

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, OCTOBER 22, 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 24, 2025, Regular Meeting
4. PROJECT REVIEW
 - A. **HPAC Item No. 2025-19:** A request by Angelica Calderon to add a carport to a residence in the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 620 North Stevenson Street (APN: 093-166-002).
- A. DISCUSSION ITEMS
 - B. October 20, 2025 Visalia City Council Meeting – Annual Report to the City Council
 - C. Historic Recognition/Awards Program
 - D. Historic District Survey Project

E. Committee and Staff Comments

i. Project Updates

F. Identification of Items for Future Agendas

5. 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, NOVEMBER 12, 2025

HISTORIC PRESERVATION ADVISORY COMMITTEE MEETING AGENDA

Arriaga 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: Jacob Daniel, Yaveli Daniel, Daniel's child, Cisco Bergen

CITY STAFF: Cristobal Carrillo, Associate Planner

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 – 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. September 10, 2025, Regular Meeting

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

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).

Staff presented its report and recommended that the HPAC approve the request, with modifications to the exterior siding and porch railings, and requiring a Building Permit to be obtained within 30 days of the HPAC's decision. Staff noted that the existing railings did not meet Building Code requirements. The project applicant Jacob Daniel, Yaveli Daniel, and Cisco Bergen provided comments in support of the proposal. The HPAC and applicant discussed whether the alterations that had already been conducted to the front porch could remain, and what alternatives could be accepted. Consensus formed around requiring the metal railings to be replaced with wood railings, due to Building Code requirements, and allowing the existing siding to remain, with the hope that it could be made more compatible in the future. A motion was then made by Melgar to approve the request, with modifications removing proposed Condition No. 1.a, allowing the existing siding to remain, and adding Condition No. 6, requiring the applicant to obtain a Building Permit within 30 days of the HPAC's decision. The motion was seconded by Ayala and passed by a vote of 6-0.

5. DISCUSSION ITEMS

- A. Review – Annual Report to the Visalia City Council

The HPAC discussed edits to the report, requesting that information on code enforcement actions and project approval rates be added. A motion was then made by Ayala, seconded by Hohlbauch, to approve sending the report to the Visalia City Council for consideration. The motion passed 6-0.

- B. Historic District Survey Project

Staff provided survey photos to the HPAC members for review. The HPAC then discussed edits to the Historic District Survey Project GIS Map. Davis directed members to review the photos and website for discussion at the next HPAC meeting.

- C. Historic Recognition/Awards Program

Davis updated the HPAC on discussions with Walter Deissler, Visalia Heritage president, about administering the Historic Recognition Program. Davis stated that there were disagreements about what to do with the program and that additional discussion would occur.

- D. Committee and Staff Comments

- i. Project Updates

Staff provided updates on various projects throughout the Historic District and Local Register.

- E. Identification of Items for Future Agendas

None.

6. ADJOURNMENT – 6:52pm.



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: October 22, 2025

PROJECT PLANNER: Nolan Brown, Planning Technician
Phone: (559) 713-4359
E-mail: nolan.brown@visalia.city

SUBJECT: **Historic Preservation Advisory Committee Item No. 2025-19:** A request by Angelica Calderon to add a carport to a residence in the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 620 North Stevenson Street (APN: 093-166-002).

STAFF RECOMMENDATION

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

SITE DATA

The site is zoned R-1-5 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 garage in the rear yard.



PROJECT DESCRIPTION

The applicant is requesting approval to add a 430 square foot carport at the southern end of the residence, over the existing driveway (See Exhibit "A"). The carport will be 9 feet in height and is made of natural wood materials. The addition of the carport has already been conducted and is the subject of an ongoing Code Enforcement case (CE251122). The carport support posts are in violation of setback requirements, resting 21 inches from the southern property line, when the minimum setback requirement is 3 feet. The applicant states they will be moving support posts to fall in line with established setbacks. Per the operational statement in Exhibit "C", the structure is necessary to help regulate the temperature inside the home, and is a visual improvement over the tarps previously used to provide shade.

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 form of the residence, as the home has distinct gabled roofs and the carport fails to continue using any original forms found on the home. However, the carport uses an appropriate material palette and fascia design that matches the decorative trim found beneath the gables in width and orientation that is in keeping with the residence. Surrounding homes, particularly 716 North Stevenson Street, 700, and 706 West Goshen Avenue also have similarly designed attached carports. Given the above, staff believe that the proposed alterations substantially retain the structure's 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 carport 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. 2025-19 staff recommends that the Committee approve the proposal 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 proposal as conditioned is consistent with residential 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 to the character of the Historic District.

Conditions

1. That the site shall be developed consistent with the site plan in Exhibit "A", building elevations in Exhibit "B", and project description in Exhibit "C".
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” – Existing Building Elevations
- Exhibit “C” – Project Description
- Exhibit “D” – Historic District Survey Sheet
- 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

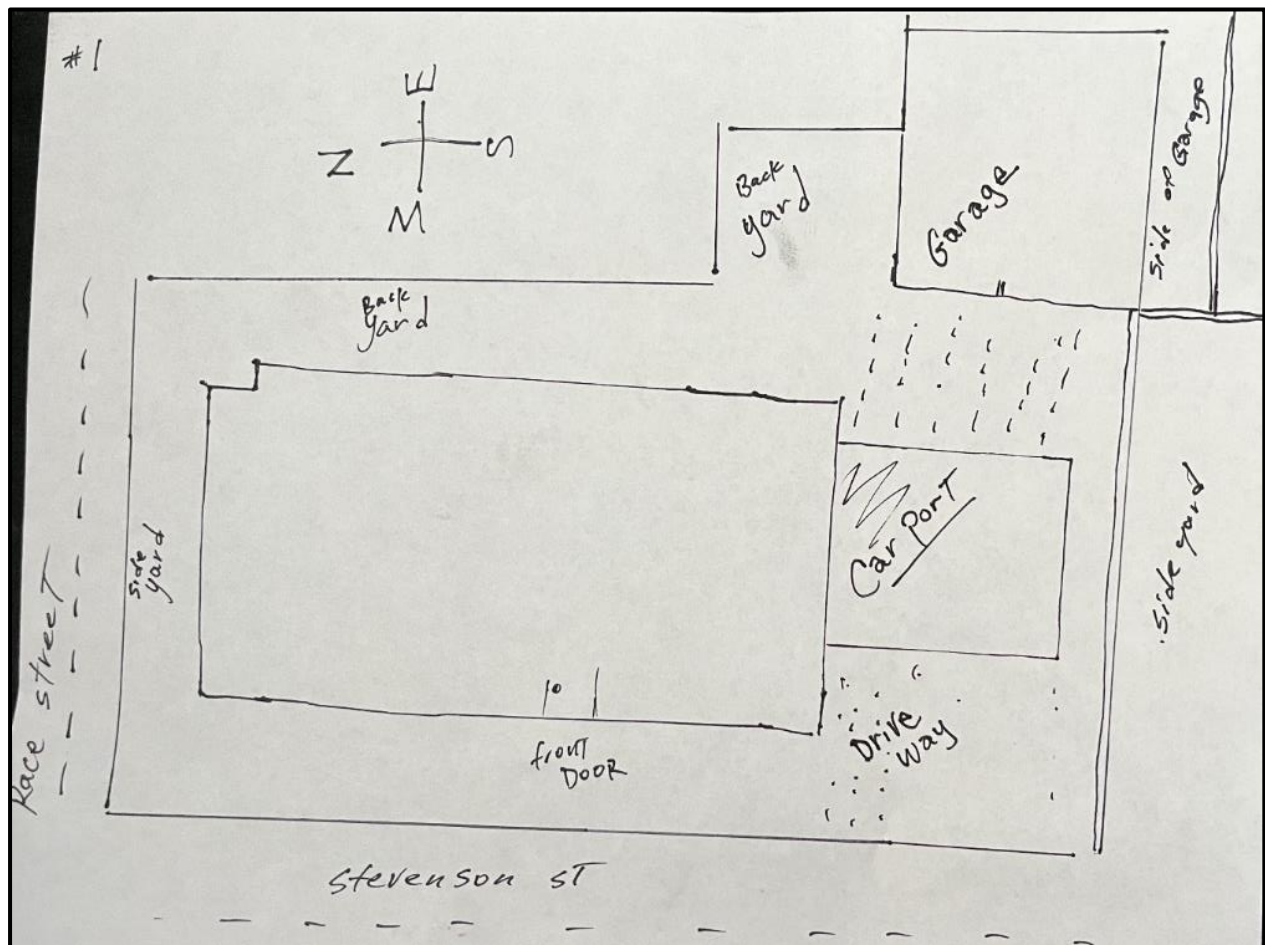
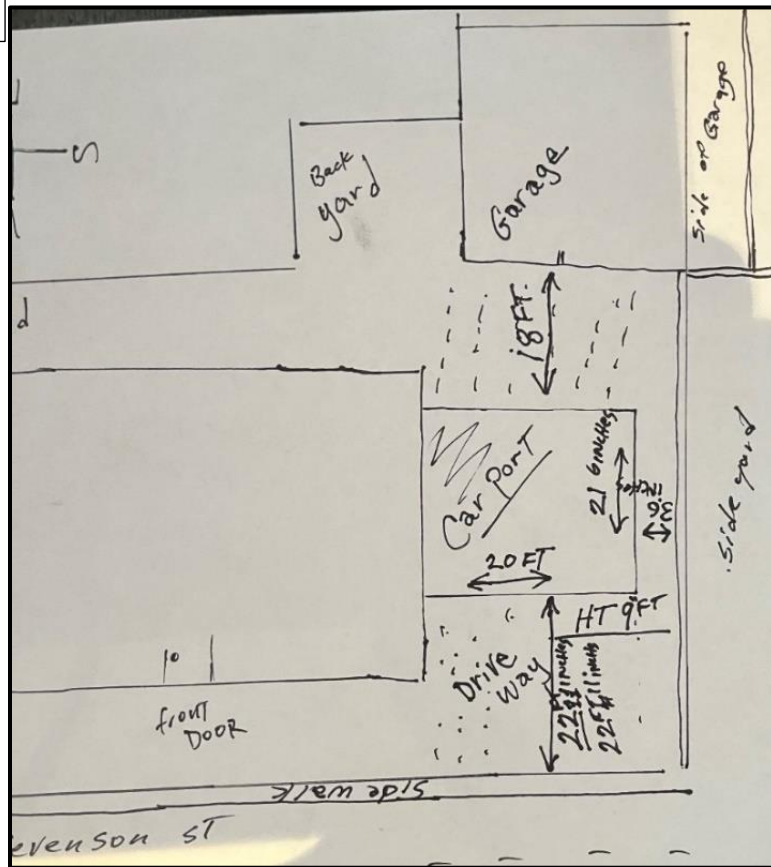


EXHIBIT B





EXHIBIT C

The Carport is Built With 2x8 Held up by 4x6 Columns
The Roof is Roll on Roofing in Black To Match The Roofing
ON The House The Main 2x8's are Double Joined for strength
The fascia 2x10 Matches all The Roof line around The
The whole House Make'ing The Car port look as if The
House Was origanally Built With it. after 19 years of
live'ing in our House That We love' My family and
I' Could No longer Take The Heat on The south wall"
The wall Takes' My Main BedRoom and live'ingRoom
These old Homes Have No To little insulation for 19
years I would put up Tarps" That helped Very little and
Made The House look ugly! also Very important With
The Air Conditioner The South wall's sweat 'Creating Mold
I submitted photos' and With These new Carport We Have
Noticed The Temperature Maintains at a good Comfort level"
ON The outside of The House The Carport Provides shade
To our pet Dogs in The Come'ing Hot summer's! The Carport
Will also Help With Heat Damage To our Car's!
"Our intent When Building The Carport was To add
Function and Beauty To This Beautiful House!

Thank you!!
Angela Jernia-Cable

EXHIBIT D

SURVEY FORM

Address: 620 N. Stevenson

Lot Size: Front 50' ?

APN #: Book 93 Block 166 Lot 1

Side _____
Odd Shapes _____

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: _____

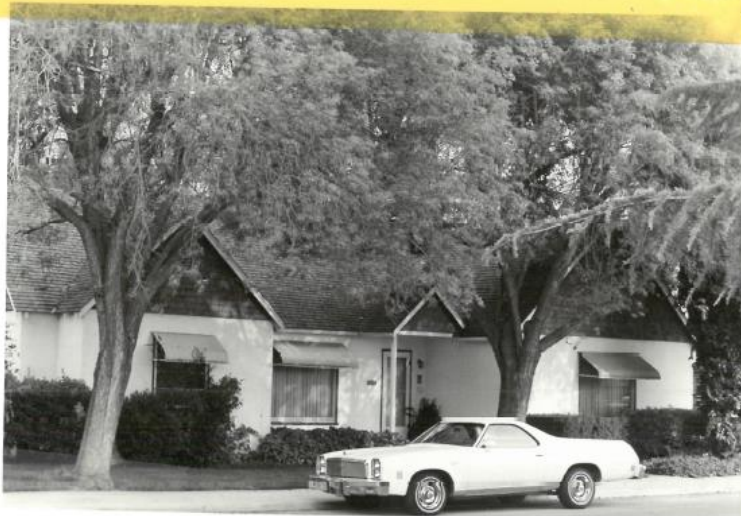
4. Condition: ☒ Excellent, ☐ Good, ☐ Fair, ☐ Poor

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

6. Related Features: ☐ Architectural Details, ☐ Landscaping, ☐ Trees,
☐ Related Structures, Other 2 car garage, stuccoed & shingled to match house

Photo Number: _____

Description: 6 steep gables + 1 small over front steps. 2 large single-pane windows on front, with metal awnings. Gables are brown stained shingles, lower portion of house white stucco. Red cement porch & steps. Brick fireplace chimney.



HISTORIC RESEARCH

1. Present Owner: _____
2. Common Name: _____
3. Historic Name: _____
4. Original Owner: _____
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:

Details:

Evaluation:

Comments:

AERIAL MAP



HISTORIC DISTRICT AND LOCAL REGISTER MAP

