

**CITY OF VISALIA**  
**HISTORIC PRESERVATION ADVISORY COMMITTEE**  
**Wednesday, October 27, 2021, at 5:30PM**

CHAIR: Walter Deissler    VICE-CHAIR: Tyler Davis

COMMITTEE MEMBERS:  
Patty Kane, Michael Kreps, Marilyn Mitchell,  
Jay Hohlbauch, Peggy Lambert

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

**AGENDA**

**A. Citizen's Comments**

**B. HPAC Meeting Minutes**

1. October 13, 2021

**C. Project Review:**

1. **HPAC No. 2021-19:** A request by Daniel Grenfell to construct new fencing for an existing church, located at 724 S. Court Street (APN: 097-025-007).

**D. Discussion Items**

1. Local Register of Historic Structures / Certified Local Government Discussion
2. Historic Preservation Ordinance Update
  - a. Building Advisory Committee Joint Meeting
3. Committee and Staff Comments
4. Identification of Items for Future Agendas

**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](mailto: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](mailto: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](mailto:cristobal.carrillo@visalia.city).



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Patty Kane, Michael Kreps, Marilyn Mitchell,  
Jay Hohlbauch, Peggy Lambert

**Kreps absent. All other  
members present.  
Lambert participated via  
Video Conference.**

Members of the Public: Catalina Daggett, Leslie Daggett, Michael Tomola, Ron Moreno,  
Stefanie Moreno, Steve Cummings

STAFF: Cristobal Carrillo, Associate Planner

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

**AGENDA**

A. Citizen's Comments – None.

B. HPAC Meeting Minutes

1. September 18, 2021

A motion was made by Davis, seconded by Hohlbauch to accept the meeting minutes for September 18, 2021. The motion was approved 6-0 (Kreps absent).

2. September 22, 2021

A motion was made by Kane, seconded by Mitchell to approve the meeting minutes for September 22, 2021. The motion was approved 6-0 (Kreps absent).

C. Project Review:

1. **HPAC No. 2021-14 (Continued Hearing):** A request by Catalina Daggett for a new fence and Variance to fence height standards for a single-family residence, located at 511 W. Goshen Avenue (APN: 093-174-002)

Staff presented its report and recommended the HPAC approve the chain link fencing and recommend denial of the height Variance request to the Visalia Planning Commission. Public comment in favor of the project was received from Catalina Daggett and Leslie Daggett. Public comment was also received from Michael Tomola, Ron Moreno, and Stefanie Moreno, neighbors to the applicant. Tomola and the Morenos expressed no issues with the proposed chain link fencing, instead focusing on tarps hung by the Daggetts between the project site and the property to the east, which is owned by Tomola. Concern was also raised about plastic leaves that had

been hung on the proposed chain link fence. Staff stated that the HPAC could only consider the chain link fencing request and that all other matters should be referred to the City of Visalia Neighborhood Preservation/Code Compliance Division. Discussion followed. At the completion of discussion, the Committee took the following motions:

First Motion: A motion was made by Kane to approve the chain link fencing material, due to its prevalence within the surrounding neighborhood, and because no firm direction had yet been given for reviews of chain link fencing. The motion was seconded by Mitchell. The motion passed 4-2, with Kane, Mitchell, Davis, and Lambert voting in favor, and Hohlbauch and Deissler voting in opposition (Kreps absent).

Second Motion: A motion was made by Davis, seconded by Mitchell to recommend denial of the height Variance request to the Visalia Planning Commission. To motion passed 6-0 (Kreps absent).

2. **HPAC No. 2021-17:** A request to remove and replace wall siding with stucco on a storage building, located at 120 W. School Avenue (APN: 094-344-006)

Staff presented its report and recommended approval of the proposal with modifications. Public comment in favor of the project was received from project applicant Steve Cummings. Cummings requested approval of the stucco request but noted that he would acquiesce to any requirements by the Committee. Discussion followed regarding the structures onsite, and various modifications that could be conducted to the proposal. Following discussion, a motion was made by Davis to approve the proposal to stucco the storage building, with modifications removing proposed Conditions of Approval Nos. 1 and 2, which required restoring siding and windows to the storage building. The motion was seconded by Mitchell. The motion passed 6-0 (Kreps absent).

3. **HPAC No. 2021-18:** A request by Victor Perez for an addition to an office, located at 1304 W. Center Street (APN: 093-264-019)

Staff presented its memo stating that the request by Victor Perez for an addition had been removed from the meeting agenda because its location outside the Historic District and "Background" Local Register designation exempted the site from HPAC review. No other discussion occurred.

#### **D. Discussion Items**

1. Historic Preservation Ordinance Update
  - a. City Council-HPAC Work Session
  - b. Building Advisory Committee Joint Meeting

Staff provided information on the upcoming meeting of the Building Advisory Committee and stated they would attend. No other discussion occurred.

2. Local Register of Historic Structures Update

Staff stated that reviews of the survey materials would begin at the next regular meeting on October 27, 2021.

3. City Council Redistricting Process 2021-2022

Staff provided information on the 2021-2022 redistricting process. Following discussion, it was motioned by Deissler, seconded by Davis, for the HPAC to take no official action and instead spread the word to encourage participation in the redistricting process. The motion passed 6-0 (Kreps absent).

4. Historic District Signage Update

Staff provided an update on actions to be taken by City of Visalia Public Works Department to place street signage identifying the boundaries of the Historic District. Staff stated that Public Works staff hoped to provide an update to Deissler and the HPAC, and have a work session with the City Council, in November 2021.

5. Committee and Staff Comments

Staff and the Committee discussed the burning down of the Mooney House.

6. Identification of Items for Future Agendas – None.

**E. Adjournment** - A motion was made by Hohlbauch, seconded by Kane to adjourn. The motion passed 6-0 (Kreps absent). The meeting adjourned at 7:02pm.

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# **HISTORIC PRESERVATION ADVISORY COMMITTEE**

**October 27, 2021**

## **HPAC Item No. 2021-19**

Applicant/

Owner: Daniel Grenfell

Location: 724 S. Court Street (APN: 097-025-007)

Project: A request to construct new fencing for an existing church.

### **STAFF RECOMMENDATION**

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve HPAC Item No. 2021-19 as described 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 church building is also listed on the Local Register of Historic Structures with a “Focus” classification. The building contains “Victorian Gothic” architectural elements.

### **PROJECT DESCRIPTION**

The applicant proposes placing a four-foot-tall wrought iron fence along the western and southern boundaries of the project site. The proposed wrought iron fencing would traverse the entire western property boundary and western 70 feet of the southern property boundary. The applicant also proposes placing a three-foot-tall wood fence along the western 30 feet of the northern property boundary (see Exhibits “A” and “B”). The project site contains a church facility, shade structure, and a children’s playground. The playground contains existing wrought iron fencing.



The applicant states that fencing is necessary to prevent unauthorized entry into the facility and to prevent dogs residing in residential areas to the north from biting patrons of the church. As shown in Exhibit “B”, new four-foot-tall wood fencing has already been placed along the northern property boundary. The applicant completed construction of the wood fencing prior to obtaining a Building Permit or submitting to the HPAC for review. The issue was discovered by Neighborhood Preservation staff and the applicant was informed to obtain proper permits and undergo HPAC review. Per Exhibit “A”, the applicant proposes lowering the height of the newly placed wood fence to a height of three feet.

## **DISCUSSION**

### Development Standards

Per the requirements of the O-C Zone, fencing on the front and side yard property lines shall be no taller than three feet if solid (ex. typical redwood fencing), or four feet if “50% open” (ex. chain link, picket, or wrought iron fencing). Per Exhibits “A” and “B”, the proposal meets both development standards. Condition of Approval No. 2 is recommended requiring that the height of the new wood fencing along the northern property boundary be reduced to a height of three feet to meet current development standards for the O-C Zone.

### Architectural Compatibility

Section 17.56.100 of the Historic Preservation Ordinance provides the HPAC with criteria with which to evaluate exterior alterations to sites within the Historic District. The section notes that for “*Walls of Continuity, physical ingredients such as brick walls, wrought iron fences, and evergreen landscape masses should be used to form continuous cohesive walls of enclosure along the street.*”

Wrought iron fencing as proposed by the applicant in Exhibit “B” is specifically called out within the Historic Preservation Ordinance as an acceptable “Wall of Continuity”. In fact, wrought iron fencing currently exists on the project site, enclosing a children’s play area (see Exhibit “C”). This fencing was previously approved by the HPAC in 2010. Wood fencing proposed along the northern property boundary is similar in style to other fences within the Historic District and can be found on properties north of the project site. Given the above, the proposal is considered compatible with the existing church building, and with other properties along the streetscape and Historic District. Condition No. 3 is recommended requiring that the wrought iron fencing proposed be similar in appearance to the existing wrought iron fence surrounding the children’s play area.

## **FINDINGS AND CONDITIONS**

Staff recommends that the Committee approve HPAC No. 2021- 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 and office 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 plans in Exhibit “A” and elevations in Exhibit “B”.
2. That the height of the new fencing along the northern property boundary be reduced to a height of three feet, as indicated in Exhibit “A”.
3. That the wrought iron fencing proposed in Exhibit “A” and depicted in Exhibit “B” be similar in appearance to the existing wrought iron fencing surrounding the children’s play area on the project site (see Exhibit “C”).
4. That the project undergoes the appropriate City permitting process.

5. That any other exterior alterations to the site shall be brought before the Historic Preservation Advisory 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 shall be met.

#### **ATTACHMENTS**

- Exhibit “A” – Site Plans
- Exhibit “B” – Elevations
- Exhibit “C” – Playground Fence Elevations
- Aerial Photo
- Historic District and Local Register Map

#### **APPEAL INFORMATION**

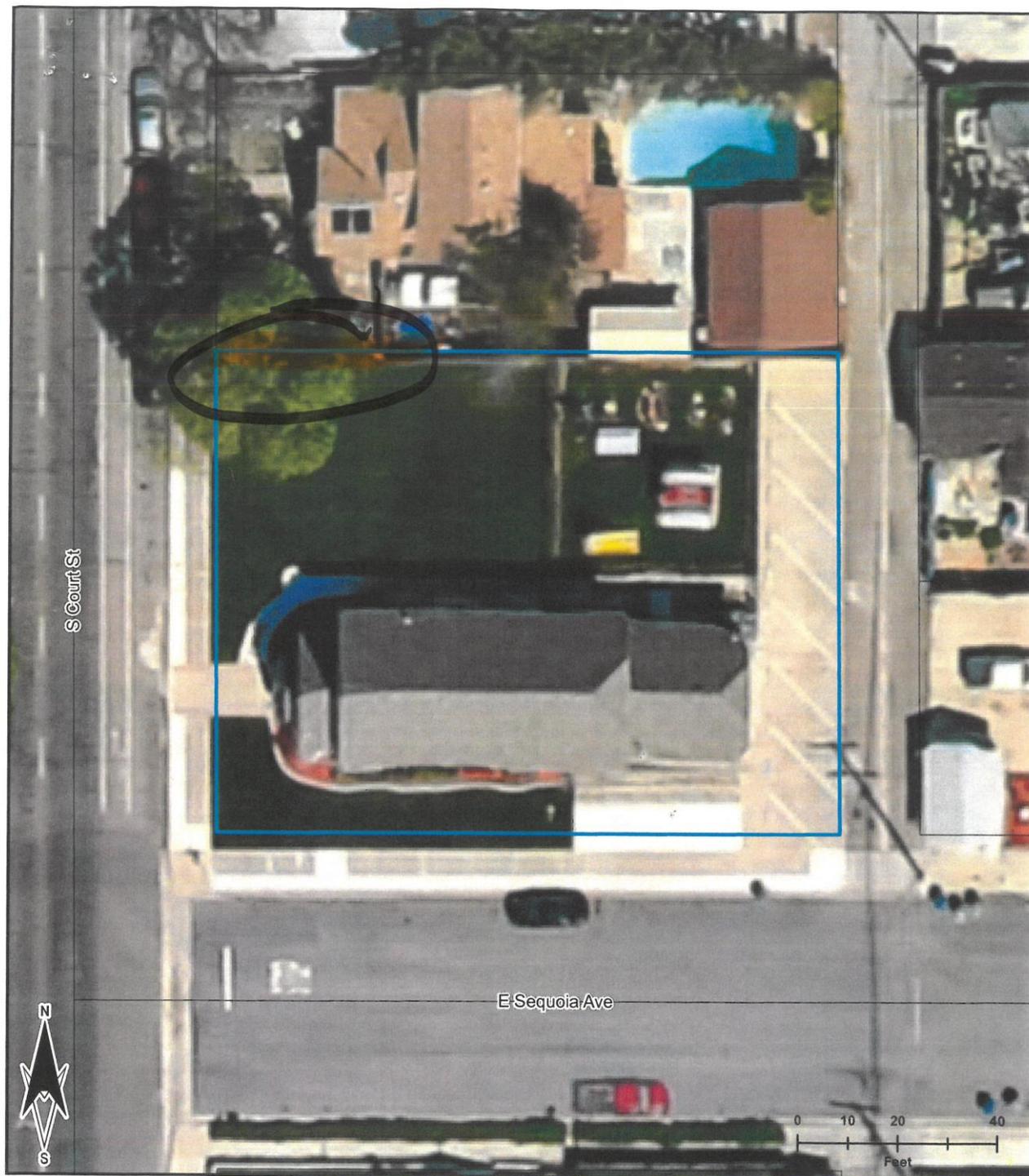
According to the City of Visalia Zoning Ordinance Section 17.56.060, an appeal to the City Council may be submitted within ten days following the date of a decision by the Historic Preservation Advisory Committee (HPAC). An appeal with applicable fees shall be in writing and shall be filed with the City 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](http://www.visalia.city) or from the City Clerk.

**EXHIBIT "A"**



*Black Wrought Iron 4 feet tall*  
**724 S. Court St.**

- Legend**
-  City Limits
  -  Streets
  -  Railroad
  -  Waterways
  -  Parcels



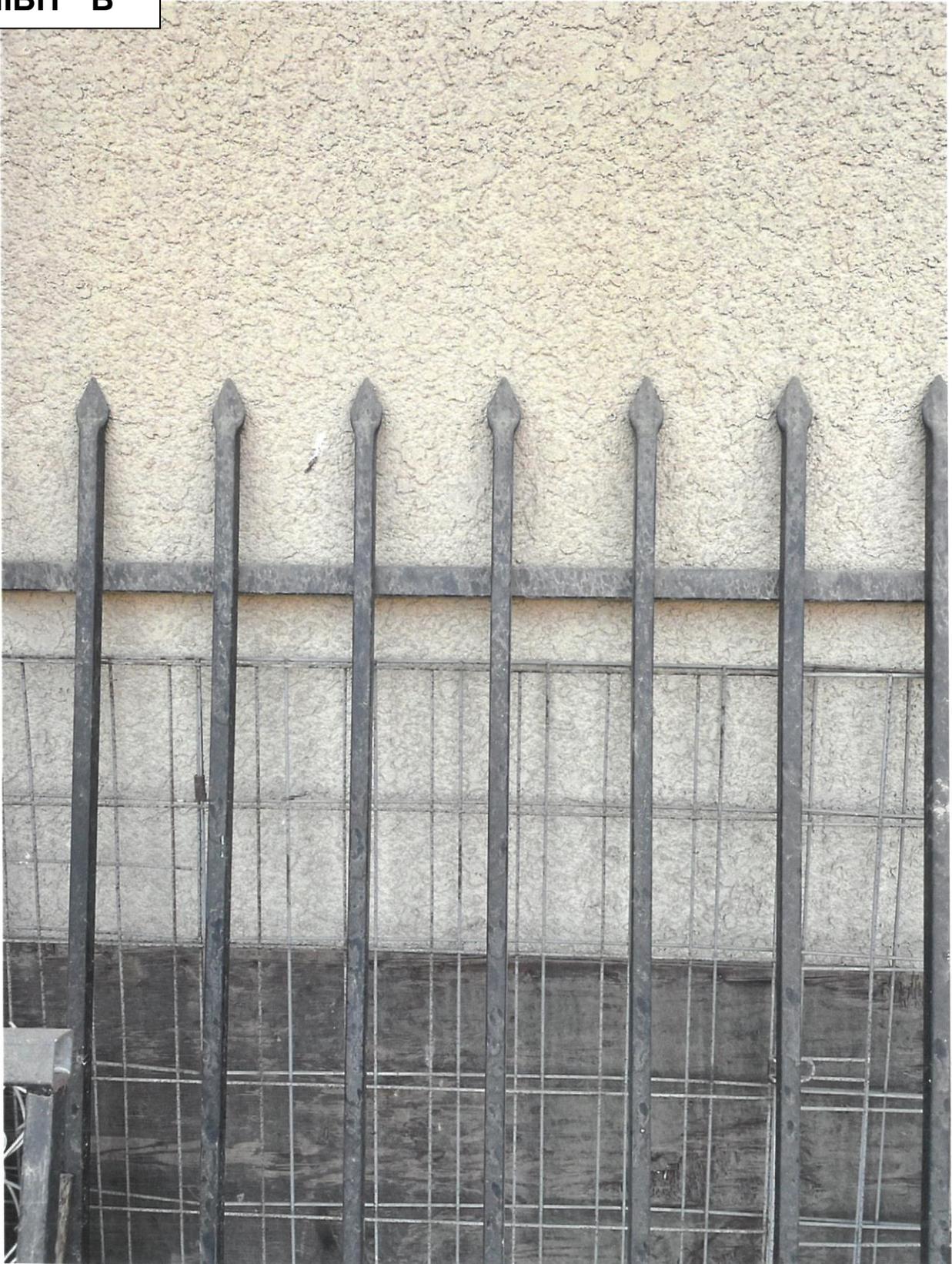
30 feet Cedar fence Metal Post Concrete in Ground  
 3 feet tall

**724 S. Court St.**

**Legend**

- City Limits
- Streets
- Railroad
- Waterways
- Parcels

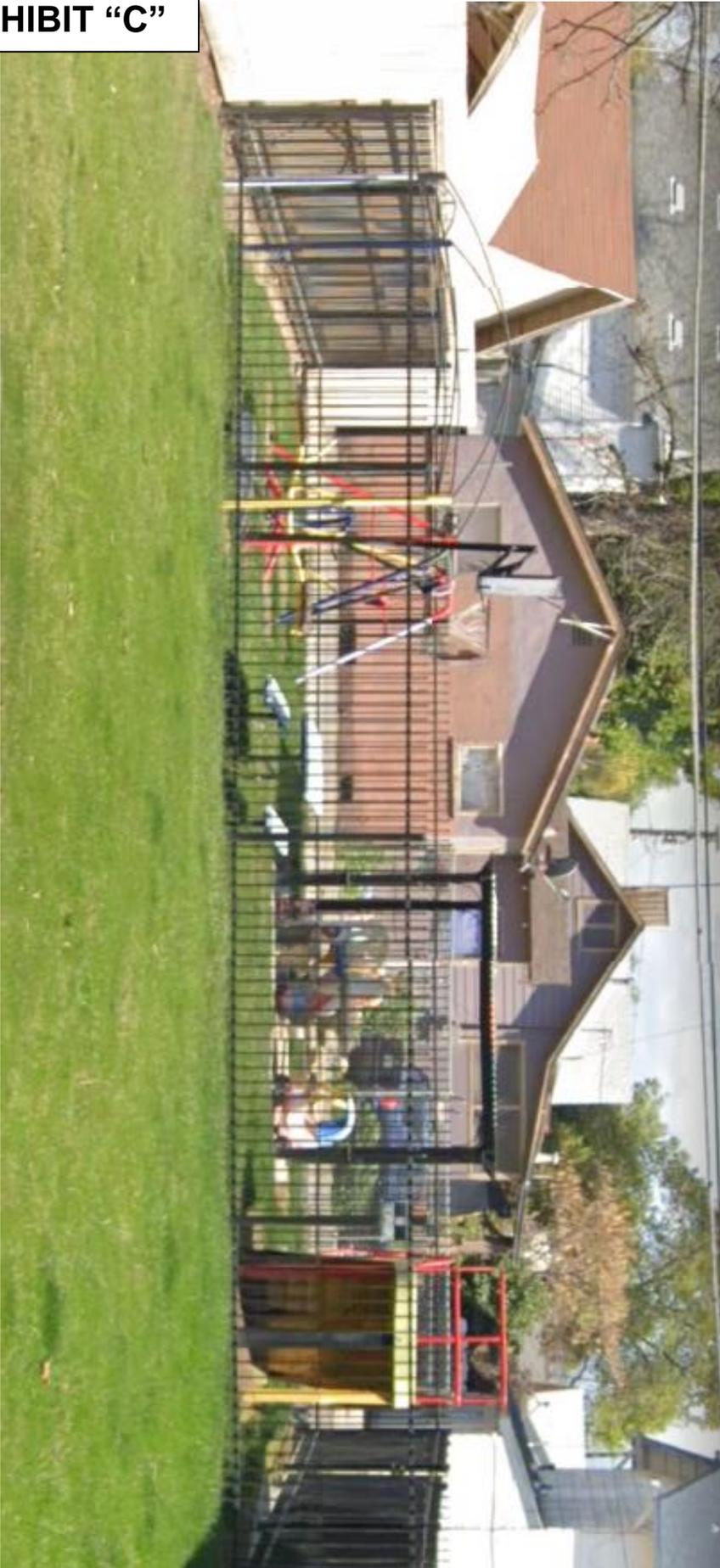
**EXHIBIT "B"**





HPAC Item No. 2021-19 – New Fence

**EXHIBIT "C"**





HPAC Item No. 2021-19 – New Fence

