

HISTORIC PRESERVATION ADVISORY COMMITTEE

MEETING AGENDA

CHAIRPERSON:

Tyler Davis



VICE CHAIRPERSON:

Karen Ayala

COMMITTEE MEMBERS: Tyler Davis, Karen Ayala, Jay Hohlbauch, Jerome Melgar, Kim Lusk, Erick Arriaga

WEDNESDAY, MAY 28, 2025

CITY OF VISALIA ADMINISTRATION BUILDING

LOCATED AT 220 NORTH SANTA FE STREET, VISALIA CA 93292

MEETING TIME: 5:30 PM

1. CALL TO ORDER
2. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Historic Preservation Advisory Committee (HPAC). You may provide comments to the HPAC at this time, but the HPAC may only legally discuss those items already on tonight's agenda.
3. MEETING MINUTES
 - A. April 23, 2025, Regular Meeting
 - B. May 14, 2025, Regular Meeting
4. PROJECT REVIEW
 - A. **HPAC Item No. 2025-08:** A request by Clarence Hill to install a new wrought iron fence for an office, located within the D-MU (Mixed Use Downtown) Zone. The project site is located at 301 West School Avenue (APN: 094-332-004).
 - B. **HPAC Item No. 2025-09:** A request by Eddie Sisto to remove and install awnings for an office, located within the D-MU (Mixed Use Downtown) Zone. The project site is located at 121, 123, and 125 South Church Street (APN: 094-298-016).

- C. **HPAC Item No. 2025-10**: A request by Cain Infante to replace comp shingle roofing material on an existing residence with tile roofing material, and install a chain link fence, for a site located within the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 407 Northeast 1st Avenue (APN: 094-085-003).

5. DISCUSSION ITEMS

A. Reappointment of Committee Members

- i. Karen Ayala
- ii. Jay Holhbauch
- iii. Kim Lusk

B. Review of New Committee Member Applications – June 25, 2025

C. Cancellation of June 11, 2025 HPAC Meeting

D. June 2, 2025 City Council Meeting – Approval of the Revised Resolution Upholding the Appeal of HPAC Item No. 2025-05.

E. Revisions to 2025-2026 HPAC Goals

F. Approval of Historic Recognition/Awards Program

G. Historic District Survey Project Update

H. Committee and Staff Comments

- i. Project Updates

I. Identification of Items for Future Agendas

6. 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 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the HPAC. An appeal form with applicable fees shall be filed with the City Clerk at 220 North Santa Fe Street, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, 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.

THE NEXT REGULAR MEETING WILL BE HELD ON WEDNESDAY, JUNE 25, 2025

HISTORIC PRESERVATION ADVISORY COMMITTEE MEETING AGENDA

Hohlbauch absent.
All other members

CHAIRPERSON:

Tyler Davis



VICE CHAIRPERSON:

Karen Ayala

COMMITTEE MEMBERS: Tyler Davis, Karen Ayala, Jay Hohlbauch, Jerome Melgar, Kim Lusk, Erick Arriaga

MEMBERS OF THE PUBLIC: None

CITY STAFF: Cristobal Carrillo, Associate Planner

WEDNESDAY, APRIL 23, 2025

CITY OF VISALIA ADMINISTRATION BUILDING

LOCATED AT 220 NORTH SANTA FE STREET, VISALIA CA 93292

MEETING TIME: 5:30 PM

1. CALL TO ORDER

2. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Historic Preservation Advisory Committee (HPAC). You may provide comments to the HPAC at this time, but the HPAC may only legally discuss those items already on tonight's agenda.

None.

3. MEETING MINUTES

A. April 9, 2025, Regular Meeting.

A motion was made by Melgar, seconded by Lusk, to approve the meeting minutes. The motion was approved 6-0.

4. DISCUSSION ITEMS

A. Resignation of Michael Tomola

Staff shared that Committee member Michael Tomola resigned as of April 14, 2025.

B. Appeal of HPAC Item No. 2025-05, 410 North Court Street – May 5, 2025, Visalia City Council Meeting

Staff and the Committee discussed the upcoming appeal of HPAC Item No. 2025-05. The Committee asked questions about how an appeal is processed and what staffs report would likely cover.

C. Historic Preservation Month Proclamation

Staff informed the Committee that it's proclamation request had been denied due to guidelines that given preference to causes that have not been recognized within the last three years. Since a proclamation for Historic Preservation month had been processed in 2024, it was ineligible for 2025 unless another entity submitted the request. It was noted that proclamations had been previously processed in 2022 and 2024, in spite of the three year limitation. Staff stated that per the City Manager's Office, this had been conducted by mistake.

D. Objective Design Standards – April 21, 2025, Visalia City Council Meeting

Staff stated that the Objective Design Standards had been adopted by the City Council as a resolution, allowing for greater flexibility to alter the document in the future if necessary. Staff stated that the standards would apply to any new residential development conducted within the Historic District.

E. Historic District Survey Project Update

Staff and the Committee discussed efforts to survey the area along South Martin Street as part of the Historic District Survey Project.

F. Committee and Staff Comments

i. Project Updates

Staff and the Committee discussed various projects within the Historic District and Local Register.

G. Identification of Items for Future Agendas

None.

5. ADJOURNMENT

The meeting adjourned at 6:08pm.

HISTORIC PRESERVATION ADVISORY COMMITTEE

MEETING AGENDA

All members
present.

CHAIRPERSON:

Tyler Davis



VICE CHAIRPERSON:

Karen Ayala

COMMITTEE MEMBERS: Tyler Davis, Karen Ayala, Jay Hohlbauch, Jerome Melgar, Kim Lusk, Erick Arriaga

MEMBERS OF THE PUBLIC: Bill Huott, Larry Lewis

CITY STAFF: Cristobal Carrillo, Associate Planner

WEDNESDAY, MAY 14, 2025

CITY OF VISALIA ADMINISTRATION BUILDING

LOCATED AT 220 NORTH SANTA FE STREET, VISALIA CA 93292

MEETING TIME: 5:30 PM

1. CALL TO ORDER
2. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Historic Preservation Advisory Committee (HPAC). You may provide comments to the HPAC at this time, but the HPAC may only legally discuss those items already on tonight's agenda.

Public comment was provided via e-mail and in person by Bill Huott concerning his ongoing efforts to improve the Oval Park neighborhood.
3. PROJECT REVIEW
 - A. **HPAC Item No. 2025-07:** A request by Laurie Dresser to install a new wrought iron fence and freestanding sign for a medical spa use, located within the O-C (Office Conversion) Zone. The project site is located at 523 West Noble Avenue (APN: 096-142-017).

Staff presented its report and recommended that the HPAC approve the request as modified by staff. Public comment in favor of the proposal was provided by project consultant Larry Lewis. No other public comment was received.

After discussion of the project, a motion was made by Melgar, seconded by Lusk, to approve the request as recommended by staff. The motion passed by a vote of 6-0.

4. DISCUSSION ITEMS

A. Appeal of HPAC Item No. 2025-05, 410 North Court Street – May 5, 2025, Visalia City Council Meeting

The HPAC discussed the City Council's upholding of the appeal of HPAC No. 2025-05, overturning the HPAC's denial to replace windows at 410 North Court Street. The Committee discussed refocusing efforts in the interim to the following:

- Development a historic preservation awards program, to acknowledge the efforts of property owners to preserve their buildings.
- Revisions to the 2025-2026 HPAC Goals.
- Generating approved materials list for use by applicants.

The Committee stated they would continue work to complete the Historic District Survey Project, in particular the Martin Street survey, but would hold off on proposing any formal changes to the Historic District and Local Register until a later time.

For project evaluations, the HPAC discussed placing a greater focus revitalization of properties, versus just strict preservation.

It was then requested that an item be placed on the next meeting agenda to discuss the 2025-2026 HPAC Goals.

B. Historic District Survey Project Update

The Committee discussed survey the South Martin Street area as part of the Historic District Survey Project. The Committee would then conduct a reevaluation of the sites surveyed, refining the list of properties that should be added to the Historic District and Local Register.

C. Committee and Staff Comments

i. Project Updates

Staff and the Committee discussed various projects within the Historic District and Local Register.

D. Identification of Items for Future Agendas

None.

5. ADJOURNMENT

The meeting adjourned at 6:07pm, but was then reopened to discuss whether the Committee could the May 28, 2025 meeting if no projects were received. Staff stated that at least one project was expected for the meeting. The Committee then discussed cancelling a future meeting of the HPAC. The meeting was then officially adjourned at 6:09pm.



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE:

May 28, 2025

PROJECT PLANNER:

Catalina Segovia, Planning Technician

Phone: (559) 713-4449

E-mail: catalina.segovia@visalia.city

SUBJECT: Historic Preservation Advisory Committee Item No. 2025-08: A request by Clarence Hill to install a new wrought iron fence for an office, located within the D-MU (Mixed Use Downtown) Zone. The project site is located at 301 West School Avenue (APN: 094-332-004).

STAFF RECOMMENDATION

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

SITE DATA

The site is zoned D-MU (Downtown Mixed Use) and contains an office building. The project site is located within the Historic District and is not listed on the Local Register of Historic Structures.



PROJECT DESCRIPTION

Per Exhibits “A”, “B”, and “C” the applicant is requesting approval to install a six-foot-tall wrought iron fence to prevent unauthorized access into the parking lot of the project site. The fencing will contain one pedestrian gate on the east side, providing access to an existing sidewalk along North Encina Street. The applicant also proposes a roll gate on the south side of the property, facing the alleyway, providing access to the parking lot. No other exterior alterations are proposed.

DISCUSSION

Development Standards

Fencing in the D-MU Zone cannot exceed a height of seven feet when located on a property line. Per the exhibits provided the fence will be six feet in height, thereby not exceeding limitations of the D-MU Zone.

Architectural Compatibility

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 proposed fencing will be made of wrought iron, which is an approved material type listed within the Historic Preservation Ordinance. The fencing is similar in style to fencing previously approved by the HPAC in other areas of the Historic District, as well as with gates present at the rear building entrance (see Figure 1). As such, despite its lack of wood elements, the fencing is considered compatible with the site, surrounding area, and Historic District.

FINDINGS AND CONDITIONS

For HPAC Item No. 2024-08 staff recommends that the Committee approve the request, subject to the findings and conditions listed below:

Findings

1. That the site is within the Historic District and is not listed on the Local Register of Historic Structures.
2. That the proposal is consistent with residential and commercial uses in the Historic District and surrounding areas.
3. That the proposal is consistent with the purposes and intent of the Historic Preservation Ordinance and Element.
4. That the proposal will not be injurious to the surrounding properties or character of the Historic District.

Conditions

1. That the proposal be developed consistent with the site plan in Exhibit “A”, fencing elevations in Exhibit “B”, and project application in Exhibit “C”.
2. That the project undergoes the appropriate City permitting process for 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 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 Plan
- Exhibit “B” – Fence Elevations
- Exhibit “C” – Project Application
- Exhibit “D” – Existing Building Elevations
- 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"

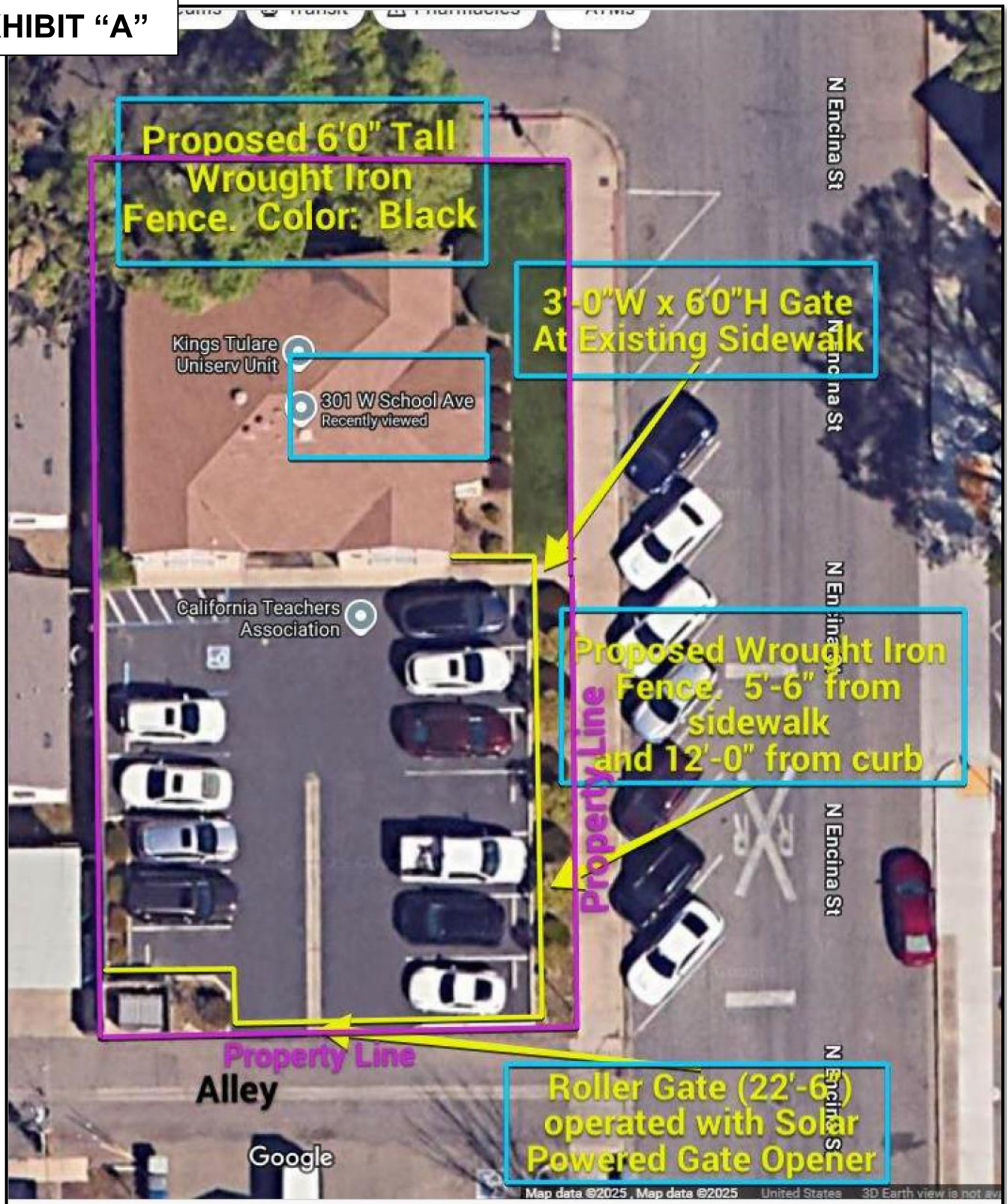


EXHIBIT "B"

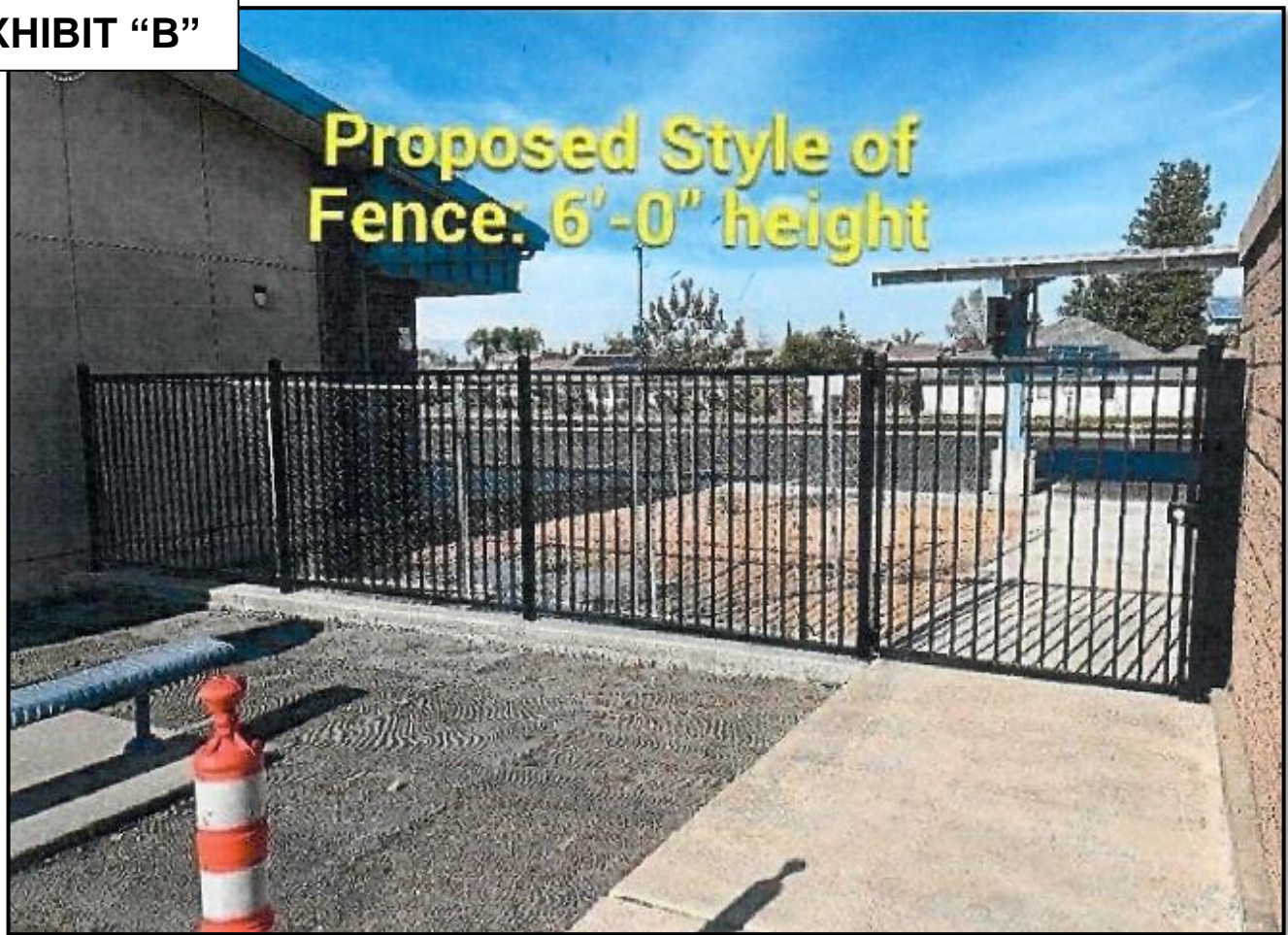


EXHIBIT "C"



CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE REVIEW APPLICATION

Project Address: 301 W. School Avenue
HPAC NO.: _____

LOCATION OF PROJECT: 301 W. School Ave. DATE: 5/7/25
APPLICANT/PROJECT CONTACT: Clarence Hill PHONE: 559-936-1053
APPLICANT ADDRESS: 2480 W. Crescent Ave., Visalia
E-MAIL ADDRESS: chscontractor@gmail.com APN#: 094-332-004
PROPERTY OWNER: Clarence Hill
GENERAL DESCRIPTION OF PROJECT: Wrought iron gate and fence project (Height 6'-0" Height - Color: Black)
BRIEF NARRATIVE/REASON FOR PROJECT: To secure parking lot from the Unhoused who do drugs around the property.
NAME & PHONE NUMBER OF PERSON ATTENDING THE MEETINGS: Ruben G. Mendoza
RELATIONSHIP TO PROPERTY OWNER: Contractor 559-936-1053

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: Fencing (Wrought Iron)
☐ 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):
6'-0" Height Wrought Iron fence + Slide gate.
Color: Black Picket Size: 1" x 1" Posts.
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: _____

5/8/25

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.

EXHIBIT “D”

NORTH



EAST



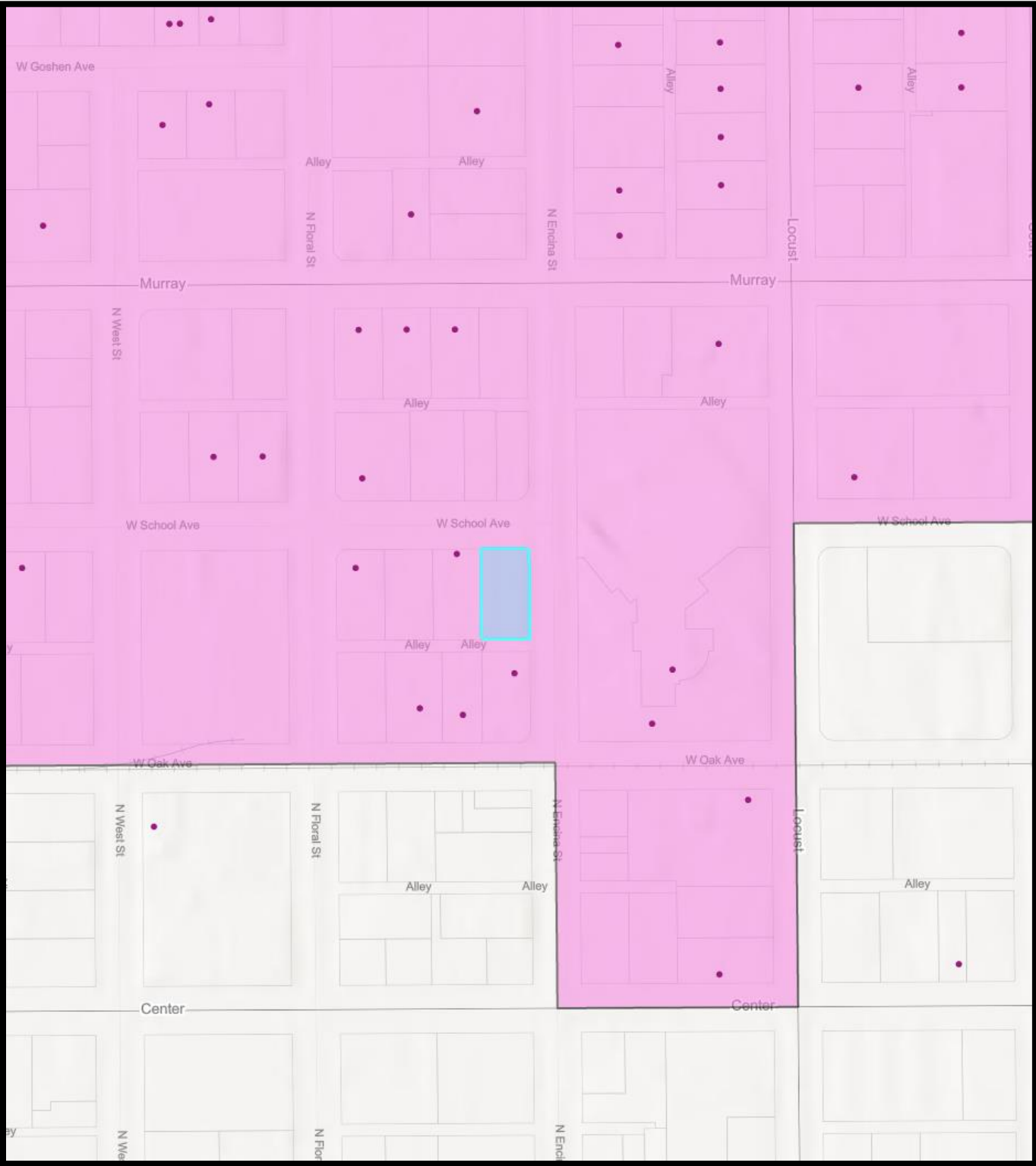
SOUTH



Aerial Map



Historic District and Local Register Map





REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE:

May 28, 2025

PROJECT PLANNER:

Catalina Segovia, Planning Technician

Phone: (559) 713-4449

E-mail: catalina.segovia@visalia.city

SUBJECT: **Historic Preservation Advisory Committee Item No. 2025-09:** A request by Eddie Sisto to remove and install awnings for an office, located within the D-MU (Mixed Use Downtown) Zone. The project site is located at 121, 123, and 125 South Church Street (APN: 094-298-016).

STAFF RECOMMENDATION

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

SITE DATA

The site is zoned D-MU (Mixed-Use Downtown) and contains two separate brick buildings containing a mix of office and commercial uses. The site is not within the Historic District, but buildings are listed on the Local Register of Historic Structures with an “Exceptional” classification. The structure displays “Vernacular (Commercial)” architectural elements.



PROJECT DESCRIPTION

The applicant is requesting approval to remove the existing rounded awnings on the two-story building on the project site (see Exhibit “A”), and replace them with rectangular awnings as shown in Exhibit “B”. Per Exhibit “B”, the awnings will be built at the same dimensions as the original awnings, listed below as follows:

- Top Awnings:
 - Three awnings;
 - 4 feet tall;
 - 32 inch projection;
 - 17 feet long;
 - Black color.
- Bottom Awning:
 - One awning;
 - 5 feet tall;
 - 4 feet, 6 inch projection;
 - 50 feet long;
 - Black color.

Per the project application in “Exhibit C” the owner states that the current awnings must be replaced due to their deteriorated condition. The awnings will contain no signage. As of the publication of this report, the bottom awnings have already been removed by the applicant. No other exterior alterations are proposed for the buildings at this time.

DISCUSSION

Development Standards

Since the awnings project over the sidewalk, there are no D-MU Zone setback requirements that apply. However, the applicant is required to obtain an Encroachment Permit to conduct work in the City right of way. This is included as Condition No. 3, though staff notes that the applicant has already obtained the required permit (E250256).

Downtown Retail Overlay District

The project site is located within the Downtown Retail Overlay District. When awnings are proposed for a property within this district, the applicant must comply with the following development standards of the Visalia Municipal Code (VMC Section 17.58.080.A):

Awnings attached above street level storefronts and/or upper-story windows are encouraged. Size and scale shall be appropriate to the building, however, significant elements of the building's architecture should not be obscured by upper-story awnings. Ground floor awnings shall project a minimum of five (5) feet over the sidewalk. Awning materials shall be cloth or canvas. Awning colors shall be limited to a blue, burgundy, tan or tones and/or prints of these. White may be incorporated into the design of awnings for contrast or valance signage, but shall not compromise a majority of the color theme of any awning.

Staff has included Condition No. 1 requiring that the new awnings be placed in substantially the same manner as the original awnings. With the application of this condition, the new awnings are expected to not obscure any significant elements of the building. The majority of the windows and brick facades will remain in view. However, the applicant's proposal would not comply with the five foot projection requirement, or approved color schemes since black is not listed. The applicant has also not provided information on the proposed awning material. As such, staff recommends the inclusion of Condition No. 2, requiring compliance with all awning design elements of the Downtown Retail Overlay District. Specifically, the awnings will need to project a minimum five feet from the building wall, shall be made of cloth or canvas material, and shall be one of the approved colors.

Architectural Compatibility

VMC Section 17.56.110.F (Local Register Structures) states that “*deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities.*” Per the elevations provided in Exhibit "A", the original circular awnings appear to be worn to a degree, though staff was unable to verify as the awnings were already removed prior inspection of the site. That said, the new awnings, with conditions applied, will maintain the overall character and visual qualities of the original awnings. The conditions of approval will require that the new awnings contain similar projections, spacings, and materials, so that the presence of the awnings over the building and streetscape is consistent with the original awnings. And although the shape of the awnings will change, they will remain consistent with the surrounding Downtown commercial core, which contains many businesses with triangular awnings (see the nearby Fred Uhl Building at the southeast corner of South Church Street and East Main Street, and Bank of Italy Building at 128 East Main Street). Given the above, staff supports the request as conditioned.

FINDINGS AND CONDITIONS

Staff recommends that the Committee approve HPAC Item No. 2025-09 based upon the following findings:

1. That the site is not within the Historic District, and is listed on the Local Register of Historic Structures.
2. That the proposal as conditioned is consistent with the uses onsite, the surrounding area, and the Historic District.
3. That the proposal as conditioned is consistent with the purposes and intent of the Historic Preservation Ordinance and Element.
4. That the proposal as conditioned will not be injurious to the surrounding properties or character of the Historic District.

And subject to the following conditions:

1. That the proposal shall be developed in compliance with the elevations in Exhibit "B", with overall placement substantially compliant with the original awnings depicted in Exhibit "A", except as modified by the conditions below.
2. That the proposed awnings shall be developed in compliance with the requirements of Visalia Municipal Code Section 17.58.080.A, as follows:
 - a. That the ground floor awnings shall project a minimum of five feet from the building's exterior wall.
 - b. That the proposed awnings shall be made of cloth or canvas material.
 - c. That the proposed awning colors shall be limited to a blue, burgundy, tan or tones and/or prints of these. White may be incorporated into the design of awnings for contrast or valance signage, but shall not compromise a majority of the color theme of any awning.
3. That the applicant shall obtain an Encroachment Permit to conduct work in the City right of way.
4. That the project shall undergo the appropriate City permitting process.
5. 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.
6. That all other City codes, ordinances, standards, and regulations shall be met.
7. 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” – Existing Awning
- Exhibit “B” – Proposed Awnings
- Exhibit “C” – Application
- Aerial Map
- Downtown Retail Overlay District Map
- Historic District and Local Register Map

APPEAL INFORMATION

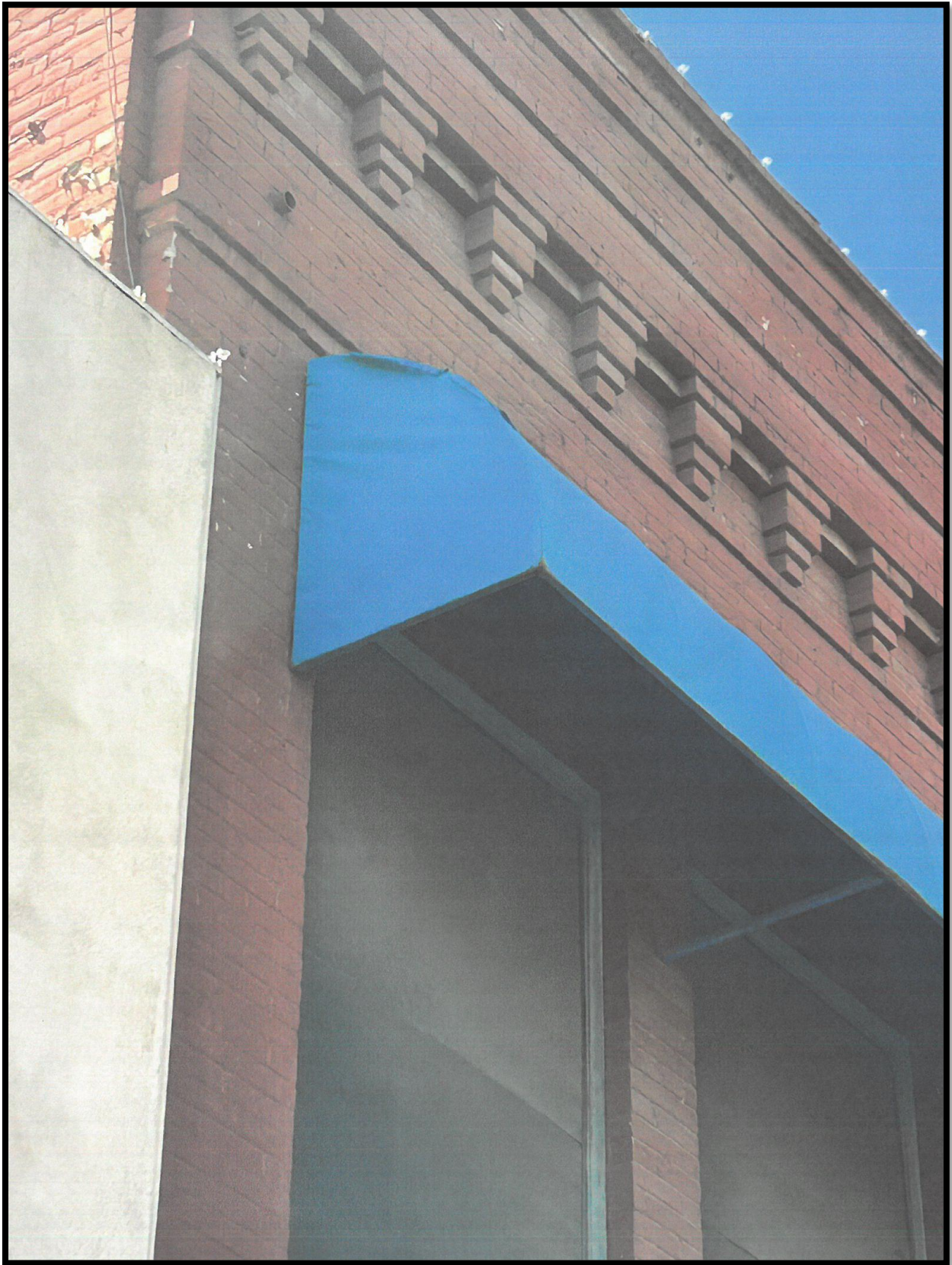
According to the City of Visalia Zoning Ordinance Section 17.56.060, an appeal to the City Council may be submitted within ten days following the date of a decision by the Historic Preservation Advisory Committee (HPAC). An appeal shall be in writing and shall be filed with the City Clerk at 220 N. Santa 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"



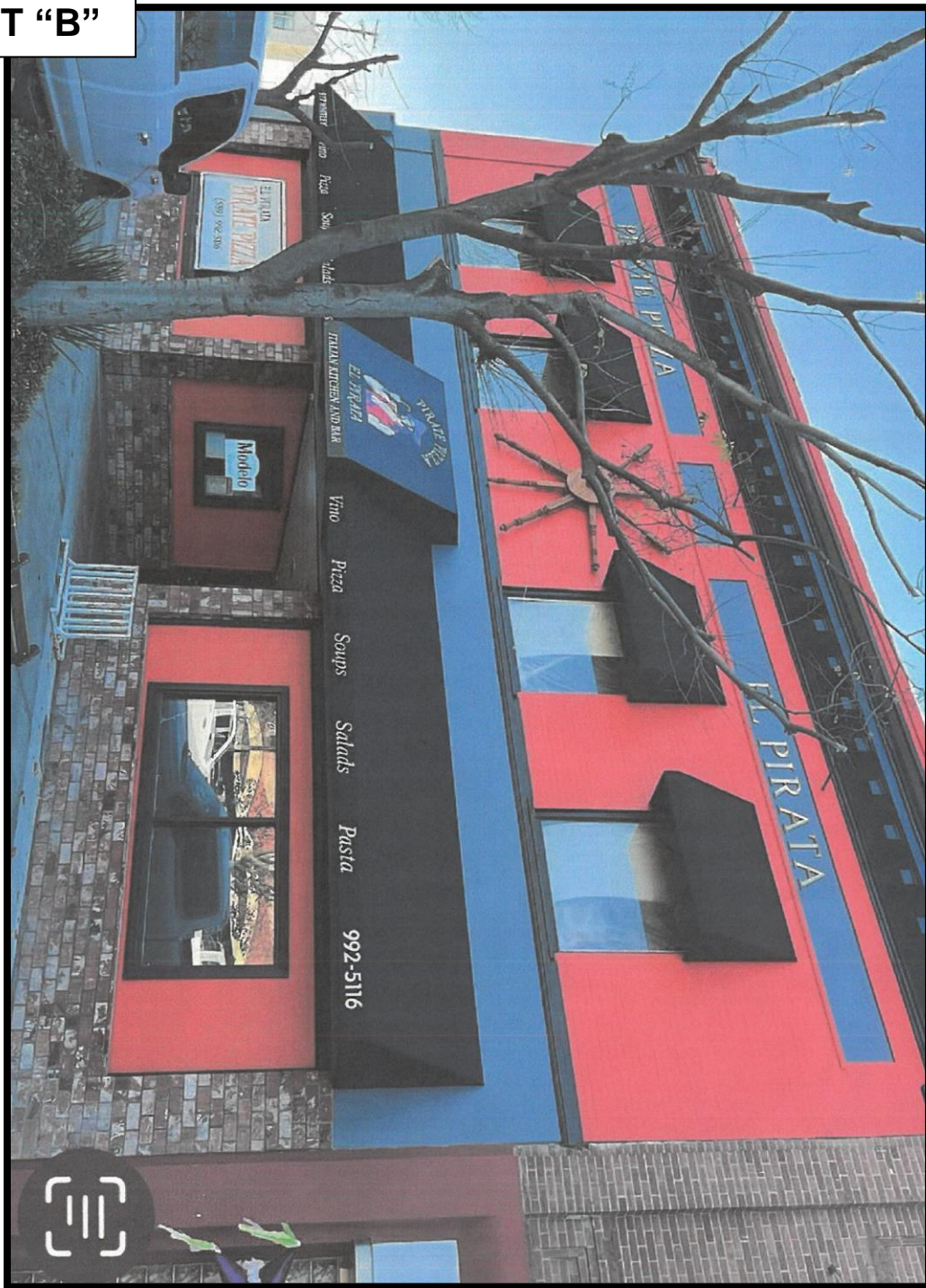


HPAC Item No. 2025-09 – Awning Replacement



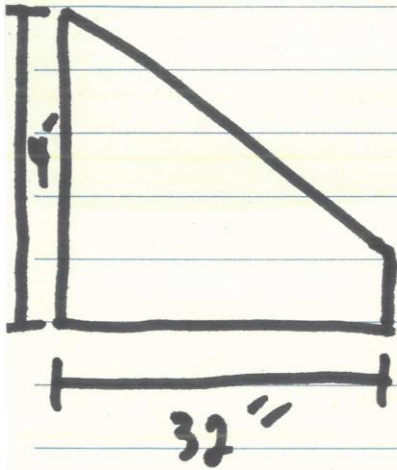
HPAC Item No. 2025-09 – Awning Replacement

EXHIBIT "B"

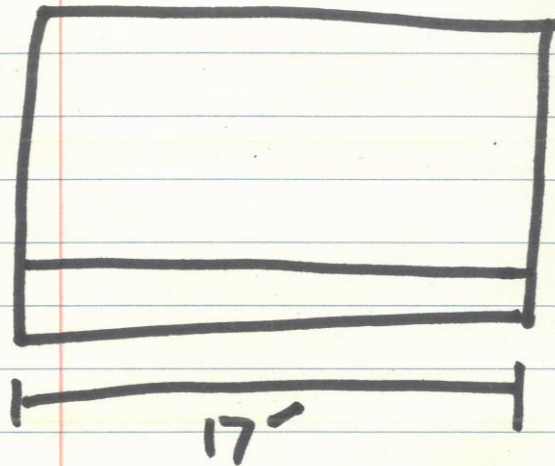


Top Awning (3)

COLOR - BLACK



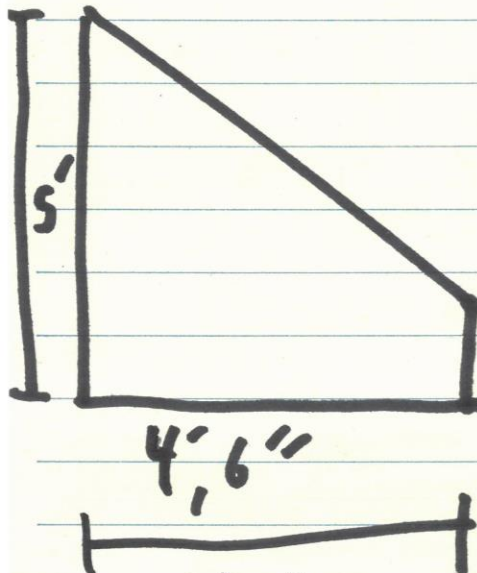
Side View



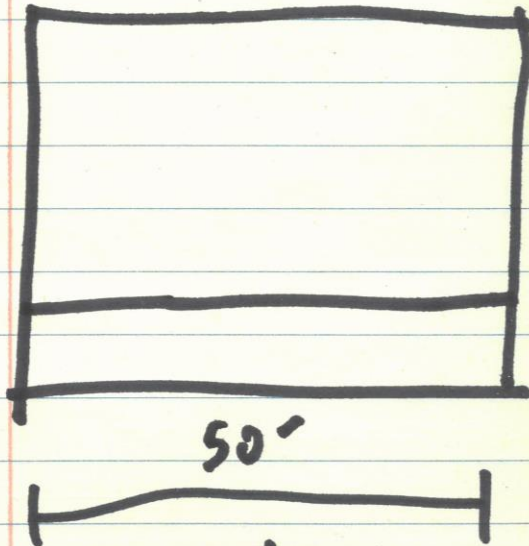
Front View

Bottom Awning (1)

COLOR - BLACK



Side View



Front View

EXHIBIT "C"



5/18/25 Mtg.
App. due 5/19/25
No Fee.

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
REVIEW APPLICATION

Project Address: _____
HPAC NO.: _____

LOCATION OF PROJECT: 1197125 S. Church DATE: 5/12/2025
APPLICANT/PROJECT CONTACT: Eddie Sisto PHONE: 559-577-8442
APPLICANT ADDRESS: 38792 Millwood drive Woodlake, CA 93286
E-MAIL ADDRESS: eddiesscreenco@gmail.com APN#: _____
PROPERTY OWNER: Eric Heason
GENERAL DESCRIPTION OF PROJECT: Remove, modify and repair existing canvas awning.
BRIEF NARRATIVE/REASON FOR PROJECT: Worn out canvas
Changing ARCHITECTURE, Canvas IMPROVEMENT
FRAMES RUSTED
NAME & PHONE NUMBER OF PERSON ATTENDING THE MEETINGS: _____
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):

Same as existing

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

NA

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

Material: NA
Size: _____
Color: _____

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

Style: NA
Pitch: _____
Material: _____

4. Proposed Building Height:

Height to eave: NA
Height to peak of roof: _____

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

a. Setbacks on proposed project:

Front: _____
Rear: NA
Sides: _____

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

Front only: _____

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

NA

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: [Signature]
Agent/Property Owner

Date: 8/12-25

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.

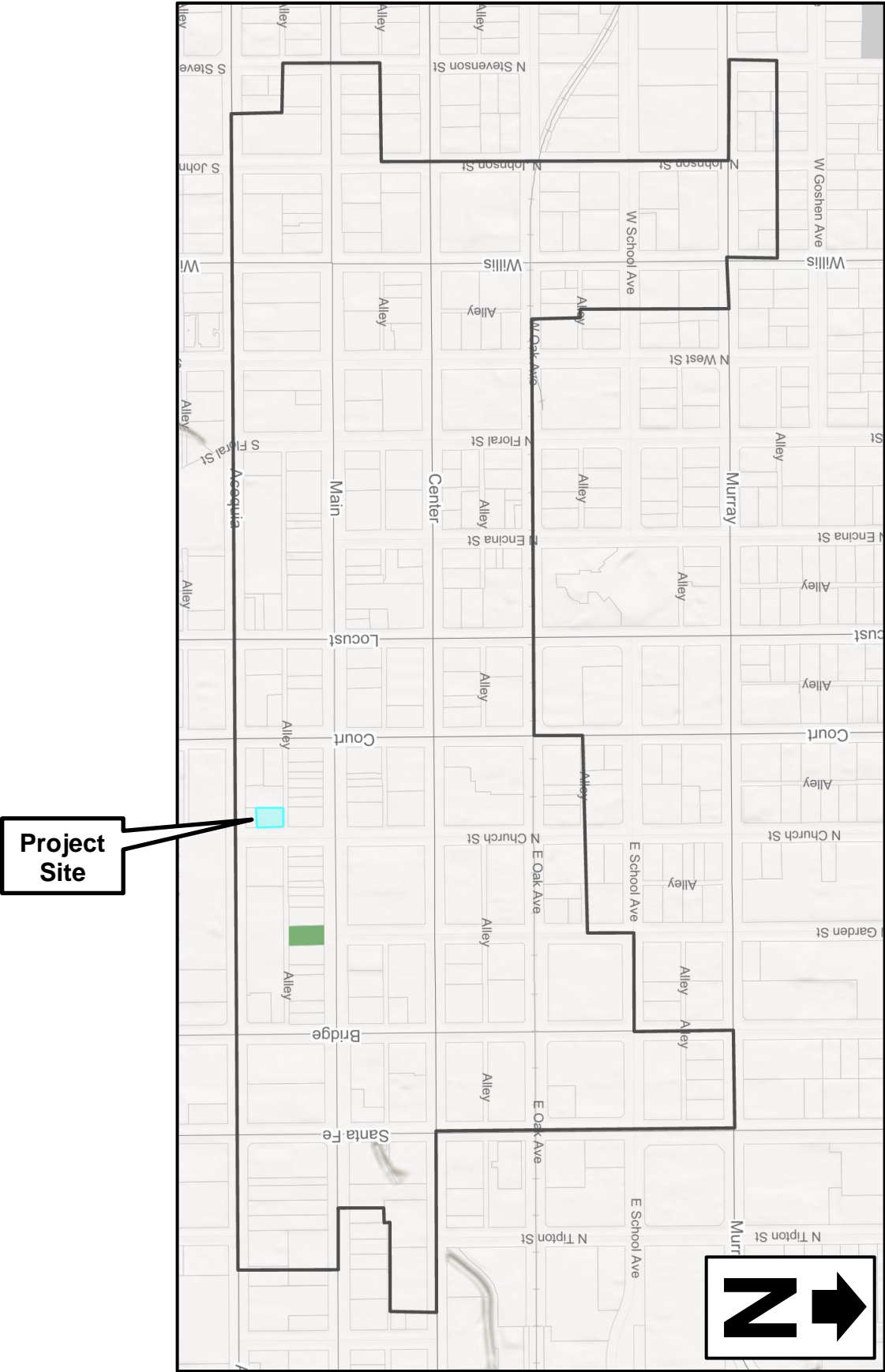
Applications for Historic Preservation must be submitted to the City of Visalia Planning Division NO LESS THAN 8 CALENDAR DAYS PRIOR to the meeting.

Applicants or their representative are requested to attend the meeting.

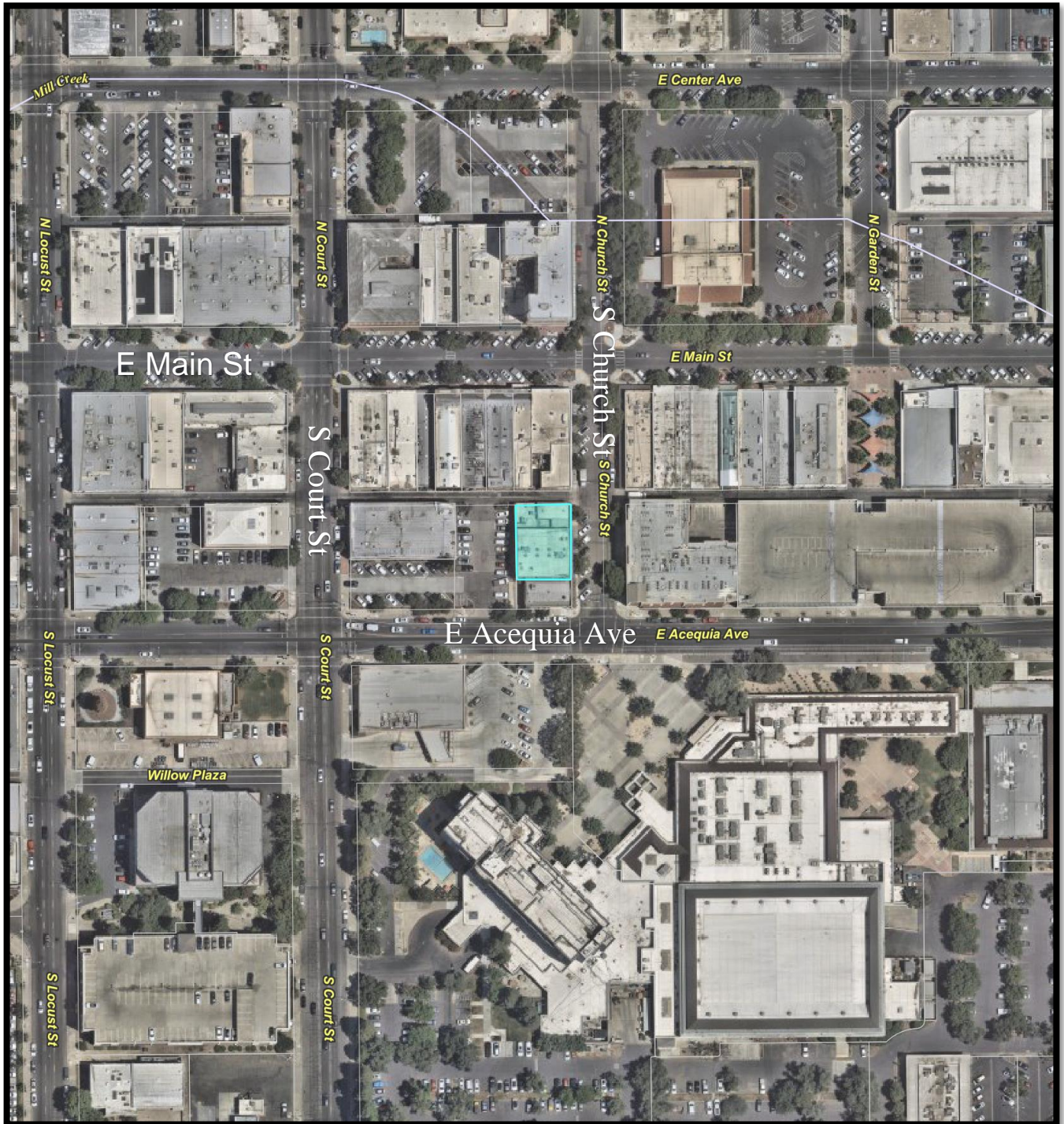
The Historic Preservation Advisory Committee meets every 2nd and 4th Wednesday of the month (except holidays and special circumstances) at 5:30 p.m. in the City Hall East Conference Room.

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

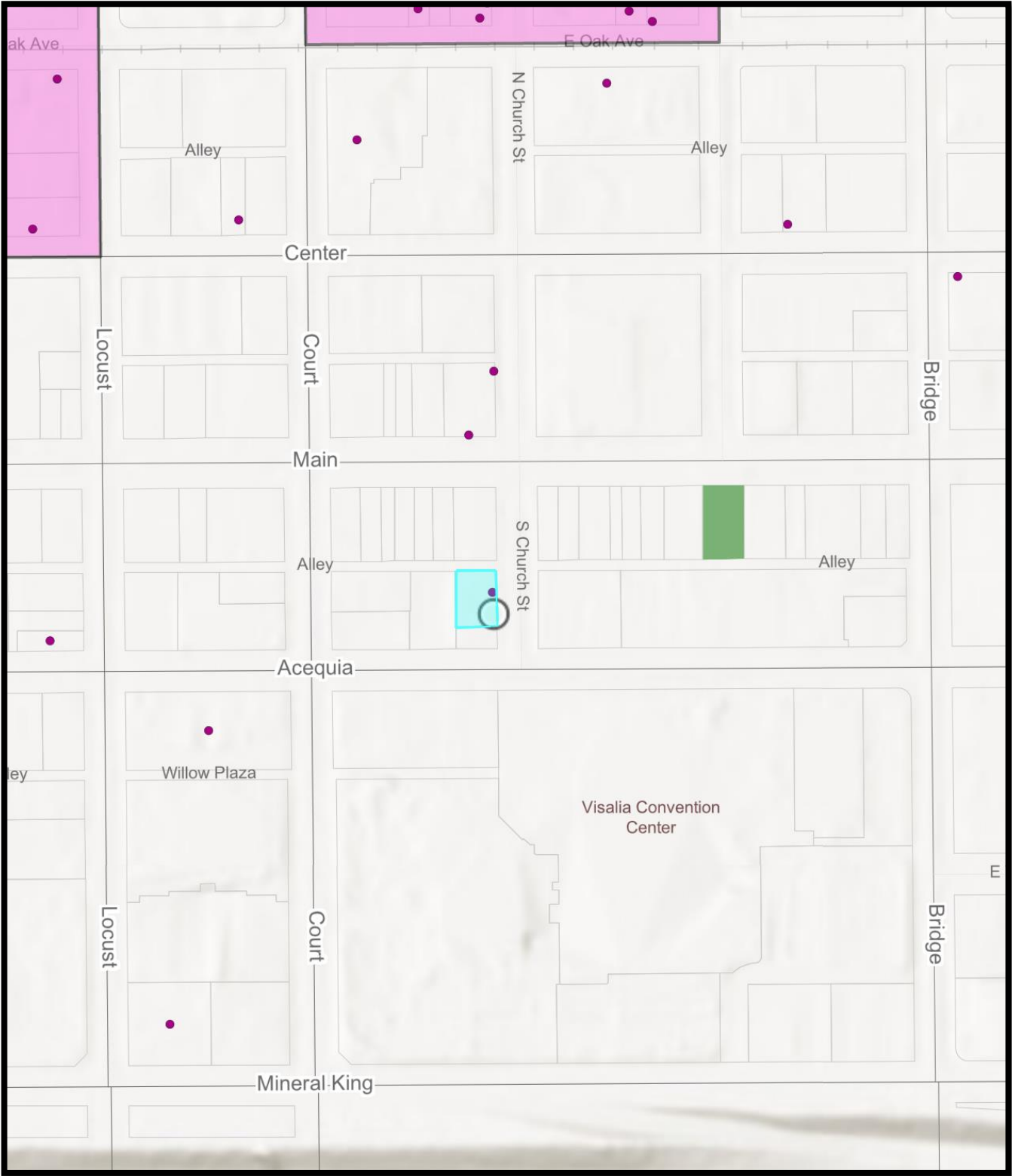
Downtown Retail Overlay District Map



Aerial Map



Historic District and Local Register Map





REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: May 28, 2025

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

SUBJECT: Historic Preservation Advisory Committee Item No. 2025-10: A request by Cain Infante to replace comp shingle roofing material on an existing residence with tile roofing material, and install a chain link fence, for a site located within the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 407 Northeast 1st Avenue (APN: 094-085-003).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve HPAC Item No. 2025-10 as modified 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 square foot minimum site area) and contains a single-family residence, a detached garage, and a storage building. The site is located outside of the Historic District and is also listed on the Local Register of Historic Structures with an "Exceptional" classification. The structure displays Period and Colonial Revival architectural elements.



PROJECT DESCRIPTION

The applicant has requested to conduct the following alterations to the project site:

1. Remove the existing composition shingle roofing material on the primary residence and replace with "lightweight" tile roofing material.
2. Install a chain link fence in the rear yard of the project site.

The alterations have already been conducted and are the subject of an ongoing Code Enforcement case (CE250494). Per the operational statement in Exhibit "D", the alterations to the roof were necessary because the existing roof was leaking, causing damage to the walls and ceiling of the residence. The applicant also states that the chain link fencing is necessary to prevent trespassing from unhoused individuals. Pictures of the alterations are included in Exhibit "B".

DISCUSSION

Development Standards

The reroof does not result in changes to the building footprint. The proposed fencing is located in what is considered the rear of the project site, approximately 5 feet from the eastern property boundary. The location is considered acceptable as it is consistent with fencing setbacks for street side yards. However, information on the height of the fencing was not provided. Staff recommends the inclusion of Condition No. 2, requiring the fence to be no taller than 7 feet in height, and setback a minimum 5 feet from the eastern property boundary. This shall be verified during Building Permit review.

Architectural Compatibility

Reroof

Visalia Municipal Code Section 17.56.110 contains criteria for review of exterior alterations to structures listed on the Local Register. In reviewing such applications, the HPAC shall consider the following:

- *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.*
- *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.*

The change in roofing material from composition shingles to tile represents a significant alteration to the appearance of the residence. In particular, the texture of the roof is sharper, with greater presence. However, the overall design and composition of the roof remains largely intact. The shape of the hip roof is preserved, as is the color and lines formed by the roofing material. An existing original chimney has also been maintained. Lastly the new material compliments the brick façade of the front porch in both color and lines. Given the above, staff recommends that the roofing material be approved, with Condition No. 3 applied requiring issuance of a Building Permit for its placement.

Fencing

The Historic Preservation Ordinance provides the HPAC with criteria to evaluate fencing proposals in the Historic District and Local Register. When the proposed fencing material is chain link fencing, 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:

- *That the proposed chain link fencing is compatible with the historic structure and the neighborhood;*
- *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.*

No information was provided by the applicant concerning economic hardships. Nor can the chain link fencing be considered compatible with the primary structure, which contains no

Figure 1



significant metal elements or historical association with the material. However, the fences' location in the rear yard, setback approximately 100 feet from the nearest building elevation, significantly reduces its impact on the historic character of the property. As viewed from North Bridge Street, the residence can scarcely be seen (see Figure 1). In contrast, the primary frontage along Northeast 1st Avenue remains unaffected, as the chain link fencing is completely screened from view. Consequently, while the fencing material is not compatible with the residence, staff ultimately recommends approval due to its minor effect to the aesthetic of the property, in particular as viewed from Northeast 1st Avenue.

Alternatives

In lieu of the above, the HPAC can consider one of three alternatives to staffs recommendation:

1. Require additional modifications to the roof and fencing proposals in order to improve compatibility with the residence;
2. Require replacement of the roof and/or fencing to materials considered more appropriate to the residence; or
3. Continue the item to the meeting of June 25, 2025, so that the applicant can provide additional information on the proposal.

FINDINGS AND CONDITIONS

Staff recommends that the Committee approve HPAC Item No. 2025-10 based upon the following findings:

1. That the site is not within the Historic District and is listed on the Local Register of Historic Structures.
2. That the proposal as conditioned is consistent with the uses onsite, the surrounding area, and the Historic District.
3. That the proposal as conditioned is consistent with the purposes and intent of the Historic Preservation Ordinance and Historic Preservation Element.
4. That the proposal as conditioned will not be injurious to the surrounding properties or character of the Historic District.

And subject to the following conditions:

1. That the proposal shall be developed in compliance with the site plan in Exhibit “A”, building and fencing elevations in Exhibit “B”, and operational statement in Exhibit “D”, except as modified by the conditions below.
2. That the chain link fencing shall be no taller than seven feet, and setback a minimum five feet from the eastern property boundary. This shall be verified during Building Permit review.
3. That the project shall undergo the appropriate City permitting process (i.e. Building Permit).
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” – Current Building Elevations and Fencing
- Exhibit “C” – Prior Building Elevations and Fencing
- Exhibit “D” – Operational Statement
- Historic Survey Document – 407 Northeast 1st Avenue
- Aerial Map
- Historic District and Local Register Map

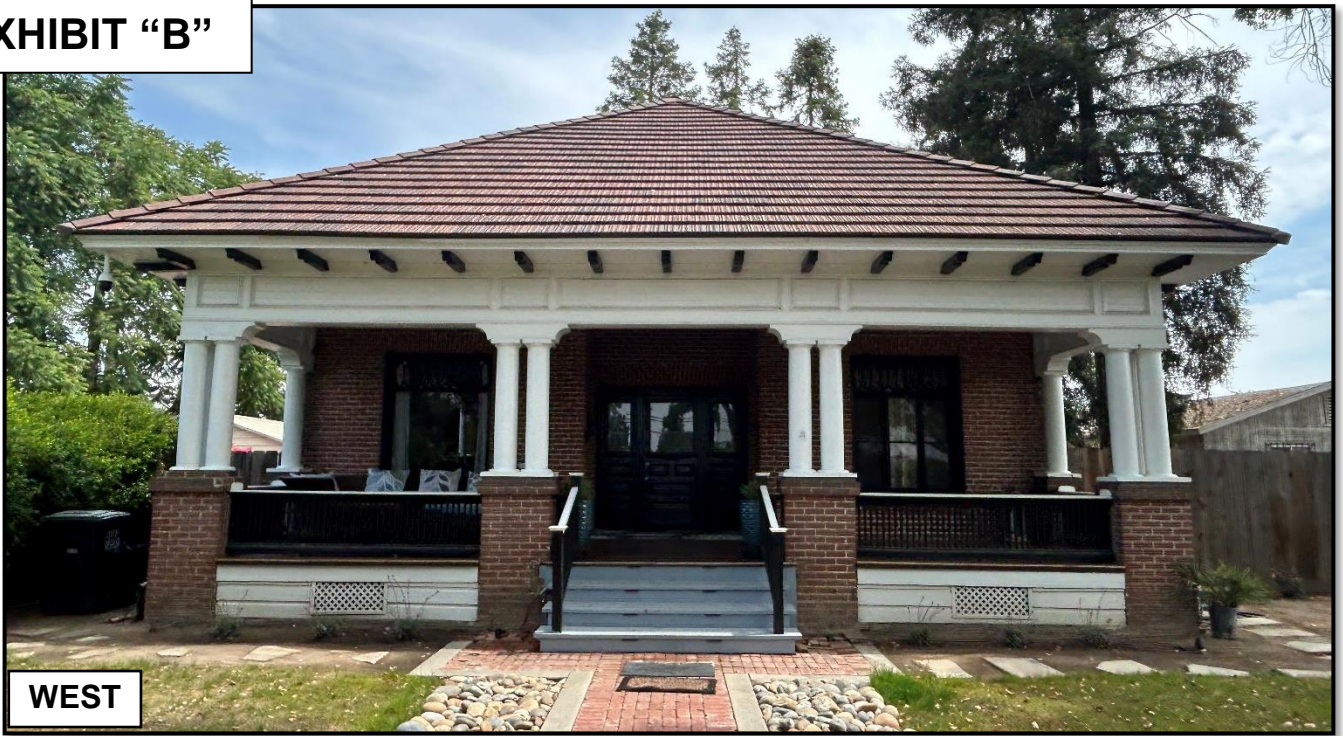
APPEAL INFORMATION

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"



EXHIBIT "B"







EAST

EXHIBIT "C"



HPAC Item No. 2025-10 – Reroof, Fencing



HPAC Item No. 2025-10 – Reroof, Fencing

SURVEY FORM

Address: 407 N.E. First

Lot Size: Front _____
Side _____
Odd Shapes _____

APN #: Book 94 Block 085 Lot 3

FIELD SURVEY

1. Present Use: ☐ Vacant, ☒ Single Family, ☐ Duplex, ☐ Apartments, ☐ Vacant Lot,
☐ Commercial/Industrial, ☐ Institutional/Public, ☐ Offices,
Other _____
2. Physical Description: Number of Stories 1
Roof Type: ☐ Gable, ☒ Hip, ☐ Flat, ☐ Gambrel, ☐ Jerkinhead, Other _____
Building Material: ☐ Wood, ☐ Shingle, ☐ Stucco, ☒ Brick, ☐ Concrete,
Other _____

Style: ☒ Bungalow, ☐ Western Stick, ☒ Colonial Revival, ☐ Period/Tutor Revival,
☐ Vernacular, ☐ Queen Anne/Eastlake, ☐ Stick, ☐ Mission Style,
☐ Spanish Colonial Revival, ☐ Utilitarian, Other _____
3. Alterations: ☒ Yes, ☐ No, ☐ Maybe Comment: walled in back porch has sloppy workman-
ship
4. Condition: ☐ Excellent, ☐ Good, ☐ Fair, ☒ Poor
5. Surroundings: ☐ Open Land, ☒ Landscaped lot, ☐ Residential, ☐ Commercial
6. Related Features: ☐ Architectural Details, ☐ Landscaping, ☒ Trees, oak?
☐ Related Structures, Other _____

Photo Number: _____

Description: Rectangle. Symmetrical front.
Other than wedge-shaped brickwork lintels over
all windows, decoration is mostly centered in
the highly ornate front porch. The parapetted railing
brick porch posts - is topped by twin, evenly spaced columns supporting
the corniced, bracketed, soffited roof
Recessed entrance. The matching
fluted windows flanking the front
door have mullioned transoms.
The front steps are collapsing &
there is junk stacked shoulder
high on the porch. Architecturally
a beautiful brick house on the
largest property in this block.
Abysmally neglected but well
worth restoring & preserving.
Not much damage yet to basic
quality.



brick
paneled frieze

Auction B#ugh HOD
LOT # 3-4-5-6
BL D

HISTORIC RESEARCH

- 1. Present Owner: _____
- 2. Common Name: _____
- 3. Historic Name: _____
- 4. Original Owner: Dick & Flete
- 5. Present Zoning: _____
- 6. Year of Original Construction: _____
- 7. Subsequent Alterations: _____
- 8. Architect: _____
- 9. Builder/Contractor: _____
- 10. Original Use: ☐ Single Family, ☐ Duplex, ☐ Apartments, ☐ Commercial, ☐ Industrial, ☐ Public/Institutional, Other _____
- 11. Past Uses: _____
- 12. Evaluation of Historical Importance: ☐ Associated with important event, ☐ Associated with important individual, Other _____
- 13. Main Theme of Historic Resource (check only one): ☐ Architecture, ☐ Arts & Leisure, ☐ Economic/Industrial, ☐ Exploration/Settlement, ☐ Government, ☐ Military, ☐ Religion, ☐ Social/Educational
- 14. Briefly State Historical Importance (dates, persons, events, etc.)

Sources: (list books, documents, surveys, interviews, and publishing dates)

Consultants Only Below Line

Architectural Style: Colonial Revival

Details: Integrity appears intact

Evaluation: Focus

Comments: Rare use of Brick in Visalia

EXHIBIT "D"

To the historical Committee of Visalia, CA
Cain Infante & Norma Asular, we are
the property owners of 407 NE 1st Ave

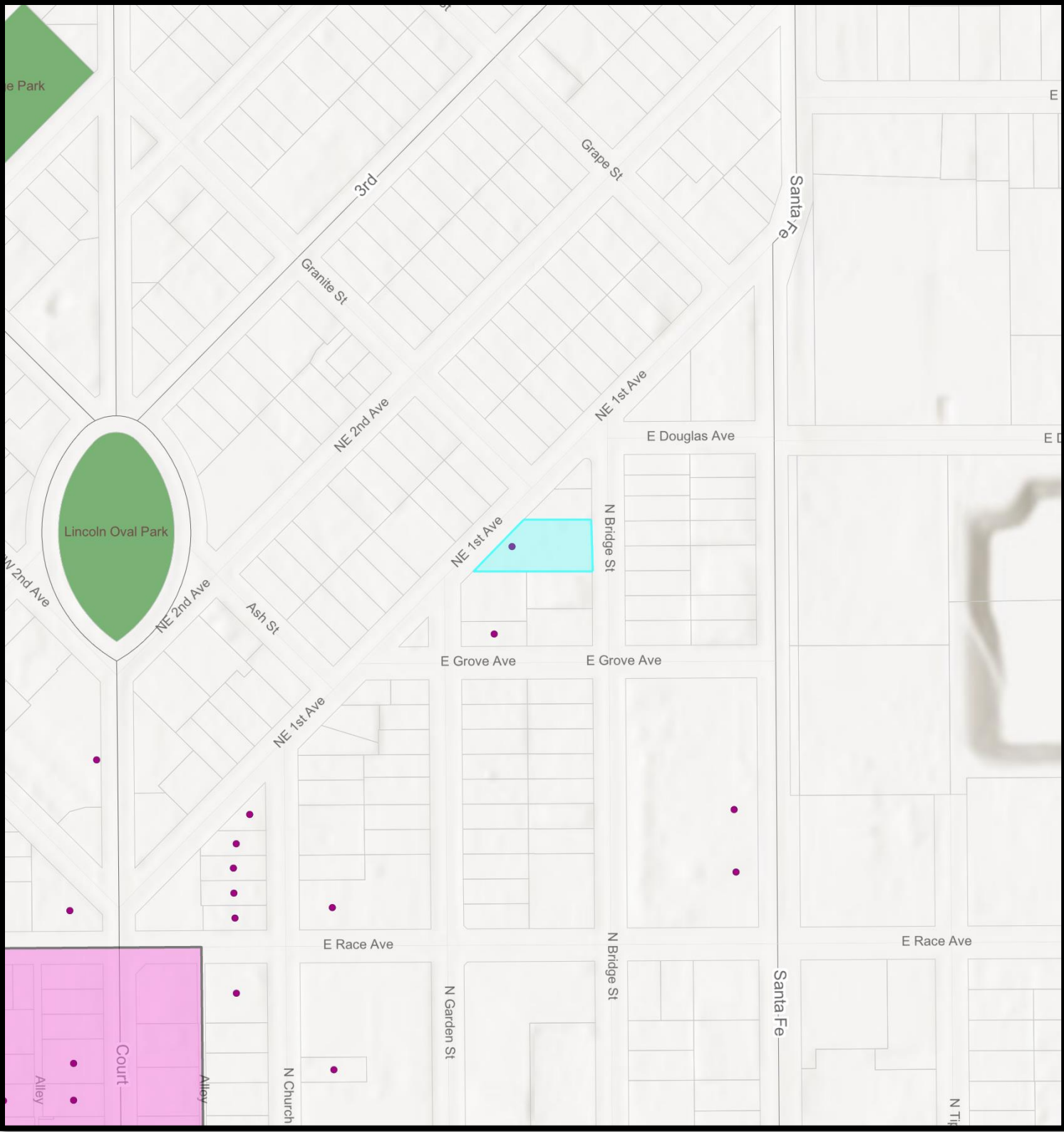
The roof was replaced; the decision was made to replace it as it had three layers of roofing that were damaged, which in turn were causing leaks and damage to the wood, ceiling, and walls. We selected lightweight tile roofing to keep the house cooler. We aim to maintain the property in optimal condition.

The chain link fence was changed because it started to get graffiti, and my husband washed it, and where the paint didn't come off, he replaced the boards of the fence. Also, homeless started camping there. We wanted to move the fence further out, but an inspector said it couldn't be done; the only option was to place it closer to the wooden fence, which is five feet inside the property line.

AERIAL MAP



HISTORIC PRESERVATION AND LOCAL REGISTER MAP



CITY OF VISALIA

Historic Preservation Advisory Committee

Goals 2025 – 2026

[Goals to be reviewed on an annual basis.]

| GOALS | TIMEFRAME |
|--|----------------|
| 1. <u>Survey</u> | |
| a. Survey properties that are within the Historic District, but not on the Local Register. | Completed |
| b. Identify sites outside of the Historic District for possible Local Register designation. | August 2025 |
| c. Identify local landmark sites for possible Local Register designation. | August 2025 |
| d. Identify sites for nomination to California/National historic registers | 2026 |
| e. Establish a recognition system/list for historic signage (Visalia Tea Garden neon sign, etc.). | January 2026 |
| f. Completion of the Historic District Survey Project. | 2025 |
| 2. <u>Homeowners Incentives and Resources</u> | |
| a. Re-establish plaque and awards programs. | September 2025 |
| b. Research incentives and grants for property owners, including the funding of award plaques. | September 2025 |
| c. Investigate/apply for the Certified Local Government program. | July 2026 |
| d. Draft designs guidelines for historic buildings, windows, fencing, and signage. | December 2025 |
| e. Create a workbook resource for use by property owners for the restoration of historic structures. | December 2025 |
| f. Create a resource, repair, and terminology guide for use by property owners and occupants of historic structures. | December 2025 |
| g. Develop residential design guidelines for the development of new residential structures in the Historic District. | December 2026 |

| | |
|--|---------------------|
| 3. <u>Technology</u> | |
| a. Develop a searchable/interactive historic database for staff and public use. Database can be updated with surveys, photos, architectural information, Historic District/Local Register designations (Timing/Staff availability information required from City Staff). The database should be compatible with mobile phones. | Begin January 2026 |
| b. Optimize City GIS websites for phones. | To be determined |
| 4. <u>Marketing and Community Outreach</u> | |
| a. Reach out to the Tulare County Association of Realtors to inform brokers of the HPAC. To be conducted on an annual basis. | March 2025 |
| b. Set up HPAC information booths at public events (ex. Visalia Home Show). | September 2025 |
| c. Network with other community groups (Downtown Visalians, Visit Visalia, Lions Club, Rotary Club, Soroptimist International, Kiwanis International, Visalia Heritage, etc.). | Ongoing |
| d. Explore the creation of a public awareness event, to coincide with the celebration of Historic Preservation Month (Month of May). | May 2026 |
| 5. <u>Miscellaneous</u> | |
| a. Investigate the possibility of establishing a Heritage Tree Program for the recognition of trees of significance. | Begin December 2025 |