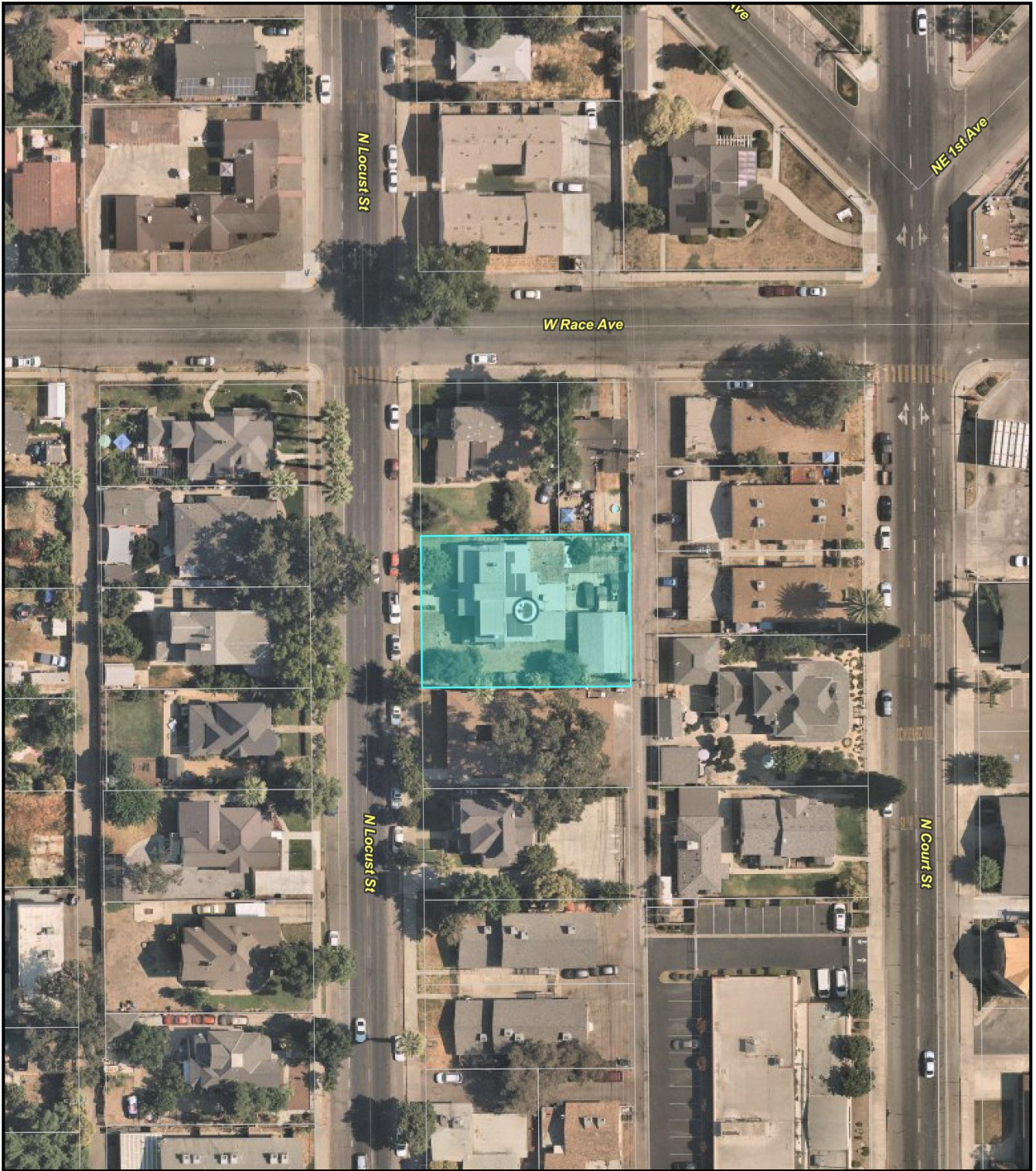
Garage

Approximately 30'x25' (750 sf)

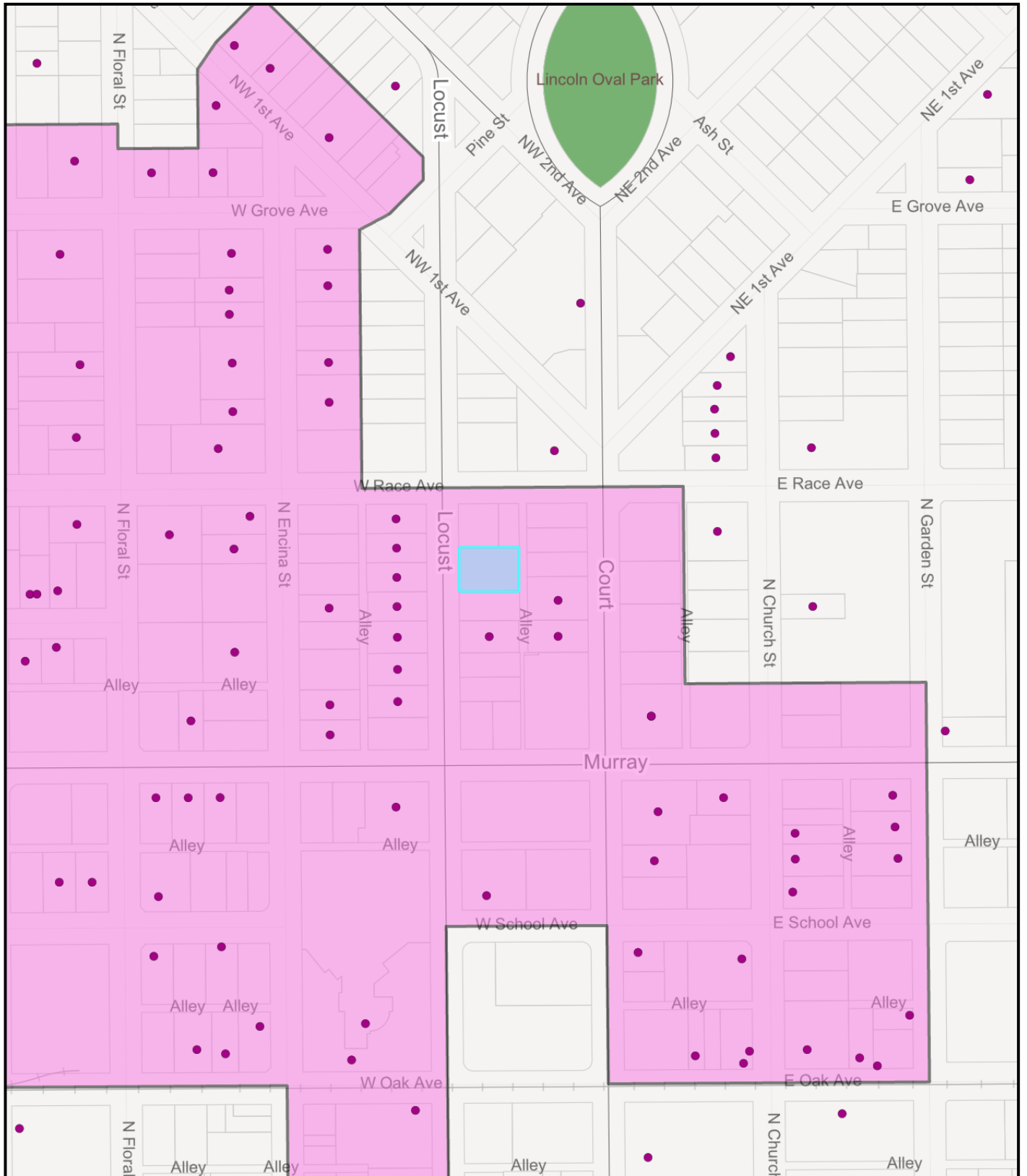
24 = 3'x6' (2 car garage)

25 = 3'x6' (2 car garage)

26 = 3'x4' (2 car garage)



AERIAL MAP



HISTORIC DISTRICT AND LOCAL REGISTER MAP



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: June 26, 2024

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

SUBJECT: Historic Preservation Advisory Committee Item No. 2024-16: A request by Ronald Moreno to construct a wrought iron fence, located within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project site is located at 512 West Goshen Avenue (APN: 093-165-006).

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 is not listed on the Local Register of Historic Structures. The site contains a single-family residence, a detached garage, and a temporary carport.



PROJECT DESCRIPTION

The applicant proposes placement of a 3 foot, 9 inch tall wrought iron fence in the front yard setback (see Exhibit "A"). Gates are included along the southern 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 3 feet, 9 inches tall, which meets the height requirement. Condition No. 2 is recommended requiring that the fence height be verified during a Building Permit review.

Architectural Compatibility

The 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 Exhibit “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 many other properties along Goshen Avenue containing similar style fencing. In particular, proposals for wrought iron fencing have been recently approved by the HPAC locations nearby: 515 West Goshen in 2022 and 615 West Goshen Avenue in 2024.

FINDINGS AND CONDITIONS

For HPAC Item No. 2024-16 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 fence shall not exceed a height of four feet. 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.

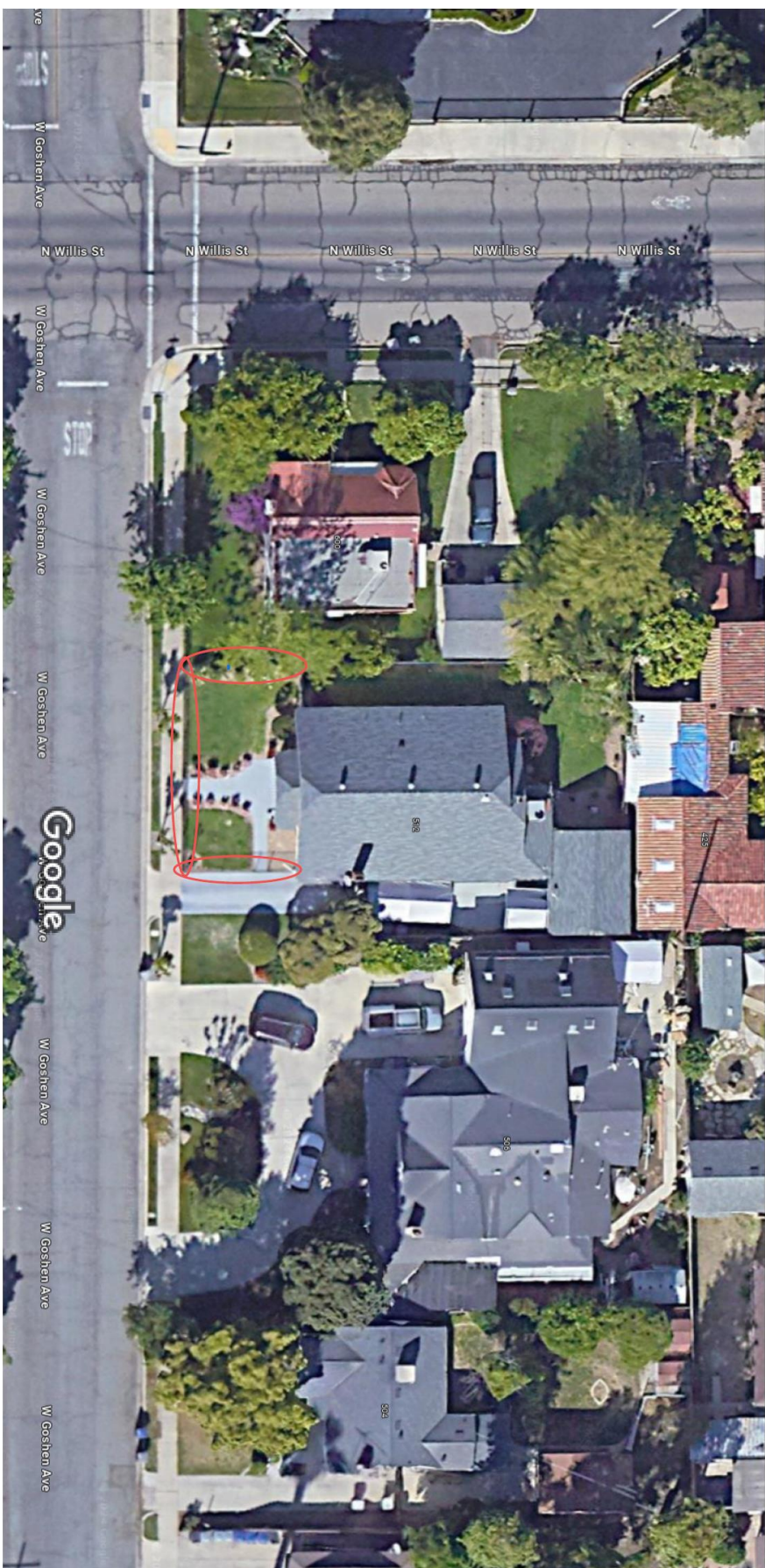
ATTACHMENTS

- Exhibit “A” – Site Plan
- Exhibit “B” – Fence Elevation
- Aerial Map
- Historic District and Local Register Map

APPEAL INFORMATION

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.

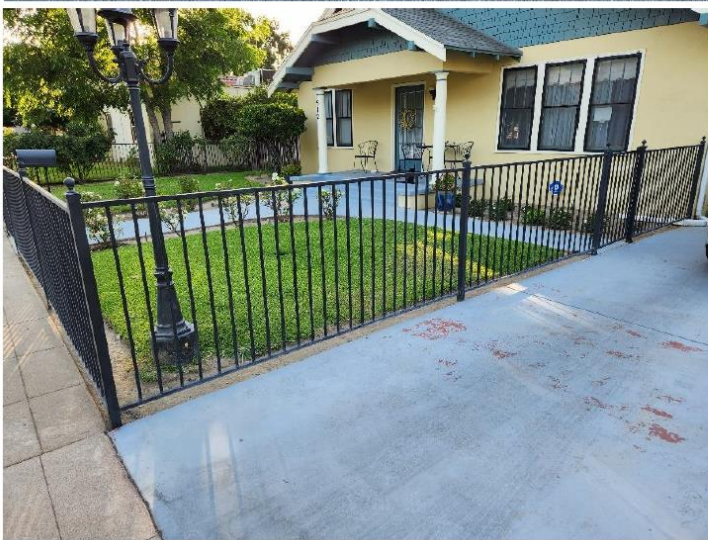
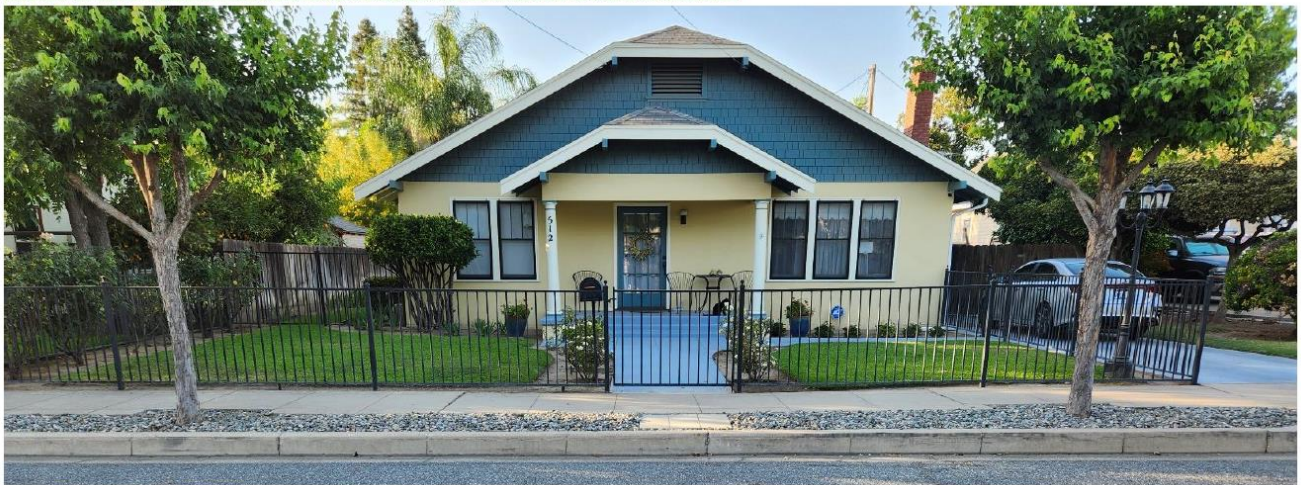
EXHIBIT "A"

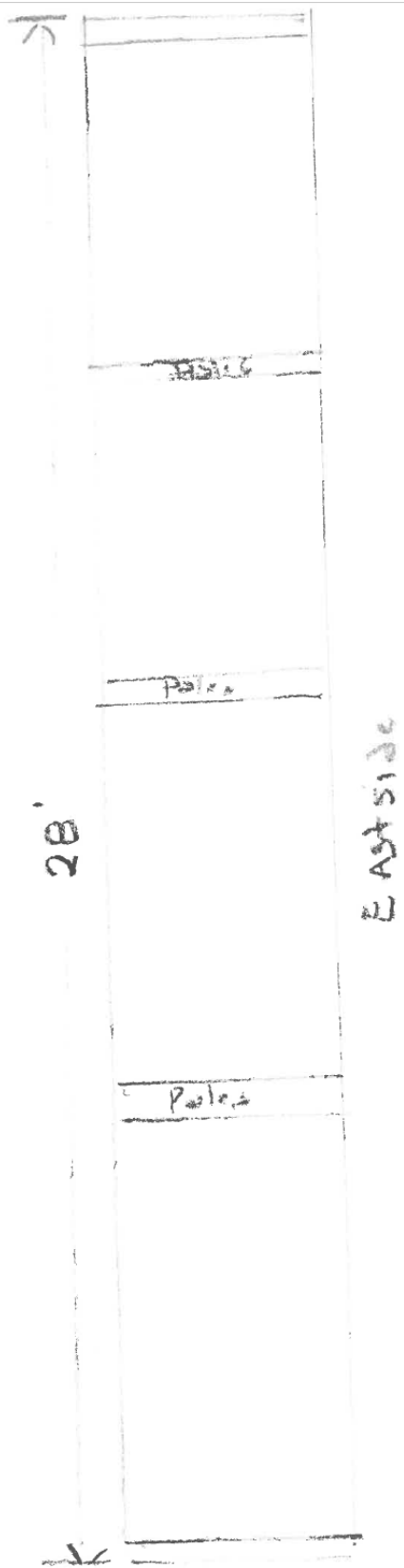
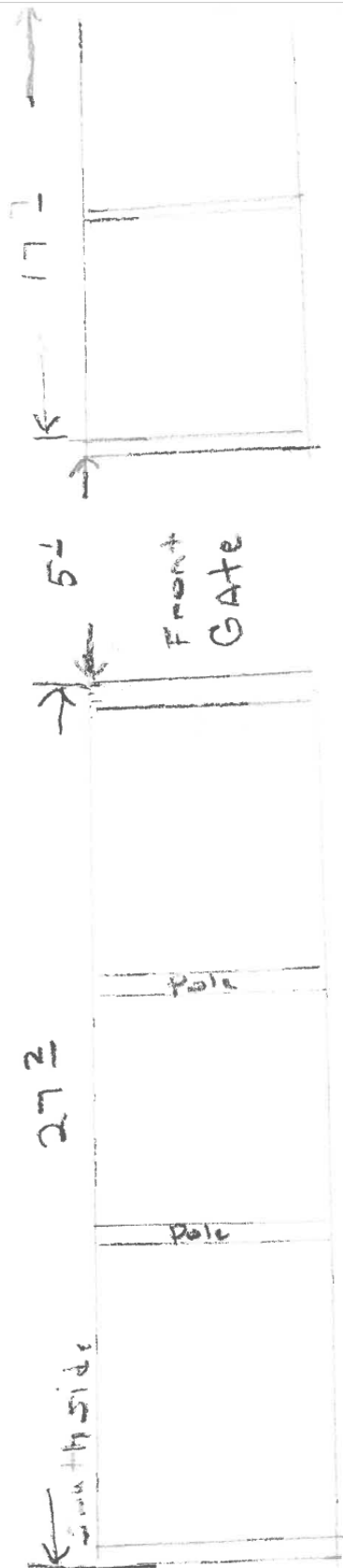
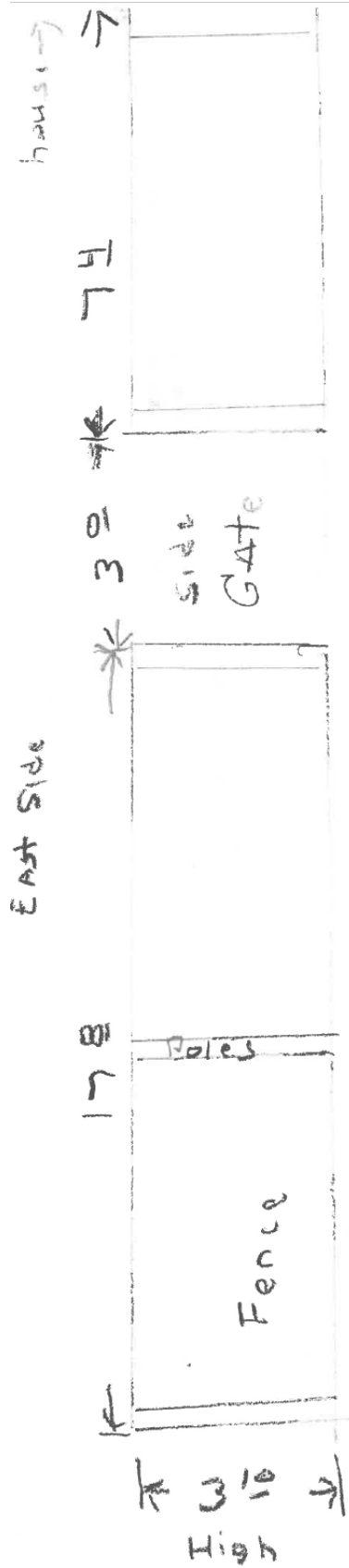


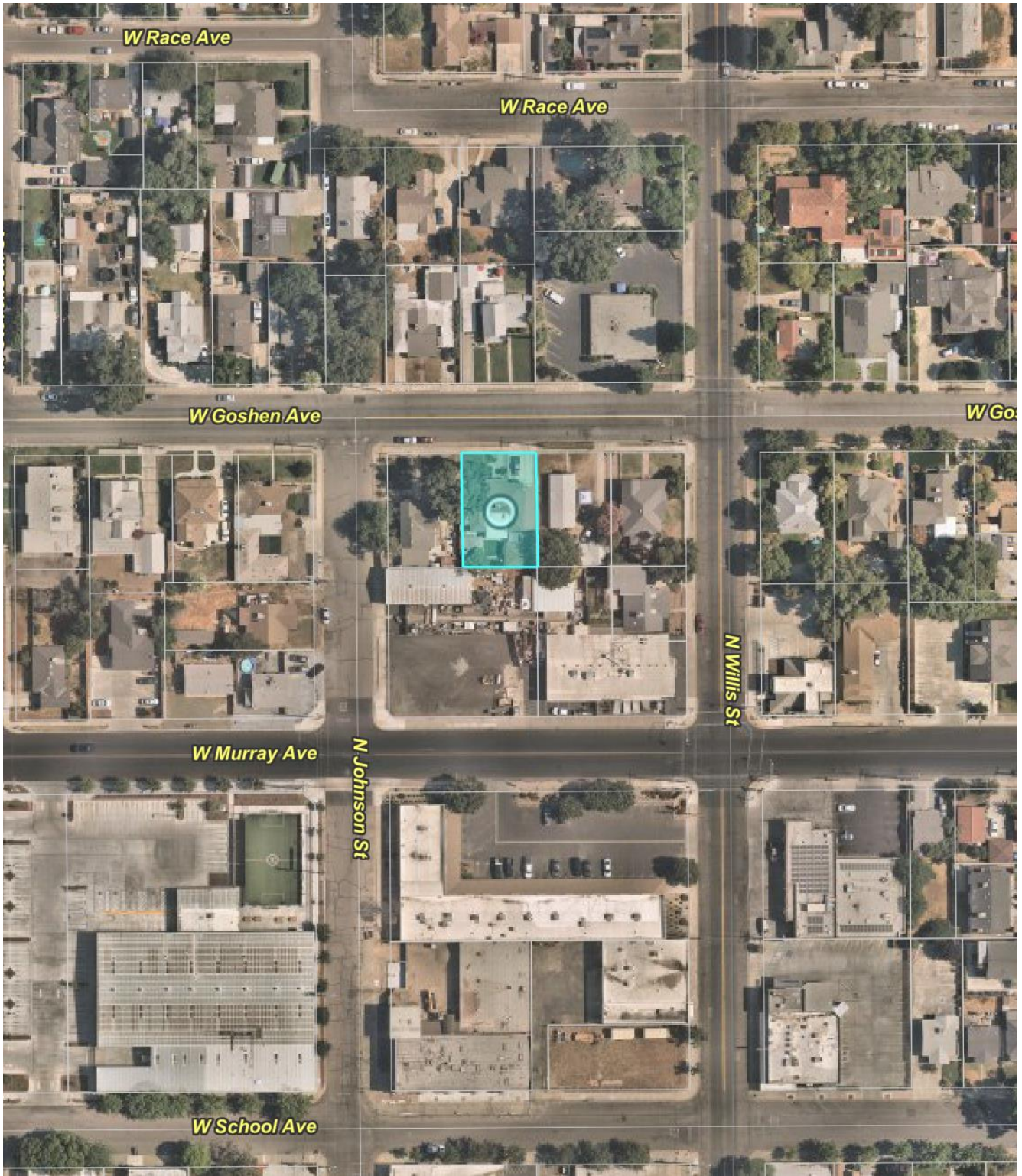
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512 W. Goshen Avenue
Visalia, CA 93291

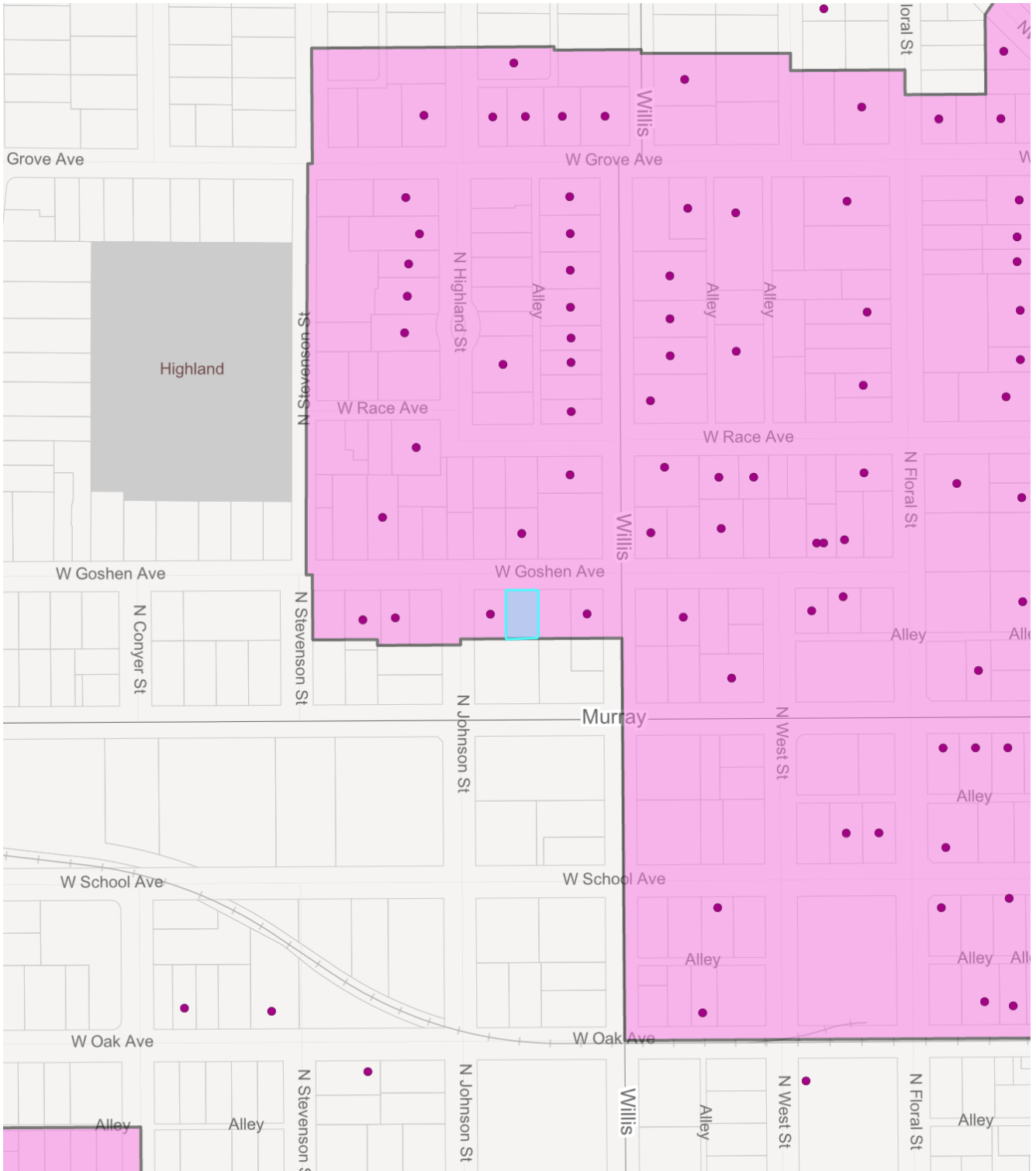
EXHIBIT "B"







Aerial Map



Historic District and Local Register Map



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: June 26, 2024

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

SUBJECT: Historic Preservation Advisory Committee Item No. 2024-17: A request by Gabe Jacquez to construct a chain link fence for the Christian Faith Fellowship church, located within the D-MU (Downtown Mixed Use) Zone. The project site is located 320 North Court Street (APN: 094-281-002, 003).

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

Both project sites are zoned D-MU (Downtown Mixed Use). Both sites are located within the Historic District. The westernmost site contains a church that is listed on the Local Register of Historic Structures with a "Focus" classification. The structure contains "Period Revival" and "Mission Revival" architectural elements. The easternmost parcel is vacant and is not listed on the Local Register.



PROJECT DESCRIPTION

Per Exhibits "A", "B", and "C", the applicant is requesting approval to install a six-foot-tall chain link fence on the rear of an existing church. Due to existing property boundaries, the fencing is technically located on a separate property from the church (see Exhibit "A" and the attached Aerial Map). The fencing is solely visible from East School Avenue to the north. The fencing is intended to prevent access to HVAC equipment and a rear building entrance. Per the applicant, the fencing is also intended to prevent trespassing and vandalism and protect the historic structure itself. Chain link fencing with privacy slats has also been placed along the western building exterior, at the southwest corner of the church site.

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

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. However, the D-MU Zone allows for zero-foot front, side, and rear yard setbacks, essentially permitting placement of seven-foot-tall fencing on property lines. As such, the proposed fencing meets development standards for the D-MU Zone.

Architectural Compatibility

The revised Historic Preservation Ordinance provides the HPAC with criteria to evaluate fencing proposals in the Historic District. For chain link fencing proposals, VMC Sec. 17.56.120.E requires the following:

Proposals for chain link fencing in areas visible from the street shall be discouraged. The historic preservation advisory committee may grant an application for chain link fencing along public streets if, on the basis of the application and the evidence submitted, the committee makes one of the following findings:

- 1. That the proposed chain link fencing is compatible with the historic structure and the neighborhood;*
- 2. That sufficient evidence has been provided indicating that the applicant will experience an economic hardship should the chain link fencing not be permitted to be placed on site.*

In the operational statement provided in Exhibit "C" the applicant states that chain link was chosen because it was considered the "...best option as it was the most suitable for the building, and within our budget after the previous repairs we had to make when compared to other materials." The applicant has also provided a receipt noting that the chain link fence cost \$8,000 to install.



Despite the above, the applicant has not provided sufficient evidence for one of the above findings to be made. The building does not contain any materials on its façade that are similar to the chain link fencing installed. Older pictures from the original Historic District survey indicate that such materials were not present in the building's past. The applicant notes that the cost of chain link material was within the church's budget but has not provided evidence of the cost of more architecturally appropriate materials. Nor has evidence been provided detailing how the church would suffer an economic hardship through the use of a different material. Details of the "previous repairs" conducted have also not been provided.

In contrast, staff notes that the majority of the fencing is located in the rear of the church and is not visible from Court Street, which is the main street frontage from which the public views the building. Furthermore, it can be reasonably determined that requiring removal of the chain link fencing would pose a significant economic hardship, especially if the church wishes to maintain fencing on the property. As such, staff recommends that the rear chain link fencing be permitted to remain, subject to Condition No. 2, requiring that a Building Permit be obtained for its placement.

For the portion of chain link fencing located along Court Street, staff recommends removal. This portion of fencing is visible from Court Street and negatively impacts the aesthetic value of the property. As it is a small portion, it is presumed that removal or replacement with a more appropriate material would not present an economic hardship. As such, staff recommends Condition No. 3 requiring that the chain link fencing at this location be removed or replaced with either wood or wrought iron materials compatible with the church.

Alternatively, the Committee can request that the applicant remove all chain link fencing, based on a lack of consistency with the required findings.

FINDINGS AND CONDITIONS

For HPAC Item No. 2024-17 staff recommends that the Committee approve the request, subject to the findings and conditions listed below:

Findings

1. That the site at 320 North Court Street is within the Historic District and is listed on the Local Register of Historic Structures, and that the site located south of East School Street, approximately 100 feet east of North Court Street is within the Historic District and not on the Local Register of Historic Structures.
2. That the proposal is consistent with the Historic District and surrounding areas as it does not impact views of the structure from North Court Street.
3. That the proposal is consistent with the purposes and intent of the Historic Preservation Ordinance and Element as it does not impact views of the structure from North Court Street.
4. That the proposal will not be injurious to the surrounding properties or character of the Historic District and surrounding areas as it does not impact views of the structure from North Court Street.

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 project undergoes the appropriate City permitting process for fencing on the project site.

3. That the chain link fencing at the southwest corner of 320 North Court Street shall be removed or replaced with either wood or wrought iron materials compatible with the church building.
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 Elevations
- Exhibit “C” – Operational Statement and Financial Information
- 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.

EXHIBIT A

320 N Court



see Attached drawing

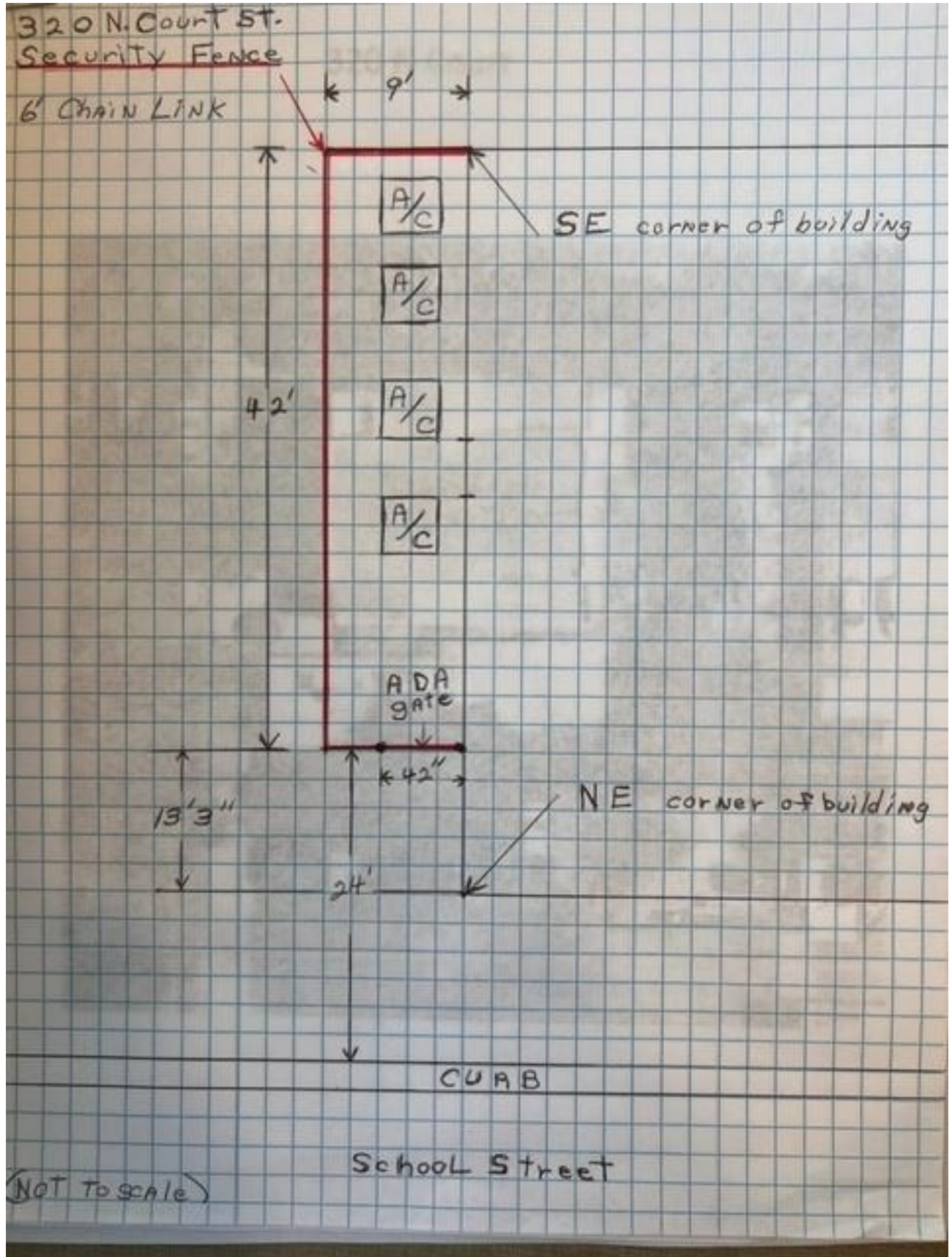


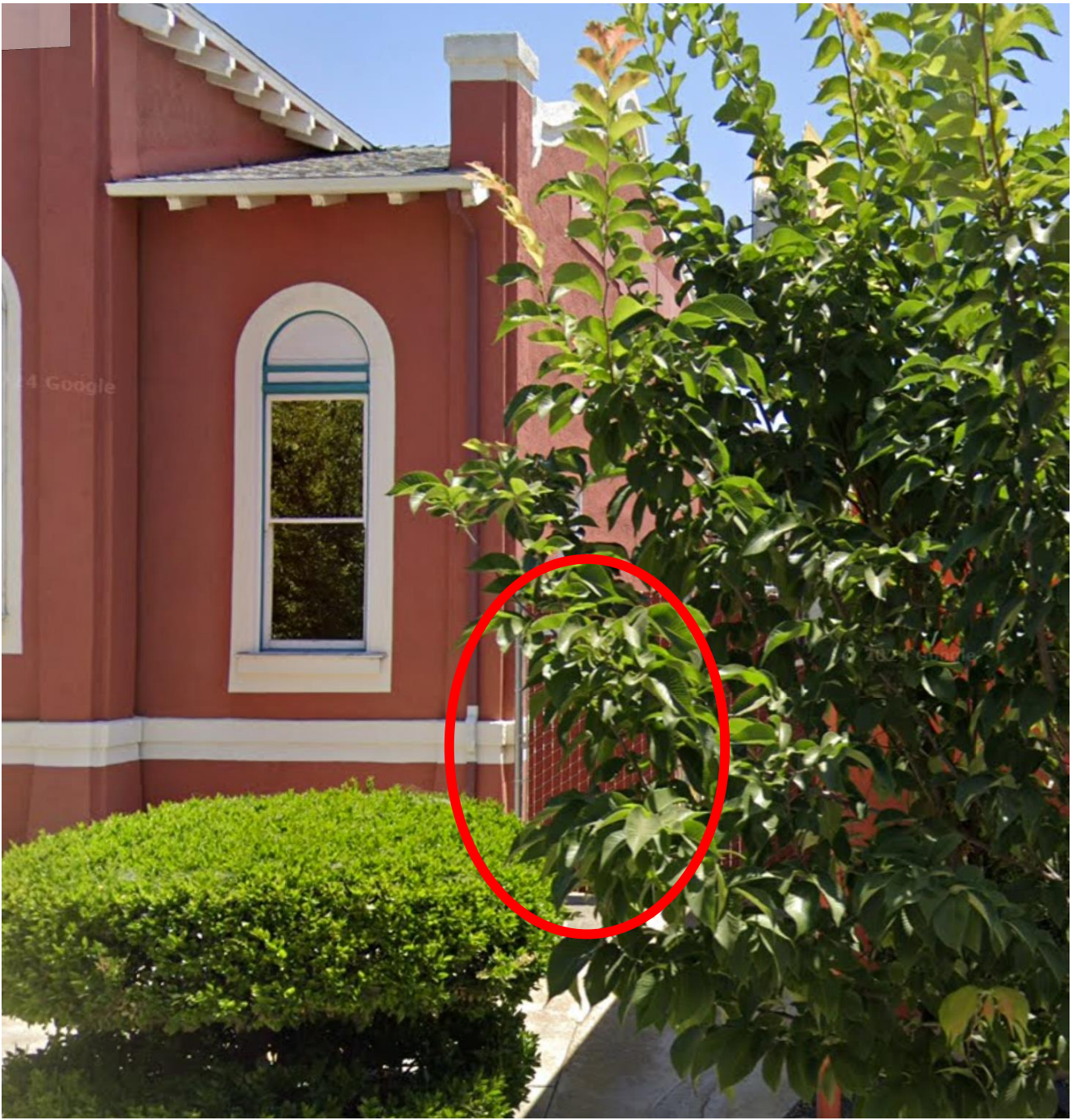
EXHIBIT B



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



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



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

**Operational Statement
320 N Court St**

The location at 320 N Court St has been having a continuous problem with vandalism, arson, theft, and encampments by the homeless. Over the last few years this issue has been costing our organization financial strife due to our air conditioning unit being disassembled for the copper, constant clean-up of human feces causing exposure to hazardous waste, and fires started under our stair case in the winter. These acts have had the potential to destroy the historic building.

We decided to try and prevent the trespassing by constructing a fence around the area which has been exposed to this problem. After consultation with the leaders of our church, we decided to contact Spence Fence for advice on what is the best way to deter unwanted attention. The company recommended chain link as the best option as it was the most suitable for the building, and within our budget after the previous repairs we had to make when compared to other materials. What we accidently overlooked was making sure we were in compliance with city code. Due to these activities of vandalism escalating daily, we did what we could to help preserve the building. However, we also want to make sure we do what is right, and request an opportunity to go through the proper steps needed by the city of Visalia to meet its standards. If you need any more information, please contact Gabriel Jacquez at (559) 901-2216.



STEVENS REFRIGERATION, INC

Lic#959882

4216 S Mooney Blvd #317
Visalia Ca 93277
559.936.9380
E-mail stevensrefrigeration@gmail.com

PAID
12-21-2021

INVOICE

Date	Invoice #
12/13/2021	1679

SERVICE ADDRESS
 ERNIE COTTA
 CHRISTIAN FAITH FELLOWSHIP CHRUCHCHRUCH
 320 N Court St
 Visalia, CA 93291-4917

BILLING ADDRESS
 ERNIE COTTA
 CHRISTIAN FAITH FELLOWSHIP CHRUCH
 320 N Court St
 Visalia, CA 93291-4917

P.O. No.	SERVICE TECH
	TEAM STEVENS

Description	Qty	Rate	Amount
EXCLUDED ADDED AT OWNER REQUEST . CITY PERMITS \$212.00 UCT TESTING \$450.00 ACH FORMS \$ 85.00			

rate good for 15 days

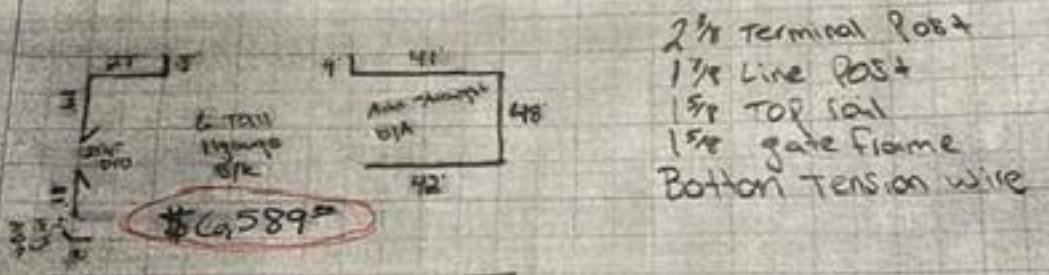
Subtotal	\$7,793.49
Sales Tax (8.5%)	\$523.47
Balance Due	\$0.00
Total	\$8,316.96

PROPOSAL AND CONTRACT
SPENCE FENCE COMPANY ENTERPRISES

1145 NORTH MILLER PARK COURT
 VISALIA, CA 93291
 (559) 651-2889 • FAX #(559) 651-2890
 Contractor's License #987483

Christian Faith Fellowship

Name Ernie Colta	Billing Address 506 N Court
Job Address 320 N Court	City Visalia Ca 93291
City Visalia	Phone:
Directions:	
Estimator: offpreach@aol.com	



Panel Style **Hybrid** & **[Redacted]** Height **6' 0"** Posts at **10'** centers
 Total estimated footage **217' & [Redacted]** Gates **0 1/4" w/ ADA** & **0 1/4" DID & [Redacted]**

NOTICE TO OWNER

I agree to the provisions of the law that any contractor, subcontractor, laborer, or individual who helps to improve your property shall be liable for his/her services or material. This is right to enforce his obligations to your property.

I agree to the law that you may protect yourself against such claims by having this work done by a licensed contractor, an original contract for the work of improvement or a modification thereof, in the office of the county recorder of county where the property is situated and requiring that a contractor's payment bond be recorded in such office. Said bond shall be in an amount not less than fifty percent (50%) of the contract price and that, in addition to any conditions for the performance of the contract, be conditioned for the payment in full of the claims of all persons furnishing labor, services, equipment or materials for the work described in said contract.

SPENCE FENCE IS NOT RESPONSIBLE FOR ANY UNDERGROUND LOCATES OR PERMITS. Initial _____
 Estimated price includes materials and labor to complete job as stated above unless otherwise noted. Price may be adjusted to actual measured footage completed. Due to varying material costs, this estimate is valid 5 days from date.

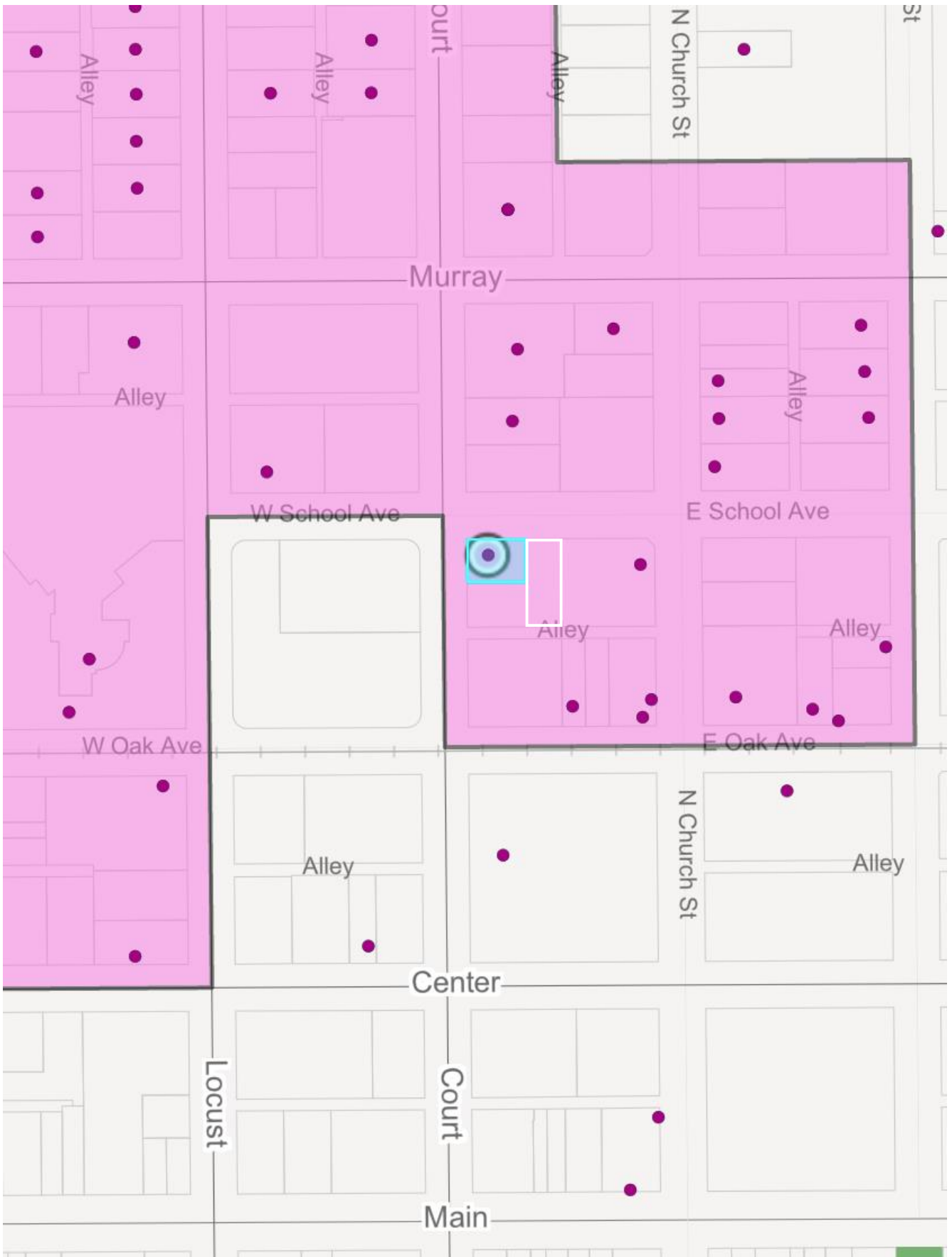
PAYMENT DUE IN FULL DAY OF INSTALLATION **\$6,589**
 TOTAL ESTIMATED PRICE \$ **[Redacted]**

PLEASE PAY LAST INSTALLER ON JOB.

SIGNATURE _____



AERIAL MAP



HISTORIC DISTRICT & LOCAL REGISTER MAP



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: June 26, 2024

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

SUBJECT: Historic Preservation Advisory Committee Item No. 2024-18: A request by Sylvia Roberts to conduct exterior alterations to a detached garage being converted into an accessory dwelling unit, located within the O-C (Office Conversion) Zone. The project site is located at 719 South Court Street (APN: 097-024-011).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the proposed exterior alterations to the accessory dwelling unit (ADU), as specified in the findings and conditions of this report.

SITE DATA

The site is zoned O-C (Office Conversion) and is located within the Historic District. The residence is listed on the Local Register of Historic Structures with a "Focus" classification. The site contains a single-family residence and detached garage, all displaying "Craftsman" and "Airplane Bungalow" architectural elements.



PROJECT DESCRIPTION

Per the development plan in Exhibit "A" and operational statement in Exhibit "E" the applicant is requesting to conduct exterior alterations to an existing detached garage, to facilitate its conversion into an Accessory Dwelling Unit. Exterior alterations proposed are listed below as follows:

1. Eastern Building Elevation:
 - a. Removal of a wood door, to be replaced with a found or newly made single hung wood French door.
 - b. Installation of a wall mounted water fountain (see Exhibit "D").
2. Western Building Elevation:
 - a. Enclosure of three windows. Two of the windows will be relocated to the northern building elevation. All window openings will be patched and filled with stucco matching the existing building surfaces.
 - b. Installation of a tankless water heater (this is not subject to HPAC review).

3. Northern Building Elevation:

- a. Removal of a wood window and opening increased in size to accommodate placement of a found or newly made single hung wood French door. Per the applicant the wood window will be saved and preserved for possible use in the future.
- b. Installation of two wood windows, using windows relocated from the western building elevation.

4. Per the operational statement, the existing chimney will be refurbished and frame support supplemented to match the chimney on the main residence.

No alterations will occur to the southern building exterior. Per the floor plan in Exhibit "A", the ADU will be approximately 450 square feet in size and contain a living room, kitchen, bathroom, and bedroom. The remaining space will continue to be employed as a garage.

The applicant states that the exterior alterations and conversion are proposed to provide housing for their disabled son. The applicant also notes that the structure could also be employed as a rental property in the future, contributing to the available housing stock in the area.

DISCUSSION

Development Standards

The building footprints for detached garage will not be altered as a result of the proposal. Work to be conducted will only affect building exteriors. As such, the proposed exterior alterations comply with all development standards for the O-C Zone.

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 applicable to all accessory structures located on the same property as a primary structure listed on the Local Register. Criteria is 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.*
- *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.*



Land Use Compatibility

The detached garage will be used for residential purposes, which is compatible with the surrounding residential uses. Multiple properties near the project site also contain more than one unit onsite. Additional parking for the ADU is not required as State law exempts ADUs located within historically designated properties from parking requirements. The remaining single car garage and drive way are considered sufficient to serve parking needs for the main residence.

Window Relocation

The applicant will be relocating the original wood windows from the western building exterior, which faces fencing (Figure 1), to the northern building exterior, making the windows visible and providing the occupant with views of the back yard. Staff believes the alteration is appropriate as it maintains original materials (the wood windows), and places them on a façade where they are easily visible, thereby contributing to the building’s aesthetic qualities. Condition No. 3 is recommended requiring the applicant to carry over window sills to the relocated windows, and to remove any windows sills in areas where the windows have been removed.

Door Replacement/Installation

The applicant will be removing a wood door on the eastern building exterior and installing a new door on the northern building exterior. A specific elevation for the proposed doors was not provided, however the applicant states that the new doors will be French wood doors, matching the style of existing doors on the main residence (Figure 2). In this instance, the French doors on the main residence are considered to have acquired historic significance over time. The changing of the doors for the ADU to French doors will increase compatibility between both units.



Removal of the original wood window on the northern building elevation and replacing it with a new wood French door is considered appropriate. The original window is larger than the other windows on the building. Keeping the wood window would create an imbalance with the three other equally sized windows. Installation of the door will

create an exterior more in keeping with typical Airplane Bungalow facades.

Alternatively, the Committee can require that the larger of the two windows on the northern building exterior remain, determining that a second entrance is unnecessary as the building already contains a man door on the eastern building exterior.

Chimney

The applicant proposes rehabbing the existing chimney due to deterioration, to maintain compatibility with the chimney on the main residence. Rehabilitation of existing significant features is supported by the Historic Preservation Ordinance. As such, the request is considered appropriate.

Water Fountain

Per the applicant, the proposed water fountain depicted in Exhibit "D" and Figure 3 will not detract from the architectural design of the proposed ADU. Staff concurs, as the fountain will only adorn a limited portion of the eastern wall and will not result in the removal or obfuscation of existing significant features. The fountain contains classic elements (clean lines, flowery shapes) that evoke a historic aesthetic, thus maintaining compatibility with the structure.



FINDINGS AND CONDITIONS

For HPAC Item No. 2024-18 staff recommends that the Committee approve the window change out to the single-family residence and ADU, subject to the findings and conditions listed below:

Findings

1. That the project site is listed on the Local Register of Historic Structures and is within the Historic District.
2. That the proposed alterations to the detached garage are consistent with residential uses onsite, the surrounding area, and the Historic District.
3. That the proposed alterations to the detached garage are consistent with the Historic Preservation Ordinance and Historic Preservation Element.
4. That the proposed alterations to the detached garage will not be injurious to the character of the Historic District.

Conditions

1. That the site shall be developed consistent with the development plan in Exhibit "A", water fountain elevations in Exhibit "D", and operational statement in Exhibit "E".
2. That the proposed doors shall be similar in style and features to the existing French doors on the main residence, as depicted in Exhibit "C".
3. That all the windows contain window sills underneath, similar in size and style to the existing window sills on the detached garage. All sills located under existing windows to be relocated shall be removed.
4. That the project undergoes the appropriate City permitting process for exterior alterations on the project site.
5. That the applicant shall obtain a Building Permit for the window replacement to the residence and accessory dwelling unit within one month from the date of the HPAC's

decision. If no permit is obtained within that timeframe, Staff will refer the project site to Neighborhood Preservation staff, to begin a Code Enforcement case on the property.

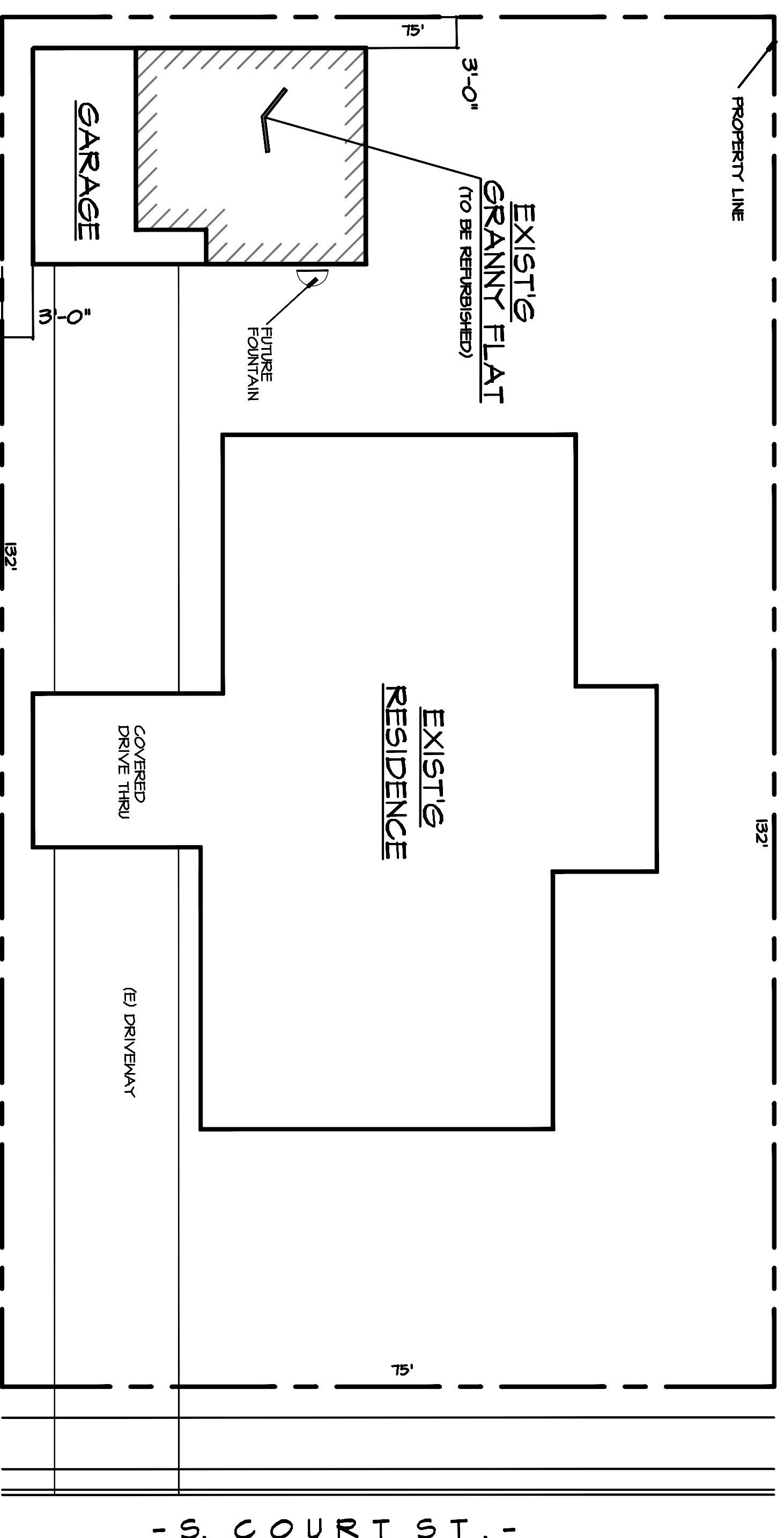
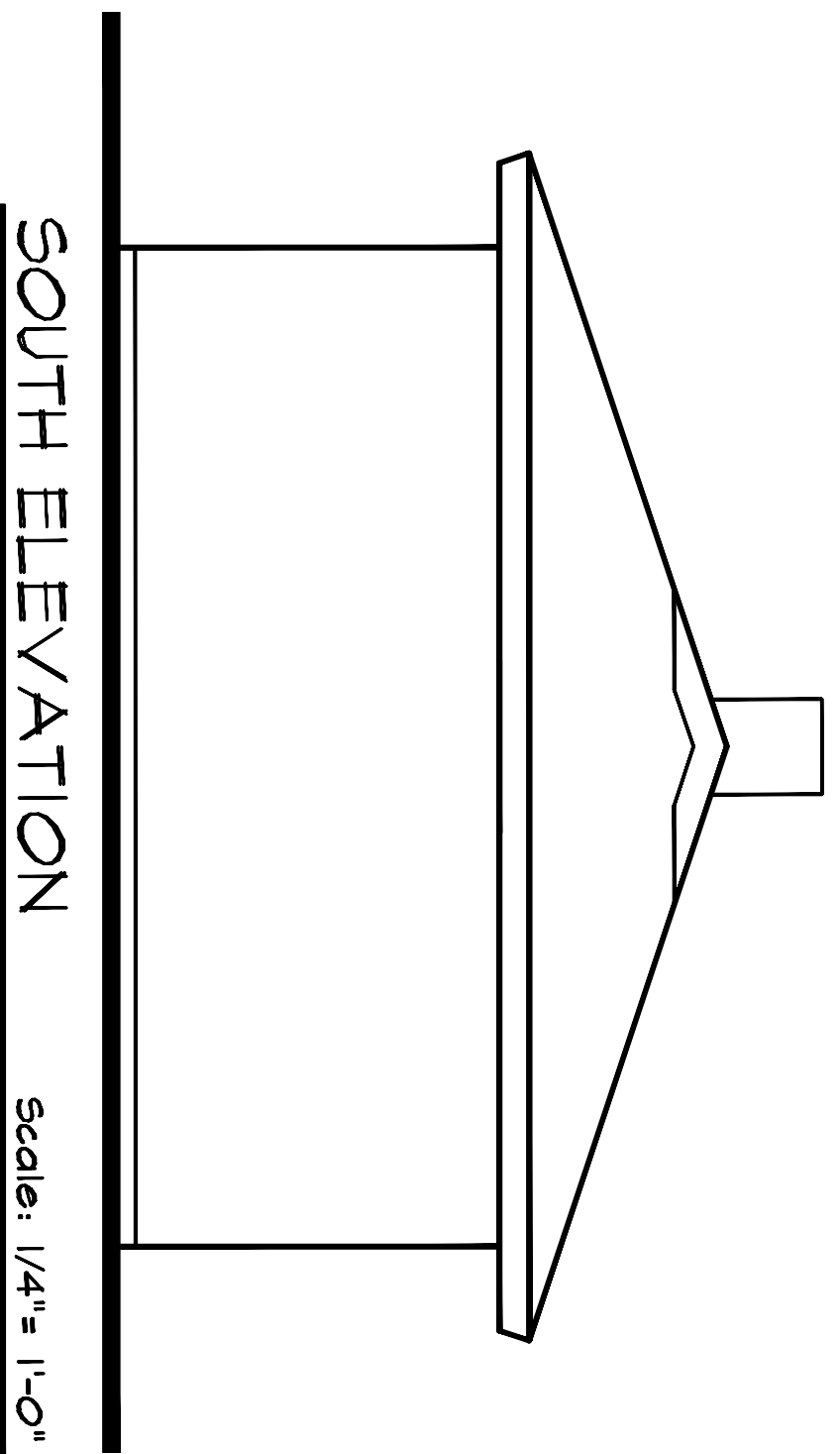
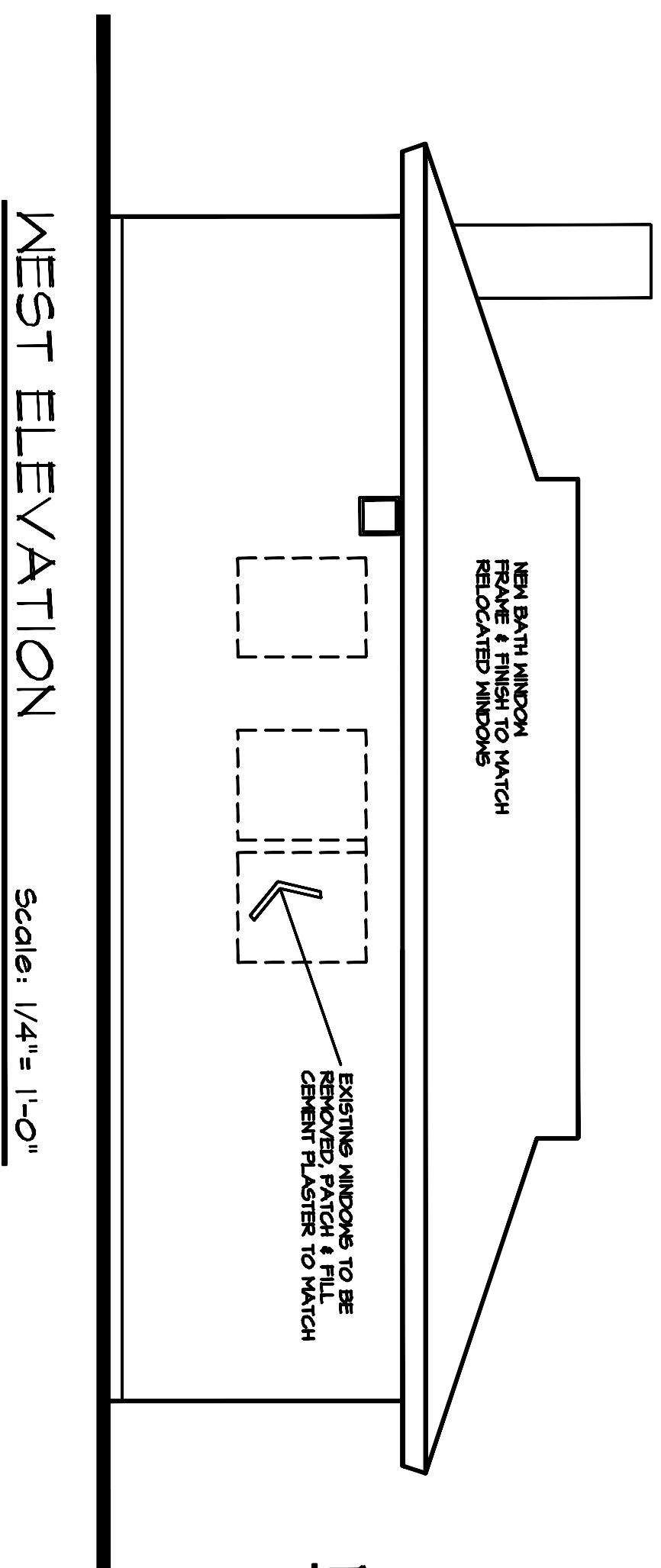
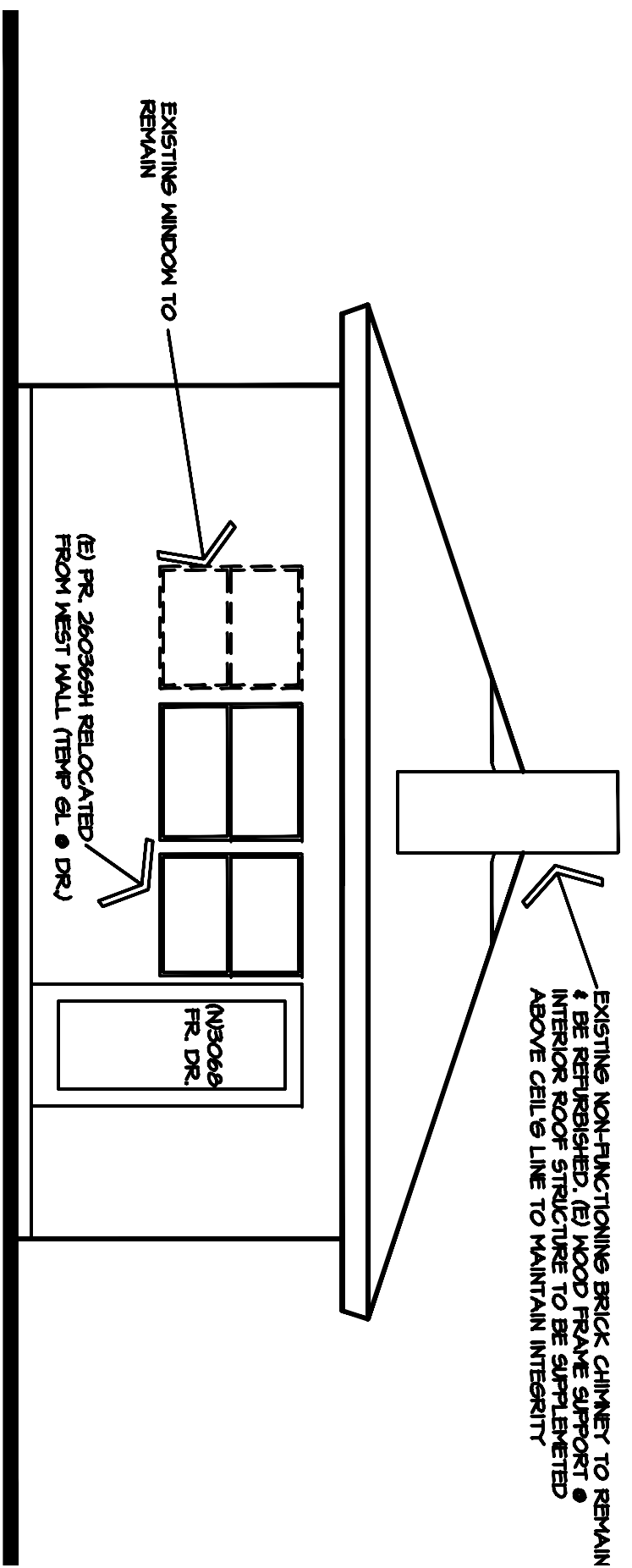
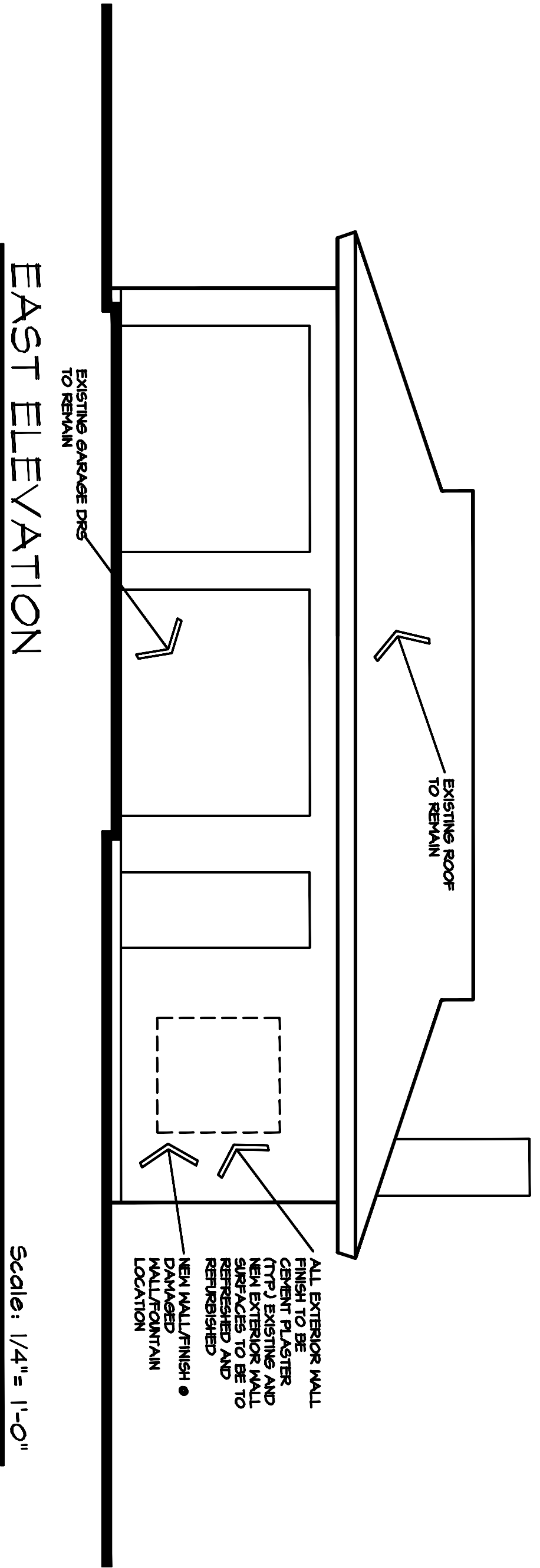
6. That any other exterior alterations to the site shall be brought before this Committee for review and approval prior to the issuance of any Building Permits and/or their installation or construction.
7. That all other City codes, ordinances, standards, and regulations shall be met.
8. That the approval from the Historic Preservation Advisory Committee shall lapse and 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” – Existing Building Elevations
- Exhibit “C” – Existing Main Residence Doors
- Exhibit “D” – Proposed Water Fountain
- Exhibit “E” – Operational Statement
- Aerial Photo
- Historic District and Local Register Map

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.56.060, an appeal to the City Council may be submitted within ten days following the date of a decision by the Historic Preservation Advisory Committee (HPAC). An appeal shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street. The appeal shall specify errors or abuses of discretion by the HPAC, or decisions not supported by the evidence in the record. The appeal form can be found on the city’s website www.visalia.city or from the City Clerk.

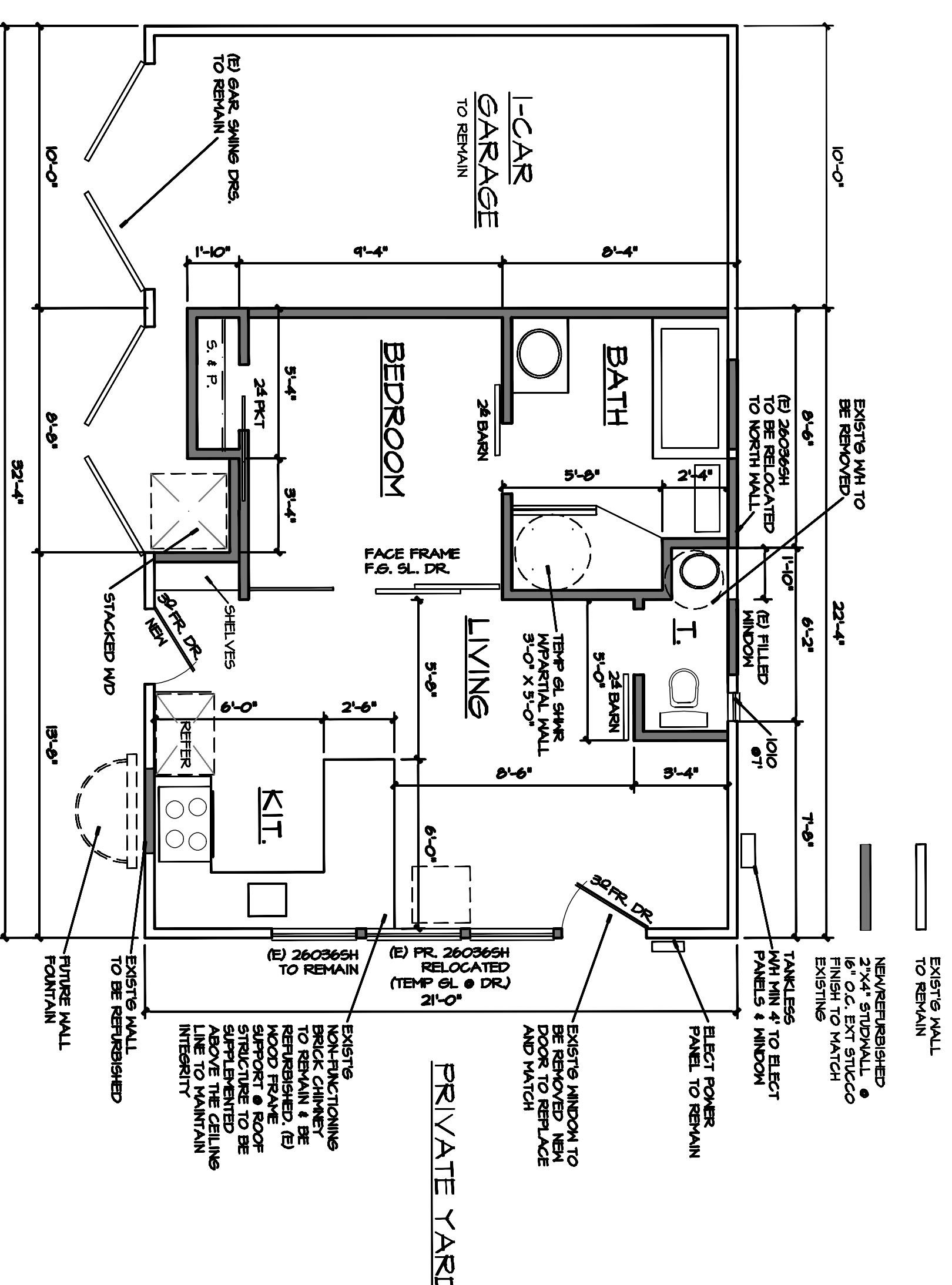


NOTE:

* THE PROJECT WILL BE A REFURBISHED SECOND DWELLING UNIT. THE EXTERIOR OF THE STRUCTURE IS EXISTING STUCCO FINISH AND NO STRUCTURAL CHANGES WILL BE MADE. THE WINDOWS ON THE EXISTING WEST WALL WILL BE REMOVED AND RELOCATED TO THE NORTH WALL. THE WALLS WHERE WINDOWS ARE REMOVED WILL BE PATCH FILLED AND STUCCO TO MATCH EXISTING. THE ACCESS DOORS WILL BE WOOD FRENCH DOORS. THE TRIM AND FINISHES WILL BE PAINTED TO MATCH.

* THIS WILL BE USED AS A 24/7 PRIVATE RESIDENTIAL ONE BEDROOM UNIT

* OTHER THAN EXISTING WINDOW RELOCATION AND NEW ENTRY DOORS TO MATCH THE EXISTING RESIDENCE NO EXTERNAL FIXTURES OF THE STRUCTURE TO BE AMENDED OR MODIFIED OR ATTACHED. WINDOW SILL STUCCOED OR BAND TO MATCH. (ON DEMAND WATER HEATER TO BE ATTACHED TO REAR YARD WEST SIDE OF THE STRUCTURE AND REMOVED FROM USABLE YARD VIEW)



STEPHEN O. SPARSHOTT
DESIGN & DRAFTING
3745 N. M. RD.
VISALIA, CALIF. 93271
554-674-7565

A GRANNY FLAT REFURBISHING FOR:
SYLVIA ROBERTS
719 S. COURT ST. VISALIA, CA.

SHEET

OF

EXHIBIT B



EAST WALL FACING WEST N.E. CORNER



EAST WALL FACING WEST N.E. CORNER



NORTH WALL



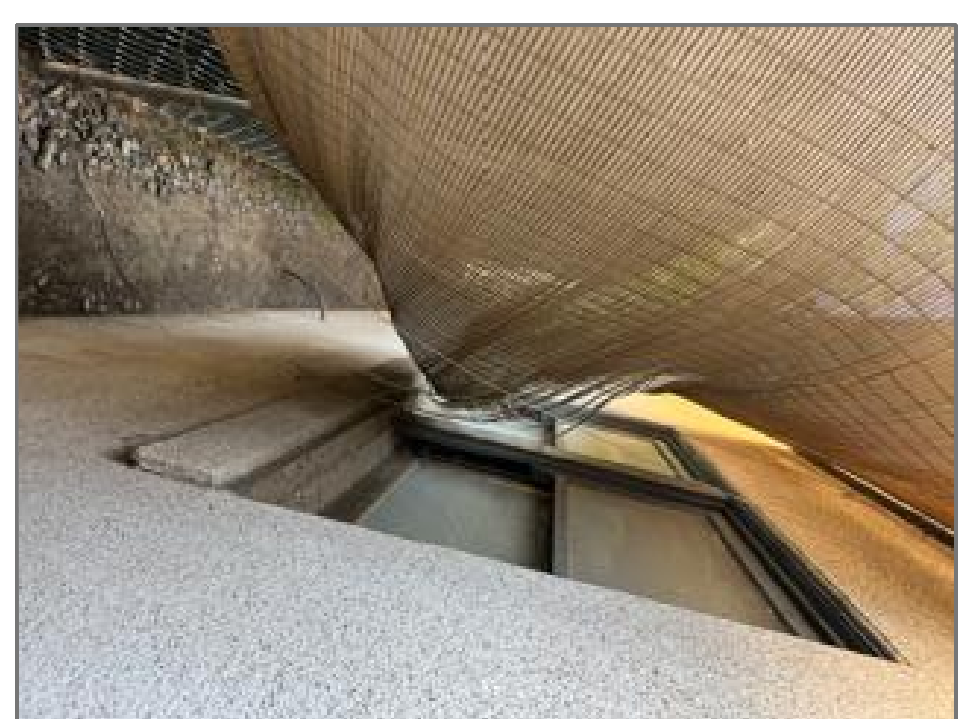
NORTH WEST CORNER



EAST WALL



SOUTH WALL



WEST WALL



WEST WALL

EXHIBIT C



HPAC Item No. 2024-18 – Exterior Alterations

EXHIBIT D





It's a wall-mounted water feature:

- design has clean lines
- will not deter from architectural design rather enhance the outdoor vibe, literally and on many levels including metaphysical
- integrates sound healing as a resiliency practice

Planning details:

- prepped with pipes, including footing
- along w stones that make up fountains edges, interior wall will be tiled
- base is low-lying to capture water from stone flower, with inside bottom tiled
- approximately 5'W X 3'D (from memory)



EXHIBIT E

Attachment to HPAC Review Application

719 S Court Street, Visalia CA 93277
Sylvia Roberts

Operational Statement

In-Law Quarters is implied for the following:

Eastern building elevation will have a wall fountain installed when construction is completed. The wall is partially framed at this time, as noted in photos.

Eastern building elevation door will be replaced by one newly fabricated, rescued, or found via other means of acquisition to match main house sunroom door or French doors.

Northern building elevation will have original garage windows, relocated from western building elevation; placed between the original kitchen sink window and a newly placed door.

Northern building elevation window, adjacent to the SCE electrical panel, will be removed; opening will be re-framed for a single-hung door, fabricated, rescued, or found via other means of acquisition to match main house sunroom door or French doors.

- window will be saved and preserved for possible use in future

SCE electrical panel will be split to designated panels for main house and ADU.

Chimney will be preserved or re-built to match existing design, including matching brick on main house as closely as possible for aesthetics only. It is fragile and unsightly with roof flashing improperly installed.

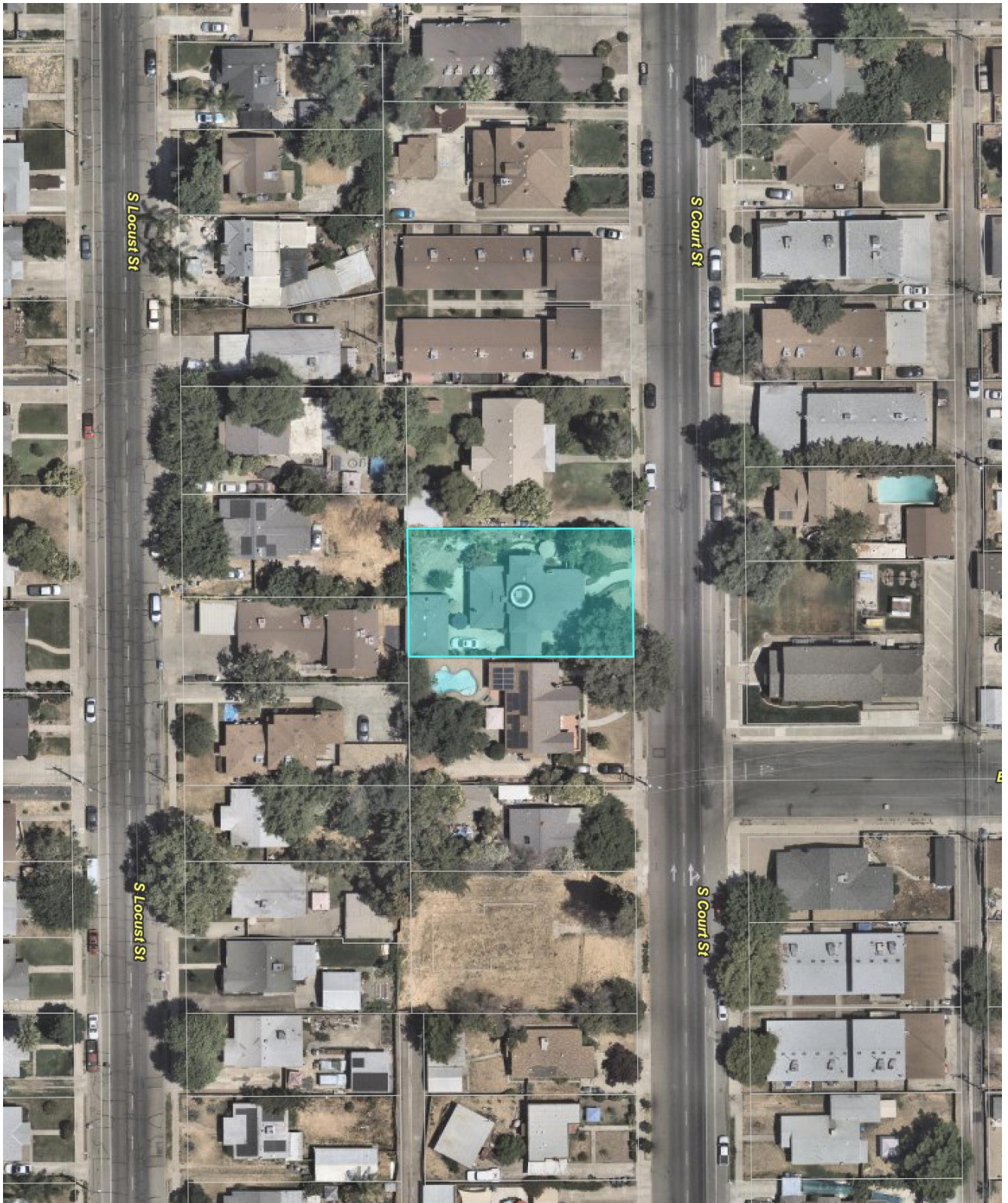
Western building elevation will have a tank-less water heater installed per code; four feet from SCE panel(s) and four feet, minimally, from powder room window.

- electricity drop will be relocated and housed, per code
- electrical outlet will be placed between unit and window, per code

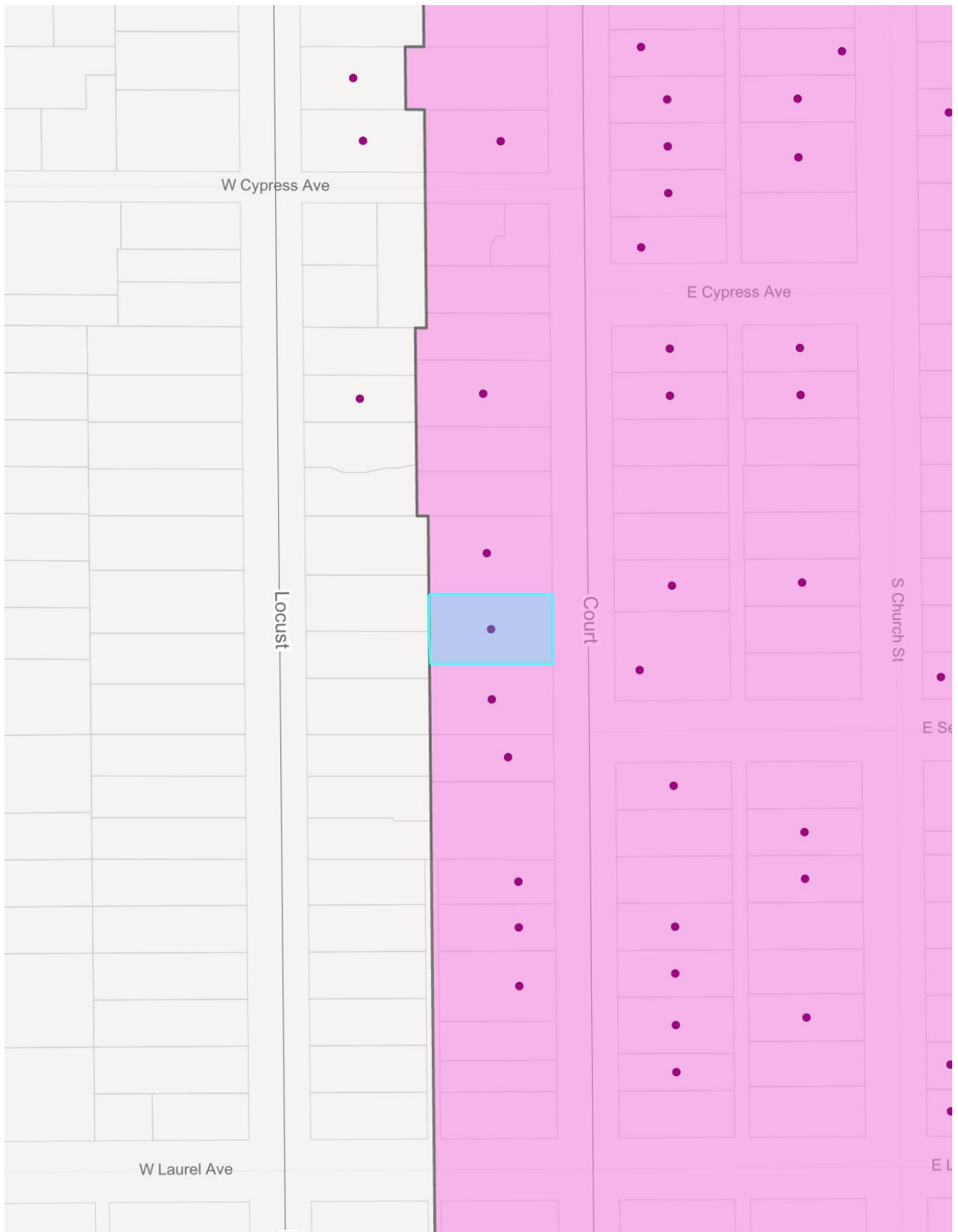
Western building elevation will have windows fabricated, rescued, or found via other means of acquisition to fit original windows of home, as closely as possible.

Western building elevation wall will be framed and finished in stucco to match existing, as closely as possible, where windows were removed.

Southern building elevation wall is finished in stucco and without any openings.



AERIAL MAP



HISTORIC DISTRICT & LOCAL REGISTER MAP