

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, Jocelyn Duran

WEDNESDAY, SEPTEMBER 24, 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. September 10, 2025, Regular Meeting
4. PROJECT REVIEW
 - A. **HPAC Item No. 2025-17 (Continued Hearing)**: A request by Jacob Daniel to conduct exterior alterations to the front porch of an existing residence, within the D-MU (Downtown Mixed Use) Zone. The project site is located at 414 North Church Street (APN: 094-272-001).
5. DISCUSSION ITEMS
 - A. Review – Annual Report to the Visalia City Council
 - B. Historic District Survey Project
 - C. Historic Recognition/Awards Program
 - D. Committee and Staff Comments

i. Project Updates

E. 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

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THE NEXT REGULAR MEETING WILL BE HELD ON WEDNESDAY, OCTOBER 8, 2025

HISTORIC PRESERVATION ADVISORY COMMITTEE MEETING AGENDA

Melgar 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, Jocelyn Duran

MEMBERS OF THE PUBLIC: Gianna Cavallo

CITY STAFF: Cristobal Carrillo, Associate Planner

WEDNESDAY, SEPTEMBER 10, 2025

CITY OF VISALIA ADMINISTRATION BUILDING

LOCATED AT 220 NORTH SANTA FE STREET, VISALIA CA 93292

MEETING TIME: 5:30 PM

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None.
3. MEETING MINUTES
 - A. August 27, 2025, Regular Meeting

A motion was made by Lusk, seconded by Hohlbauch, to approve the meeting minutes. The motion was approved 6-0.
4. PROJECT REVIEW

Due to the sole presence of the project applicant at the meeting, Davis proceeded to conduct the public hearing for Item 4.A first.

- A. **HPAC Item No. 2025-17:** A request by Jacob Daniel to conduct exterior alterations to the front porch of an existing residence, within the D-MU (Downtown Mixed Use) Zone. The project site is located at 414 North Church Street (APN: 094-272-001).

Staff presented its report and recommended that the HPAC approve the request, with modifications to the exterior siding proposed and requiring a Building Permit to be obtained within 30 days of the HPAC's decision. The project applicant was not present. The HPAC expressed support for the recommendation to change the proposed siding to a more compatible material, but some members expressed concern with allowing the proposed metal railings to remain, citing incompatibility with the residence and flawed staff analysis comparing the metal porch railings to wrought iron fencing at adjacent properties. Members also noted that metal railings, which had been previously installed by the applicant prior to HPAC review, might not meet Building Code requirements. It was then requested that the item be continued to the meeting of September 24, 2025, to allow the applicant to attend the meeting, and for staff to obtain information on Building Code requirements for the railing and the original siding on the porch. A motion was then made by Hohlbauch, seconded by Lusk to continue the item to the meeting of September 24, 2025. The motion passed by a vote of 6-0.

- B. **HPAC Item No. 2025-18:** A request by Gianna Cavallo to conduct exterior alterations to the front porch of an existing residence, within the O-C (Office Conversion) Zone. The project site is located at 429 South Garden Street (APN: 097-052-004).

Staff presented its report and recommended that the HPAC approve the request, with a modification requiring a Building Permit to be obtained within 30 days of the HPAC's decision. The project applicant Gianna Cavallo was present and provided comment in support of the project. Following discussion, a motion was made by Lusk to approve the item, with an additional condition requiring the applicant to obtain a Building Permit within 30 days of the HPAC's decision. The motion was seconded by Arriaga and passed by a vote of 6-0.

5. DISCUSSION ITEMS

- A. Historic District Survey Project

Staff and the HPAC discussed the GIS website developed to graphically depict the results of the Historic District Survey Project. Davis directed the Committee to explore the site for further discussion at a future meeting. Staff stated that they would provide the survey pictures to the Committee members at a later date.

- B. Historic Recognition/Awards Program

Davis stated that he would be meeting with Visalia Heritage president Walter Deissler to discuss the Historic Recognition Program.

- C. Committee and Staff Comments

- i. Visalia Home Expo, September 20th – 21st, 2025

Staff stated that HPAC members would not be able to serve at the City booth for the Visalia Home Expo, but that information on City historic preservation requirements would be provided.

- ii. Project Updates

The Committee requested updates on various projects through the Historic District and Local Register

Arriaga discussed his project to send postcards to property owners whose properties contains significant trees onsite.

D. Identification of Items for Future Agendas

None.

6. ADJOURNMENT – 6:47pm.

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THE NEXT REGULAR MEETING WILL BE HELD ON WEDNESDAY, SEPTEMBER 24, 2025

City of Visalia



TO: Historic Preservation Advisory Committee

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

DATE: September 10, 2025

SUBJECT: **Continued Hearing for Historic Preservation Advisory Committee Item No. 2025-17:** A request by Jacob Daniel to conduct exterior alterations to the front porch of an existing residence, within the D-MU (Downtown Mixed Use) Zone. The project site is located at 414 North Church Street (APN: 094-272-001)

RECOMMENDATION

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

DISCUSSION

History

The HPAC conducted a public hearing on September 10, 2025, for HPAC No. 2025-17, a request to replace porch siding and install metal porch railings for a residence at 414 North Church Street. The applicant was not present at the meeting. After discussion of the proposal, the item was continued to the meeting of September 24, 2025, to provide the applicant with an opportunity to attend the meeting, and provide staff time to obtain information on whether the proposed porch railings comply with current Building Code requirements.

Building Division Consultation and Site Inspection

Staff consulted with Building Division staff to obtain information on Building Code requirements for the installation of porch railings. Building staff stated that the following would be required:

- That the top of the porch railing must be a minimum of 42 inches above the floor of the porch.
- That the bottom of the porch railing must be no more than 4 inches above the floor of the porch.
- That the spacing between each porch rail must be 4 inches.

Since the work proposed by the applicant has already been completed, staff conducted an inspection of the project site on September 18, 2025, to measure the dimensions of the porch railings. Pictures of the site visit are included in Revised Exhibit "B". Staff found that while the porch railings complied with the 4 inch separation requirements, the top of the porch railing was only 36 inches above the floor of the porch. This is 6 inches less than required by the Building Code. Staff also noted that raising the height of the entire porch railing would not resolve the issue, as doing so would increase the separation distance between the bottom of

the porch railing and porch floor over the maximum 4 inches. This would likely prevent use of the metal porch railings as currently designed, as its dimensions are not sufficient to meet Building Code requirements.

Revised Recommendation and Conditions of Approval

Given the above, staff recommends a modification to the recommendation made previously at the September 10, 2025, HPAC meeting. In addition to requiring removal and replacement of the new porch siding with material that matches the look and design of the siding on the residence (Condition No. 1.a), staff also recommends the inclusion of Condition No. 1.b, requiring the removal and replacement of the metal porch railings with wood railings matching the original design depicted in Revised Exhibit "B". Use of wood materials will increase compatibility with the residence (which contains primarily wood elements) and the adjacent stair railings, which are also made of wood. Replacement with wood materials would also be in keeping with the requirements of Visalia Municipal Code Section 17.56.110.F (Local Register Structures), which requires new material to "...*match the material being replaced in composition, design, color, texture and other visual qualities*".

FINDINGS AND CONDITIONS

Staff recommends that the committee approve HPAC Item No. 2025-17 as modified by staff based upon the following 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.

And subject to the following revised conditions:

1. That the site be developed in substantial compliance with the Site Plan in Exhibit "A", Building Elevations in Exhibit "B", and Operational Statement in Exhibit "C", except as modified below:
 - a. That the siding on the porch be replaced with new siding that matches the appearance of the existing siding on the residence.
 - b. That the metal railings on the porch be replaced with new wood railings that match the appearance of the original wood porch railings depicted in Revised Exhibit "B".
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.

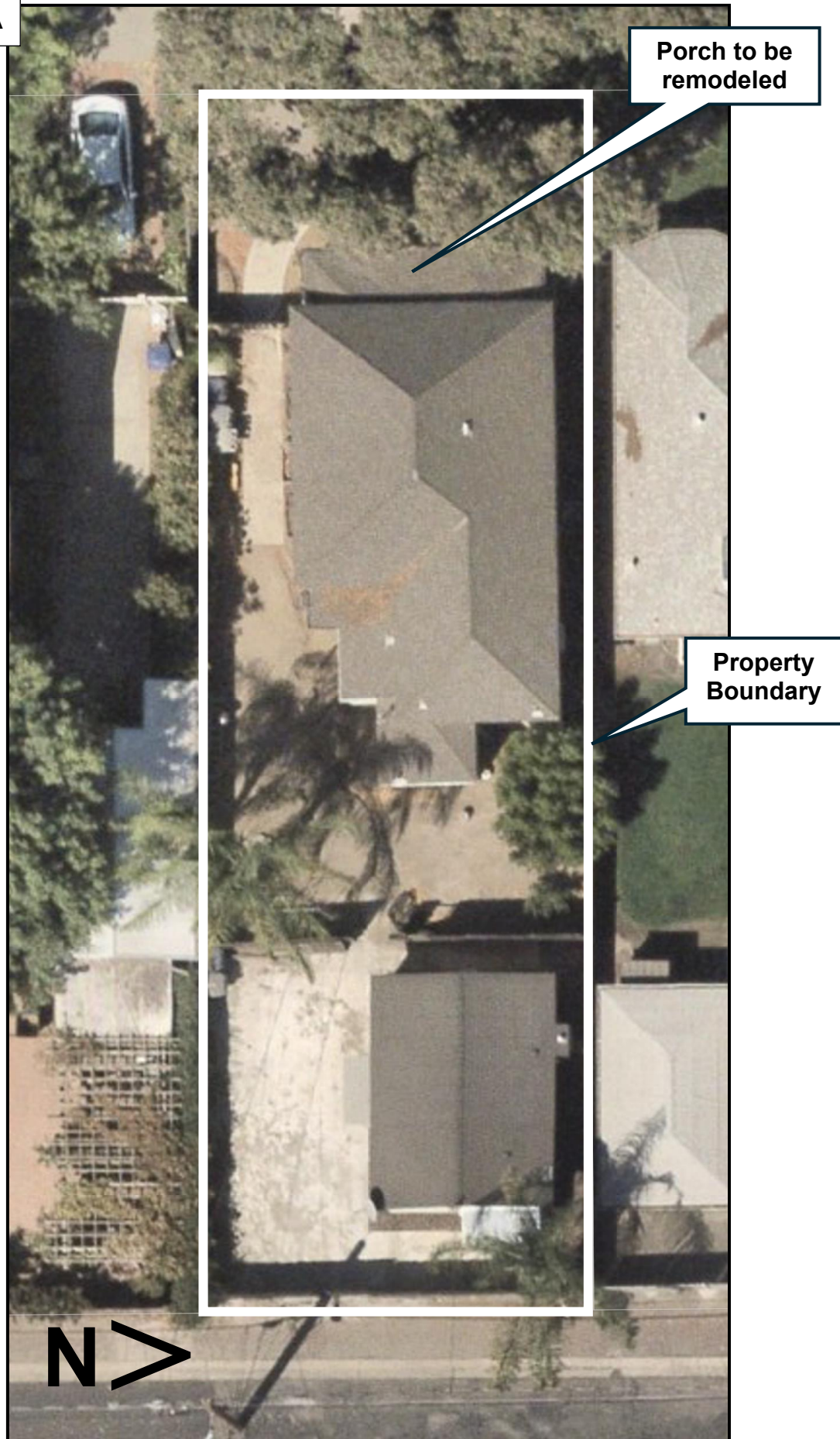
ATTACHMENTS

- Exhibit “A” – Site Plan
- Revised Exhibit “B” – Building Elevations
- Exhibit “C” – Operational Statement
- HPAC Item No. 2025-17, September 10, 2025, HPAC Staff Report

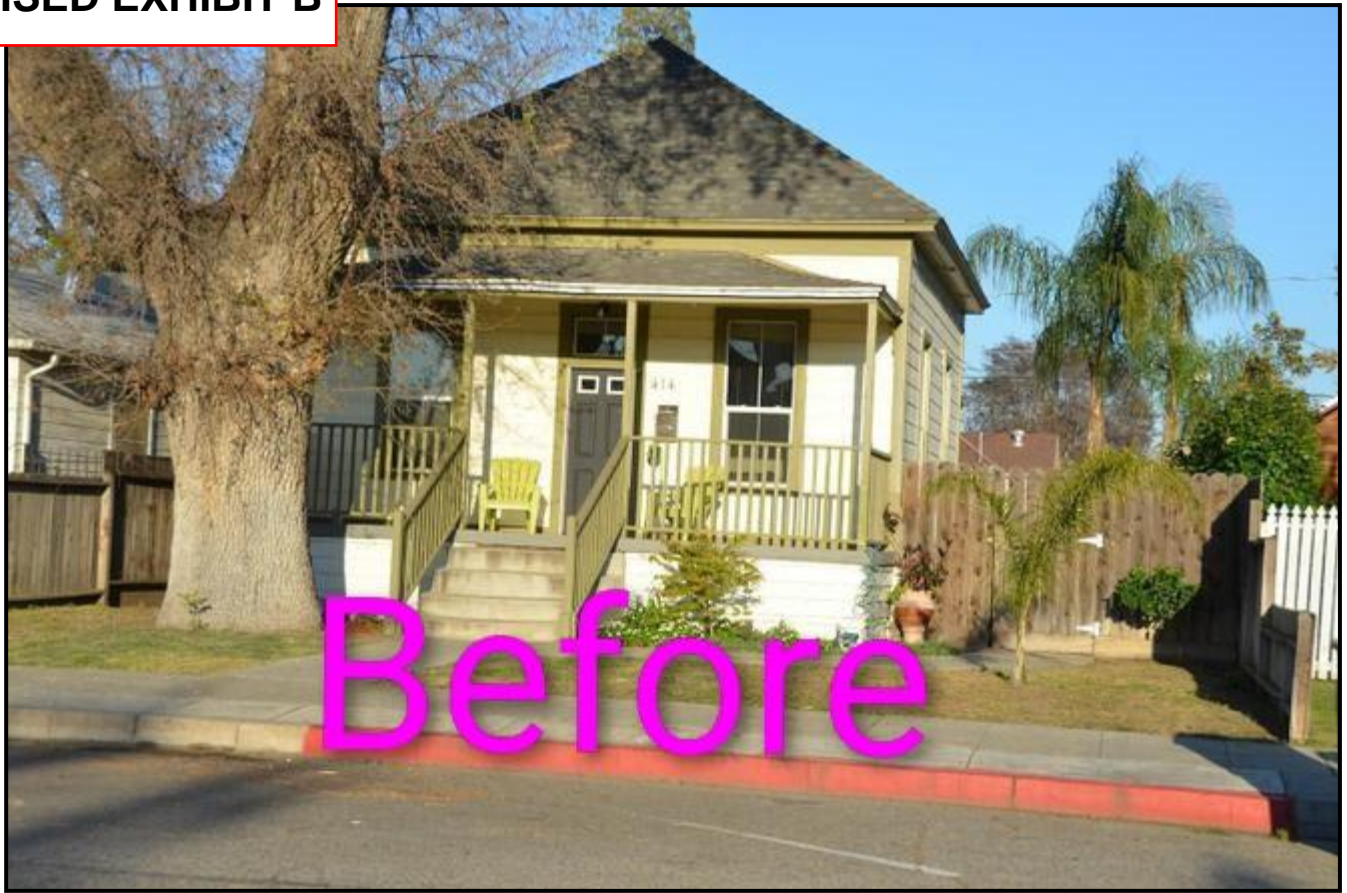
APPEAL INFORMATION

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EXHIBIT A



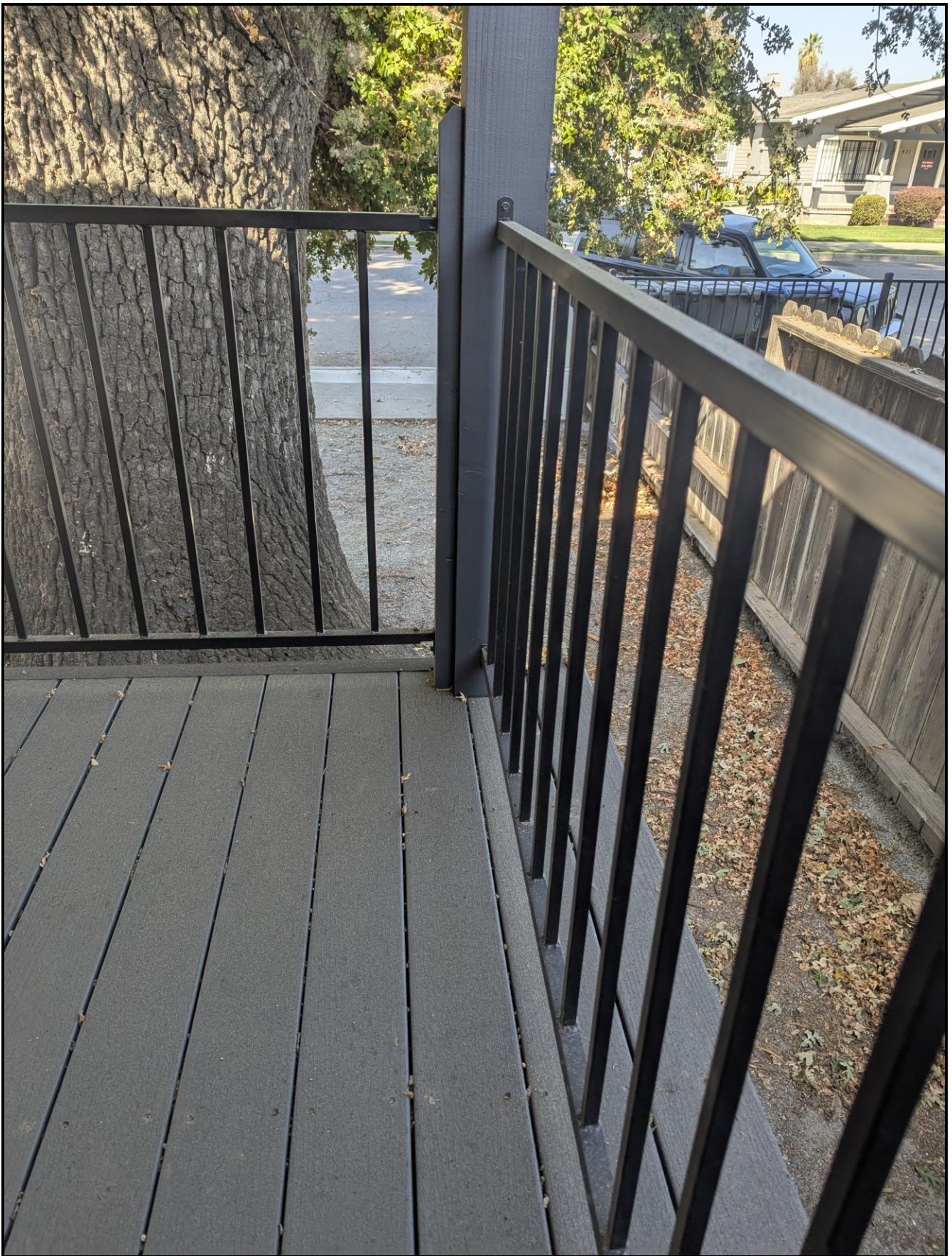
REVISED EXHIBIT B





HPAC Item No. 2025-17 – Exterior Alterations





HPAC Item No. 2025-17 – Exterior Alterations

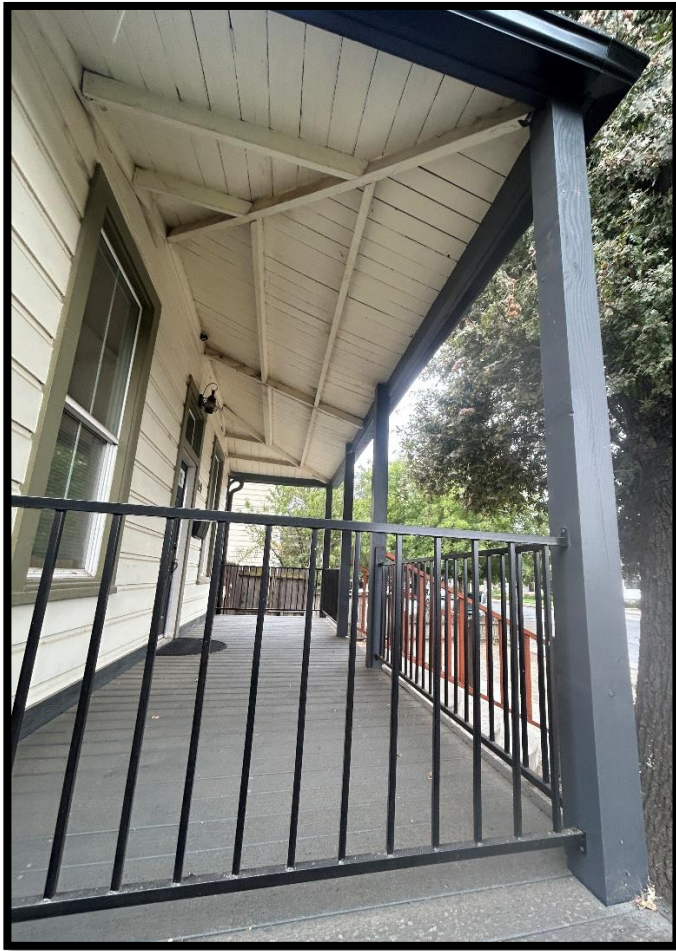












Operational Statement

To the Historic Preservation Advisory Committee:

I would first like to apologize for my delay in responding. I understand the urgency and importance of addressing these matters but me and my wife recently welcomed our first little boy into this world and complications kept us in the hospital way longer than we had planned or would have liked. Thankfully everybody is at home and doing better now, giving me a chance to try and satisfy your request.

This statement is submitted in support of emergency repair work recently completed at 414 N Church St. The work became immediately necessary after the discovery of extensive rotting wood across the front porch decking, railings, and siding. The deterioration posed an immediate safety hazard not only to myself and my, at the time, pregnant wife, but also to postal workers and any visitors or passersby who approached our home. Given the risk of complete collapse that could have resulted in serious injury, immediate action was taken to prevent any potential harm.

In addressing the repairs, I was very careful to select materials that are in keeping with the character of our neighborhood and consistent with those already approved for use in similar homes nearby. Every effort was made to ensure that the updated elements respect the aesthetic and historic integrity of the property and the surrounding area.

At the time, I was not aware that this type of work required pre-approval from the committee. I now understand the importance of this process and sincerely apologize for proceeding without proper authorization. I am committed to following all appropriate steps for any future work and ensuring full compliance with HPAC guidelines moving forward. We respectfully implore that the committee recognize the urgency and appropriateness of the repairs and consider them in compliance with the preservation guidelines. We love being a part of such a special downtown and, like you, want to do all we can to ensure it remains a special place that our family and others can enjoy for generations.

Respectfully,

Jacob Daniel

Materials Used

Wood: Douglas Fir

6x6 support posts

2x8 joists (pressure treated)

2x6 decking

Hardiboard siding

Metal Railings/ Fencing -Identical to three different houses on my block. Also, the house around the corner has these same hand railings on their porch.

I did my very best to replace materials with like-materials to maintain the historical integrity while ensuring that these repairs will last for years to come.



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: September 10, 2025

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

SUBJECT: Historic Preservation Advisory Committee Item No. 2025-17: A request by Jacob Daniel to conduct exterior alterations to the front porch of an existing residence, within the D-MU (Downtown Mixed Use) Zone. The project site is located at 414 North Church Street (APN: 094-272-001).

STAFF RECOMMENDATION

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

SITE DATA

The site is zoned D-MU and currently contains a single-family residence and accessory dwelling unit (ADU). The site is located within the Historic District and is listed on the Local Register of Historic Structures with a "Background" classification. The structure exhibits "Vernacular" architectural elements.



PROJECT DESCRIPTION

Per the materials in Exhibits "A", "B", and "C" the applicant is requesting approval to conduct the following exterior alterations to the front porch of a residence:

1. Remove and replace wood porch railings with wrought iron railings;
2. Remove and replace the existing horizontal siding on the bottom of the porch with new vertical hardie board siding.

The applicant also removed and replaced rotting wood porch decking with new wood decking. Since like materials were used, this is not subject to HPAC review.

All work has already been conducted and is the subject of an ongoing Code Enforcement case (CE250668, initiated June 17, 2025). The applicant states that they were unaware of the requirement for HPAC review and that the improvements were necessary to improve existing deteriorating conditions on the porch, which posed a safety hazard.

DISCUSSION

Architectural Compatibility

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:

- *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.*

Alterations proposed to the porch railings do add metal elements to the residence that are not present elsewhere. However, as the applicant states in Exhibit "C", the wrought iron material would be compatible with the surrounding properties, many of which contain wrought iron fencing. The applicant also notes that the commercial structures located at the northwest corner of North Church Street and East School Avenue (401 and 409 North Church Street) contain metal railings near their front entrances. Staff also notes that as viewed from the public street, the metal porch railings do not vary significantly from the original, matching their composition and design. It is recommended that the metal railings be permitted to remain, subject to Condition No. 2, that the appropriate permits be obtained (in this instance a Building Permit).

For the new porch siding, the material clashes with the existing siding on the residence. The new material removes the vertical lining and indentations of the original material, creating a featureless surface that decreases compatibility between the porch and residence. As such Condition No. 1.a is recommended, requiring the applicant to replace the siding with new siding that matches the appearance of the existing siding on the residence. This will restore the inner conformity of the structure.

FINDINGS AND CONDITIONS

For HPAC Item No. 2024-17 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 in substantial compliance with the Site Plan in Exhibit “A”, Building Elevations in Exhibit “B”, and Operational Statement in Exhibit “C”, except as modified below:
 - a. That the siding on the porch be replaced with new siding that matches the appearance of the existing siding on the residence.
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ATTACHMENTS

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

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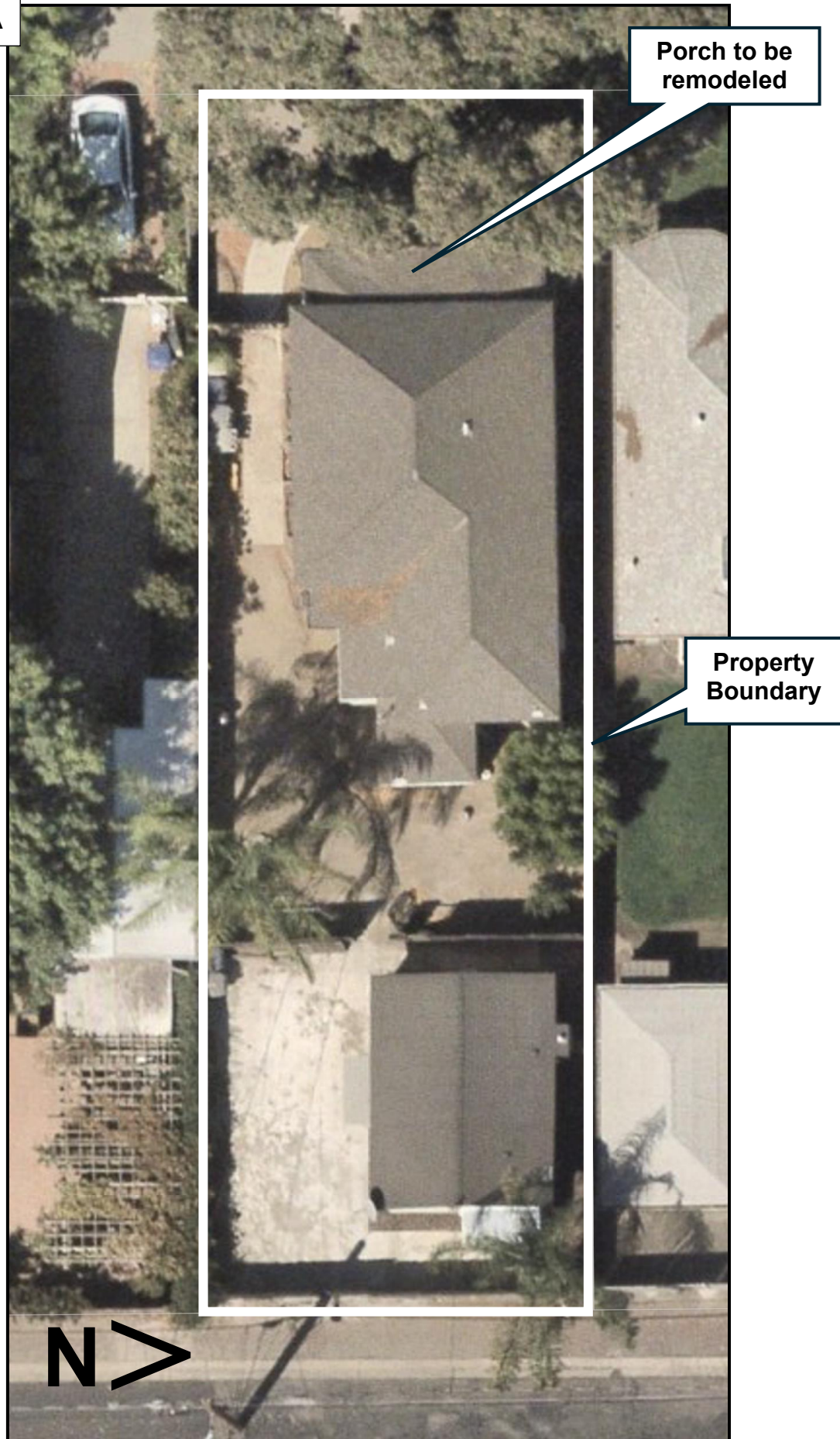


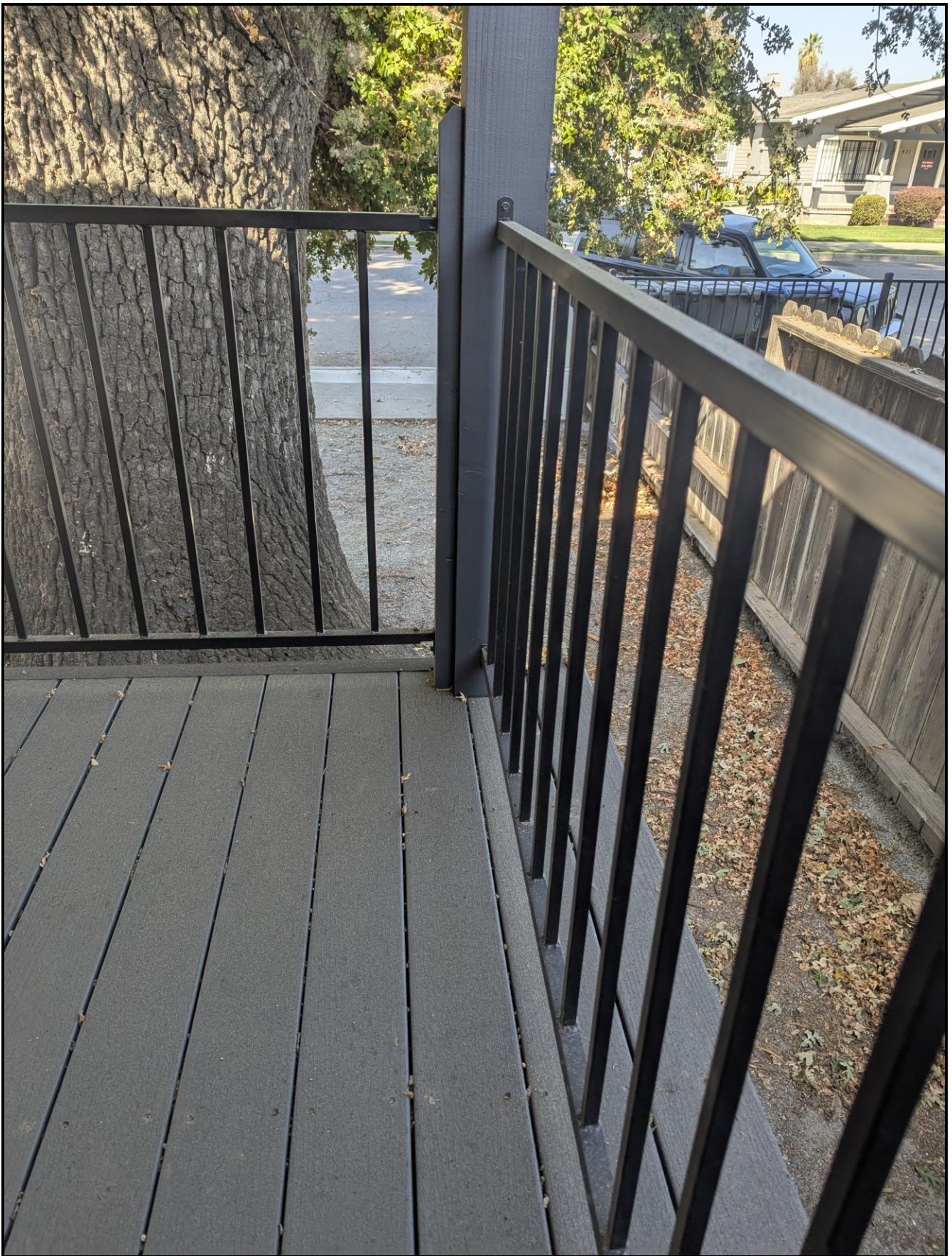
EXHIBIT B





HPAC Item No. 2025-17 – Exterior Alterations





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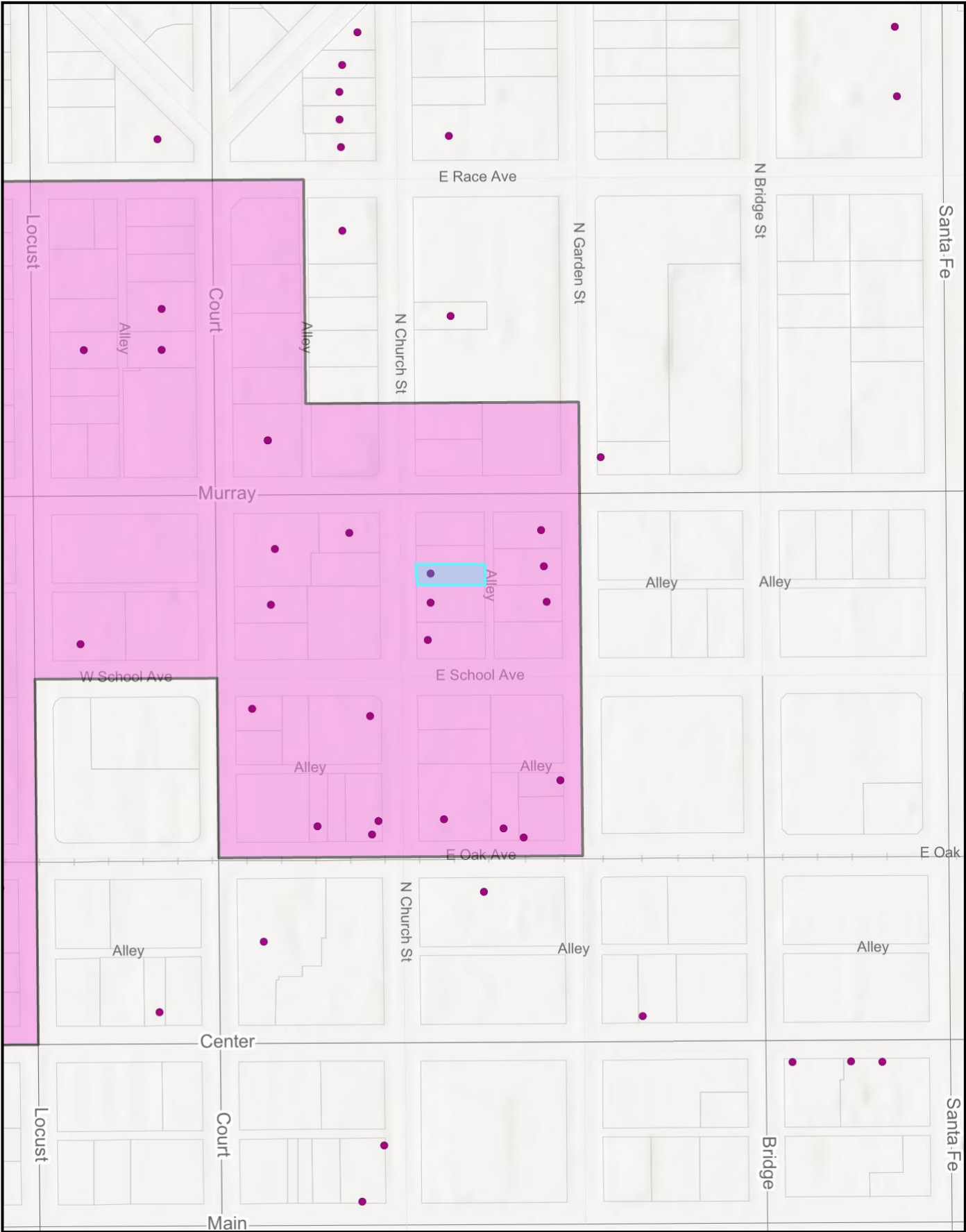
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AERIAL MAP



HISTORIC DISTRICT AND LOCAL REGISTER MAP



Re: City of Visalia: Historic Preservation Advisory Committee - September 10, 2025 Meeting Agenda



B. H. <whuott2013@gmail.com>

To Cristobal Carrillo; B. "Clean is Less Mean" H.
Cc **Planning**; Liz Wynn

Reply

Reply All

Forward

Fri 09/05/2025 6:39 PM

Retention Policy 45 Day Retention (45 days) Expires 10/20/2025

- This sender whuott2013@gmail.com is from outside your organization.
- This item will expire in 28 days. To keep this item longer apply a different Retention Policy.
You forwarded this message on 09/21/2025 10:24 AM.

Public comment...Agenda Sept 10 meeting

Regarding Garden and Church issues before the committee. HPAC 2025-17 and HPAC 2025-18

I want to thank both applicants for their efforts in coming in and improving a historic home. True dedicated Visalians whose work does not go unnoticed. As a layman and longtime central north Visalia resident, I love what you are proposing to accomplish.

I support both "revitalization" projects and believe your efforts will improve and enhance the mission of this historic district and committee.

Bill Huott
25 year volunteer , advocate
Central Visalia

CC committee members, applicants please