

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, December 13, 2023, at 5:30PM

CHAIR: Walter Deissler VICE-CHAIR: Tyler Davis

COMMITTEE MEMBERS:

Patty Kane, Jay Hohlbauch, Jordan Mulrooney, Karen Ayala, Jerome Melgar

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

AGENDA

A. Citizen's Comments

B. Minutes

1. November 8, 2023, Regular Meeting

C. Project Reviews

1. **HPAC No. 2023-25:** A request by Margarita Mota to remove and replace sixteen wood windows with dual pane vinyl windows, for a residence within the O-C (Office Conversion) Zone. The project site is located at 821 South Court Street (APN: 097013-004)
2. **HPAC No. 2023-26:** A request by Stephanie Hernandez to remodel an existing residence and demolish a patio cover, on a property located within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project site is located at 516 West Myrtle Avenue (APN: 096-143-006)
3. **HPAC No. 2023-27:** A request by Peggy Escobedo to remove and replace wall signage for a church within the QP (Quasi-Public) Zone. The project site is located at 503 North Floral Street (APN: 094-351-010).

D. Discussion Items

1. Cancellation of December 27, 2023, HPAC Meeting
2. Historic Recognition/Awards Program
3. Identification of Items for Future Agendas
4. Committee and Staff Comments
 - a. Project Updates
5. Historic District Survey Project
 - a. Review of Properties

E. Adjournment

In compliance with the Americans Disabilities Act, if you need special assistance to participate in meetings call (559) 713-4443 (Staff Representative) 48-hours in advance of the meeting. For Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services. Visually Impaired - If enlarged print or a Braille copy is desired, please request in advance of the meeting and services will be provided as possible after the meeting. City Staff to the Committee is Cristobal Carrillo, Associate Planner, 559-713-4443, cristobal.carrillo@visalia.city.

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

APPEAL PROCEDURE

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



CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, November 8, 2023, at 5:30PM

CHAIR: Walter Deissler VICE-CHAIR: Tyler Davis

COMMITTEE MEMBERS:

Patty Kane, Jay Hohlbauch, Jordan Mulrooney, Karen Ayala

MEMBERS OF THE PUBLIC: Cynthia Simonian, Greg Amend, Kelly Amend, John Atilano,
Doug DuRivage

CITY STAFF: Cristobal Carrillo, Associate Planner

NEW COMMITTEE MEMBER: Jerome Melgar

**Hohlbauch
absent. All other
members present.**

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

AGENDA

A. Citizen's Comments

None.

B. Meeting Minutes

1. October 25, 2023, Regular Meeting

A motion was made by Kane, seconded by Mulrooney, to approve the meeting minutes for October 25, 2023. The motion was approved 6-0-1 (Hohlbauch absent).

C. Project Reviews

1. **HPAC No. 2023-22:** A request by Mario Aldayoub to add a security gate to the front entrance of a smoke shop located within the D-MU (Downtown Mixed Use) Zone. The project site is located at 416 North Willis Street (APN: 093-175-008).

Staff presented its report and recommended that the HPAC approve the request as presented. No public comment was received for the submittal and no discussion followed. A motion was then made by Davis, seconded by Kane, to approve the proposal as submitted. The motion passed by a vote of 6-0-1 (Hohlbauch absent).

2. **HPAC No. 2023-24:** A request by Cynthia Simonian to add iron fencing to a parcel within the O-C (Office Conversion) Zone. The project site is located at 1100 West Center Street (APN: 093-222-007).

Staff presented its report and recommended that the HPAC approve the request as proposed. Public comment in favor of the proposal was received from project applicant Cynthia Simonian. Simonian noted the necessity of the fencing due to the site's proximity to a public park, and incidents with trespassing on the property. Discussion occurred regarding the applicants request to allow for a taller fence height through the Administrative Adjustment process. Staff noted that the HPAC did not have jurisdiction

to approve a deviation from development standards. Deissler asked if the HPAC could recommend approval of an Administrative Adjustment. Staff stated that it could, but that the decision to approve an Administrative Adjustment lies with the City of Visalia Community Development Director. Following discussion, a motion was made by Kane to approve the proposal, with a recommendation that the Community Development Director approve Administrative Adjustment request. The motion was seconded by Ayala. The motion was subsequently passed by a vote of 6-0-1 (Hohlbauch absent).

3. **HPAC No. 2023-21:** A request by John Atilano to conduct exterior alterations to a church tower for Saint Mary's Catholic Church, within the QP (Quasi-Public) Zone. The project site is located at 608 North Church Street (APN: 094-093-014).

Staff presented its report and recommended that the HPAC approve the request with modifications. Staff noted during its presentation that the staff report contained an error, and that the applicant wished to keep asphalt roof shingles on the church tower, not roof tile.

Public comment in support of the proposal with asphalt shingles was received from project applicant John Atilano and Diocese of Fresno Director of Property and Construction Douglas DuRivage. Both DuRivage and Atilano noted the Church's intention to rebuild the church tower to its original condition and requested that asphalt shingles be permitted to be used given the towers temporary condition. Discussion occurred regarding whether the applicant could update the HPAC on a regular basis on efforts to rebuild the church tower to its original condition. DuRivage stated openness to regular updates and noted that he could provide plans to view as a sign of good faith. It was recommended by Kane that a condition be included requiring an update in six months' time. DuRivage found the condition acceptable.

Following discussion, a motion was made by Davis to approve the proposal with asphalt shingles, with the following modifications and additional conditions:

- That the temporary asphalt shingle roofing material for the church tower shall match the existing tile roof material of the main church building; and
- That an update shall be provided to staff by April 2024 on the applicant's efforts to rebuild the church tower to its original condition.

The motion was seconded by Kane and subsequently passed by a vote of 6-0-1 (Hohlbauch absent).

4. **HPAC No. 2023-23:** A request by Gregory Amend to replace nine wood windows with single hung and casement vinyl windows for a residence within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project site is located at 701 South Watson Street (APN: 096-144-001).

Staff presented its report and recommended that the HPAC deny the request as submitted. In support of its recommendation staff noted that the Visalia Municipal Code supported repair of original features on Local Register structure, and that insufficient evidence had been submitted to support the applicant's assertion that the windows were beyond repair.

Public comment in favor of the proposal was received from project applicants Greg Amend and Kelly Amend. The Amends noted that additional information had been submitted to support their request, including that original window screens would be preserved to maintain the structures existing appearance as viewed from the street.

Discussion occurred regarding the window screens, with Deissler providing additional information collected from a visit to the project site. Davis noted that window repair was likely still more cost effective than replacement. A few members expressed support for the project, noting that window screens would preserve the residences existing appearance, would increase compatibility with existing vinyl windows onsite, and that existing landscaping currently obscures some of the windows to be replaced. It was mentioned whether a condition should be applied requiring placement of wood screens on existing vinyl windows. Davis noted that such screens would likely not fit on the existing vinyl windows.

Following discussion, Staff noted that if the proposal was to be approved, Condition of Approval No. 1 would need to be altered to remove reference to a gazebo, which was not a part of the proposal. Kane then motioned to approve the request with the following modifications and additional conditions:

- That the words “*and operational statement for the gazebo*” shall be removed from Condition of Approval No. 1;
- That the proposal shall include the reuse of existing wood screens to obscure the new vinyl windows, and preservation of the existing wood frames of the windows to be replaced; and
- That the existing wood screens shall be repaired and/or rebuilt as necessary to support reuse on the new vinyl windows.

The motion was seconded by Davis and subsequently passed by a vote of 6-0-1 (Hohlbauch absent).

D. Discussion Items

1. November 6, 2023, Visalia City Council Meeting – Appointment of Jerome Melgar to the HPAC.

Staff shared that Jerome Melgar had been appointed to the HPAC by the City Council. Members shared congratulations.

2. Cancellation of November 22, 2023, HPAC Meeting

A motion was made by Kane, seconded by Ayala, to cancel the regular meeting of November 22, 2023. The motion was approved 6-0-1 (Hohlbauch absent).

3. HPAC Meeting Attendance Review

Staff provided an update on HPAC member attendance and shared a brief update on Committee attendance policies.

4. Historic Recognition/Awards Program

Deissler stated that the City had approved a new City logo. Deissler stated that he would pursue designing a historic award plaque that incorporates the new City logo. Deissler requested that staff provide the rebranding presentation for review.

5. Committee and Staff Comments

- a. Project Updates

Staff and the HPAC discussed items related to the removal of a flagpole at 113 North Church Street and ongoing compliance issues at 509 North Locust Street.

Staff also discussed that the applicant for an addition at 318 West School Street was considering requesting additional review of the HPAC's decision to require a chimney to be preserved onsite.

Lastly, staff noted that the owner of 501 South Oak Park Street was considering applying for removal from the Local Register. Staff discussed what this would involve and requested that a subcommittee be formed to conduct a site survey of the property if necessary. Deissler, Davis, and Ayala volunteered.

6. Identification of Items for Future Agendas

None.

7. Historic District Survey Project

a. Review of Properties

The HPAC conducted a review of areas B7, B8, B9, B10, and C22.

E. Adjournment

The meeting was adjourned at approximately 7:49 p.m.

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REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: December 13, 2023

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

SUBJECT: Historic Preservation Advisory Committee Item No. 2023-25: A request by Margarita Mota to remove and replace sixteen wood windows with dual pane vinyl windows, for a residence within the O-C (Office Conversion) Zone. The project site is located at 821 South Court Street (APN: 097013-004).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the proposal as conditioned.

SITE DATA

The site is zoned O-C (Office Conversion). The site is located within the Historic District and is not listed on the Local Register of Historic Structures. The site contains a residence with a detached garage.



PROJECT DESCRIPTION

Per Exhibits “A”, “B”, “C”, and “D”, the applicant is requesting approval to replace 16 wood windows with dual pane vinyl windows. Awnings that were originally on the front building façade have also been removed.

The work has already been conducted onsite without HPAC review or issuance of Building Permit. The applicant was cited by Code Enforcement staff on August 2, 2022. The applicant states that the work was necessary to improve energy savings. No other physical changes are proposed.

DISCUSSION

Development Standards

The building footprint of the structure will not be altered as a result of the proposal as only work to the windows is proposed. As such, building improvements will comply with all development standards.

Architectural Compatibility

Section 17.56.100 of the Historic Preservation Ordinance provides the HPAC with criteria to evaluate exterior alterations to buildings within the Historic District. The sections relevant to this proposal require that the HPAC consider the following:

HPAC Item No. 2023-25 – 821 S. Court – Window Change Out

- *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.*



The Historic Preservation Ordinance requirements for properties solely within the Historic District do not prohibit or discourage alterations to structures. Instead, alterations must preserve compatibility with the overall Historic District and surrounding structures.

Alterations have already been conducted. A requirement to restore the facades and windows to their original appearance would present an undue financial burden on the applicant and is not supported by the Historic Preservation Ordinance when a structure is not on the Local Register. Awnings in particular are not a common feature on other residences within the vicinity. However, the casement window within the bay window is out of place within the residence and streetscape. The majority of windows on the residence open vertically, and there are a number of windows along the streetscape that contain grids. As such, it is recommended that Condition of Approval No. 2 be incorporated requiring the addition of three grids to the casement window to restore the appearance of the original front window.

FINDINGS AND CONDITIONS

Staff recommends that the Committee approve the exterior alterations to the structure, subject to the findings and conditions of approval listed below:

Findings:

1. That the project site is within the Historic District and is not listed on the Local Register of Historic Structures.
2. That the proposed alterations to the structure as conditioned are consistent with uses onsite, the surrounding area, and the Historic District.

3. That the proposed alterations to the structure as conditioned are consistent with the Historic Preservation Ordinance and Historic Preservation Element.
4. That the proposed alterations to the structure as conditioned will not be injurious to the character of the Historic District.

Conditions:

1. That the site be developed consistent with the site plan in Exhibit “A”, floor plans in Exhibit “B”, elevations in Exhibit “C”, and operational statement in Exhibit “D”, except as modified by the conditions below.
2. That three grids be added to the top of the casement window within the bay window area on the eastern building exterior.
3. That the applicant undergoes the appropriate City permitting process for exterior alterations 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

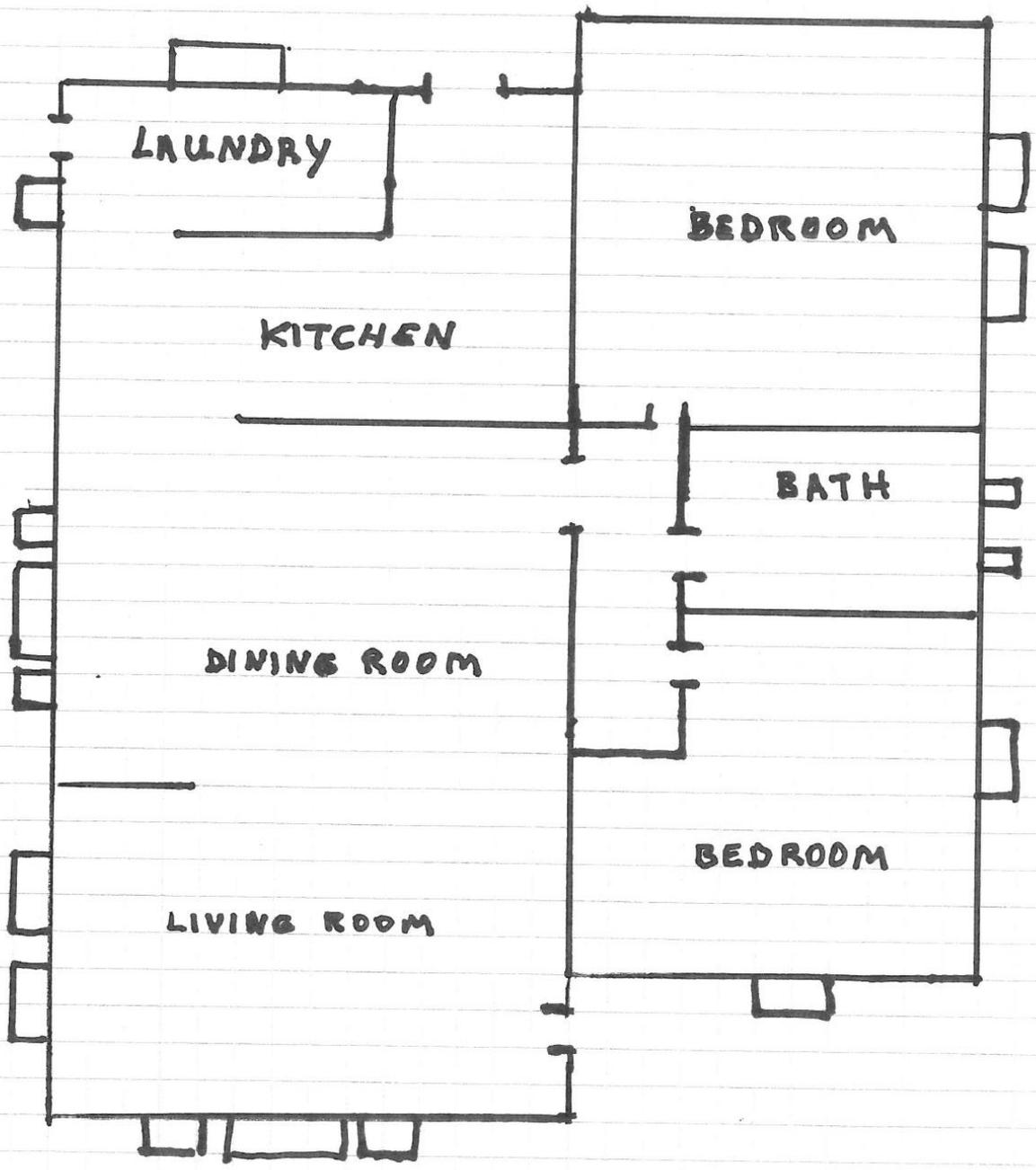
- Exhibit “A” – Site Plan
- Exhibit “B” – Floor Plan
- Exhibit “C” – Building Elevations
- Exhibit “D” – Operational Statement
- Aerial Photo
- Historic District and Local Register Map

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.



HPAC Item No. 2023-25 – 821 S. Court – Window Change Out





HPAC Item No. 2023-25 – 821 S. Court – Window Change Out



HPAC Item No. 2023-25 – 821 S. Court – Window Change Out



HPAC Item No. 2023-25 – 821 S. Court – Window Change Out



HPAC Item No. 2023-25 – 821 S. Court – Window Change Out



HPAC Item No. 2023-25 – 821 S. Court – Window Change Out





HPAC Item No. 2023-25 – 821 S. Court – Window Change Out



HPAC Item No. 2023-25 – 821 S. Court – Window Change Out



Project Address: _____
HPAC NO.: _____

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
REVIEW APPLICATION

LOCATION OF PROJECT: 821 S. COURT AVE DATE: 8/27/23
APPLICANT/PROJECT CONTACT: MARGARITA MOTA PHONE: 559 280 5416
APPLICANT ADDRESS: 739 N. COTTONWOOD CT
E-MAIL ADDRESS: ca21motamacu@gmail.com APN#: 097013004
PROPERTY OWNER: LUIS & MARGARITA MOTA
GENERAL DESCRIPTION OF PROJECT: windows

BRIEF NARRATIVE/REASON FOR PROJECT: it need it dual pane windows to save energy

NAME & PHONE NUMBER OF PERSON ATTENDING THE MEETINGS: MARGARITA MOTA 559280
RELATIONSHIP TO PROPERTY 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: _____
 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:

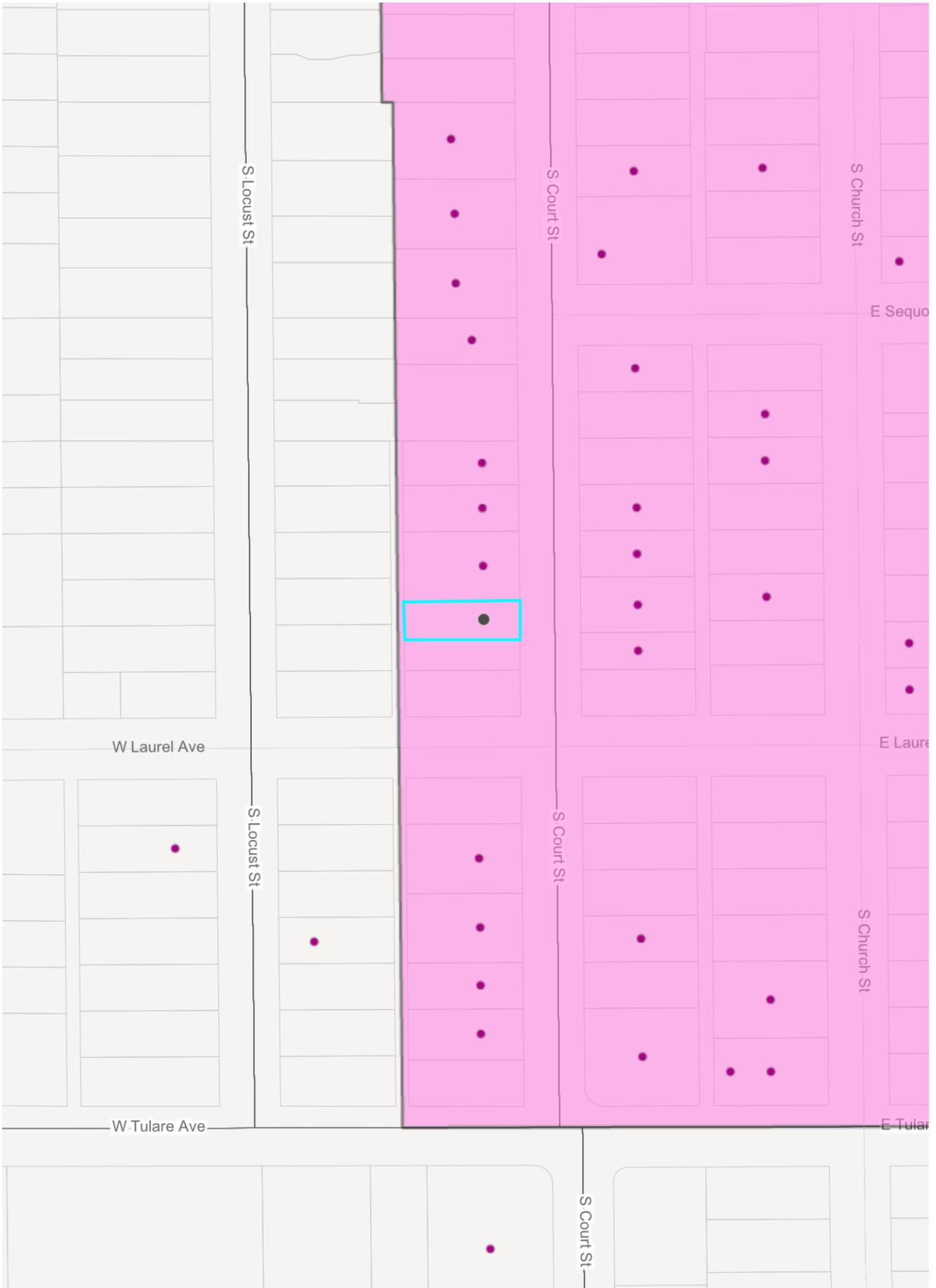
a. Proposed Materials on exterior elevation (type and description of siding and trims):

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

Dual pane windows Aluminium FRAME



Aerial Map



Historic District and Local Register Map

HPAC Item No. 2023-25 – 821 S. Court – Window Change Out



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: December 13, 2023

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

SUBJECT: Historic Preservation Advisory Committee Item No. 2023-26: A request by Stephanie Hernandez to remodel an existing residence and demolish a patio cover, on a property located within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project site is located at 516 West Myrtle Avenue (APN: 096-143-006).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the proposal as detailed 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) and currently contains a single-family residence and a detached garage and patio cover. The site is located within the Historic District and is listed on the Local Register of Historic Structures with a "Background" classification. The building contains "Craftsman" and "Bungalow" architectural elements.



PROJECT DESCRIPTION

Per the Exhibits and Operational Statement in Exhibits "A" through "D", the applicant is requesting approval to conduct the following improvements:

1. Demolish an existing patio cover in the rear yard;
2. Remove and replace three windows with dual pane vinyl windows on the north, east, and west building exteriors;
3. Remove and replace a door on the northern exterior wall;
4. Installation of a new roof top HVAC unit and ducting;
5. Installation of new wood cedar fencing in the rear and side yards;

The applicant also proposes replacing portions of exterior wall siding with like materials, installing a water heater, and conducting interior electrical work. These aspects of the proposal are not subject to HPAC review and only require the issuance of a Building Permit.

The applicant has already conducted the window replacement, door replacement, HVAC installation, interior electrical work, and some of the siding repair, all initially without Building Permits. A Code Enforcement case for the project was initiated on November 15, 2023. At present, the applicant has obtained Building Permits for the water heater and siding repair, and has applied for, but not obtained, an HVAC Building Permit. Per the Operational Statement, the applicant states that the repairs were conducted without proper approvals in order to close escrow on the residence.

DISCUSSION

Development Standards

Alterations proposed to the main residence would not affect compliance with City development standards. The patio cover likely does not meet existing setback standards for accessory structures. Removal of the patio cover would therefore remove a nonconforming aspect of the project site.

Architectural Compatibility

Local Register Structures

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

- Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building structure, or site and its environment, or to use a property for its originally intended purpose.
- The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historic basis and that seek to create an earlier appearance shall be discouraged.
- 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.

Demolition of Patio Cover

The structure does not appear to be original to the property and contains no features that are compatible with the existing residence. The patio cover also obstructs views of the detached carport, which is believed to be original and contains architectural elements similar to the main residence. Removal of the patio is therefore expected to improve the architectural aesthetic of the project site, as it will restore views of the detached garage.

Windows

As noted earlier, the three windows have already been replaced. Of the three windows, two slide open horizontally. One is a small bathroom



Figure 1

window located on the western building exterior. The other is a window for a laundry room located on the eastern building exterior. The northern and western windows are not easily viewable from the public right of way. The laundry room window is viewable due to the location of the adjacent residence (see Figure 1). Although the majority of the original windows open vertically, it appears that based off Google Street View pictures that the laundry room window has opened horizontally since at least 2011. As such, the proposed orientation of the new laundry room window is consistent with what was permitted previously.

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.C emphasizes that “Proposals for new fencing or walls should be compatible with the character and architectural elements of the historic structure onsite and its period of original construction.”

The exterior of the structure is composed of wood materials. Existing fencing onsite is made of typical wood planks. The proposed fencing will contain similar cedar wood materials, and as such is considered appropriate for the project site.

Doors

The applicant has already replaced a door on the rear of the project site. The new door is made of wood and contains paneling and a large window. Given its design and

features, the new door is considered compatible with the craftsman design and materials of the residence.

HVAC Unit

HVAC units are permitted to be placed on a historic property without HPAC review so long as it does not affect the visual aesthetic of the structure. The building did not originally contain any roof mounted HVAC unit. The applicant has already placed the HVAC unit on the roof of the residence, altering the visual aesthetic of the project site as the unit is viewable from the street. However, the building contains a pitched roof with no areas to obscure a roof mounted HVAC system. Requiring removal of the newly installed unit so that it is located on the ground would also represent a significant financial burden on the applicant. Given these conditions, staff recommends approval of the HVAC installation, subject to Condition No. 2 which requires obtaining a Building Permit for installation.

FINDINGS AND CONDITIONS

For HPAC Item No. 2023-26 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 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 plan in Exhibit "A", floor plan in Exhibit "B", building and fencing elevations in Exhibit "C", and operational statement in Exhibit "D".
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 Plan
- Exhibit “C” – Building and Fencing Elevations
- Exhibit “D” – Operational Statement
- Aerial Map
- Historic District and Local Register Map

APPEAL INFORMATION

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NORTH ↑

Alley

existing metal fence - no change

Garage

62 ft
wood
fence

existing
patio
cover to
be removed

new
Grass

new
HVAC

house

16 ft

Property
line

90 ft

14 ft

Property
line

Driveway
no
change

Cedar
fence
7 ft tall

nothing

new
Grass

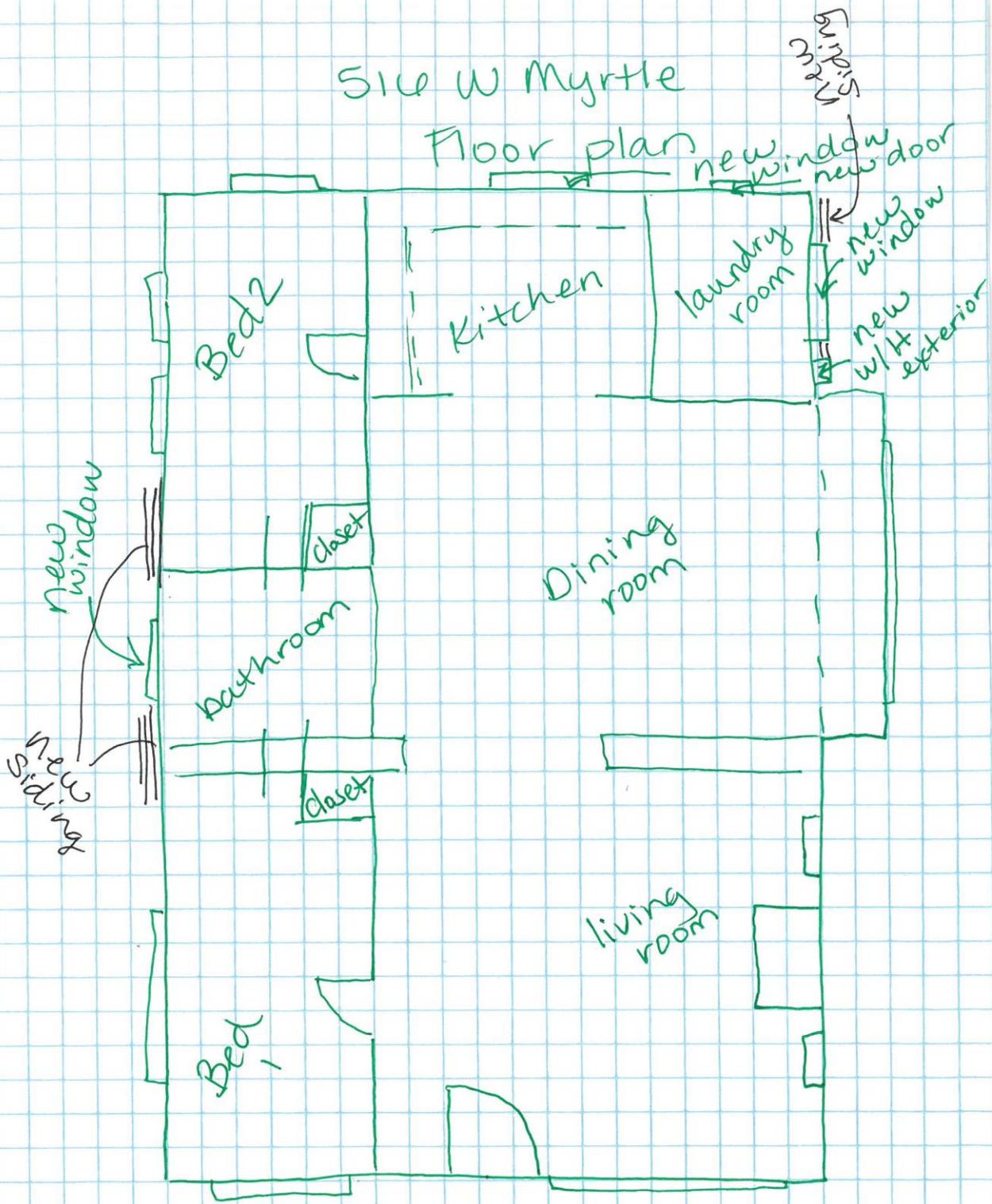
Sidewalk

new
Grass

Sidewalk

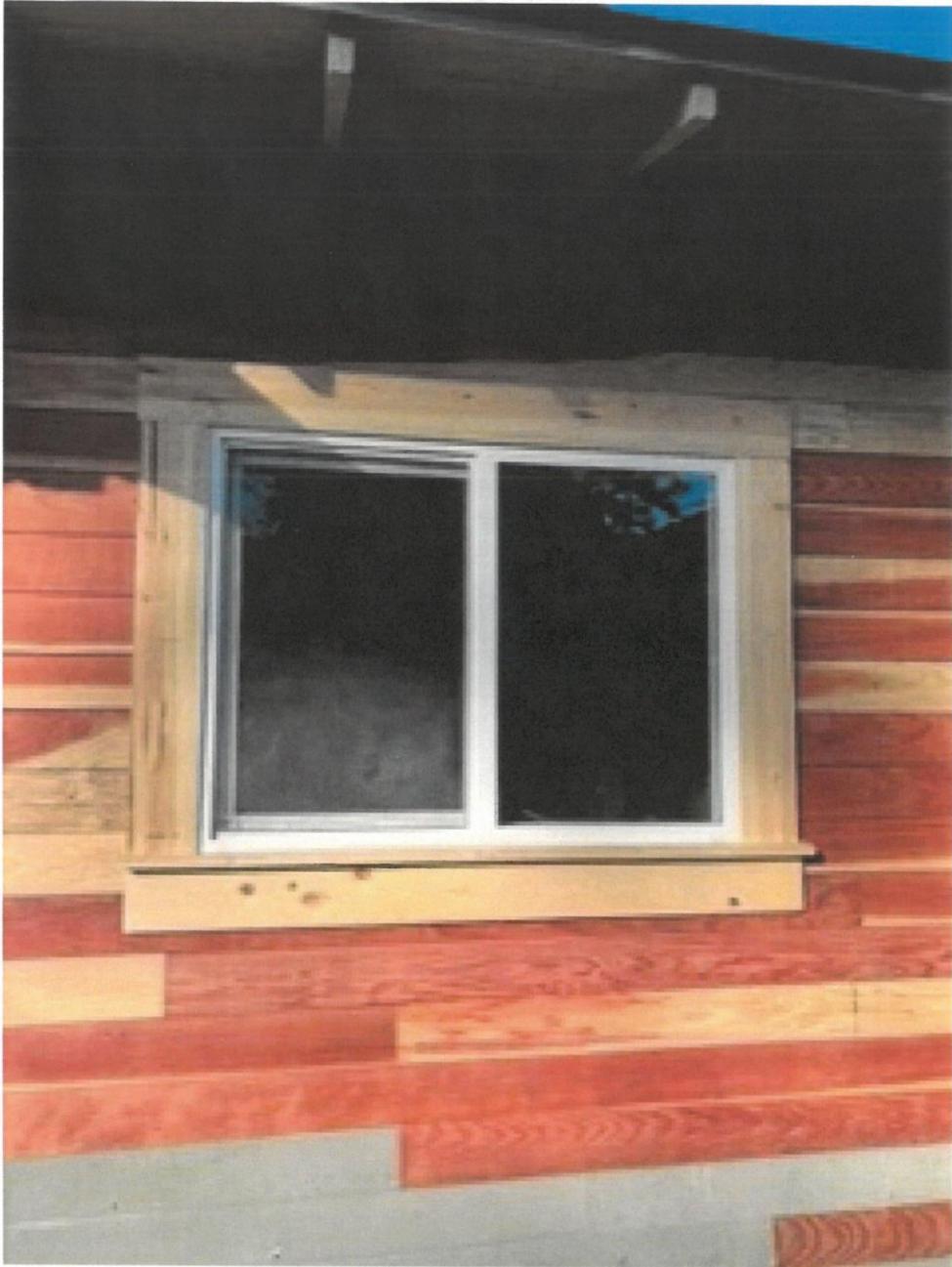
516 W Myrtle

Floor plan















8:25



November 29, 2023

Jason & Stephanie Hernandez
1171 N Valley Forge St
Tulare, Ca 93274

City of Visalia
Committee for Historical Preservation
315 E Acequia St
Visalia, Ca 93291

RE: 516 W Myrtle Ave
Case # CE231488

Dear Committee members,

I trust this letter finds you well. I am writing to provide an update on the preservation efforts undertaken at 516 W Myrtle and to seek your understanding and approval for the changes we have made to ensure the long-term viability of this historic property.

Upon acquiring the property, which had unfortunately been vacant for nearly two years, it became evident that extensive deterioration had taken place over the decades. The house had suffered from over 20 years of rot, neglect, deferred maintenance, and was in desperate need of security and repair. To repair the multiple areas of rotting and missing siding we consulted several local lumber companies and special ordered (with custom knives) redwood siding to perfectly match. The windows, in particular, required painstaking attention. There were 3 missing completely...the openings were poorly boarded up... the rest were painted shut and didn't operate. We dismantled the windows that were present and restored them. The missing windows had to be replaced and ordered quickly to secure our home. The property also lacked any functional heating source, making the installation of central heating and air conditioning a necessity for both preservation and livability. We couldn't close escrow without installing central heating and air, it is a government requirement to have heat, so it had to be done without the time needed for a permit. We apologize, but had no option. As everyone knows rates are high, costs are high, and we would have lost our rate lock without swift action. Another item that we had to replace was the water heater. It was missing entirely. We opted for a space saving and very energy efficient tankless water heater. It will be protected and concealed behind our new fence.

We ask for approval for a new fence. The one that is currently there is in terrible condition and in no way offers safety and security. We know this will also add tremendous benefit to our neighborhood and home value. We also wish to remove the unsafe back patio cover. It is not attached to the home or garage, is not historic, and is not bolted to the ground, creating a scary situation for all who walk under. Lastly we are asking to install a sprinkler system so we can install a lawn in the front and back yard.

Our primary goal in acquiring this property was, and continues to be, its preservation as a charming Craftsman home. We wish to assure you that our intentions are rooted in maintaining the property's historical integrity, and we have no plans to alter its distinctive features. The changes we made were driven by necessity and an unwavering commitment to ensuring the property's longevity despite the financial constraints we face.

We believe that the repairs and updates we've implemented contribute not only to the preservation of the house but also to the overall improvement of the neighborhood. As responsible homeowners, we understand the importance of being custodians of our local history while simultaneously enhancing the value of our community. The property's improved condition has positively influenced the neighborhood, and we have received encouraging feedback from neighbors who appreciate our efforts.

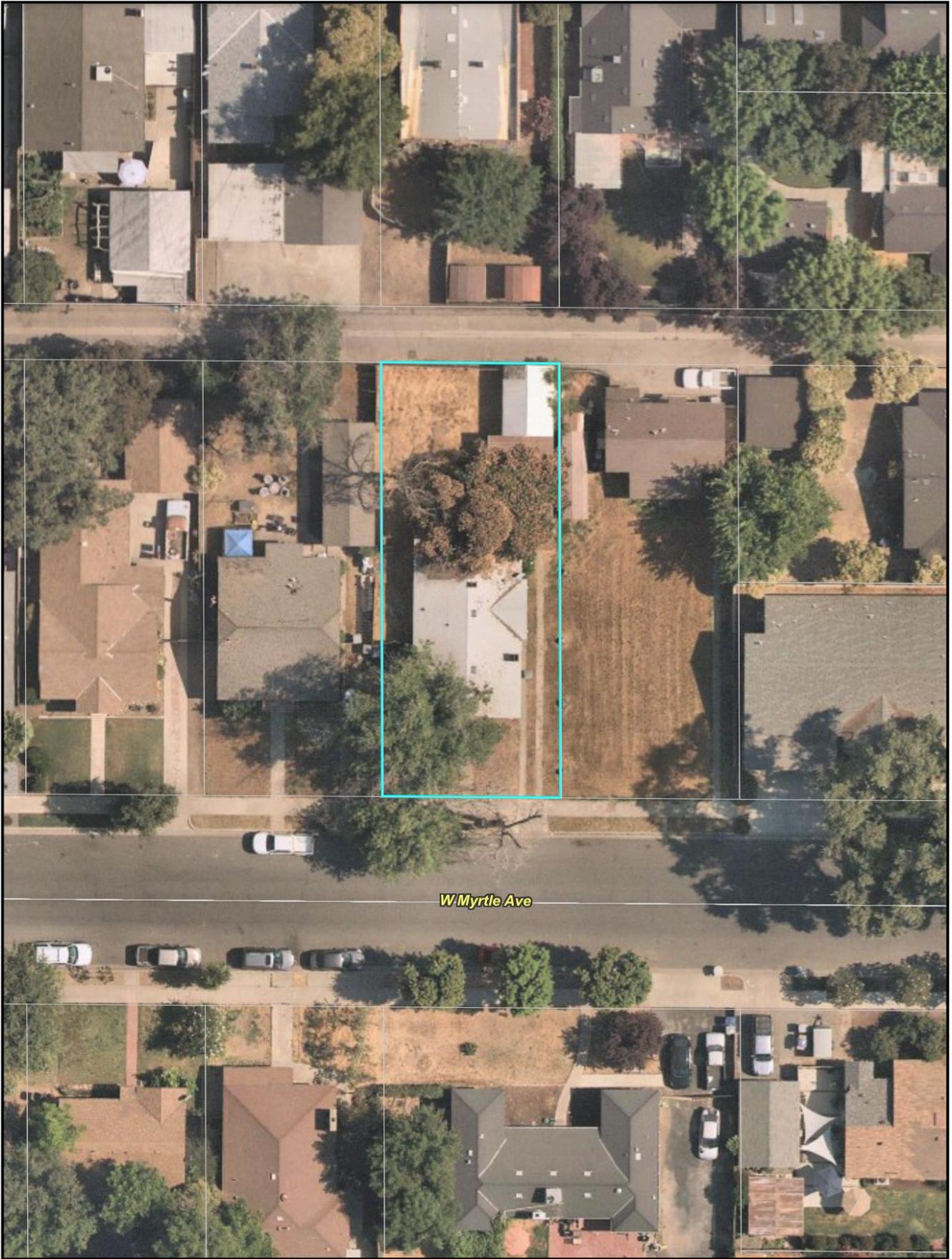
We acknowledge and respect the guidelines set forth by the Historic district, and we hope for your understanding and approval of the changes made to address the urgent needs of this historic property. Delays in approval are adding to mounting costs and exacerbating the challenges associated with the property being vacant...especially with the weather becoming colder and the unhoused population we all face in Visalia.

We sincerely hope for a swift approval to mitigate further delays and ensure the continued preservation of our beloved Craftsman home.

Respectfully,

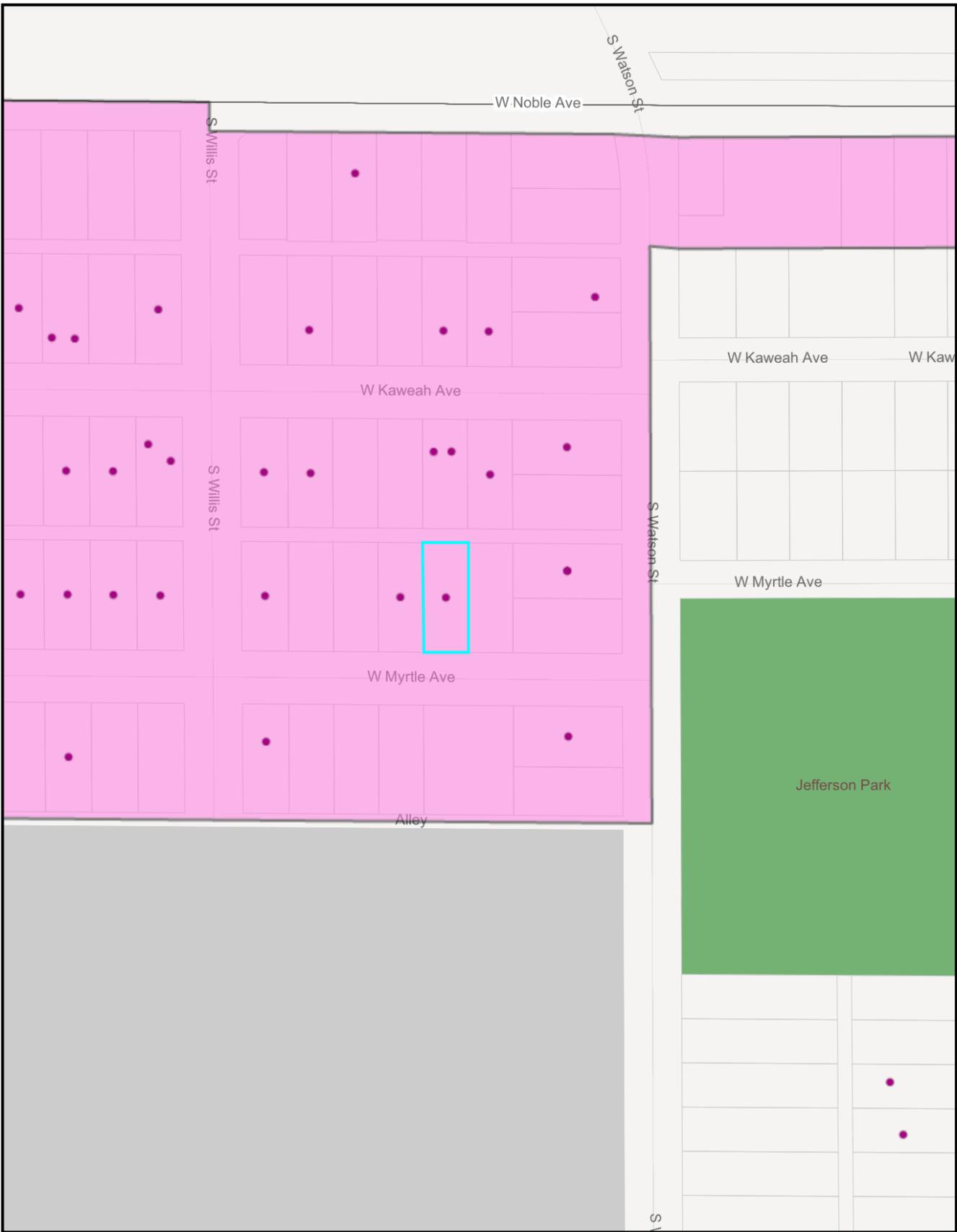
A handwritten signature in black ink, appearing to read "Jason & Stephanie Hernandez". The signature is written in a cursive, flowing style with a large initial "J" and "S".

Jason & Stephanie Hernandez



AERIAL MAP

HPAC Item No. 2023-26 – Remodel, Demo of Patio Cover



HISTORIC DISTRICT AND LOCAL REGISTER MAP



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: December 13, 2023

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

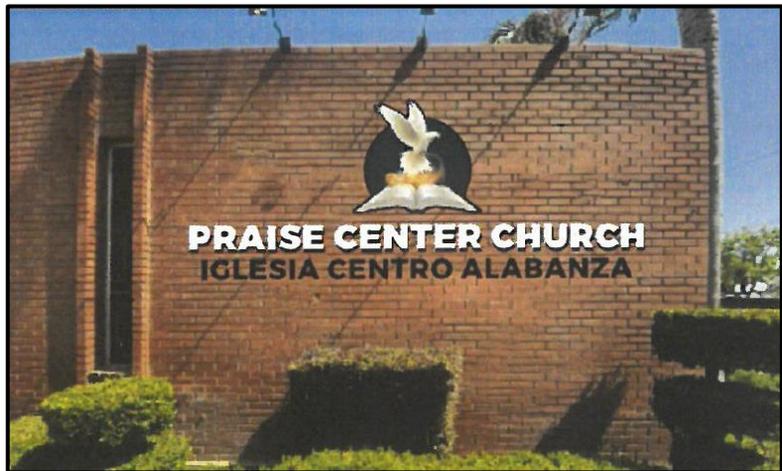
SUBJECT: Historic Preservation Advisory Committee Item No. 2023-27: A request by Peggy Escobedo to remove and replace wall signage for a church within the QP (Quasi-Public) Zone. The project site is located at 503 North Floral Street (APN: 094-351-010).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the request as described by staff in the report.

SITE DATA

The site is zoned QP (Quasi-Public) and contains the Praise Center Church complex. The site is located within the Historic District and is not listed on the Local Register of Historic Structures.



PROJECT DESCRIPTION

The applicant is requesting approval to replace existing wall signage with three new wall signs on the southern and eastern building exteriors of the church complex (see Exhibits "A" and "B"). The new wall signage totals 96.2 square feet in size. An existing wall sign on the eastern building exterior will remain. The signage is not illuminated and is made of vinyl materials.

The signage has already been placed on the project site. A Code Enforcement case was started August 28, 2023.

DISCUSSION

Development/Signage Standards

Because the proposed signage will be placed on the walls of an existing building, there are no setback or height issues of note. Within the QP Zone, wall signage is permitted with approval of a Building Permit, subject to a requirement that signage shall not exceed a total of 100 square feet in size. Per the information provided, signage onsite will be as follows:

- A new 70 square foot wall sign, depicting the name and logo of the church;
- A new 17 square foot wall sign, depicting the church logo;
- A new 9.2 square foot wall sign, depicting the church hours of operation;
- An existing 9.45 square foot wall sign, depicting the church name and address.

Signage that depicts an address or hours of operation does not count toward the total wall signage allotment. Given, the total amount of new and existing wall signage proposed is 91.725 square feet, which is within the permitted allotment of the QP Zone.

Architectural Compatibility

Visalia Municipal Code Section 17.56.050.C.4 permits HPAC review of signage requests in the Historic District. However, it limits review only to a signs design and/or materials. Signage materials typically considered compatible within the Historic District and Local Register sites are wood and stone, or materials that mimic the appearance of wood and stone. Signage must also conform to the materials found on structures located on the same site.

The church facility contains brick, stucco, and stone materials, and a modernistic architectural aesthetic. The proposed signage is made of vinyl materials but is designed with text that evokes the modern architectural theme of the church. Furthermore, the vinyl materials do not appear to clash with the brick facades, nor detrimentally obscure views of the building in a significant way. Given the above, the proposed signage is considered appropriate for the project site.

FINDINGS AND CONDITIONS

Staff recommends that the Committee approve HPAC Item No. 2023-27 based upon the following findings:

Findings:

1. That the site is within the Historic District and is not listed on the Local Register of Historic Structures.
2. That the proposed signage is consistent with the Historic District and project site as it incorporates materials that are compatible with the existing facades, and a design aesthetic in keeping with the modern architectural elements of the church complex.
3. That the proposed signage is consistent with the purpose and intent of the Historic Preservation Ordinance and Element, as it incorporates materials that are compatible with the existing facades, and a design aesthetic in keeping with the modern architectural elements of the church complex.
4. That the proposed development will not be injurious to the surrounding properties or character of the Historic District, as it incorporates materials that are compatible with the existing facades, and a design aesthetic in keeping with the modern architectural elements of the church complex.

Conditions:

1. That the site be developed consistent with the site plan in Exhibit "A", signage elevations in Exhibit "B", and operational statement in Exhibit "C"
2. That the project undergoes the appropriate City permitting process for exterior alterations and fencing on the project site.
3. That any other exterior alterations to the site shall be brought before this Committee for review and approval prior to the issuance of any Building Permits and/or their installation or construction.
4. That all other City codes, ordinances, standards, and regulations shall be met.
5. That the approval from the Historic Preservation Advisory Committee shall lapse and become void twelve months after the date on which it became effective, unless the conditions of the approval allowed a shorter or greater time limit, or unless prior to the expiration of twelve months a building permit is issued by the city and construction is

commenced and diligently pursued toward completion on the site that was the subject of the approval.

ATTACHMENTS

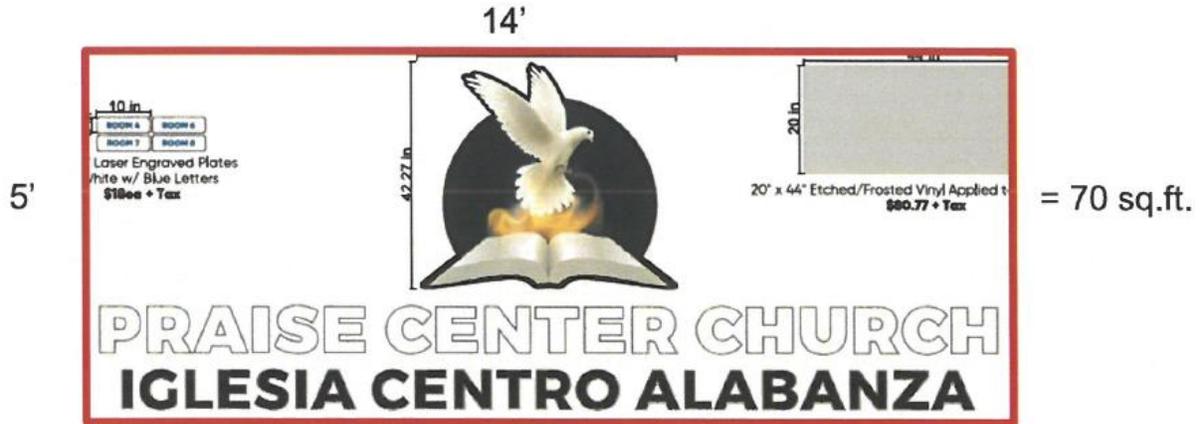
- Exhibit “A” – Site Plan
- Exhibit “B” – Signage Elevations
- Exhibit “C” – Operational Statement
- Aerial Map
- Historic District and Local Register Map

APPEAL INFORMATION

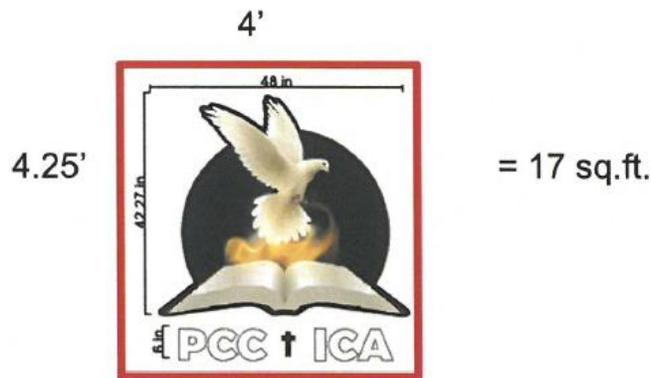
According to the City of Visalia Zoning Ordinance Section 17.56.060, an appeal to the City Council may be submitted within ten days following the date of a decision by the Historic Preservation Advisory Committee (HPAC). An appeal shall be in writing and shall be filed with the City Clerk at 220 N. Santa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

PRAISE CENTER CHURCH SIGN MEASUREMENTS

1) Located on Murray Ave - east side of church main entrance



2) Located on Floral Street



3) Located on Murray Ave - west side of church main entrance



4) Located on Floral Ave - above office door entrance

5.4'

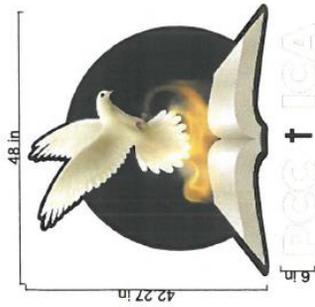


1.75'
= 9.45 sq.ft.



SITE PLAN

Installation Estimate: \$525



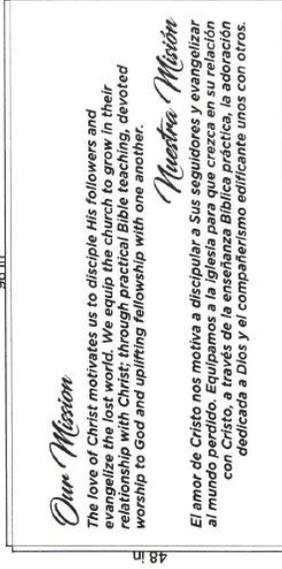
48" Wide Flat Cut Acrylic Logo Full Color and 6" Tall Flat Formed Plastic Letters in White and Black Cross Stud Mount and Drill Pattern
\$2,568.20 + Tax



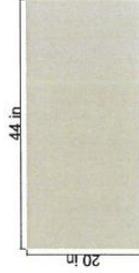
3" x 10" Laser Engraved Plates in White w/ Blue Letters
\$18ea + Tax



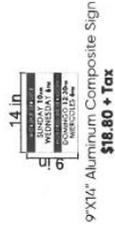
31.5" x 42.5" Translucent Print on 1/8" White Acrylic
\$206.75 + Tax



48" x 96" Clear 1/4" Acrylic with Black Vinyl Lettering and Frosted Back
\$760.24 + Tax
 x4 T' Satin Stand-Offs - **\$15ea**



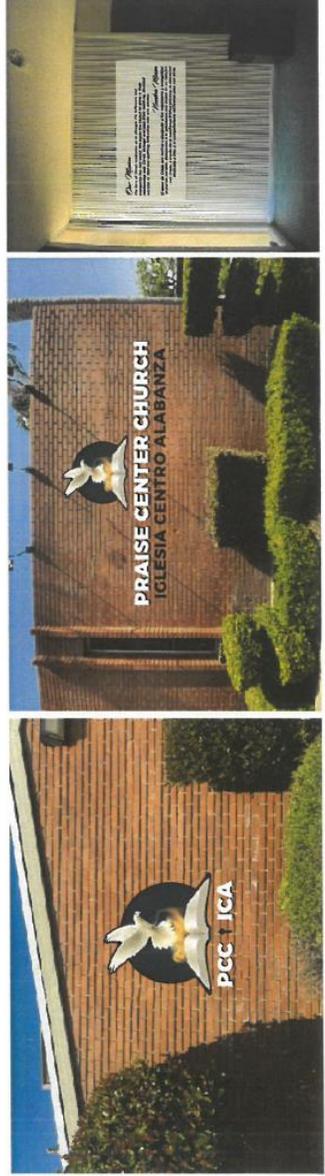
20" x 44" Etched/Frosted Vinyl Applied to Top of Pulpit
\$80.77 + Tax



9"X14" Aluminum Composite Sign
\$18.80 + Tax

PRAISE CENTER CHURCH
IGLESIA CENTRO ALABANZA

48" Wide Flat Cut Acrylic Logo Full Color and 9"X7.5" Tall Flat Formed Plastic Letters in White and Black Stud Mount and Drill Pattern
\$3,978 + Tax





Project Address: _____
HPAC NO.: _____

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
REVIEW APPLICATION

LOCATION OF PROJECT: 420 W. Murray Ave. DATE: 12/5/23
APPLICANT/PROJECT CONTACT: Peggy Escobedo PHONE: (559) 733-2744
APPLICANT ADDRESS: 503 North Floral St. Visalia, CA 93291
E-MAIL ADDRESS: peggy@pccvisalia.com APN#: 094-351-010-000
PROPERTY OWNER: Arthur Escobedo Ministries Praise Center Church, Inc.
GENERAL DESCRIPTION OF PROJECT: Church signage update on outside of church building and inside signage with Mission Statement.
BRIEF NARRATIVE/REASON FOR PROJECT: Replace previous signs with new church logo and service times on main entrance on Murray Ave of church building and a sign replacement on east side of church building.

NAME & PHONE NUMBER OF PERSON ATTENDING THE MEETINGS: Amy Flores (559) 909-9986
RELATIONSHIP TO PROPERTY OWNER: Board Member

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).

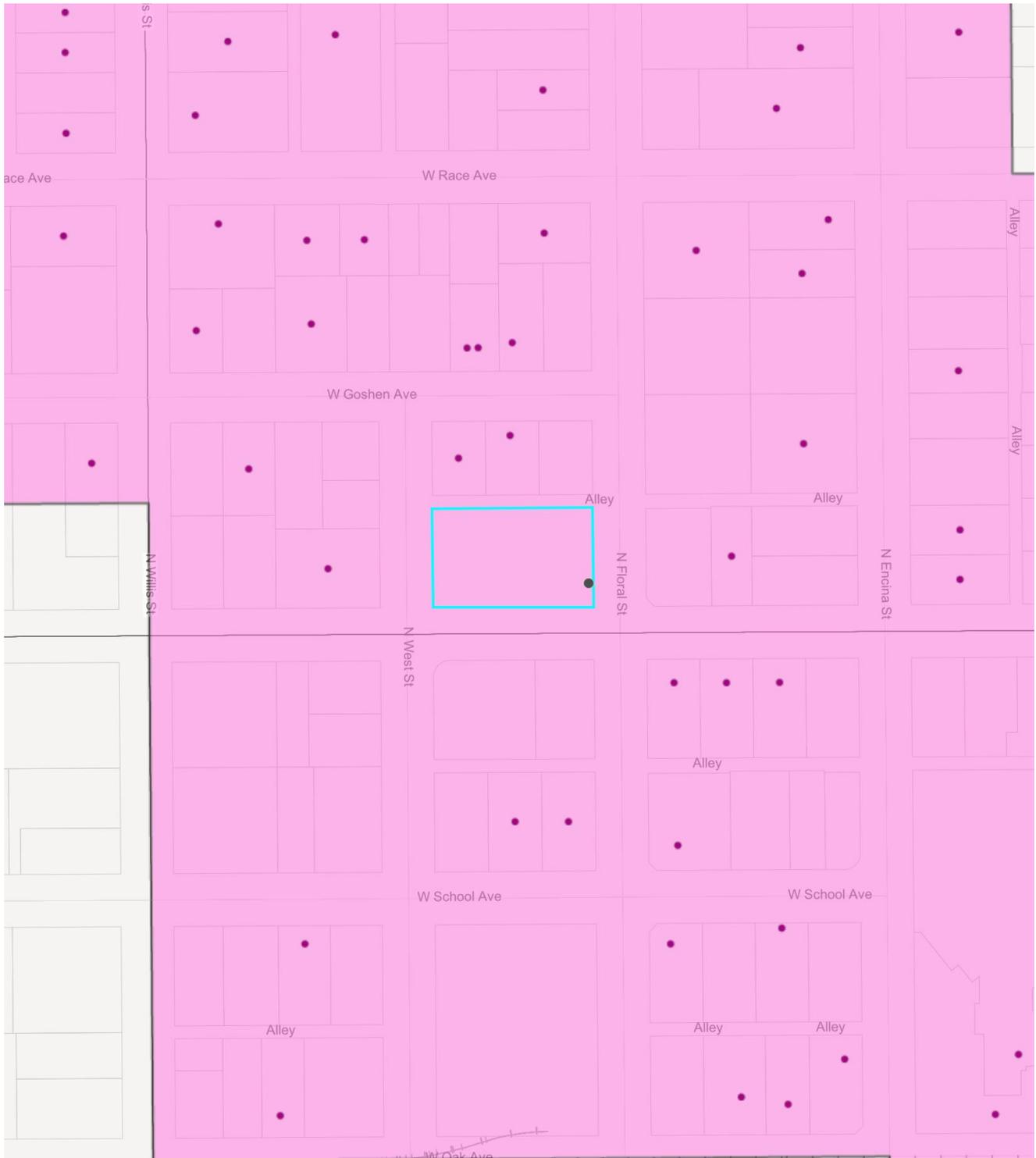
1. Type of Action (check one):
- New Construction Signs
 Alteration to existing structure Moving-New Location
 Other: _____
 Demolition - (May require inspection by the City of Visalia Building Division)
For further information contact Historic Preservation staff representative.

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):
Signs-1) on Murray Ave- 14' x 5' SIGN made up of 48" Wide Flat Cut Acrylic Logo Full Color and 9" & 7.5" Tall Flat Formed Plastic Letters in white and black. 2) on Floral St- 48" Wide Flat Cut Acrylic Logo Full Color and 6" Tall Flat Formed Plastic Letters in white and black. 3) on Murray Ave- 31.5" x 42.5" Translucent Print 1/8" White Acrylic.
- b. Description and type of proposed windows and doors (include material of window frame):
N/A



AERIAL MAP



HISTORIC PRESERVATION AND LOCAL REGISTER MAP