

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, MARCH 11, 2026

**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. February 25, 2026, Regular Meeting
4. PROJECT REVIEW
 - A. **HPAC Item No. 2026-06**: A request by Bruce McMahon to conduct exterior alterations to a single family residence in the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 808 West Myrtle Avenue (APN: 096-151-009).
5. DISCUSSION ITEMS
 - A. Review of Draft Letter to the Visalia City Council – Tree Canopy Maintenance Within the Historic District
 - B. Historic District Survey Project
 - C. Committee and Staff Comments
 - i. Project Updates

D. 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.gov.

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.gov.

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.gov.

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.gov or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON WEDNESDAY, MARCH 25, 2026

**MEETING MINUTES – FEBRUARY 25, 2026, HISTORIC
PRESERVATION ADVISORY COMMITTEE**

**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: Steven Macias, and an unknown member of the public.

CITY STAFF: Cristobal Carrillo, Associate Planner

WEDNESDAY, FEBRUARY 25, 2026

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. February 11, 2026, Regular Meeting

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

4. PROJECT REVIEW

- A. **HPAC Item No. 2026-05:** A request by Steven J. Macias for a Conditional Use Permit to establish two duplexes within the O-C (Office Conversion) Zone. The project site is located at 807 South Court Street (APN: 097-024-014).

Staff presented its report and recommended that the HPAC approve the request as conditioned. The project applicant Steven Macias was present and provided comments in support of the proposal. Additional public comment was provided via e-mail by Bill Huott. Discussion occurred regarding design of the project, with concerns levied over the proposal's modern appearance and incompatibility with the surrounding area. The Committee and applicant discussed possible alterations to improve compatibility. Following discussion, the following motions were made:

1. A motion was made by Ayala, seconded by Hohlbauch, to recommend approval of the Conditional Use Permit request to the Visalia Planning Commission. The motion passed by a vote of 6-0.
2. A motion was made by Melgar, seconded by Lusk, to recommend approval of the design of the two duplexes to the Visalia Planning Commission, with the following modifications:
 - That 1" x 6" trim be applied to the perimeter of all street facing windows;
 - That all man doors be changed to panel doors;
 - That all exterior light fixtures have a traditional lantern style;
 - That the front entry porch have a hip roof, at the same width as depicted in the proposed building elevations.
 - That a shade roof feature with knee braces be applied to the entrance doors of the rear units.
 - That the roof shall contain composition shingle material.
 - That brick pilasters be added to the front yard wrought iron fence.
 - That a plaque commemorating the original Mooney House structure be placed on one of the brick pilasters.
 - That window shutters be added to the windows of the street facing building exteriors.
 - That a 4th window be added to the street facing exterior of each duplex.
 - That double hung windows be applied to the street facing exteriors of each duplex.

The motion passed by a vote of 6-0.

Macias asked that the Committee send examples of appropriate light fixtures for consideration.

5. DISCUSSION ITEMS

- A. Historic District Survey Project

It was motioned by Ayala, seconded by Lusk, to take the following actions:

- Add all the sites recommended for "Focus" and "Exceptional" classification by the Historic District Survey Project, not within the four areas recommended for addition to the Historic District, to the list of sites recommended for addition to the Local Register of Historic Structures.

- Change the recommended Historic District Survey Project classification of Taylors Hotdogs, 206 North Encina Street, to “Focus”, thereby including it on the list of sites to be recommended to be added to the Local Register.

The motion passed 6-0.

The Committee then reviewed a list of structures located Citywide for possible addition to the Local Register. The Committee agreed to continue reviewing the list at the next meeting on March 11, 2026.

B. Committee and Staff Comments

i. Project Updates

Staff stated that they would begin sending out the HPAC informational guide to property owners and occupants of historically designated sites within the next two weeks.

Davis asked if the HPAC could consider sending a letter to the City Manager and City Council concerning the loss of trees on City parks and right of way. It was agreed that review of a such a letter would be considered at the March 11, 2026, meeting.

C. Identification of Items for Future Agendas

6. ADJOURNMENT – The meeting adjourned at 7:18pm.



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: March 11, 2026

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

SUBJECT: Historic Preservation Advisory Committee Item No. 2026-06: A request by Bruce McMahon to conduct exterior alterations to a single family residence in the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 808 West Myrtle Avenue (APN: 096-151-009).

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 currently contains a single-family residence and recently remodeled accessory dwelling unit (ADU). The site is located within the Historic District and is not listed on the Local Register of Historic Structures.



PROJECT DESCRIPTION

Per the Building Elevations in Exhibit "B", the applicant requests approval to conduct the following exterior alterations to an existing single family residence:

1. Alter the windows as follows:
 - a. Southern Elevation – Remove three sliding windows and replace with three Milgard single hung vinyl windows.
 - b. Western Elevation – Remove three sliding windows and install three Milgard single hung vinyl windows and one Milgard sliding vinyl window.
 - c. Northern Elevation – Remove two sliding windows, install one Milgard single hung vinyl window, install two Milgard sliding vinyl windows, and replace one sliding window with a new Milgard sliding vinyl window.
 - d. Eastern Elevation – Remove a sliding glass door and jalousie window with three Milgard single hung vinyl windows.

2. Remove and replace the existing metal siding on all four building exteriors. The siding on the southern and eastern exteriors will be replaced with hardie board fiber cement siding, while the western and northern exteriors will be replaced with new stucco.
3. Add trim to the windows, vents, and corners on the southern and eastern building elevations.
4. Replace three doors with new six panel wood doors.
5. Replace all fascia and add rain gutters to the western edge of the roof.
6. Add new wood fencing in the rear yard.

Work to remove the siding on the southern, eastern, and western exteriors has already been conducted without a Building Permit or HPAC review, and is the subject of a Code Enforcement case (CE260285).

RELATED PROJECTS

HPAC Item No. 2025-06: On April 9, 2026, the HPAC considered a request by Bruce McMahon to remodel an accessory dwelling unit at 808 ½ West Myrtle Avenue. The Committee approved the request. Building Permit No. B251205 was issued on May 5, 2025, with work primarily completed as of October 2025.

DISCUSSION

Architectural Compatibility

Historic District Building Design Compatibility Criteria

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.

Exterior Alterations

The proposal meets the requirements of the Historic Preservation Ordinance. The proposal removes short sliding windows that are out of place with the style of the home and broader neighborhood. The new materials employed would also be compatible with those used for the remodel of the rear yard accessory dwelling unit. Specifically the proposed hardie board siding, single hung windows, and trim will be consistent with the accessory dwelling unit (see Figure 1). And though the bulk of alterations are focused on street facing elevations, Staff notes that precedent has been established by the HPAC to permit this type of design in instances where a building is only subject to Historic District requirements. Most recently this has occurred with the review of a new residence at 709 North Highland Street and review of two new duplexes at 807 South Court Street.

To improve compatibility of the proposal with the surrounding neighborhood, Staff recommends that the following conditions be applied to the project:

Condition No. 2 – That existing exposed rafter tails shall remain at all areas depicted in Exhibit “C”, except where rain gutters will be placed.

Condition No. 3 – That full wood window screens shall be applied to all windows on the southern and eastern building exteriors.

Conditions proposed would assist in preserving an original feature of the home, and will obscure vinyl materials from view, thereby maintaining the structures historic appearance.

Fencing

Proposed fencing onsite will consist of wood materials solely in the rear yard. Fencing materials proposed are in keeping with the approved materials listed in the Historic Preservation Ordinance. The fencing types are also compatible with other sites in the vicinity, which contain primarily wood fencing. While heights are not listed, R-1-5 Zone requirements enforced during Building Permit review will ensure that fence heights are consistent with the Visalia Municipal Code.



FINDINGS AND CONDITIONS

For HPAC Item No. 2026-06 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 not 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” and Building Elevations in Exhibit “B”, except as modified by the conditions below.
2. That existing exposed rafter tails shall remain at all areas depicted in Exhibit “C”, except where rain gutters will be placed.
3. That full wood window screens shall be applied to all windows on the southern and eastern building exteriors.
4. That the new fencing depicted in Exhibit “C” shall comply with all requirements of the Visalia Municipal Code.
5. That the project undergoes the appropriate City permitting process for exterior alterations and fencing on the project site.

6. 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.
7. That all other City codes, ordinances, standards, and regulations shall be met.
8. 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” – Building Elevations
- Exhibit “C” – Site Pictures
- Exhibit “D” – Historic District Survey Sheet
- Aerial Map
- Historic District and Local Register Map

APPEAL INFORMATION

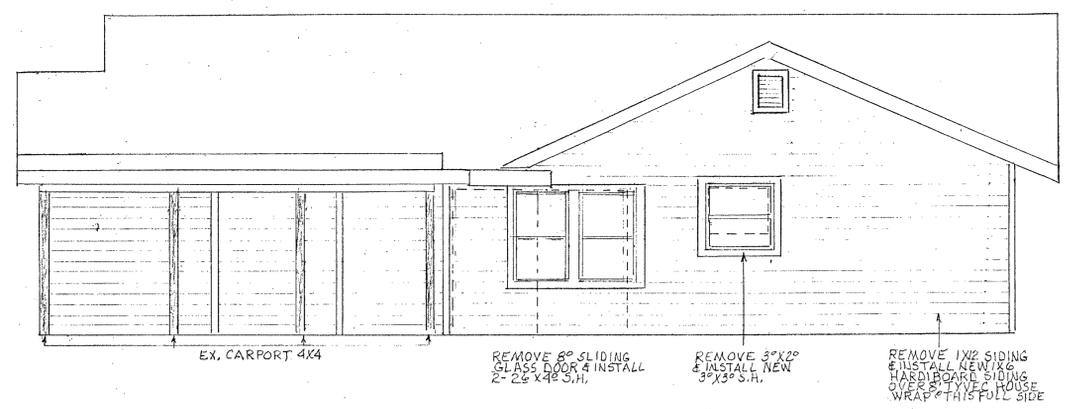
According to the City of Visalia Zoning Ordinance Section 17.56.060, an appeal to the City Council may be submitted within ten days following the date of a decision by the Historic Preservation Advisory Committee (HPAC). An appeal shall be in writing and shall be filed with the City Clerk at 220 N. Santa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

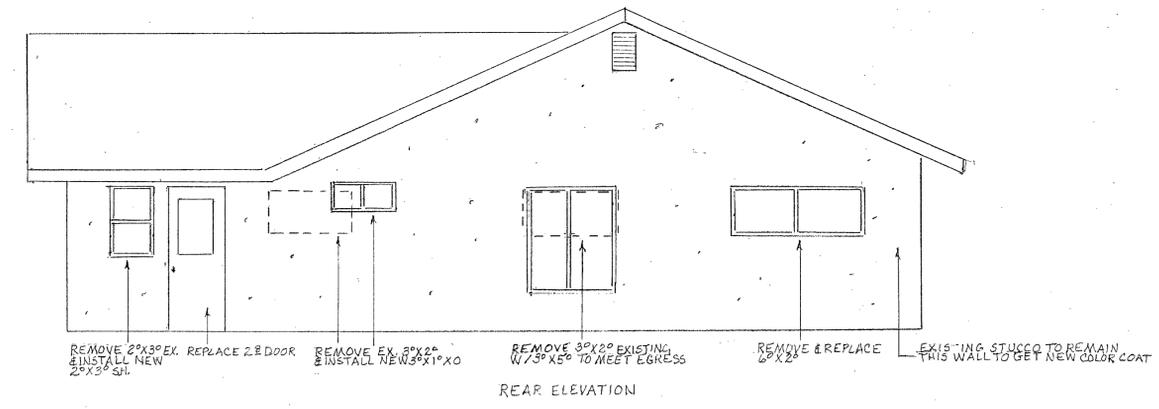
New Fencing



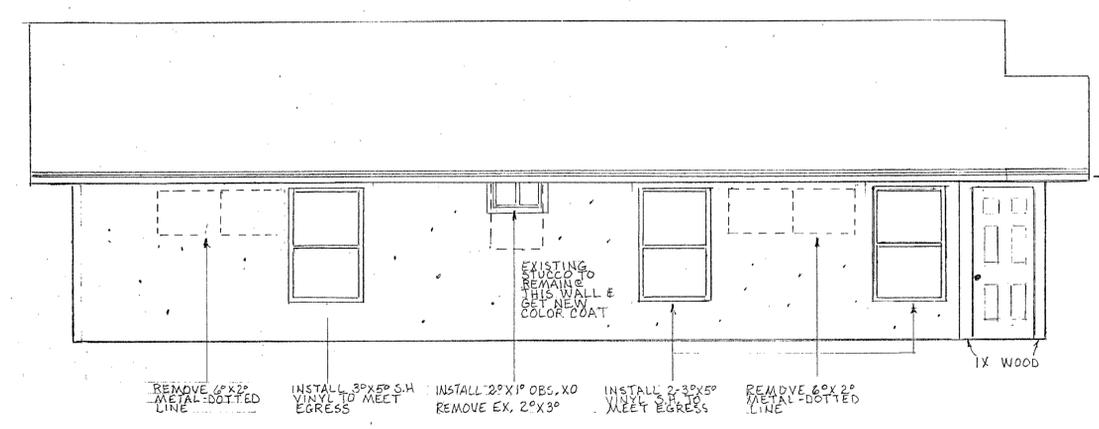
EXHIBIT "B"



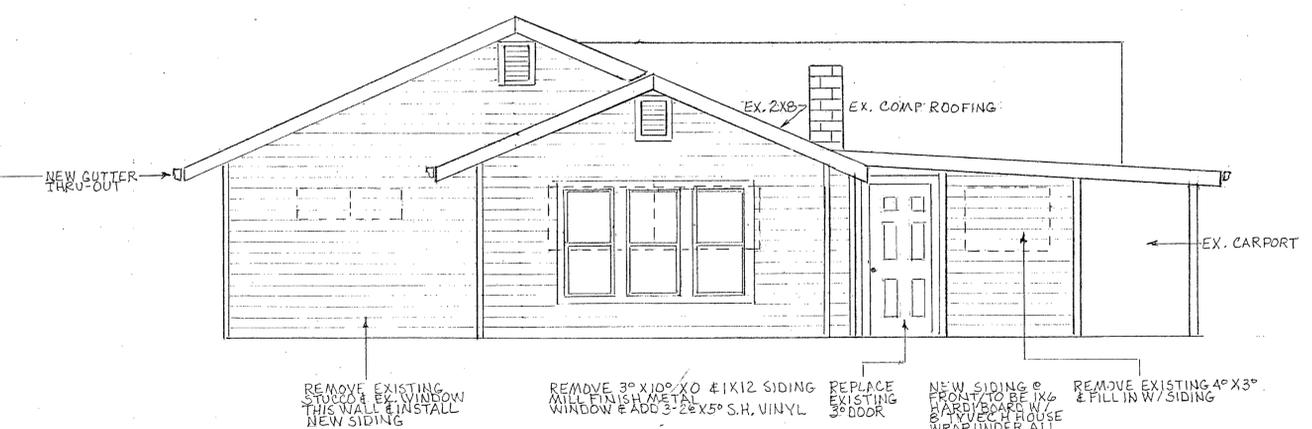
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

DOTTED LINE WINDOWS ARE EXISTING AND TO BE REMOVED - METAL SINGLE GLAZED
 ALL WINDOWS WILL GUARD WHITE VINYL
 EX. HOUSE REMODELED APPROX. LATE 60'S

DRAWN FOR:
 NANCY MINYARD/
 DAVID MINYARD
 1/4" = 1'0" SCALE
 808 W. MYRTLE
 VISALIA, CA.

EXHIBIT "C"



SOUTH



SOUTH



WEST



WEST



SOUTH



EAST



NORTH

SURVEY FORM

Address: 808 W Myrtle Lot Size: Front 52.5
APN #: Book 96 Block 151 Lot 9 (1st structure) Side 124
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 w/shed ^{attached} carpet
Building Material: Wood, Shingle, Stucco, Brick, Concrete,
addition 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: added carpet and rooms

4. Condition: Excellent, Good, Fair, Poor

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

6. Related Features: Architectural Details, Landscaping, Trees,
 Related Structures, Other _____



Description:

4' diameter oak tree in front yard

ranch style house built in 1920's?; board and bat addition; metal ~~cast~~ encasement windows; rectangular plan w/ gabled roofs; pre 1930

OAK TREE

HISTORIC RESEARCH

B.P. 123
1923

1. Present Owner: _____
2. Common Name: _____
3. Historic Name: _____
4. Original Owner: Alma Hawkins
5. Present Zoning: _____
6. Year of Original Construction: 1923
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:

Garage with room added on top

SURVEY FORM

808 MYRTLE

Address:

Lot Size: Front 4
Side _____
Odd Shapes _____

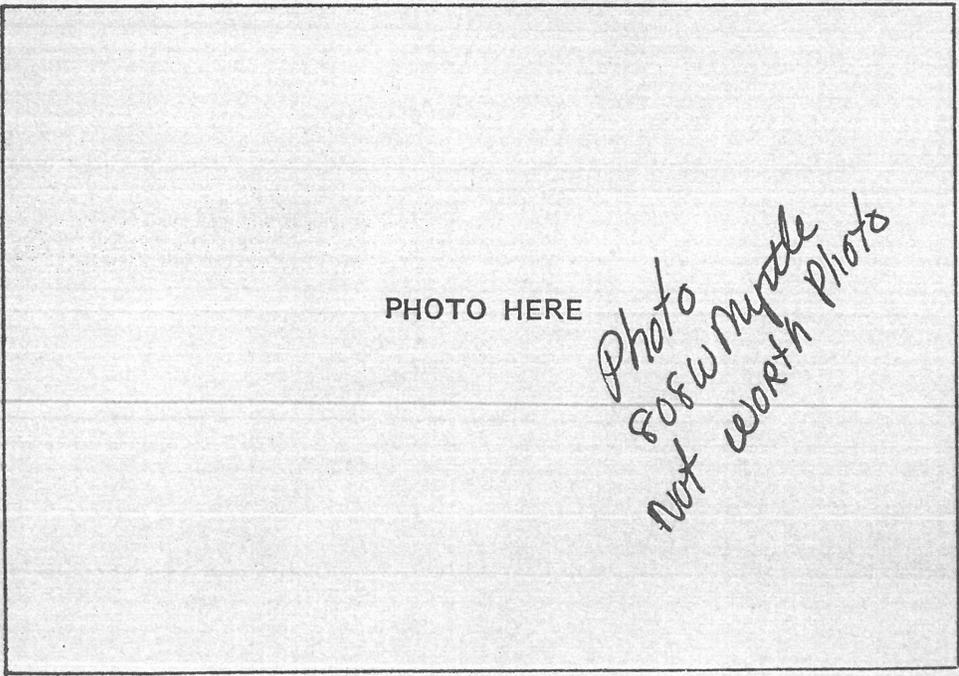
APN #: Book 96 Block 151 Lot 9 (structure #2)

FIELD SURVEY

- Present Use:** Vacant, Single Family, Duplex, Apartments, Vacant Lot, Commercial/Industrial, Institutional/Public, Offices, Other _____
- Physical Description:** Number of Stories 2
 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 _____
- Alterations:** Yes, No, Maybe Comment: _____
- Condition:** Excellent, Good, Fair, Poor
- Surroundings:** Open Land, Landscaped lot, Residential, Commercial
- Related Features:** Architectural Details, Landscaping, Trees, Related Structures, Other _____

Photo Number: _____

Description: *small sq. plan; double hung windows w/ wood enclosure; recent plumbing additions; clapboard siding; decorative attic vent work; pre 1970*



City of Visalia Primary # _____
Visalia Home Builders Tract Phase I HRI # _____

PRIMARY RECORD

Code _____ Reviewer _____ Date _____ Other Listings _____ Review

Virginia Strauser

12/28/08

Page ___ of ___ *Resource Name or #: (Assigned by recorder) _____

Location:

- *a. County Tulare and Attach a Location Map as necessary.)
- *b. APN# _____ Book _____ Block _____ Lot _____
- c. Address _____ 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 _____ x D _____
- 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 ___ Roof Type: Gable ___ Hip ___ Flat ___ Gambrel ___ Jerkin head ___ other _____

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

BACKGROUND

NO STYLE
2013

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: 19 _____

Current Owner and Address: _____

Original Owner: _____

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):

808 W. Myrtle

City of Visalia Primary # _____
 Visalia Home Builders Tract Phase I HRI # _____
PRIMARY RECORD

Other Review Code	Reviewer	Date	Listings

Page ____ of ____ *Resource Name or #: (Assigned by recorder) _____

Location:

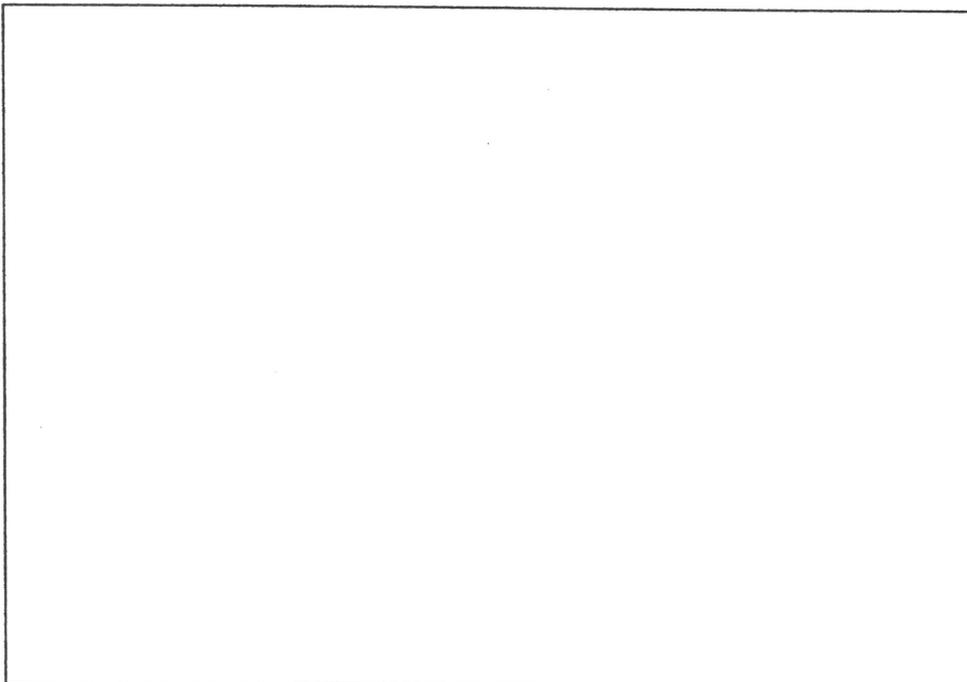
*a. County TULARE and Attach a Location Map as necessary.)
 *b. APN# _____ Book 96 Block 15.1 Lot 9
 c. Address 808 W. MYRTLE AVE City VISALIA, CA Zip 93277
 d. (Give more than one for large and/or linear resources) Zone _____ mE/ _____ mN
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
 f. Lot size W 525' x D 124'
 g. Present Use Vacant _____ Single Family 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 Hip _____, Flat _____ Gambrel _____ Jerkinhead _____ other _____

Style: Bungalow _____ 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:
1923

Current Owner and Address:
NANCY & WAYNE MINYARD

Original Owner:
ALMA HAWKINS

Recorded by: (Name, affiliation, and address)
VISALIA HERITAGE, INC.
P.O. BOX 126
VISALIA, CA. 93279

Date Recorded: _____ Survey Type: (Describe)

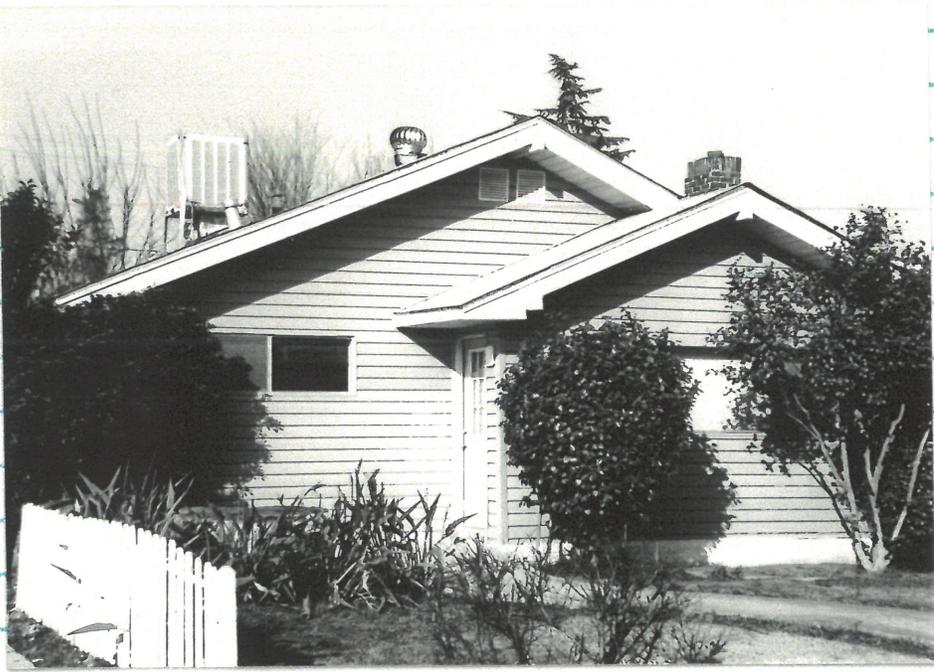
Report Citation:

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

25

1-18-24

808 West Myrtle Avenue 1923

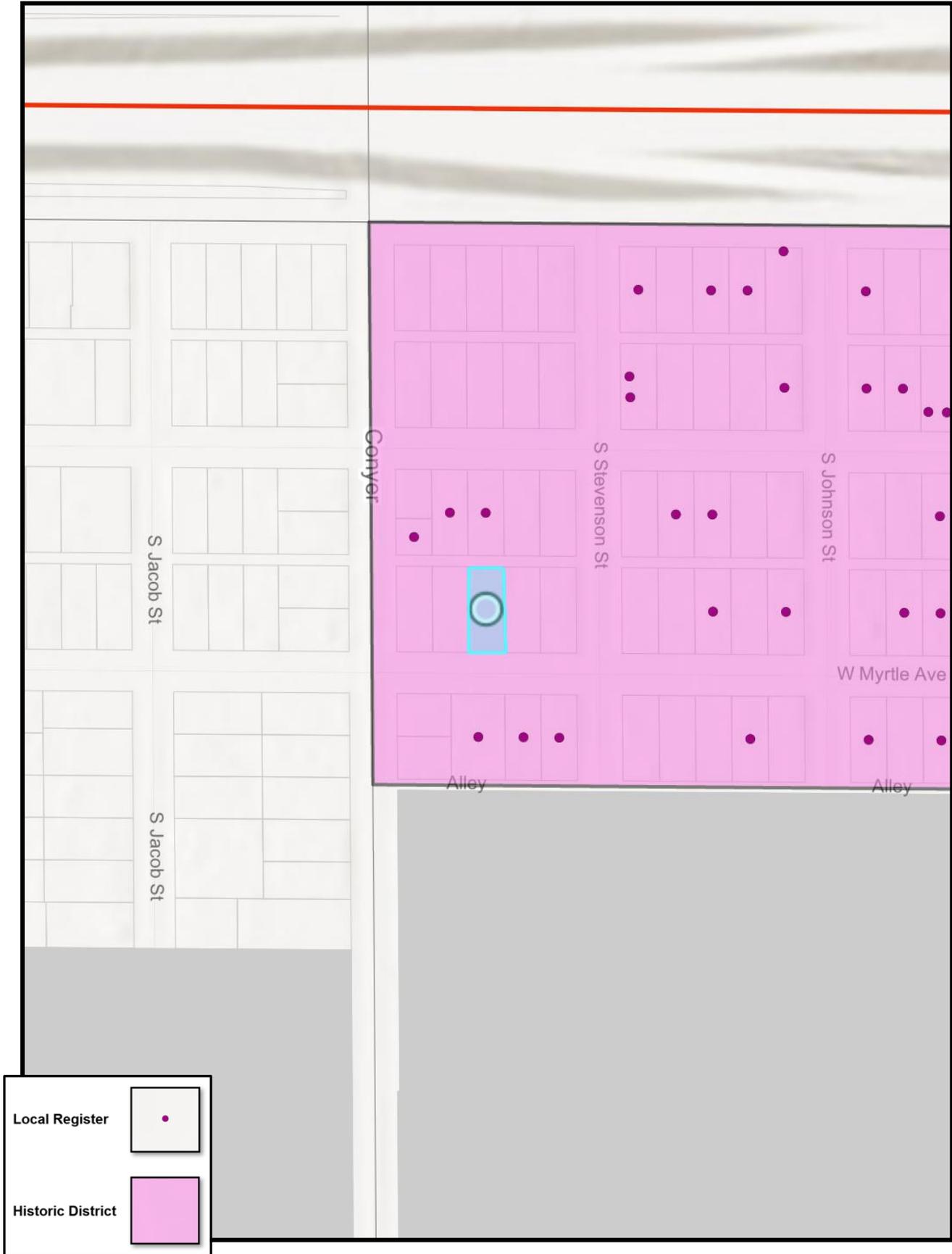


Remodel

AERIAL MAP



HISTORIC DISTRICT AND LOCAL REGISTER MAP



Dear City Manager and Mayor and Members of the City Council,

The Historic Preservation Advisory Committee (HPAC) respectfully submits this letter to express concern regarding the decline of urban tree canopy within the City's Historic District, particularly in and around the Visalia Public Library and adjacent Literacy Center, as well as the condition of parkway street trees located within the public right-of-way.

Since 2020, at least seven mature shade trees at the library site have been removed and have not yet been replaced. Two mature trees were removed within the last two weeks. In addition, several street trees within the parkway strip tree wells (between the curb and sidewalk) throughout the Historic District appear to be in visible decline or completely missing. Although adjacent property owners may be responsible for routine maintenance, these trees are located within the public right-of-way and function as public infrastructure.

Mature trees provide substantial environmental benefits, including shade, heat island mitigation, and stormwater collection that reduces runoff. They also play an important role in improving air quality, which is a matter of concern citywide. Urban tree canopy helps filter fine particulate matter, absorb pollutants such as ozone and nitrogen dioxide, and capture carbon dioxide. In communities like ours with regional air quality challenges, maintaining and expanding tree canopy can contribute meaningfully to public health by reducing pollutant concentrations and improving overall environmental conditions, particularly in areas of high pedestrian activity and civic use.

Within a historic district, mature trees also serve as character-defining landscape features that contribute to visual continuity, pedestrian scale, and overall district integrity. Incremental canopy loss without timely replacement can gradually diminish both environmental benefits and historic character.

Given these concerns, HPAC encourages the City to review the status of parkway street trees and other public trees within the Historic District, including the replacement of removed or failing trees and the long-term maintenance of the district's urban canopy. Consideration of tree inventory, replacement schedules, and canopy goals may help ensure that the Historic District's landscape continues to provide environmental benefits and maintain its historic character.

This letter is offered in the spirit of collaboration. HPAC looks forward to continuing the conversation and working with staff and Council to support the long-term health and continuity of the City's urban tree canopy, particularly within the Historic District.

Thank you for your time and consideration.

Respectfully,

Tyler Davis, Chair
Historic Preservation Advisory Committee

Address	Building Type	Significance	Merit	Reasoning
3011 N Demaree Ave	Church	Intact Concrete Block Schoolhouse	High	Development of Visalia Community
2244 E Mineral King Ave	House	Pristine 2-Story Craftsman House	High	Textbook Example
707 W Acequia Ave	City Hall	Pristine Mid-Century City Hall Complex	High	Development of Visalia Community
945 W Howard Ave	House	Mid-Century House by Master Architect Cliff May	High	Master Architect Design
123 S Central St	House	One-of-a-Kind Vernacular Rock Wall House	High	One of a Kind
1905 S Court St	House	House (Rare Style)	High	Rare Style
248 N Ranch St	House	Pristine Mid-Century Style Home	High	Textbook Example
915 S Mooney	College	Deco Administration Building	High	Development of Visalia Community
1712 W Beverly Dr	House	Pristine Cape Cod (Rare Style)	Med	Textbook Example
2214 S Santa Fe St	House	Pristine Vernacular Farmhouse	Med	Textbook Example
1447 W Caldwell Ave	House	Victorian Eastlake Farmhouse	Med	Potentially Modified Since Sale (Need to Research)
1300 W Goshen Ave	Mausoleum	Pristine 1920s Cemetery Mausoleum	Med	One of a Kind, important to Development of Visalia Community
1016 E Mineral King Ave	House and Cottages	Victorian Era Home with Former Workers' Cottages in Rear	Med	One of a Kind, important to Development of Visalia Community
1845 S Court St	House	Pristine Spanish Colonial Revival House	Med	Textbook Example

1914 W Green Acres Dr	House	Pristine Mediterranean Revival House (Rare Style)	Med	Rare Style
520 N Tipton St	House	Colonial Revival	Med	Textbook Example
1020 E Mineral King	House	Vernacular Farmhouse	Med	Textbook Example
1014 E Mineral King	House	Queen Anne Victorian Cottage	Med	Textbook Example
2621 W Main St	House	2 Story Ranch/Rambler	Med	Rare Style
2329 E Goshen Ave	House	Spanish Colonial Revival Home	Med	Textbook Example
532 E Houston Ave	House	Modified Victorian Farmhouse	Med	Rare Style
1215 E Main St	SoCal Edison	Brick Electrical Substation Building	Med	One of a Kind, important to Development of Visalia Community
28370 Rd 148	SoCal Edison	Art Deco Electrical Substation Building	Med	One of a Kind, important to Development of Visalia Community
750 S Mooney	Commercial	Mid-Century Retail/Office Building	Med	Textbook Example
2214 S Court St	House	1920s Period Home	Med	One of a Kind Form, Textbook Example
520 E Mineral King	Commercial	Mid-Century Brick Mission Linen Service	Med	Textbook Example
129 NW Third St	Church	Mission Revival Church	Med	Textbook Example
2018 W Green Acres	House	Spanish Colonial Revival	Med	Textbook Example
1515 W Meadow Ave	House	Mid-Century	Med	Textbook Example

300 E Mineral King Ave	Office Building	Mid-Century	Med	Textbook Example
600 E Mineral King	Storage Facility	Jack & Jeff Transfer Storage (Sign)	Low	Sign is Old, but Building is Newer (Focus on Sign Only?)
1520 W Beverly	House	Spanish Colonial Revival	Low	Many on Register already
1401 W Beverly Dr	House	Tudor	Low	Many on Register already
919 S Martin	House	Spanish Colonial Revival	Low	Many on Register already, Heavily Modified
600 S Mooney	Business	Streamline Moderne Tire Shop	Low	Business, Not Likely to be Recommended
3010 S West St	House	Mid-Century	Low	Location/Age
307 N Fairway St	House	Brick Ranch Style Home	Low	Location/Age
2106 E Main St	Nutrinut Processing	Processing Plant with Streamline Moderne Office	Low	Heavily Modified
1823 E Main St	Dimples	Streamline Moderne Diner	Low	Not Sure of Age
615 N Ben Maddox Way	Sequoia Walnut	Diamond Foods Warehouse	Low	Future Development Corridor but Can Try
737 N Ben Maddox Way	Farm Bureau	Mid-Century Tulare County Farm Bureau	Low	Future Development Corridor but Can Try
700 E Murray Ave	Office Building	Mid-Century	Low	Location/Age
640 E Murray Ave	Business - Cost Carpets	Modified Vernacular House	Low	Heavily Modified
110 N Hicks St	House	Modified Eastlake Victorian Home	Low	Heavily Modified

404 N Tipton St	Gas Company	Moderne Utility Company Building	Low	Modified in Last Year
301 W Parkview Ct	House	Mid-Century	Low	Location/Age
1418 N Cain St	House	Modified Craftsman Bungalow	Low	Modified, Many Ahead on Register
2121 E Houston Ave	House	Tudor Twin	Low	Many on Register already
2127 E Houston Ave	House	Tudor Twin	Low	Many on Register already
1102 E Mineral King	Motel	Murphy's Motel (Sign)	Low	Modified
1721 S Demaree St	House	Mid-Century	Low	Location/Age
1012 W Myrtle Ave	House	Eastlake Victorian	Low	Possibly Modified, Many Already on Register, Possibly Previously Relocated

CRISTOBAL RECOMMENDATIONS

CRISTOBAL RECOMMENDATIONS		Significance
Address	Building Type	
2700 S. Mooney Blvd.	Mooney Grove Park	Mid Century
221 S. Mooney Blvd.	Tulare County Courthouse	Brutalist
217 W. Acequia Avenue	Pacific Bell/AT&T Building	Craftsman
26798 S. Mooney Blvd.	Residence	