

# 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, JULY 9, 2025**

**CITY OF VISALIA ADMINISTRATION BUILDING**

**LOCATED AT 220 NORTH SANTA FE STREET, VISALIA CA 93292**

**MEETING TIME: 5:30 PM**

1. ELECTION OF CHAIR AND VICE-CHAIR
2. CALL TO ORDER
3. 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.
4. MEETING MINUTES
  - A. June 25, 2025, Regular Meeting
5. PROJECT REVIEW
  - A. **HPAC Item No. 2025-12:** A request by Kristine Herd to remove and replace siding for a residence in the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 804 West Myrtle Avenue (APN: 096-151-008).
6. DISCUSSION ITEMS
  - A. Appointment of Jocelyn Duran to HPAC – July 21, 2025 Visalia City Council Meeting
  - B. Historic Recognition/Awards Program
  - C. Historic District Survey Project Update

#### D. Committee and Staff Comments

##### i. Project Updates

#### E. Identification of Items for Future Agendas

### 7. 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).

### **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](http://www.visalia.city) or from the City Clerk.

**THE NEXT REGULAR MEETING WILL BE HELD ON WEDNESDAY, JULY 23, 2025**

# HISTORIC PRESERVATION ADVISORY COMMITTEE MEETING AGENDA

Hohlbauch absent.  
All other 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: Tammy Percival, Adrian Lopez, et. al., Kristopher Korsgaden, Oscar Smith, Efrain Becerra, Jocelyn Duran, Nancy Hernandez, Raquel Maldonado, Jennifer Masters

CITY STAFF: Cristobal Carrillo, Associate Planner and Catalina Segovia, Planning Technician

**WEDNESDAY, JUNE 25, 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 – 5:30pm
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. May 28, 2025, Regular Meeting  

A motion was made by Lusk, seconded by Melgar, to approve the meeting minutes. The motion was approved 5-0.
4. PROJECT REVIEW
  - A. **HPAC Item No. 2025-11:** A request by Adrian Lopez to remove wood side panels, enlarge a garage door opening, and install a new 2-car metal garage door, for a detached

garage in the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 630 North Encina Street (APN: 094-013-004).

Staff presented its report and recommended that the HPAC approve the request as conditioned by staff. Public comments in favor of the proposal were provided by property owner Adrian Lopez, former property owner Tammy Percival, and Bill Huott (via e-mail). Additional public comment was provided by Kristopher Korsgaden. No other public comment was received.

The HPAC discussed whether the conditions recommended by staff were appropriate. After deliberation, a motion was made by Melgar to approve the request, with a modification removing Condition No. 2, which would have required a wood or wood-like garage door. The motion was seconded by Ayala and passed by a vote of 5-0.

## 5. DISCUSSION ITEMS

### A. Review of New Committee Member Applications

- i. Kristopher Korsgaden
- ii. Oscar Smith
- iii. Efrain Becerra
- iv. Jocelyn Duran
- v. Isiah Farias
- vi. Nancy Hernandez
- vii. Raquel Maldonado
- viii. Jennifer Masters

The HPAC conducted interviews with Korsgaden, Smith, Becerra, Duran, Hernandez, Maldonado, and Masters (Farias did not attend the meeting). After discussion of the candidates, a motion was made by Melgar, seconded by Ayala to recommend that the Visalia City Council appoint Jocelyn Duran to fill the vacancy on the HPAC, with Nancy Hernandez and Jennifer Masters as alternates #1 and #2 respectively should Duran not accept the nomination. The motion passed by a vote of 5-0.

### B. Reappointment of Karen Ayala, Jay Hohlbauch, and Kim Lusk to the HPAC – June 25, 2025, Visalia City Council Meeting

Staff informed the Committee that the reappointments of Ayala, Hohlbauch, and Lusk had been approved. The Committee then discussed the expiration dates of their respective terms.

### C. Historic Recognition/Awards Program

Davis shared findings from a meeting between himself, Lusk, Carrillo, and Planning and Community Preservation Director Paul Bernal. He said the HPAC Awards subcommittee would look to either revise the existing Historic Recognition Program (HRP) or develop a new program, with operation of the HRP shifted to Visalia Heritage, since it's a program that is not specifically City operated. Davis stated he would be speaking with Visalia Heritage President Walter Deissler first before any official action is taken.

### D. Historic District Survey Project Update

Davis submitted completed survey sheets for the Martin Street area. Staff stated they would place review of the area on the July 9, 2025, meeting agenda.

### E. Committee and Staff Comments



i. Project Updates

Staff and the Committee discussed various projects within the Historic District and Local Register, including unpermitted work being conducted at 410 North Court Street and sites within the same block.

F. Identification of Items for Future Agendas

None.

6. ADJOURNMENT

The meeting adjourned at 7:57pm.



## REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: July 9, 2025

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

**SUBJECT:** Historic Preservation Advisory Committee Item No. 2025-12: A request by Kristine Herd to remove and replace siding for a residence in the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 804 West Myrtle Avenue (APN: 096-151-008).

### STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the exterior alterations to the single-family residence as conditioned by staff.

### SITE DATA

The site is zoned R-1-5 Zone and is located within the Historic District. The residence is not listed on the Local Register of Historic Structures. The property contains a single-family residence and a detached, alley-loaded garage in the rear yard.



### PROJECT DESCRIPTION

The applicant is requesting approval to conduct exterior alterations to the residence by removing the original redwood siding (see Exhibit "C") and replacing it with new hardie board siding (see Exhibit "B"). The siding replacement has already been conducted and is the subject of an ongoing Code Enforcement case (CE250800). The applicant states that the replacement was necessary because the original material was disintegrating and unrepairable.

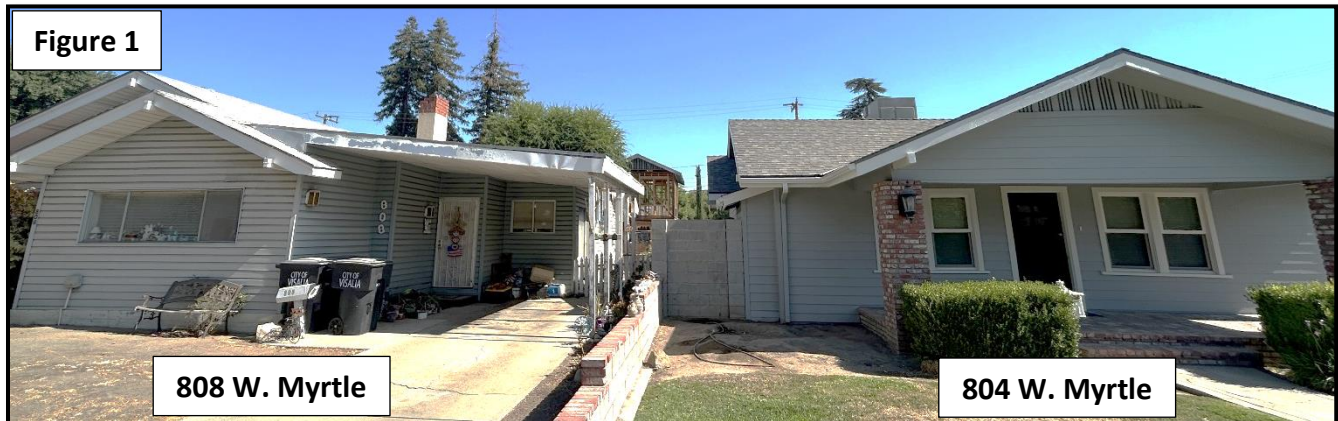
### DISCUSSION

#### Architectural Compatibility

Historic Preservation Ordinance requirements for properties solely within the Historic District (VMC Sec. 17.56.100) do not prohibit or discourage exterior alterations to structures. Instead, alterations must preserve compatibility with the overall Historic District and surrounding structures. The sections of the VMC relevant to this proposal require that the HPAC consider the following:

- Relationship of materials and textures, so that any alterations enhance neighborhood qualities such as compatibility, similarity, and continuity.

- Relationship of architectural details and roof shapes, so that alterations are compatible in appearance with surrounding structures.
- Directional Expression of Front Elevations. Structural shape, placement of openings, and architectural details should be used to give a compatible appearance with adjacent structures that may be horizontal, vertical or nondirectional in nature.



The alterations conducted do not preserve the appearance of the original siding, which was made of wood and featured a thinner reveal. Specifically, the new siding has a wider reveal. However, the siding does maintain the horizontal shape of the original siding and wood grain appearance. The home also remains visually consistent with the surrounding neighborhood, in particular the residence to the west, which has a similar siding treatment (see Figure 1). Given the above, staff believes that the proposed alterations substantially retain the structures historic character and neighborhood compatibility.

Since the work has already been conducted without a Building Permit, staff recommends the inclusion of Condition No. 2, requiring the applicant to obtain a Building Permit for the work within 30 days of the date of the HPAC's decision, and a passing final inspection within 60 days of the HPAC's decision.

## **FINDINGS AND CONDITIONS**

For HPAC Item No. 2025-12 staff recommends that the Committee approve the exterior alterations to the single-family residence subject to the findings and conditions listed below:

### Findings

1. That the project site is not listed on the Local Register of Historic Structures and is within the Historic District.
2. That the proposed alteration to the single-family residence as conditioned is consistent with residential uses onsite, the surrounding area, and the Historic District.
3. That the proposed alteration to the single-family residence as conditioned is consistent with the Historic Preservation Ordinance and Historic Preservation Element
4. That the proposed alteration to the single-family residence as conditioned will not be injurious to the character of the Historic District.

### Conditions

1. That the site shall be developed consistent with the site plan in Exhibit "A" and building elevations in Exhibit "B".
2. That a Building Permit for the proposal shall be obtained within 30 days of the decision of the Historic Preservation Advisory Committee, and that a final inspection be approved within 60 days of the decision of the Historic Preservation Advisory Committee.

3. That the project 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” – Proposed Building Elevations
- Exhibit “C” – Archival Building 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 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"





## EXHIBIT B

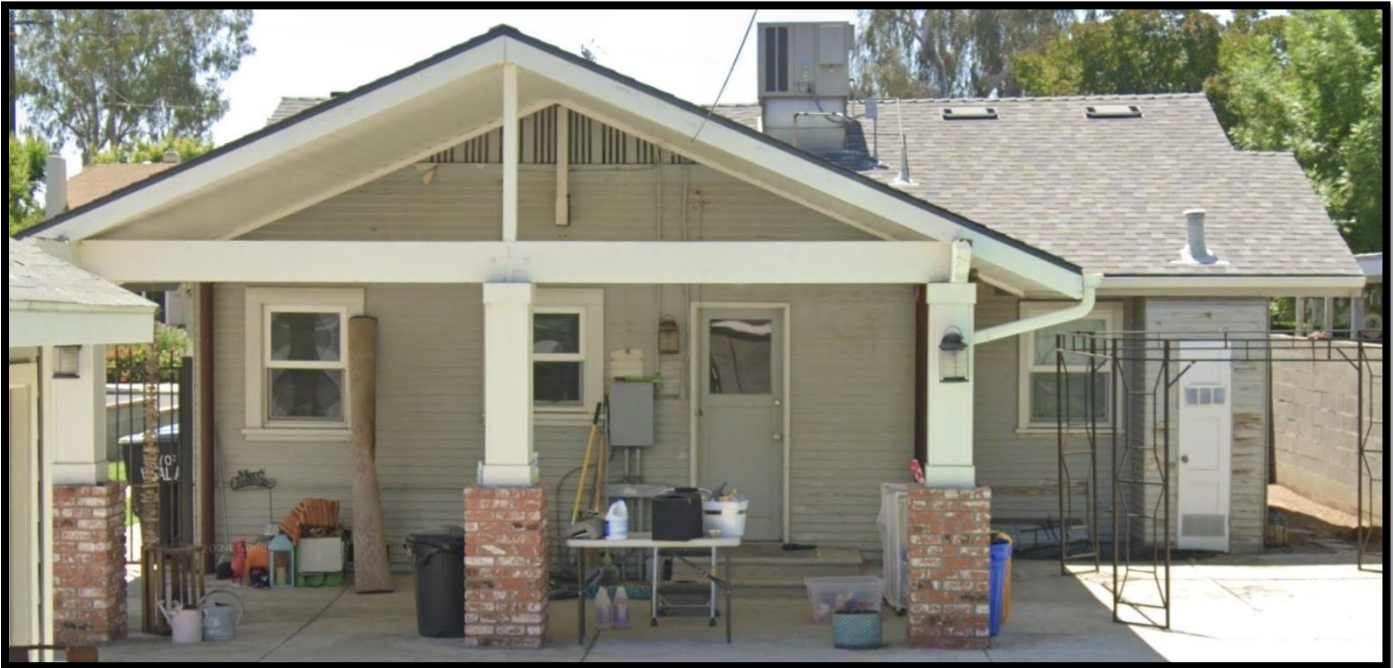




HPAC Item No. 2025-12 – Siding Replacement



# EXHIBIT C





## SURVEY FORM

Address: 804 W Myrtle

Lot Size: Front 52.5'  
Side 124'  
Odd Shapes \_\_\_\_\_

APN #: Book 96 Block 151 Lot 8

### 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: garage made into studio

4. Condition: ☐ Excellent, ☐ Good, ☒ Fair, ☐ Poor

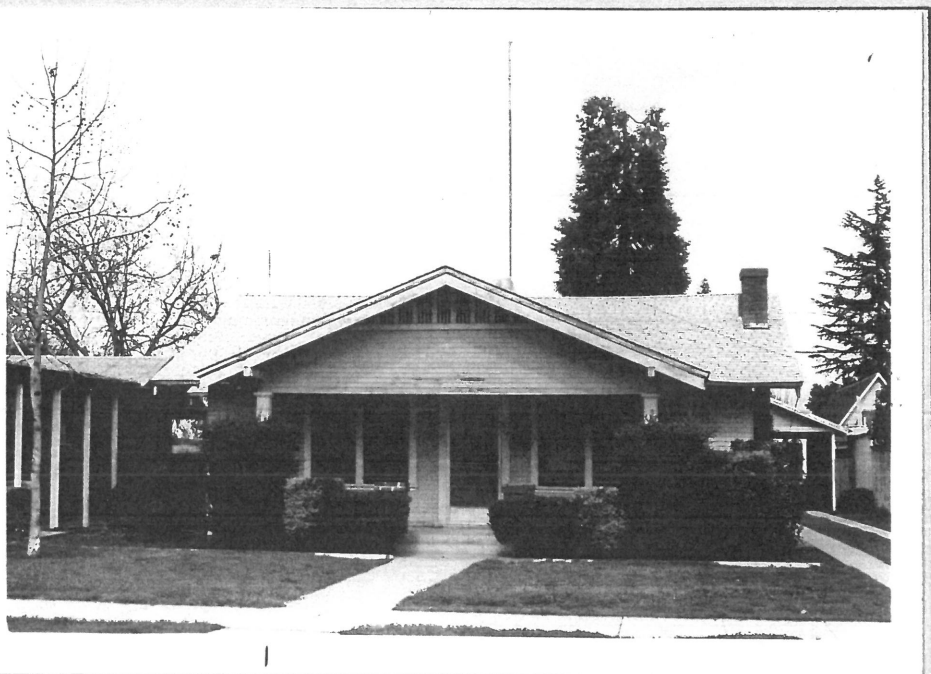
5. Surroundings: ☐ Open Land, ☐ Landscaped lot, ☒ Residential, ☐ Commercial

6. Related Features: ☐ Architectural Details, ☒ Landscaping, ☐ Trees,  
☐ Related Structures, Other basement foundation landscaping

Photo Number: \_\_\_\_\_

Description: rectangular plan; sun porch  
w/ gabled roof; double hung windows w/  
wood sash; clapboard siding;  
attic vent work; rough-faced exterior  
chimney brick

windows on side covered  
w/ clapboard; pre 1930



# HISTORIC RESEARCH

21925  
June 1927

1. Present Owner: \_\_\_\_\_
2. Common Name: \_\_\_\_\_
3. Historic Name: \_\_\_\_\_
4. Original Owner: T.T. Godsey Myers
5. Present Zoning: \_\_\_\_\_
6. Year of Original Construction: June 1927
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:

Details:

Evaluation:

Comments:



City of Visalia  
Visalia Home Builders Tract Phase I

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_

## PRIMARY RECORD

Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
Other Listings \_\_\_\_\_

Review

*Virginia Stawser*

*12/27/08*

Page \_\_\_\_ of \_\_\_\_

\*Resource Name or #: (Assigned by recorder) \_\_\_\_\_

### Location:

\*a. County Tulare and Attach a Location Map as necessary.)

\*b. APN# 096151008 Book 96 Block 151 Lot 8

c. Address 804 W. Myrtle City Visalia Zip 93277

d. (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

f. Lot size W 52.5' x D 124'

g. Present Use Vacant \_\_\_\_\_ Single Family ☒ Duplex \_\_\_\_\_ Apartment \_\_\_\_\_ Vacant Lot \_\_\_\_\_  
Commercial industrial \_\_\_\_\_ Institutional/public \_\_\_\_\_ Other \_\_\_\_\_

*Background*

Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Stories 1 Roof Type: Gable ☒ Hip \_\_\_\_\_ Flat \_\_\_\_\_ Gambrel \_\_\_\_\_ Jerkin head \_\_\_\_\_ other \_\_\_\_\_

*BACKGROUND*

Style: 2003 Bungalow Western Stick \_\_\_\_\_ colonial Revival \_\_\_\_\_ Period/Tutor Revival \_\_\_\_\_ Vernacular \_\_\_\_\_ Queen Anne/Eastlake \_\_\_\_\_  
Stick \_\_\_\_\_ Mission \_\_\_\_\_ Spanish \_\_\_\_\_ Colonial \_\_\_\_\_ Revival \_\_\_\_\_ Utilitarian \_\_\_\_\_ Other \_\_\_\_\_

Alterations \_\_\_\_\_

Condition: \_\_\_\_\_



Related structure: \_\_\_\_\_

Architect/Builder: \_\_\_\_\_

Resource Attributes: (List attributes and codes)

Resources Present: Building \_\_\_\_\_ Structure \_\_\_\_\_ Object \_\_\_\_\_ Site \_\_\_\_\_ District \_\_\_\_\_ Element of District \_\_\_\_\_ Other (isolates, etc.) \_\_\_\_\_

Description of Photo: # \_\_\_\_\_ Date: \_\_\_\_\_

Date Constructed/Age and Source: 1925

Current Owner and Address: \_\_\_\_\_

Original Owner: \_\_\_\_\_

*TT Godsey - Myers*  
Recorded by: (Name, affiliation, and address) \_\_\_\_\_ Visalia  
Heritage INC Po Box 216 Visalia, CA

93279

Date Recorded: \_\_\_\_\_ Survey Type: (Describe)

### Report Citation:

Attachments: NONE, Location Map Continuation Sheet, Building, Structure, and Object Record

Archaeological Record, District Record, Linear Feature Record, Photograph Record, Other (List):

*see map page*

B 28

City of Visalia	Primary # _____		
Visalia Home Builders Tract Phase I	HRI # _____		
<b>PRIMARY RECORD</b>			
Other Review Code	Reviewer	Date	Listings

Page \_\_\_\_\_ of \_\_\_\_\_ \*Resource Name or #: (Assigned by recorder) \_\_\_\_\_

Location:

\*a. County TULARE and Attach a Location Map as necessary.)

\*b. APN# \_\_\_\_\_ Book 96 Block 151 Lot 9

c. Address 804 W. MYRTLE AVE. City VISALIA Zip 93277

d. (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

f. Lot size W 52.5' x D 124'

g. Present Use Vacant \_\_\_\_\_ Single Family X Duplex \_\_\_\_\_ Apartment \_\_\_\_\_ Vacant Lot \_\_\_\_\_  
Commercial industrial \_\_\_\_\_ Institutional/public \_\_\_\_\_ Other \_\_\_\_\_

Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Stories 1 Roof Type: Gable X Hip \_\_\_\_\_ Flat \_\_\_\_\_ Gambrel \_\_\_\_\_ Jerkinhead \_\_\_\_\_ other \_\_\_\_\_

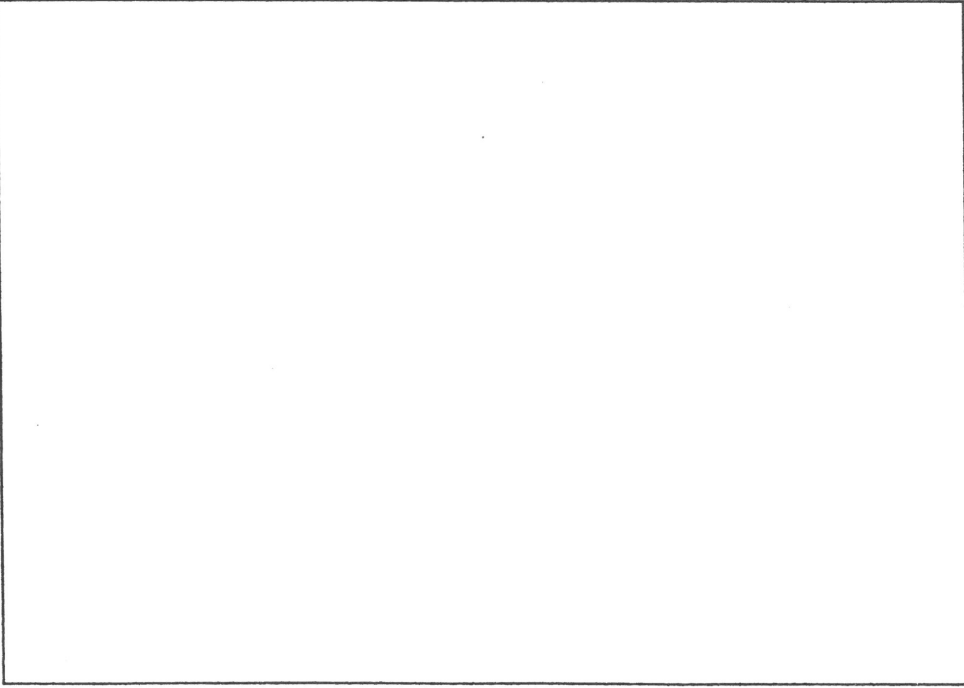
Style: Bungalow X Western \_\_\_\_\_ Stick \_\_\_\_\_ colonial \_\_\_\_\_ Revival \_\_\_\_\_ Period/Tutor \_\_\_\_\_ Revival \_\_\_\_\_ Vernacular \_\_\_\_\_  
Queen Anne/Eastlake \_\_\_\_\_ Stick \_\_\_\_\_ Mission \_\_\_\_\_ Spanish \_\_\_\_\_ Colonial \_\_\_\_\_ Revival \_\_\_\_\_ Utilitarian \_\_\_\_\_  
Other \_\_\_\_\_

Alterations YES

Condition: GOOD

Related structure: \_\_\_\_\_

Architect/Builder: \_\_\_\_\_



Resource Attributes: (List attributes and codes)

Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

Description of Photo: # \_\_\_\_\_ Date: \_\_\_\_\_

Date Constructed/Age and Source: 1925

Current Owner and Address: KRISTINE A. HERD

Original Owner: TT GODSEY - MYERS

Recorded by: (Name, affiliation, and address)

VISALIA HERITAGE INC.  
PO BOX 216  
VISALIA, CA. 93279

Date Recorded: \_\_\_\_\_ Survey Type: (Describe)

Report Citation: \_\_\_\_\_

Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record  
Archaeological Record District Record Linear Feature Record Photograph Record Other (List): \_\_\_\_\_



2

1-18-84 pm

804 West Myrtle Avenue 1925





## AERIAL MAP



# HISTORIC DISTRICT & LOCAL REGISTER MAP

