

CITY OF VISALIA

HISTORIC PRESERVATION ADVISORY COMMITTEE

Wednesday, March 10, 2021 at 5:30PM

CHAIR: Patricia Kane VICE-CHAIR: Daryl Haarberg
COMMITTEE MEMBERS:
Michael Kreps, Marilynn Mitchell, Jay Hohlbauch, and Walter Deissler

315 East Acequia Avenue, Visalia

AGENDA

A. Citizen's Comments

B. Project Review:

1. **HPAC No. 2021-02**; A request by Catherine Heaney to replace windows and fencing for an existing single-family residence, located at 719 N. Highland Street (APN: 093-162-008).
2. **HPAC No. 2021-03**; A request by Joseph Halford to construct a new fence for an existing single-family residence, located at 810 N. Highland Street (APN: 093-154-016).

C. Discussion Items

1. Review of Committee Member Application – Peggy Lambert
2. Local Register of Historic Structures Update
3. Debriefing of City Council Committees/Commissions Work Session – March 1, 2021
4. Odell-Mor Building Update
5. Committee and Staff Comments

D. Adjournment

If you desire to make comments regarding any project on the agenda, the following methods may be utilized:

- Mailing written comments to the City of Visalia Planning Division, Attn: Cristobal Carrillo, 315 East Acequia Avenue, Visalia, CA, 93291;
- Dropping off written comments to the City of Visalia Planning Division, Attn: Cristobal Carrillo, 315 East Acequia Avenue, Visalia, CA, 93291;
- Emailing comments to cristobal.carrillo@visalia.city; or
- Calling Cristobal Carrillo at (559) 713-4443 between the hours of 8:00am to 5:00pm, Monday through Friday.

The above methods for providing public comment are strongly encouraged. Comments must be received no later than 5:00pm on the day of the meeting. All comments received will be shared at the meeting. If you wish to call in during the meeting to provide public comment, please call (559) 713-4041 at 5:30pm on the day of the meeting.

Citizens may also attend the Historic Preservation Advisory Committee meeting via Zoom video conference. If you are interested in participating via Zoom please contact City staff no later than 5:00pm on the day of the meeting.

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 a la Ciudad de Visalia al numero (559) 713-4443.

Additional information about the Historic Preservation Advisory Committee may be found by contacting Cristobal Carrillo, Associate Planner at 559-713-4443, emailing cristobal.carrillo@visalia.city, or by visiting the following link: https://www.visalia.city/government/committees/historic_preservation_advisory_committee.asp



HISTORIC PRESERVATION ADVISORY COMMITTEE

March 10, 2021

HPAC Item No. 2021-02

Applicant: Catherine Heaney
Property Owner: David & Agnes Heaney
Location: 719 N. Highland Street (APN: 093-162-008)
Project: A request to replace windows and fencing for an existing single-family residence.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve HPAC Item No. 2019-07 as conditioned by staff and described in the findings and conditions of this report.

SITE DATA

The site is zoned R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area)

The site is located within the Historic District and is listed on the Local Register of Historic Structures with a "Focus" classification.

The Historic Survey notes that the building was built in 1910 and contains "Craftsman Bungalow" architectural elements. This includes gabled roofs, natural stone chimney and porch, and shake siding.



PROJECT DESCRIPTION

The applicant is requesting approval of exterior modifications to an existing single-family residence. As shown in the site plan in Exhibit "A" the applicant proposes replacing 28 single pane windows (some of which are broken) with double pane windows with white trim as shown in Exhibit "C". Existing window muntins depicted in Exhibit "B" will be carried over to the new windows per a March 5, 2021 phone call with the applicant.

The applicant also requests replacing an existing wood fence and gate located at the southeast corner of the project site. The existing fence (see Exhibit "D") would be replaced with a six-foot-tall wood fence with horizontal wood rails as shown in Exhibit "E". The fencing would also include an electric gate for use by the occupants, who are elderly and have mobility constraints. The fence would remain in its existing location, setback approximately 24 feet from the face of curb.

Additional exterior alterations including painting and minor repair of the shake siding have already occurred and did not require HPAC review.

DISCUSSION

Development Standards

The project site contains a front yard property line that is curved and inverted, complicating front yard setback measurements. It cannot be definitively determined whether the existing fence complies with the 15 ft. front yard setback for fencing six feet in height. However, given that the proposed fence will be placed at the same location and approximate height as the existing fence, new impacts are not expected. Visibility onsite and on Highland Street would not be significantly altered as a result of the change in fencing. As such, the proposal is considered compliant with fence development standards.



All other aspects of the proposal are in compliance with the development standards of the R-1-5 Zone.

Architectural Compatibility

Windows – The applicant proposes changing out 28 single pane windows with dual pane windows. Per a phone call with the applicant, the existing window muntins will be carried over to the new double pane windows. With this, the project will adequately preserve the look of the existing windows. Condition of Approval No. 2 has been included in staffs report, requiring the applicant to carry over the window muntins upon development.

Fencing – Fencing containing horizontal rails is a relatively recent architectural development, providing residences with a modern seeming, non-traditional method to screen properties. This type of fence orientation would be unique within the streetscape, and within the Historic District. However, the wood and metal materials proposed are consistent with fencing overall in the Historic District and City. Furthermore, the orientation of the fence rails would not in and of itself conflict with the purpose and intent of the Historic Preservation Ordinance, as no harm would occur to the residence, neighborhood, or general public. As such, staff recommends approval of the proposed fencing.

FINDINGS AND CONDITIONS

Staff recommends that the Committee approve HPAC Item No. 2021-02 based upon the following findings:

1. That the site is within the Historic District and is listed on the Local Register of Historic Structures.
2. That the proposed development is consistent with residential uses in the Historic District.

3. That the proposed development is consistent with the purposes and intent of the Historic Preservation Ordinance and Element.
4. That the proposed development will not be injurious to the surrounding properties or character of the Historic District.

And subject to the following conditions:

1. That the site be developed in compliance with the site plan in Exhibit “A”,
2. That the windows be developed in compliance with Exhibit “C”, and that the new windows preserve the physical appearance of the original windows as shown in Exhibit “B”, to include carrying over of the window muntins.
3. That the fencing be developed in compliance with Exhibit “E”.
4. That the project undergoes the appropriate City permitting process.
5. That any other exterior alterations to the site be brought before this Committee for review and approval prior to the issuance of any building permits and/or their installation or construction.
6. That all other City codes, ordinances, standards, and regulations be met.

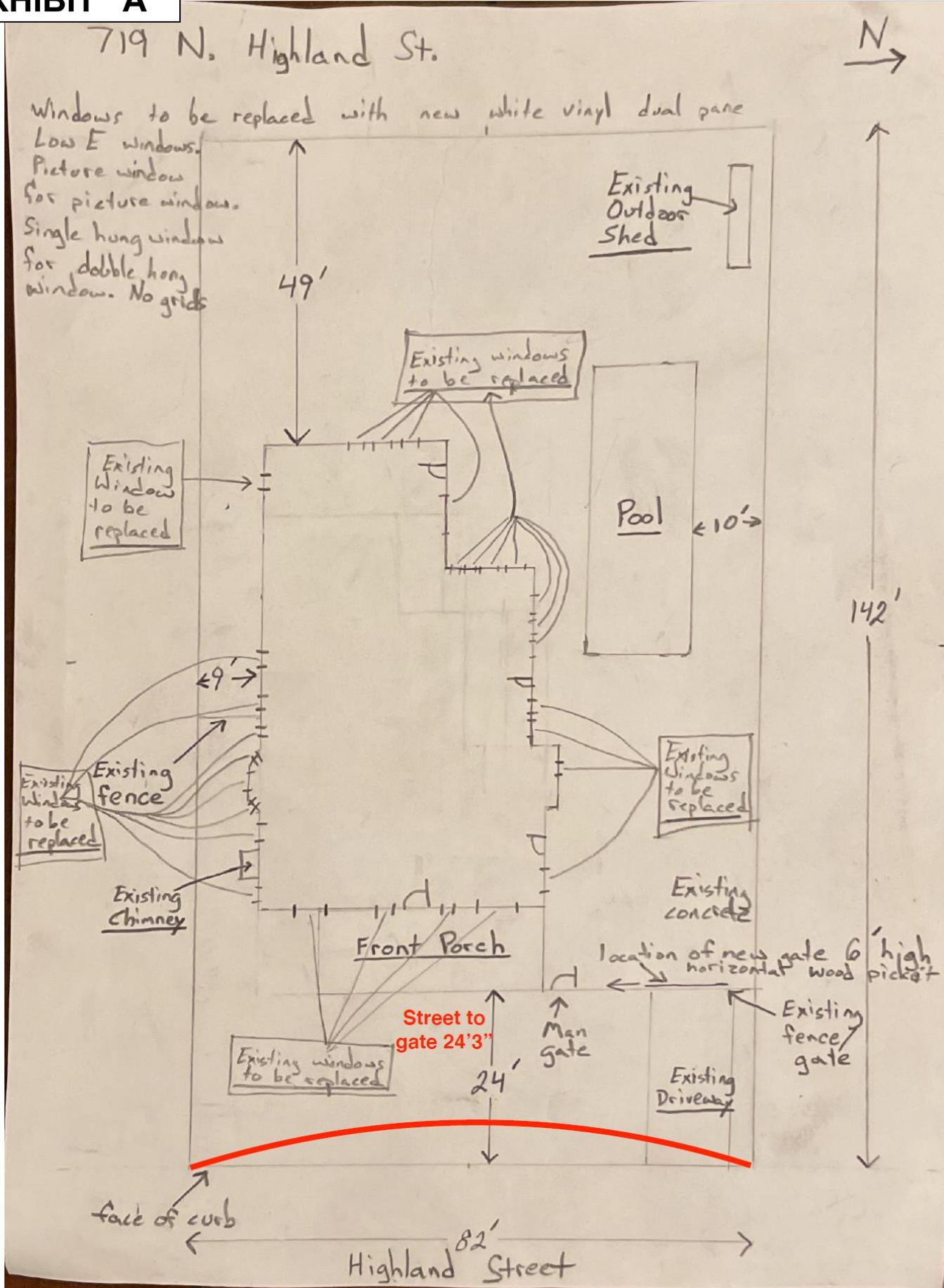
ATTACHMENTS

- Exhibit “A” – Site Plan/Window Replacement Plan
- Exhibit “B” – Existing Windows
- Exhibit “C” – Proposed Windows
- Exhibit “D” – Existing Fencing
- Exhibit “E” – Proposed Fencing
- Aerial Photo
- Historic District and Local Register Map
- Project Application

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 with applicable fees 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"



HPAC 2021-02 - 719 N. Highland - Exterior Modifications Window and Fencing Modifications

EXHIBIT "B"



HPAC 2021-02 - 719 N. Highland - Exterior Modifications Window and Fencing Modifications

EXHIBIT "C"

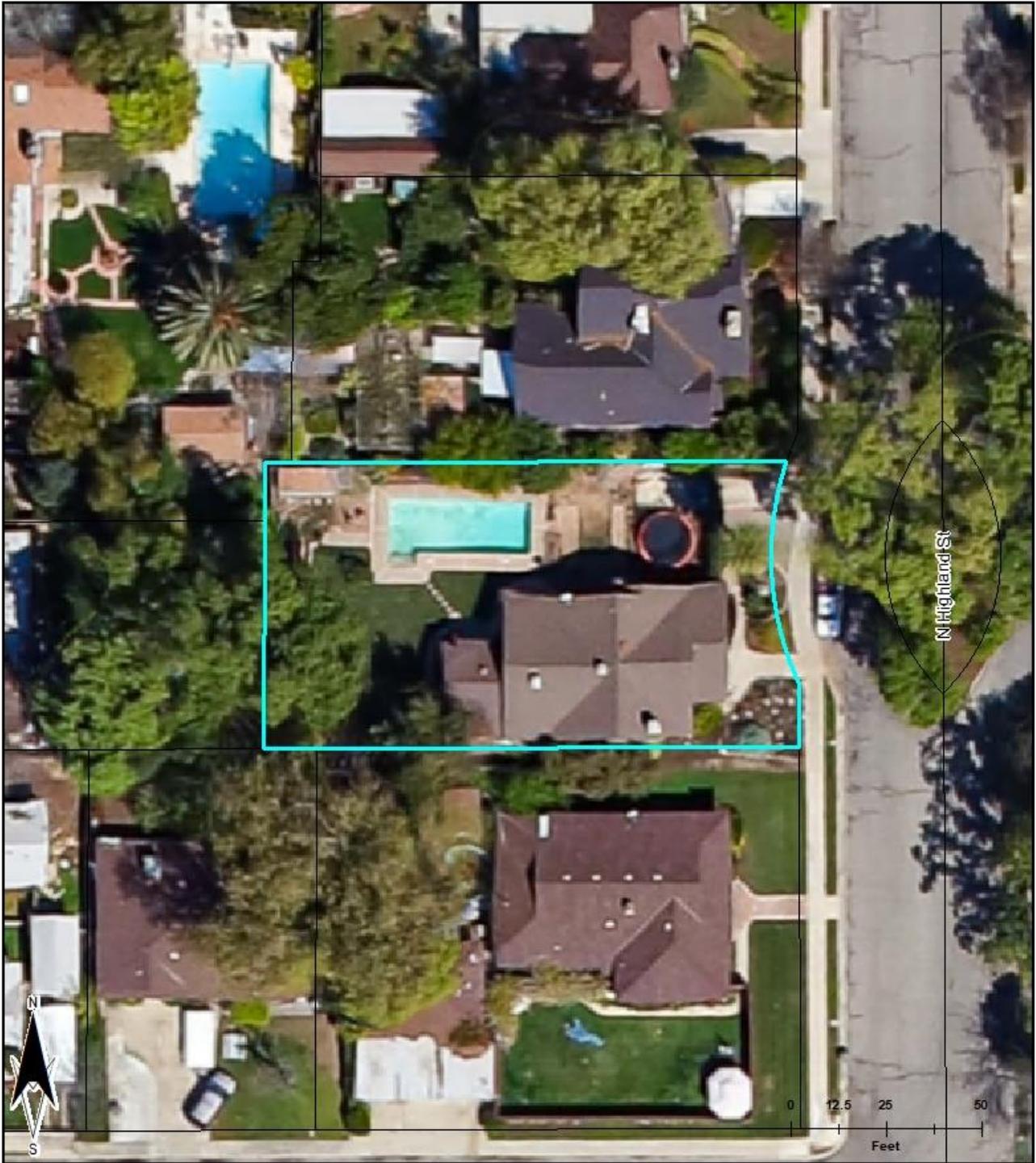


EXHIBIT "D"



EXHIBIT "E"



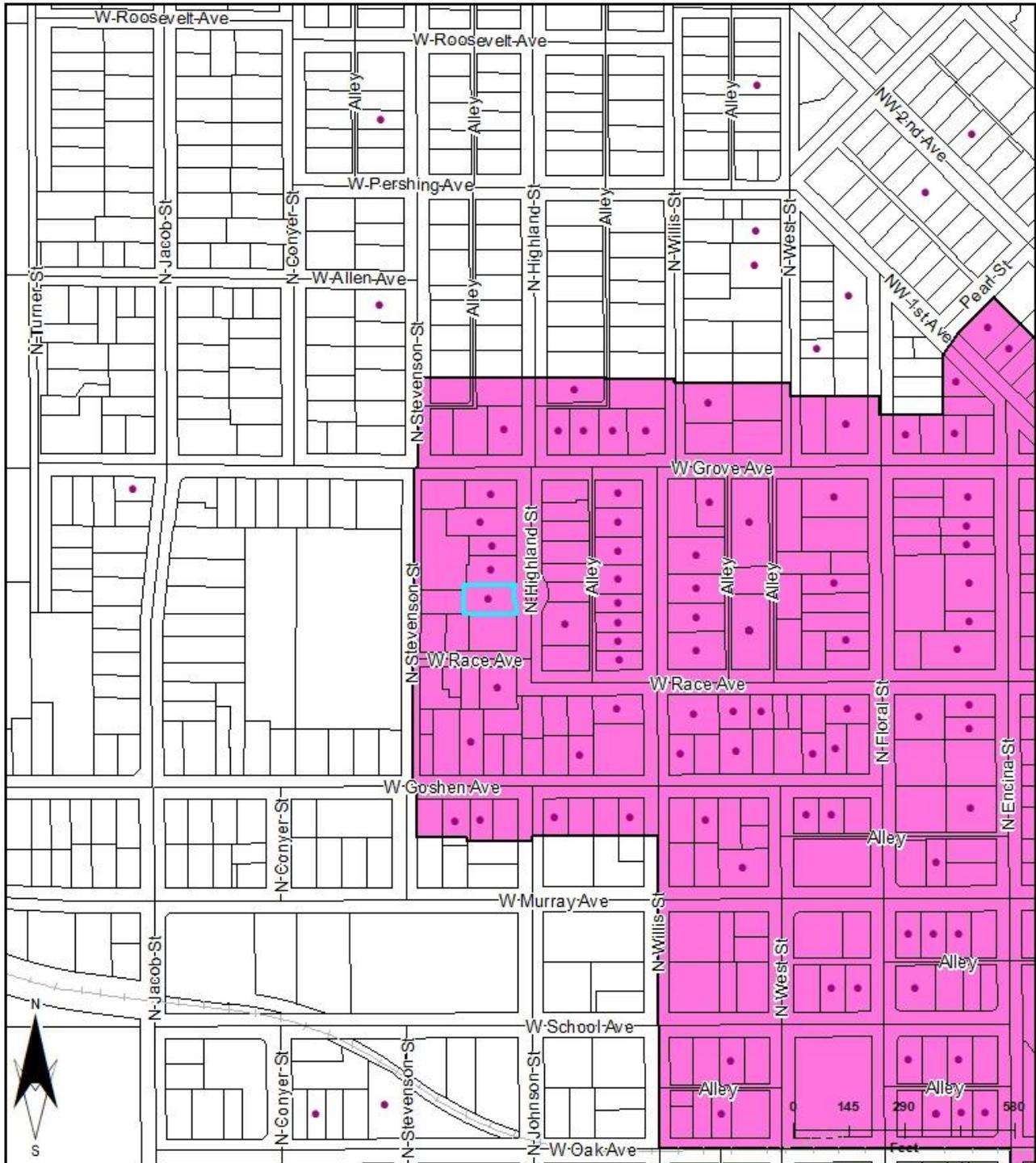


719 N. Highland Street

Aerial Map

Legend

- City Limits
- Streets
- Railroad
- Waterways
- Parcels



719 N. Highland Street

Historic District
& Local Register
Map

- Legend**
- City Limits
 - Streets
 - Railroad
 - Waterways
 - Parcels
 - Local Registry
 - Historical District



Project Address: 719 N. Highland Street Visalia CA 93291
HPAC NO.: _____

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
REVIEW APPLICATION

LOCATION OF PROJECT: 719 N. Highland Street Visalia CA 93291 DATE: 2/3/2021
APPLICANT/PROJECT CONTACT: Catherine Heaney PHONE: 559-967-8517
APPLICANT ADDRESS: 715 S. Central Street Visalia CA 93277
E-MAIL ADDRESS: catherineheaneyhere@gmail.com APN#: 093-162-008-000
PROPERTY OWNER: David & Agnes Heaney
GENERAL DESCRIPTION OF PROJECT: _____
Replace broken, single-pan glass windows, like-for-like exterior paint/repairs, new gate for ease of accessibility.
BRIEF NARRATIVE/REASON FOR PROJECT: Broken windows throughout property as seen in inspection. Parents are
of certain age and have mobility constraints and will need electric gate.
Paint exterior of home and repair any shake siding that may be
damaged per inspection.
NAME & PHONE NUMBER OF PERSON ATTENDING THE MEETINGS: Catherine Heaney 559-967-8517.
RELATIONSHIP TO PROPERTY OWNER: Daughter.

REQUIRED MATERIALS:
Completed application
Completed Agency Authorization form (if represented by an agent)**
2 copies of site plan, elevations, landscape plans, etc. (as necessary)
1 copy of 8-1/2" x 11" reduction of all plans
NOTE: Additional materials may be requested, as necessary
**If the property owner is not the applicant, an Agency Authorization must also be submitted.

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

1. Type of Action (check one):
 New Construction Signs
 Alteration to existing structure Moving-New Location
 Other: _____
 Demolition - (May require inspection by the City of Visalia Building Division)
For further information contact Historic Preservation staff representative.

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

2. Exterior Elevations:
a. Proposed Materials on exterior elevation (type and description of siding and trims):
Like-for-like.

b. Description and type of proposed windows and doors (include material of window frame):
Vinyl double-pane windows with white trim.

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

Material: _____

Size: _____

Color: _____

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

Style: _____

Pitch: _____

Material: _____

4. Proposed Building Height:

Height to eave: _____

Height to peak of roof: _____

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

a. Setbacks on proposed project:

Front: _____

Rear: _____

Sides: _____

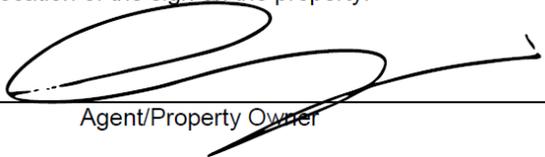
b. Setbacks on adjacent properties (distance from curb is sufficient)

Front only: _____

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

7. Signs: (If applicable)

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

Signed:  _____ Date: 2/3/2021

Agent/Property Owner

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

Applications for Historic Preservation must be submitted to the City of Visalia Planning Division NO LESS THAN 8 CALENDAR DAYS PRIOR to the meeting.

Applicants or their representative are requested to attend the meeting.

The Historic Preservation Advisory Committee meets every 2nd and 4th Wednesday of the month (except holidays and special circumstances) at 5:30 p.m. in the City Hall East Conference Room.

For additional information or assistance in completing this application, please feel free to call (559) 713-4359.

HISTORIC PRESERVATION ADVISORY COMMITTEE

March 10, 2021

HPAC Item No. 2021-03

Applicant/

Owner: Joseph Halford

Location: 810 N. Highland Street (APN: 093-154-016)

Project: A request to construct a new fence for an existing single-family residence.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve HPAC Item No. 2021-03 as described in the findings and conditions of this report.



SITE DATA

The site is zoned R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area). The site is located within the Historic District and is listed on the Local Register of Historic Structures with a “Background” classification.

The Historic Survey notes that the building was built in 1922 and contains “Mission Revival/Regency” architectural elements.

PROJECT DESCRIPTION

The applicant proposes placing a four-foot-tall wrought iron fence along the southern and western property boundaries of the project site (see Exhibit “A”). The project site contains an existing residence and detached garage. Per the elevations in Exhibit “B”, the fencing will be made of powder-coated aluminum and will contain 3-rail alternating pickets, with a flat top. Three gates will also be included as indicated in Exhibit “A”, along the north, west, and

southern property boundaries. Per the project application, fencing is proposed to improve the appearance of the site, prevent trespassing onto the property, and convert the front yard into usable space.

DISCUSSION

Development Standards

The Visalia Municipal Code states that fences within the R-1-5 Zone cannot exceed a height of four feet when placed on a property boundary, so long as fencing material is 50% open. Per Exhibits “A” and “B”, the proposal meets both development standards.

Architectural Compatibility

The proposed fencing is compatible in style to an existing rounded metal railing featured on the roof of the residence (see Figure 1). Sites within the neighborhood contain similar style fencing, as is the case with the lot immediately east of the project site (see Figure 2). As it stands, metal fencing of various types has been approved previously for other sites in the Historic District.

Given the above, the proposed fencing considered compatible with the existing residence, and with other properties along the streetscape and overall Historic District.

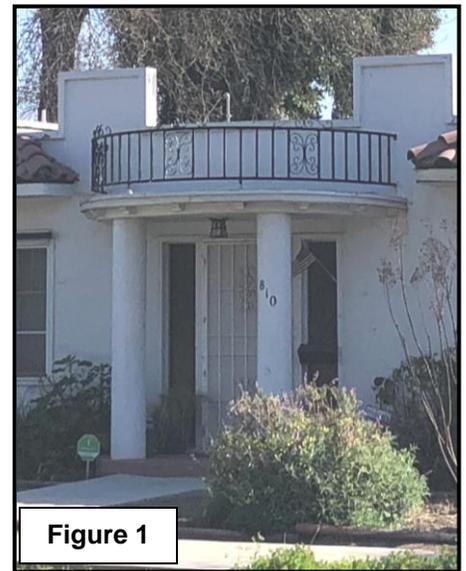


Figure 1



Figure 2

FINDINGS AND CONDITIONS

Staff recommends that the Committee approve HPAC No. 2021-03 based upon the following findings:

1. That the building is listed on the Local Register of Historic Structures and is within the Historic District.
2. That the proposed development is consistent with residential uses in the Historic District.
3. That the proposed development is consistent with the Zoning Ordinance, Historic Preservation Ordinance, and Historic Preservation Element.
4. That the proposed development will not be injurious to the surrounding properties or 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 elevations in Exhibit “B”.
2. That the project undergoes the appropriate City permitting process.
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.

ATTACHMENTS

- Exhibit “A” – Site Plan
- Exhibit “B” – Elevations
- Aerial Photo
- Historic District and Local Register Map
- Project Application

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 with applicable fees 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"

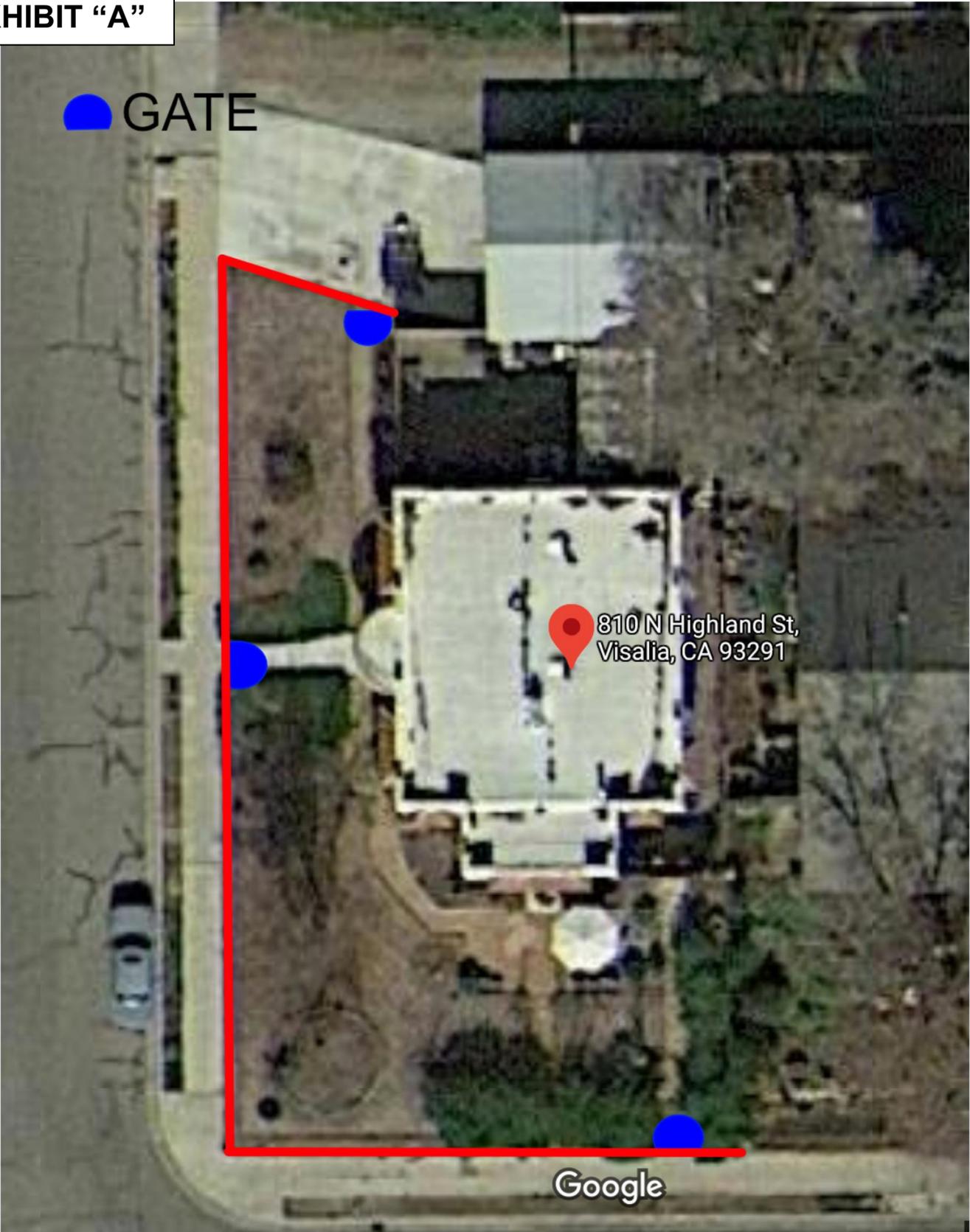


EXHIBIT "B"



HOME > PRODUCTS > FENCING > ALUMINIUM FENCING > CONCORD ALUMINIUM FENCING

IDEAS ▾

PRODUCTS ▾

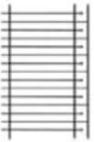
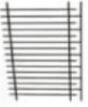
RESOURCES ▾

ABOUT US

FIND AT

CONTACT US

SHARE



CONCORD ALUMINIUM FENCING

Standard ▾

4' x 6' ▾

Black ▾

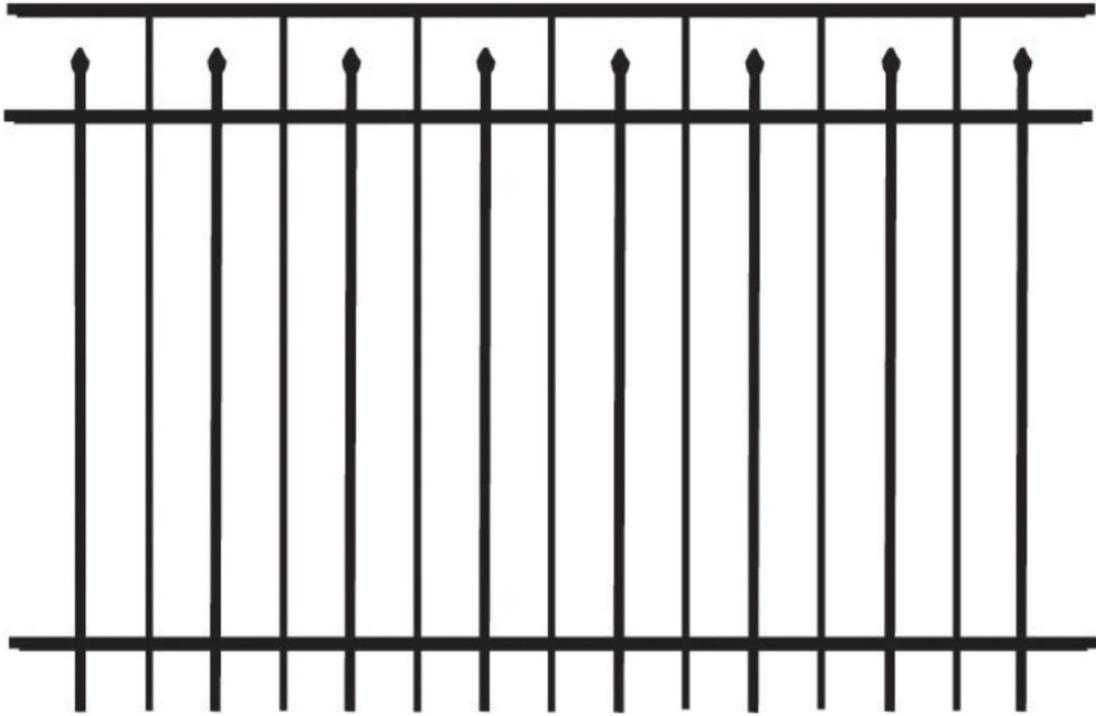
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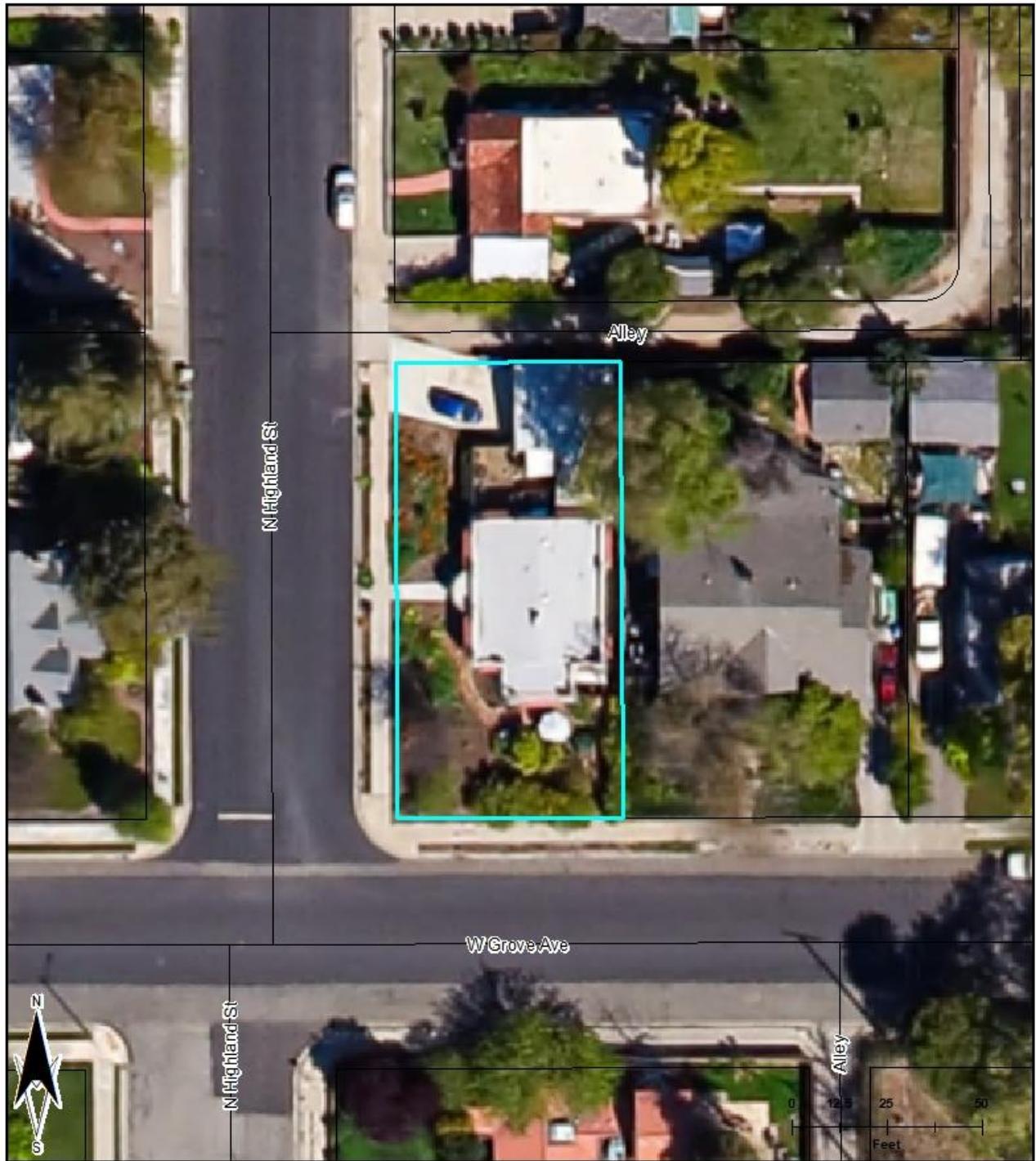
SHOP NOW

INSTALLATION SERVICES

Featuring an alternating picket style design, the rackable Concord is an excellent option for those seeking pool code approved fencing.

- 3-rail alternating picket flat top; made of low maintenance, powder-coated aluminum resistant to rust, fade, corrosion or discoloration
- No visible fasteners in fence panels using our patented locking strip technology
- Rackable to follow varied terrain; up to 38" over a 6' panel
- Additional installation and gate accessories as well as decorative accents and arched or straight walk gates (hinges included) are sold separately
- **Transferable Limited Lifetime Warranty**



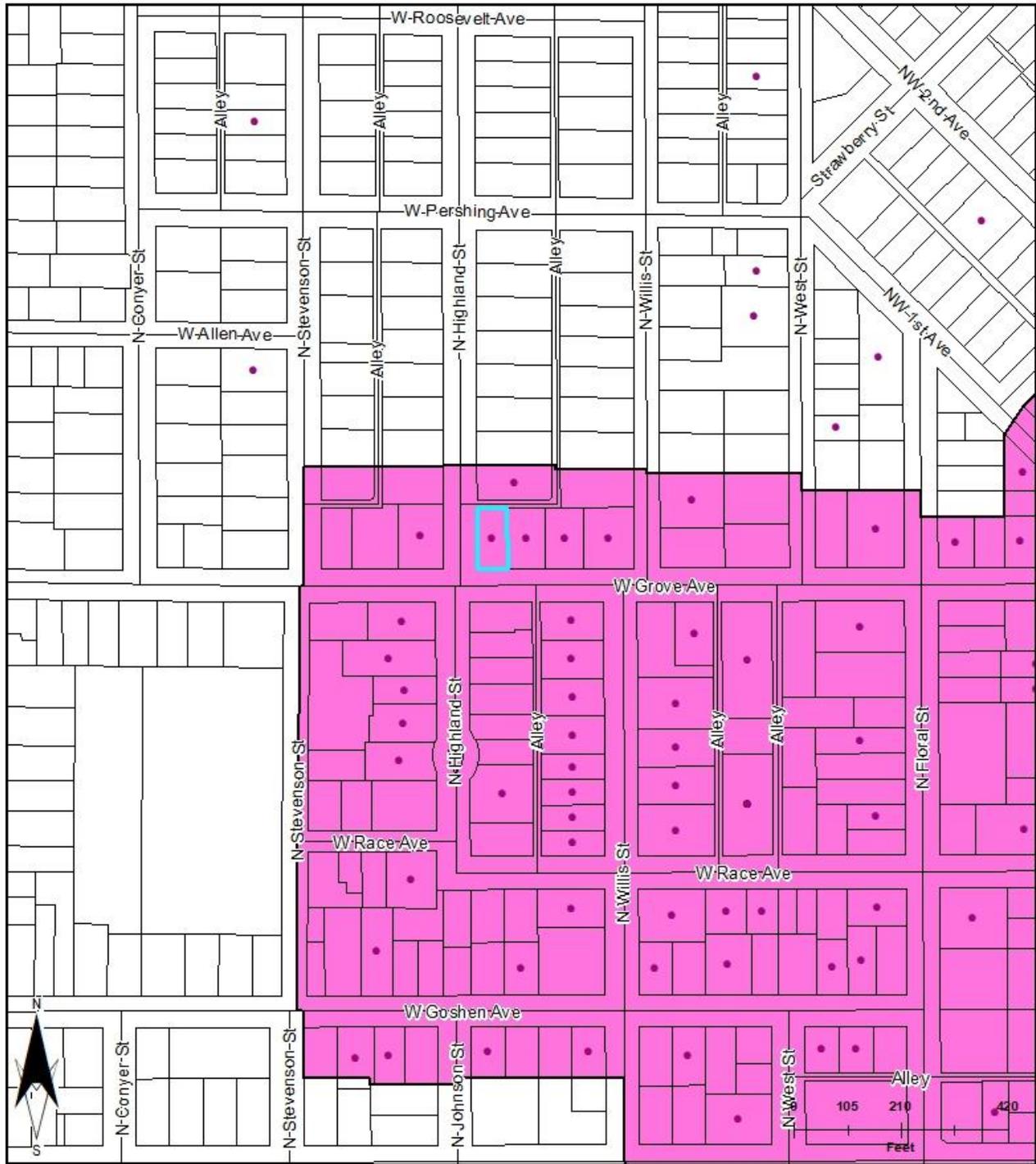


810 N. Highland Street

Aerial Map

Legend

-  City Limits
-  Streets
-  Railroad
-  Waterways
-  Parcels



810 N. Highland Street

Historic District
& Local Register
Map

Legend

- City Limits
- Streets
- Railroad
- Waterways
- Parcels
- Local Registry
- Historical District



Project Address: 810 N Highland St
HPAC NO.: _____

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
REVIEW APPLICATION

LOCATION OF PROJECT: 810 N Highland St DATE: 2/28/21
APPLICANT/PROJECT CONTACT: Joseph Halford PHONE: 559 623 7408
APPLICANT ADDRESS: 810 N Highland St
E-MAIL ADDRESS: Joe.gearhead15@gmail.com APN#: _____
PROPERTY OWNER: Joseph Halford / Samantha Gonzales
GENERAL DESCRIPTION OF PROJECT: Front yard metal fence - 4' tall - ~~Aluminum~~ Aluminum w/ black paint - Fence will follow driveway, Highland St, and wrap around grave - connecting to neighbors fence
BRIEF NARRATIVE/REASON FOR PROJECT: Improve the look of the house, improve security, prevent people from crossing yard as a shortcut, make the front yard a more usable & enjoyable space
NAME & PHONE NUMBER OF PERSON ATTENDING THE MEETINGS: Joseph Halford 559 623 7408
RELATIONSHIP TO PROPERTY OWNER: Owner

REQUIRED MATERIALS:
Completed application
Completed Agency Authorization form (if represented by an agent)**
2 copies of site plan, elevations, landscape plans, etc. (as necessary)
1 copy of 8-1/2" x 11" reduction of all plans
NOTE: Additional materials may be requested, as necessary
**If the property owner is not the applicant, an Agency Authorization must also be submitted.

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

1. Type of Action (check one):
- New Construction Signs
 Alteration to existing structure Moving-New Location
 Other: New Fence
 Demolition - (May require inspection by the City of Visalia Building Division)
For further information contact Historic Preservation staff representative.

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

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

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

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

Material: _____

Size: _____

Color: _____

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

Style: _____

Pitch: _____

Material: _____

4. Proposed Building Height:

Height to eave: _____

Height to peak of roof: _____

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

a. Setbacks on proposed project:

Front: _____

Rear: _____

Sides: _____

b. Setbacks on adjacent properties (distance from curb is sufficient)

Front only: _____

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

7. Signs: (If applicable)

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

Signed: _____



Agent/Property Owner

Date: _____

2/28/21

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