

**CITY OF VISALIA**  
**HISTORIC PRESERVATION ADVISORY COMMITTEE**  
**Wednesday, February 23, 2022, at 5:30PM**

CHAIR: Walter Deissler    VICE-CHAIR: Tyler Davis

COMMITTEE MEMBERS:  
Patty Kane, Michael Kreps, Marilyn Mitchell,  
Jay Hohlbauch, Peggy Lambert

**City of Visalia Administration Building**  
**220 N. Santa Fe Street, Visalia CA**

**AGENDA**

**A. Citizen's Comments**

**B. Meeting Minutes**

1. January 19, 2022 (HPAC Special Called Meeting)
2. January 26, 2022 (Regular Meeting)
3. February 9, 2022 (Regular Meeting)

**C. Project Reviews:**

1. **HPAC Item No. 2022-04 (Continued Hearing):** A request by Matthew Ainley to conduct exterior alterations and add fencing to the Darling Hotel facility, located at 210 N. Court Street (APN: 094-287-001).
2. **HPAC Item No. 2022-05:** A request by Jim Ritter to conduct exterior alterations to a single-family residence, located at 212 W. Race Avenue (APN: 094-013-017).

**D. Discussion Items**

1. Historic Preservation Ordinance Update / Local Register of Historic Structures Update
  - a. Debrief - City Council-HPAC Work Session, February 22, 2022
  - b. Meeting Schedule
2. Letter to Property Owners of Sites on the National Register of Historic Places
3. Committee and Staff Comments
4. Identification of Items for Future Agendas

**E. 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).



# **CITY OF VISALIA** **HISTORIC PRESERVATION ADVISORY COMMITTEE**

**Special Called Meeting**  
**Wednesday, January 19, 2022, at 5:30PM**

CHAIR: Walter Deissler    VICE-CHAIR: Tyler Davis

COMMITTEE MEMBERS:  
Patty Kane, Michael Kreps, Marilyn Mitchell,  
Jay Hohlbauch, Peggy Lambert

**Deissler absent. All other members present via video conference or conference call. Kreps arrived at 5:53pm.**

**MEMBERS OF THE PUBLIC: None.**

**STAFF PRESENT: Cristobal Carrillo, Associate Planner.**

**City of Visalia Administration Building**  
**220 N. Santa Fe Street, Visalia CA**  
**MEETING TO BE CONDUCTED VIA VIDEO CONFERENCE**  
(See agenda for further information)

## **AGENDA**

### **A. Citizen's Comments**

**None.**

### **B. Discussion Items**

#### **1. Local Register of Historic Structures Update**

The Committee evaluated the Local Register surveys conducted for Areas 10, 11, and 13. During review of Area 10 the Committee decided to table discussion of the Local Register buildings located on the Redwood High School campus to the next regular meeting.

During evaluation of the remaining areas, the Committee discussed the relocation of buildings previously listed on the Local Register. It was requested that staff research whether Local Register designations were site specific, or whether they moved with a structure when it is physically relocated.

During review of Area 13, the Committee discussed whether structures that are significantly altered from their original appearance should remain on the Local Register. A consensus formed around removing such structures. It was then requested by Davis to schedule a second evaluation of the residence at 816 W. Kaweah Avenue for further discussion, as it had also been significantly altered from its original appearance.

Staff requested assistance from the Committee to obtain pictures of structures that had been missed during original evaluations, including the Redwood High School academic building and the St. Mary's Church complex chapel and rectory.

### C. Adjournment

A motion was made by Lambert, seconded by Hohlbauch to adjourn the meeting. The motion passed unanimously, and the meeting adjourned at 7:25pm.

If you desire to make comments regarding any project on the agenda, please contact Associate Planner and Historic Preservation Advisory Committee staff liaison Cristobal Carrillo using any of the following methods:

- Mailing written comments to the City of Visalia Planning Division, 315 East Acequia Avenue, Visalia CA 93291;
- Delivering written comments to the City of Visalia Planning Division, 315 East Acequia Avenue, Visalia CA 93291;
- E-mailing written comments to [cristobal.carrillo@visalia.city](mailto:cristobal.carrillo@visalia.city); or
- Calling (559) 713-4443 between the hours of 8:00am to 5:00pm, Monday through Friday.

The above methods for providing public comment are strongly encouraged. Comments must be received no later than 5:00pm on the day of the meeting. All comments received will be shared at the meeting. If you wish to attend the meeting via conference call to provide public comment, please call (559) 713-4041 at 5:30pm on the day of the meeting.

**This meeting will also be held via Microsoft Teams video conference. If you are interested in attending the Historic Preservation Advisory Committee meeting via video conference please contact City staff no later than 5:00pm on the day of the meeting to obtain a link to the meeting.**

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).



**CITY OF VISALIA**  
**HISTORIC PRESERVATION ADVISORY COMMITTEE**  
Wednesday, January 26, 2021, at 5:30PM

CHAIR: Walter Deissler    VICE-CHAIR: Tyler Davis

**Hohlbauch absent.  
All other members  
present.**

COMMITTEE MEMBERS:  
Patty Kane, Michael Kreps, Marilyn Mitchell,  
Jay Hohlbauch, Peggy Lambert

MEMBERS OF THE PUBLIC: Larry Lewis, Joe Fontana

STAFF: Cristobal Carrillo, Associate Planner

**City of Visalia Administration Building**  
**220 N. Santa Fe Street, Visalia CA**

**AGENDA**

**A. Citizen's Comments**

None.

**B. Meeting Minutes**

1. January 12, 2022 (HPAC Regular Meeting)

A motion was made by Kane, seconded by Mitchell to approve the meeting minutes for January 12, 2022. The motion was approved 6-0 (Hohlbauch absent).

**C. Project Reviews:**

1. **HPAC No. 2022-02:** A request by Gloria Casares McPhail to conduct exterior alterations to a single-family residence, a detached garage, and a storage shed, and install new rear yard fencing, on a site located at 415 N. Garden Street (APN: 094-272-004).

*Note: Kreps left the meeting during discussion of this item and returned during voting on proposed motions. As a result, Kreps abstained from voting on the motions made for the project.*

Staff presented its report and recommended approval of the proposal as conditioned and modified by staff. Public comment in favor of the project was received from project consultant Larry Lewis. Discussion followed regarding the proposed alterations, with the Committee requesting clarification on the location of alterations and materials to be used. Following discussion, a series of motions were made by the Committee as follows:

- A motion was made by Davis, seconded by Kane to approve the exterior alterations to the residence, with a modification to include the restoration of

corbels on the southern elevation of the residence. The motion passed 5-0 (Hohlbauch absent, Kreps abstaining).

- A motion was made by Lambert, seconded by Mitchell to approve the exterior alterations to the garage and storage shed, with modifications requiring reuse of shake removed from the residence on the exteriors of the shed and garage, install glass windows in the shed and garage, and restore the garage door and man doors to both the garage and shed. The motion passed 5-0 (Hohlbauch absent, Kreps abstain).
- A motion was made by Davis, seconded by Kane to approve the fencing along the western property boundary and western elevations of the garage and shed, with a modification to require that the battens currently on a portion of the western exterior be carried over to the remaining areas of the western exteriors of the garage and shed. The motion passed 5-0 (Hohlbauch absent, Kreps abstaining).

#### D. Discussion Items

##### 1. Historic Preservation Ordinance Update

###### a. Follow Up City Council-HPAC Work Session, February 7, 2022

Staff stated the Work Session was rescheduled to the February 22, 2022, City Council meeting. Deissler stated that the Committee should study the sites for which classifications had been changed to be able to answer any questions from the City Council. Davis recommended a meeting be devoted to discussing the sites on which designations had been changed to formalize the rationale behind the changes.

##### 2. Local Register of Historic Structures Update

Staff discussed information provided by the City Attorney regarding Local Register designations. Staff stated that per the City Attorney Local Register designations are site specific and would not follow a structure if it were relocated. The City Attorney also determined that if a Local Register designation was applied to one property, it would also apply to any adjoining properties if they contained a unified facility (*Note: this determination has since been revised to denote that a designation only applies to a specific property*). Staff noted that the City Attorney recommended changes be made to the Historic Preservation Ordinance to specifically address these issues, as the language in the Ordinance was not clear. Staff also stated that they would keep track of the relocated buildings identified by the HPAC during Local Register survey evaluations, for potential addition to the Local Register at a later date.

The Committee then discussed whether 816 W. Kaweah should be removed from the Local Register due to having been significantly altered. After discussion the Committee decided to remove the structure from the Local Register. The consensus reached by the Committee was that structures on the Local Register that had been significantly altered from their original historic appearance should be removed.

The Committee then discussed the Local Register structures located on the Redwood High School campus. The Committee decided that the L.J. Williams Theater would retain its "Exceptional" classification while the Academic Building would be classified as "Focus".

The Committee then evaluated the Local Register surveys conducted for Areas 14, 16, and 18. During discussion Deissler noted that occupants of 120 W. School and 820 N. West were parking on unpaved surfaces and requested that staff report the issue to the Neighborhood Preservation division.

At the conclusion of reviews, it was requested by staff that the previously planned special called meeting on February 2, 2022, be cancelled to allow staff time to organize pictures for the remaining Local Register areas. The Committee agreed.

### 3. Committee and Staff Comments

Staff and the Committee discussed concerns with not being able to hold meetings virtually due to the increase in Covid-19 cases and upcoming vacations. Comments were collected by staff to be shared with the Community Development Director.

### 4. Identification of Items for Future Agendas

It was requested by Kane that a discussion be placed on the agenda to review a draft letter to be sent to owners of properties listed on the National Register of Historic Places.

It was requested by Deissler that Neighborhood Preservation staff present to the Committee regarding how the division deals with issues related to vehicles.

Lambert requested that representatives from the Urban Tree Foundation be invited to discuss placement of trees at the corner of Court Street and Locust Street. It was recommended by the Committee that this be conducted after completion of the processes for the update to the Historic Preservation District Ordinance.

Davis requested that the Committee and staff work to have the City Council issue a proclamation acknowledging May 2022 as National Historic Preservation Month. Staff stated it would research how this could be accomplished.

## E. Adjournment

A motion was made by Davis, seconded by Kane to adjourn the meeting. The motion passed unanimously, and the meeting adjourned at 7:21pm.

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).

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](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).



**CITY OF VISALIA**  
**HISTORIC PRESERVATION ADVISORY COMMITTEE**  
Wednesday, February 9, 2022, at 5:30PM

CHAIR: Walter Deissler    VICE-CHAIR: Tyler Davis

**Lambert absent. All other members present.**

COMMITTEE MEMBERS:  
Patty Kane, Michael Kreps, Marilyn Mitchell,  
Jay Hohlbauch, Peggy Lambert

MEMBERS OF THE PUBLIC: Monica Quintana, Benjamin Quintana, Jason Maxwell

STAFF: Cristobal Carrillo, Associate Planner

**City of Visalia Administration Building**  
**220 N. Santa Fe Street, Visalia CA**

**AGENDA**

**A. Citizen's Comments**

None.

**B. Project Reviews:**

1. **HPAC No. 2022-04:** A request by Matthew Ainley to conduct exterior alterations and add fencing to an office building within the grounds of the Darling Hotel complex, located at 100 E. Center Avenue and 210 N. Court Street (APN: 094-287-001).

Staff stated that the applicant wished to continue the item to a future unspecified date to allow for further consideration of staff's conditions and findings by the applicant and partners. Staff requested that the Committee open public comment then continue the meeting as requested. The hearing was opened, and no public comment received.

A motion was then made by Kane, seconded by Mitchell, to continue the hearing to a future unspecified date. The motion carried 6-0 (Lambert absent).

2. **HPAC No. 2022-03:** A request by Monica Quintana to construct a storage building, located at 315 W. Race Avenue (APN: 094-353-002).

Staff presented its report and recommended approval of the proposal as modified and conditioned by staff. Public comment in favor of the project was received from property owner Benjamin Quintana and project representative Jason Maxwell. The Committee asked questions concerning the exterior materials to be used. Discussion occurred over how visible the structure would be from the public right-of-way, and what types of exterior surface materials were available for use in place of the siding proposed by the applicant. It was then proposed that only the northern exterior of the building be fashioned with siding similar to the residence, as it was the only elevation visible from

the street. A motion was made by Mitchell, seconded by Hohlbauch to approve Hardie board shingle siding along the northern exterior of the shed. The Committee then discussed whether the siding was only necessary in the gable area of the northern shed elevation. Subsequently, the motion was amended to only require Hardie board shingle siding in the gable of the northern shed exterior. It was then recommended by Maxwell that board and batten siding be employed. This was supported by the Committee, and the motion made by Hohlbauch, seconded by Mitchell, was amended again to require that the shed contain board and batten siding on all building exteriors. The motion passed 6-0 (Lambert absent).

## C. Discussion Items

### 1. Historic Preservation Ordinance Update

#### a. City Council-HPAC Work Session, February 22, 2022

The Committee discussed meeting schedules for the HPAC, Planning Commission, and City Council. Staff stated that they would attempt to develop a schedule for potential hearing dates with both groups for the Local Register Update and Historic Preservation District Ordinance Update. Staff stated this would be placed on the agenda for the next regular meeting.

### 2. Local Register of Historic Structures Update

The Committee then evaluated the Local Register surveys conducted for Areas 12, 15, 17, and 19. At the conclusion of reviews the Committee discussed having a separate discussion to review the properties which had been reclassified or removed. Staff stated that they would attempt to bring a report to the HPAC in late February 2022 or early March 2022.

### 3. Committee and Staff Comments

Staff stated that Neighborhood Preservation Manager Tracy Robertshaw would attend the March 9, 2022, HPAC meeting to present on vehicle issues.

Davis asked about meeting minutes being left off the meeting agenda. Staff stated that they were not able to draft meeting minutes due to being out of the office on Covid quarantine. Davis requested that staff work on researching how to have May 2022 proclaimed National Historic Preservation Month by the City Council.

Kane requested that the letter to owners of sites on the National Register of Historic Places be placed on the next regular meeting agenda.

Davis asked if there had been any update regarding placement of stone caps on the monument sign located at 310 W. Murray Avenue. Staff stated that they had not heard from the applicant.

Davis then asked if staff had made any progress on the code compliant filed for 212 W. Race Avenue, on which exterior alterations were conducted without permits. Staff stated they would investigate the issue.

### 4. Identification of Items for Future Agendas

None.

#### D. Adjournment

A motion was made by Davis, seconded by Kane to adjourn the meeting. The motion passed unanimously, and the meeting adjourned at 7:08pm.

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).





# REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: February 23, 2022

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. 2022-04 (Continued Hearing): A request by Matthew Ainley to conduct exterior alterations and add fencing to an office building within the grounds of the Darling Hotel complex, located at 100 E. Center Avenue and 210 N. Court Street (APN: 094-287-001).

## STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC):

1. Accept staffs report removing HPAC Item No. 2022-04 from consideration by the HPAC; and
2. Close the public hearing for HPAC Item No. 2022-04.

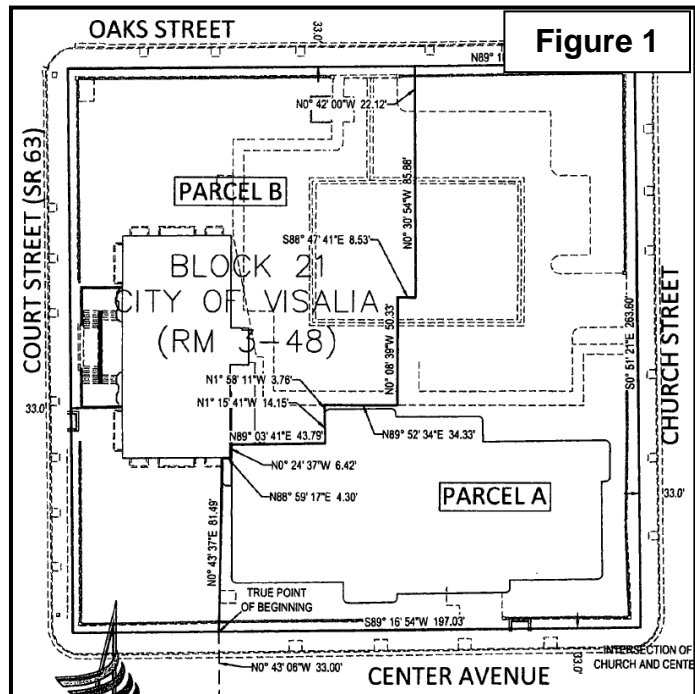
The recommendations are based on the structure under review being located on a separate property from the Darling Hotel, a structure listed on the Local Register.

## DISCUSSION

On February 9, 2022, the HPAC continued HPAC Item No. 2022-04, a proposal by Matthew Ainley for the expansion of the Darling Hotel into an adjacent office building. The continuance was requested by the applicant to allow time for consideration of the findings and conditions presented by staff in its report.

On the same day the continuance was issued, the applicant provided to staff a grant deed with a map (see Figure 1) verifying that the office building is located on a separate property (Parcel A) from the Darling Hotel (Parcel B). Both sites are located outside of the Historic District and only the Darling Hotel is listed on the Local Register. After review of the deed by the City Attorney, it was determined that because the office building is located on a separate property from the Darling Hotel, alterations to the office building are not subject to review by the HPAC, as the Local Register designation is only applicable to the hotel building.

No other action is required by the HPAC. The applicant has already completed Site Plan Review processes. As such they can now apply for a Conditional Use Permit for expansion of hotel activities, followed by applying for Building Permits for construction.





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

**HEARING DATE:** February 23, 2022

**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. 2022-05: A request by Jim Ritter to conduct exterior alterations to a single-family residence, located at 212 W. Race Avenue (APN: 094-013-017)

### STAFF RECOMMENDATION

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

### SITE DATA

The site is zoned R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone and is located within the Historic District. The residence is not listed on the Local Register of Historic Structures. The site contains a single-family residence and a detached two-car garage. Per the Historic Survey, the existing residence was built prior in 1946.

### PROJECT DESCRIPTION

The applicant is requesting approval to conduct exterior alterations to an existing single-family residence. The alterations will consist of removal of an existing door and window along the western exterior of the residence (Exhibit "B"), to be replaced with a 26 sq. ft. bay window with wood framing (Exhibit "C"). Per the applicant the window will retain a similar appearance to existing vinyl windows placed on the residence previously. The applicant proposes the alterations to reduce the number of unnecessary doors along the western exterior (there were originally three doors) and to improve views of the front yard from the residence.

The applicant was cited by Neighborhood Preservation staff in January 2022 for conducting work without a Building Permit and informed to apply for HPAC review. Per a site visit conducted by staff February 17, 2022, the window and door have been removed and are currently boarded up.

### DISCUSSION

#### Development Standards

The building footprints for the residence will not be altered as a result of the proposal. Work to be conducted will only affect building exteriors. As such, the proposed alterations comply with all development standards for the R-1-5 Zone.

#### Architectural Compatibility

Section 17.56.100 of the Historic Preservation Ordinance provides the HPAC with criteria with which to evaluate exterior alterations to buildings within the Historic District. The sections 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; and
- Directional expression of front elevations, so that any alterations to structural shape, placement of openings, and architectural details be geared towards creating a compatible appearance with adjacent structures that may be horizontal, vertical or nondirectional in nature.

The bay window proposed by the applicant would not be compatible with a majority of windows placed along the western and southern building exteriors. As shown in Exhibit “B” both the original and new vinyl windows currently on the building are double hung. This is also true for a majority of the buildings in the immediate vicinity. It is recommended that Condition of Approval No. 2 be included requiring the applicant to install a double hung window instead of a bay window, matching the appearance of the other windows on the building. The condition shall also require that the sill level of the window match the height of adjacent windows to increase visual continuity within the residence.



The type of material to be used for the building exterior was not provided by the applicant. Condition of Approval No. 3 is recommended that the new surface materials match existing materials on the building. With the conditions in place, staff believes compatibility, similarity, and continuity within the project site and surrounding areas will be preserved.

## **FINDINGS AND CONDITIONS**

For HPAC Item No. 2022-02 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 within the Historic District and is not listed on the Local Register of Historic Structures.
2. That the proposed alterations to the single-family residence as conditioned are consistent with residential uses onsite, the surrounding area, and the Historic District.
3. That the proposed alterations to the single-family residence as conditioned are consistent with the Historic Preservation Ordinance and Historic Preservation Element.
4. That the proposed alterations to the single-family residence as conditioned will not be injurious to the character of the Historic District.

### **Conditions**

1. That the site be developed consistent with the site plan in Exhibit “A” and elevations in Exhibits “B” and “C”, except as modified in Conditions of Approval Nos. 2 and 3.

2. That the new window to be placed in the western exterior of the residence shall be a double hung window with framing similar to existing windows on the residence. The new window shall maintain a sill level similar in height to the existing window located at the southwest corner of the residence.
3. The exterior finish of the area in which the new window will be located shall match the finish on the primary residence to the extent possible.
4. That the project undergoes the appropriate City permitting process for exterior alterations and fencing on the project site.
5. That any other exterior alterations to the site shall be brought before this Committee for review and approval prior to the issuance of any Building Permits and/or their installation or construction.
6. That all other City codes, ordinances, standards, and regulations shall be met.

## **ATTACHMENTS**

- Exhibit "A" – Site Plan
- Exhibit "B" – Existing Elevations
- Exhibit "C" – Window Elevation
- 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. 2022-05 – Exterior Alterations



HPAC Item No. 2022-05 – Exterior Alterations

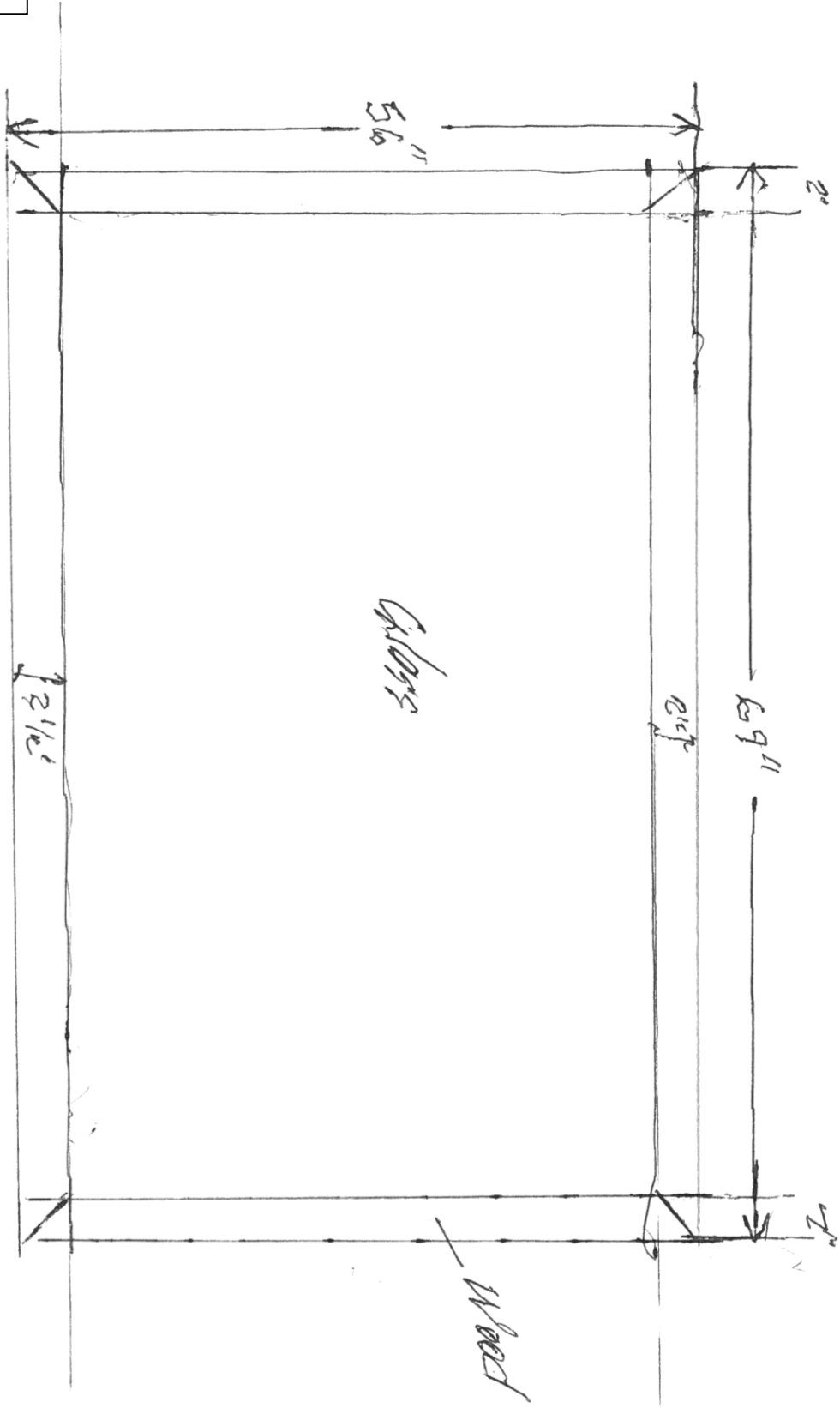


HPAC Item No. 2022-05 – Exterior Alterations



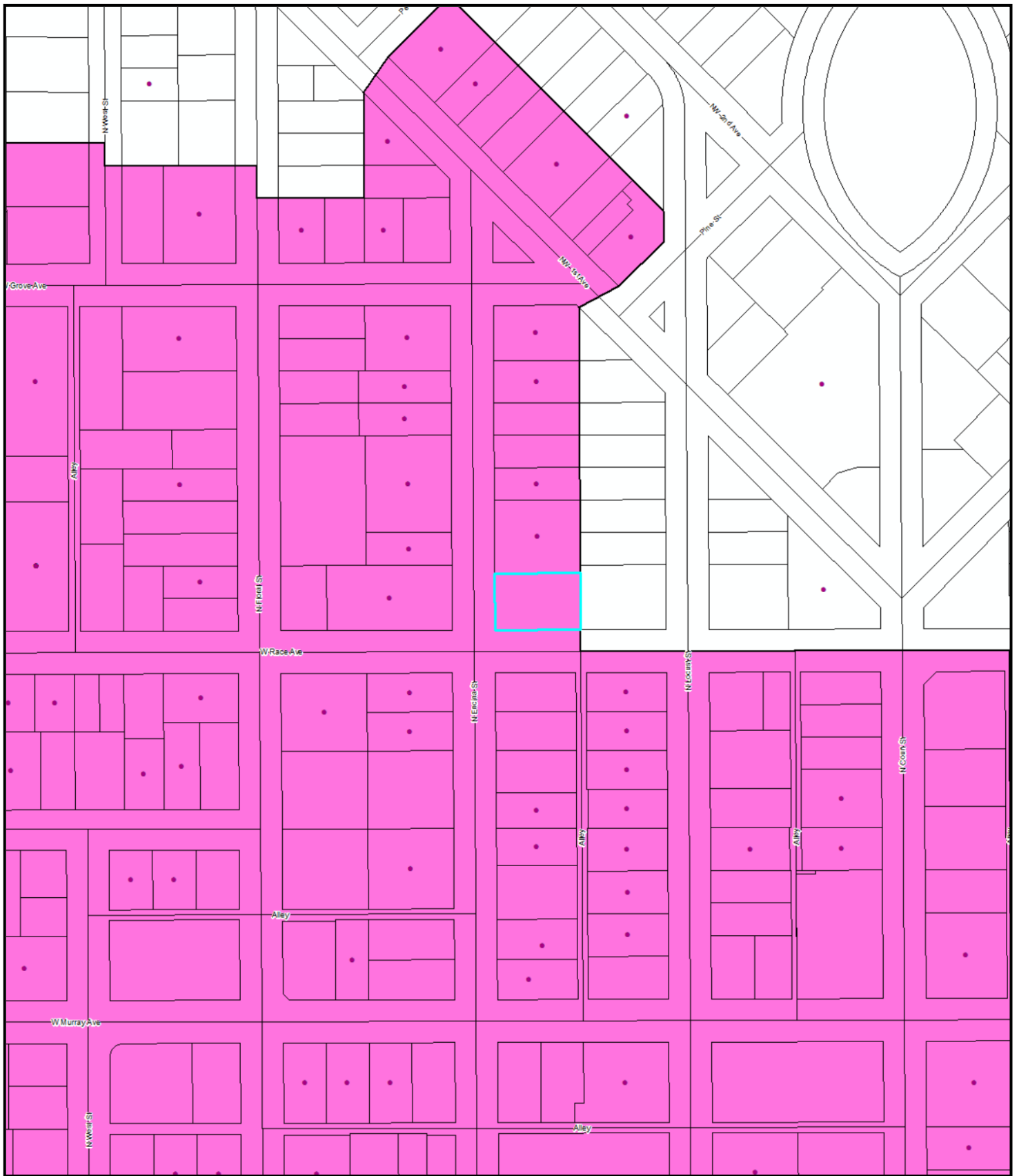
HPAC Item No. 2022-05 – Exterior Alterations

**EXHIBIT "C"**





HPAC Item No. 2022-05 – Exterior Alterations





# City of Visalia



**To:** Historic Preservation Advisory Committee

**From:** Cristobal Carrillo, Associate Planner

**Date:** February 23, 2022

**Re: Historic Preservation Ordinance Update and Local Register of Historic Structures Update – Revised Project Timelines**

Month/Year	Historic Preservation Ordinance Update	Local Register Update
February 2021	Direction from City Council to provide Ordinance recommendations.	Staff data gathering.
February 2021 to June 2021	HPAC deliberation, completion of recommendations to staff.	Staff data gathering.
July 2021	Staff review of comments, research.	Staff data gathering.
August 2021	HPAC/Planning Staff Work Session	Volunteer outreach
September 2021	HPAC fencing discussion; Planning Staff research/prep for City Council/HPAC Work Session.	Volunteer outreach and training meeting; Planning Staff data gathering; Beginning of site survey activities.
October 2021	City Council/HPAC Work Session and follow-up with BAC.	Ongoing site survey activities.
November 2021	HPAC/BAC Work Session and follow up.	Ongoing site survey activities; Evaluation of site surveys and Local Register classifications.
December 2021	No action during this time.	Ongoing site survey activities if necessary; Ongoing evaluation of site surveys and Local Register classifications.
January 2022	Staff to draft follow-up City Council/HPAC Work Session staff report.	Ongoing evaluation of site surveys and Local Register classifications.
February 2022	2 <sup>nd</sup> City Council/HPAC Work Session (2/22/2022)	Ongoing evaluation of site surveys and Local Register classifications.

March 2022	Public outreach meeting for Ordinance and Local Register Updates (3/23/2022)  <b>*Note: HPAC Annual Report to City Council for 2021 likely presented around this time. (3/21/2022)</b>	Evaluation of classification changes for Local Register Update. (3/9/2022)  Public outreach meeting for Ordinance and Local Register Updates (3/23/2022)  <b>*Note: HPAC Annual Report to City Council for 2021 likely presented around this time. (3/21/2022)</b>
April 2022	HPAC public hearing for Historic Preservation Ordinance Update. HPAC to provide recommendation to Planning Commission. (4/27/2022)	HPAC public hearing for Local Register Update. (4/13/2022)
May 2022	CEQA public notification/review period.	Planning Commission public hearing for Local Register Update. PC to provide recommendation to City Council. (5/23/2022)
June 2022	Planning Commission public hearing for Historic Preservation Ordinance Update. PC to provide recommendation to City Council. (6/27/2022)	City Council public hearing for Local Register Update. (6/20/2022)
July 2022	City Council public hearing for Historic Preservation Ordinance Update. (7/18/2022)	Implementation of revised Local Register list into City systems, websites, etc.
August 2022	City Council consent calendar item, 2nd reading of Historic Preservation Ordinance Update. (8/15/2022)	Ongoing implementation of revised Local Register list into City systems, websites, etc. if necessary.
September 2022	30 Day Publication of Historic Preservation Ordinance Update. Upon end of 30-day period, Ordinance update is official.	N/A
October 2022	Implementation of revised Historic Preservation Ordinance into City systems, websites, etc.	N/A

Please note the following:

1. Areas within the schedule with *italics* denote work already completed by the HPAC and staff.
2. Per the request of the HPAC, staff will begin researching the Certified Local Government Program to assess what is involved in becoming a CLG, applying for grants, and maintaining certification. While research may occur earlier, staff anticipates beginning work in earnest in this area in January 2022.

## **DRAFT Notice to Properties on National Registry**

To Whom It May Concern,

My name is Walter Deissler and I am the Chair of the City of Visalia Historic Preservation Advisory Committee (HPAC). The HPAC is a committee of seven volunteers appointed by the Visalia City Council to recognize and protect historic neighborhoods and buildings which contribute to Visalia's historic heritage. This letter is being sent to you because you are the owner of a structure listed on the National Register of Historic Places.

Did you know that there are 752 properties in the City of Visalia that are located within the Historic District, and 386 of those are listed on the Local Register of Historic Properties? Of all those properties, only four are recognized on the National Register of Historic Properties. Congratulations! Your property is one of those 4! You're receiving this notice as recognition of your property's special importance and significance in Visalia.

Properties like yours with impressive heritage have historical, cultural, architectural, archaeological, and/or aesthetic significance. They typically adhere to high standards of quality and are a source of pride for the community at large. In order to assist with the continued care of your historic resource, the city has included with this letter information and technical assistance to help ensure that Visalia's history is preserved and your property values are enhanced. This includes **[SITE SPECIFIC RESOURCES TO INCLUDE]**.

Properties such as yours are a link with the past and a key to understanding our heritage. We hope the information provided assists in preserving your historic resources for years to come. Again, congratulations on your property's exceptional historic significance!

Sincerely,

Walter Deissler, Chairperson  
City of Visalia  
Historic Preservation Advisory Committee