

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Special Called Meeting
Thursday, May 26, 2022, at 5:30PM

CHAIR: Walter Deissler VICE-CHAIR: Tyler Davis

COMMITTEE MEMBERS:
Patty Kane, Michael Kreps, Marilyn Mitchell, Jay Hohlbauch, Jordan Mulrooney

City of Visalia City Council Chambers
707 W. Acequia Avenue, Visalia CA

AGENDA

A. Citizen's Comments

B. Meeting Minutes

1. May 11, 2022, Regular Meeting

C. Project Reviews:

1. **HPAC Item No. 2022-11:** A request by the City of Visalia to amend Visalia Municipal Code Chapter 17.56 (Historic Preservation District) as to: a) requiring "Background" classified Local Register structures located outside the Historic District to undergo Historic Preservation Advisory Committee (HPAC) review for exterior alteration requests, b) granting the HPAC the ability to deny demolition requests for any property within the Historic District and/or listed on the Local Register, c) adding definitions for Local Register classifications, d) adding specific criteria for the evaluation of fencing proposals within the Historic District and/or on the Local Register, e) limiting the percentage of paved surfaces allowed within front yard setback areas for properties within the Historic District and/or on the Local Register; and f) changing the frequency of Local Register reviews. The project area is contained within the City of Visalia's Historic District and Local Register of Historic Structures
2. **HPAC Item No. 2022-12:** A request by the City of Visalia to amend the Local Register of Historic Structures, reclassifying 32 properties to "Exceptional", 41 properties to "Focus", 9 properties to "Background", and removing 18 properties which no longer contain historic structures onsite. The project sites are located at 407 NE 1st Ave (APN: 094-085-003), 411 NE 1st Ave (APN: 094-085-002), 200 NW 1st Ave (APN: 094-022-019), 431 S Bridge St (APN: 097-053-011), 108 W Center Ave (APN: 094-335-010), 210 W Center Ave (APN: 094-336-006), 910 W Center Ave (APN: 093-224-004), 914 W Center Ave (APN: 093-224-003), 915/917 W Center Ave (APN: 093-225-001), 1007 W Center Ave (APN:093-226-004), 1013 W Center Ave (APN:093-226-002), 1105 W Center Ave (APN: 093-227-014), 1110 W Center Ave (APN: 093-222-003), 1115 W Center Ave (APN: 093-227-002), 1300 W Center Ave (APN: 093-264-021), 303 N Church St (APN: 094-281-005), 406 N Church St (APN: 094-272-009), 421 N Church St (APN: 094-271-002), 520 N Church St (APN: 094-262-001), 608 N

Church St (APN: 094-093-014), 436 S Church St (APN: 097-062-001), 437 S Church St (APN: 097-061-006), 508 S Church St (APN: 097-065-015), 515 S Church St (APN: 097-066-005), 609 S Church St (APN: 097-071-002), 611 S Church St (APN: 097-071-003), 621 S Church St (APN: 097-071-006), 622 S Church St (APN: 097-072-012), 708 S Church St (APN: 097-076-013), 710 S Church St (APN: 097-076-012), 715 S Church St (APN: 097-077-004), 825 S Church St (APN: 097-087-008), 410 N Court St (APN: 094-271-006), 500/506 N Court St (APN: 094-261-010), 711 N Court St (APN: 094-015-014), 501 S Court St (APN: 097-033-002), 506 S Court St (APN: 097-034-007), 507 S Court St (APN: 097-033-003), 720 S Court St (APN: 097-025-006), 727 S Court St (APN: 097-024-012), 807 S Court St (APN: 097-024-014), 820 S Court St (APN: 097-014-003), 209 N Encina St (APN: 094-337-007), 520 N Encina St (APN: 094-354-019), 617 N Encina St (APN: 094-012-018), 632 N Encina St (APN: 094-013-005), 301 N Fairway St (APN: 093-322-011), 403 N Floral St (APN: 094-341-005), 829 N Floral St (APN: 094-024-014), 309 N Garden St (APN: 094-282-003), 415 N Garden St (APN: 094-272-004), 427 S Garden St (APN: 097-052-003), 513 S Garden St (APN: 097-065-004), 408 W Goshen Ave (APN: 094-352-006), 410/412 W Goshen Ave (APN: 094-352-007), 411 W Goshen Ave (APN: 094-351-002), 1300 W Goshen Ave (APN: 093-073-018), 208 W Grove Ave (APN: 094-023-012), 300 W Grove Ave (APN: 094-024-013), 401 W Grove Ave (APN: 093-164-004), 719 N Highland St (APN: 093-162-008), 727 N Highland St (APN: 093-162-007), 807 N Highland St (APN: 093-153-012), 810 N Highland St (APN: 093-154-016), 505 W Kaweah Ave (APN: 096-143-001), 600 W Kaweah Ave (APN: 096-133-006), 601 W Kaweah Ave (APN: 096-153-005), 605 W Kaweah Ave (APN: 096-153-004), 815 W Kaweah Ave (APN: 096-151-003), 816 W Kaweah Ave (APN: 096-135-009), 209 N Locust St (APN: 094-336-005), 119 S Locust St (APN: 094-326-010), 515 S Locust St (APN: 097-032-004), 624 S Locust St (APN: 097-036-007), 904 W Main St (APN: 093-225-007), 1102 W Main St (APN: 093-227-013), 520 W Mineral King Ave (APN: 093-204-018), 800 W Mineral King Ave (APN: 093-201-012), 307 W Murray Ave (APN: 094-342-003), 310 W Murray Ave (APN: 094-353-009), 614 W Myrtle Ave (APN: 096-153-009), 709 W Noble Ave (APN: 096-134-003), 715 W Noble Ave (APN: 096-134-001), 112 E Oak Ave (APN: 094-281-009), 120 E Oak Ave (APN: 094-281-005), 201 W Oak Ave (APN: 094-336-004), 200/202 W Oak Ave (APN: 094-333-005), 735 W Oak Ave (APN: 093-187-002), 425 W Race Ave (APN: 093-165-001), 319 W School Ave (APN: 094-332-009), 406 W School Ave (APN: 094-341-006), 507 W School Ave (APN: 093-184-003), 114 E Tulare Ave (APN: 097-087-008), 208 N West St (APN: 094-338-012), 615 N Willis St (APN: 093-166-010), 700 N Willis St (APN: 093-164-007), 701 N Willis St (APN: 093-163-013), 705 N Willis St (APN: 093-163-012), 714 N Willis St (APN: 093-164-008), 720 N Willis St (APN: 093-164-009), 722 N Willis St (APN: 093-164-001), 605 S Willis St (APN: 096-153-005), and 501/503/509 W Willow Ave (APN: 096-204-020).

D. Discussion Items

1. Committee and Staff Comments
 - a. June 27, 2022, Visalia Planning Commission Meeting
2. 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.

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.

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.



CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, May 11, 2022, at 5:30PM

CHAIR: Walter Deissler VICE-CHAIR: Tyler Davis

All members present.

COMMITTEE MEMBERS:
Patty Kane, Michael Kreps, Marilyn Mitchell, Jay Hohlbauch, Jordan Mulrooney

MEMBERS OF THE PUBLIC: None.

CITY 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. April 13, 2022, Regular Meeting

A motion was made by Kane, seconded by Mitchell to approve the meeting minutes for April 13, 2022. The motion was approved 7-0.

2. April 27, 2022, Regular Meeting

A motion was made by Kane, seconded by Mitchell to approve the meeting minutes for April 27, 2022. The motion was approved 7-0.

C. Discussion Items

1. Local Register of Historic Structures Update
2. Historic Preservation Ordinance Update

Prior to the update from staff, Deissler welcomed new member Jordan Mulrooney to the HPAC. Staff then discussed the upcoming May 26, 2022, special called meeting of the HPAC in which public hearings will be held for both the Local Register Update and Historic Preservation Ordinance Update.

3. Committee and Staff Comments

- a. May 2, 2022, Visalia City Council Meeting – Appointment of Jordan Mulrooney to the HPAC.
- b. Next HPAC Meeting: May 26, 2022, Visalia City Council Chambers.

Davis shared an old photograph of the residence at 420 N. Court Street. Davis noted that the fencing would make a good example for a potential style guide.

Staff shared information regarding the rescheduling of the HPAC Annual Report presentation to the City Council, stating that it would likely occur in June 2022. Staff also shared information about a historic preservation training conducted with City building inspectors, the potential placement of solar equipment at 500 S. Court Street (the Hyde House), and a proposal for a duplex at the northwest corner of Murray Avenue and Encina Street. Staff noted that the placement of solar at the Hyde House was not subject to HPAC review.

4. Identification of Items for Future Agendas

None.

D. Adjournment

A motion was made by Deissler, seconded by Kreps, to adjourn the meeting. The motion passed 7-0. The meeting adjourned at 5:48pm.

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REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: May 26, 2022

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

SUBJECT: Historic Preservation Advisory Committee Item No. 2022-11: A request by the City of Visalia to amend Visalia Municipal Code Chapter 17.56 (Historic Preservation District) as to: A) requiring "Background" classified Local Register structures located outside the Historic District to undergo Historic Preservation Advisory Committee (HPAC) review for exterior alteration requests, B) granting the HPAC the ability to deny demolition requests for any property within the Historic District and/or listed on the Local Register, C) adding definitions for Local Register classifications, D) adding specific criteria for the evaluation of fencing proposals within the Historic District and/or on the Local Register, E) limiting the percentage of paved surfaces allowed within front yard setback areas for properties within the Historic District and/or on the Local Register; and F) changing the frequency of Local Register reviews. The project area is contained within the City of Visalia's Historic District and Local Register of Historic Structures.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) recommend approval of the amendments to Visalia Municipal Code Chapter 17.56 (Historic Preservation District) to the Visalia Planning Commission, as described in the findings and recommendations in this report.

BACKGROUND

In 1979 Visalia Municipal Code Chapter 17.56 (Historic Preservation District Ordinance) was adopted to protect and preserve the City's distinct collection of unique and historically significant structures. The Ordinance created the HPAC to oversee building and zoning actions related to historically significant sites and structures within two areas of jurisdiction: the Historic District and the Local Register of Historic Structures (see Exhibit "B").

The Historic District consists of three areas containing large groupings of historically significant structures, often with similar architectural styles and elements. A total of 678 properties are located within the boundaries of the Historic District. The Local Register consists of individual properties which have been identified by the HPAC as containing historically significant and unique structures. These properties can be located anywhere within City Limits, inside or outside of the bounds of the Historic District. The Local Register currently contains 368 properties. Structures on the Local Register are given one of three classifications, based on factors such as historical importance, uniqueness of architecture, and quality of construction. The classifications are defined as follows:

- Exceptional: Properties with preeminent historical significance, considered for nomination to the National Register of Historic Places.

- Focus: Properties having significant value, of good to excellent quality, considered for local recognition and protection.
- Background: Properties that may not be historically significant or unique in their construction, but which contribute positively to the “visual fabric” of the City of Visalia.

The HPAC has review authority over projects conducted within the Historic District and/or on sites located outside the Historic District and listed as "Exceptional" or "Focus" on the Local Register. “Background” Local Register structures located outside the Historic District are not subject to HPAC review unless proposed for demolition.

PROJECT DESCRIPTION

The Historic Preservation Ordinance Update is a city-initiated request to implement a series of historic preservation-related Zoning Ordinance text amendments spurred by the deterioration and eventual demolition of the Odell-Mor Building (209 N. Encina Street) in 2021. In early 2021 the Visalia City Council directed the HPAC to provide recommendations for revision of the Historic Preservation District Ordinance to address concerns that the ordinance does not adequately protect historically designated structures and sites from destruction and blight.

Proposed Ordinance updates were formulated by the HPAC and discussed with the Visalia City Council and Visalia Building Advisory Committee at work sessions held on October 10, 2021, November 17, 2021, and February 22, 2022. Upon completion of the work sessions, the City Council directed the HPAC to pursue six areas of revision. The proposed revisions are as follows:

- A. Update the Ordinance so that exterior alterations to “Background” Local Register structures located outside the Historic District are subject to HPAC review.
- B. Grant the HPAC the ability to deny demolition requests for any property within the Historic District or Local Register.
- C. Add definitions for Local Register classifications to the Ordinance.
- D. Add specific criteria for the evaluation of fencing proposals.
- E. Limit the percentage of paved surfaces allowed within front yard areas.
- F. Change the frequency of Local Register reviews.

The proposed amendments to the Historic Preservation District Ordinance will affect only those areas contained within the City of Visalia’s Historic District and properties listed on the Local Register of Historic Structures. A map containing the location of the existing Historic District and Local Register sites is included as Exhibit “B”. All other areas of the City not subject to the Historic District and/or Local Register will be unaffected by the proposal unless a historic designation or Local Register status is applied in the future by the Visalia City Council.

DISCUSSION

The following are the updates to the Historic Preservation District Ordinance proposed by the HPAC, and which the City Council directed be pursued. The proposals include the associated ordinance text changes required in order to implement the provision:

- A. Update the Ordinance so that exterior alterations to “Background” Local Register structures located outside the Historic District are subject to HPAC review.**

Summary of Recommended Action: Currently, if a Local Register structure is located outside the Historic District, and is classified as “Background”, it is only subject to HPAC review if

proposed for demolition. Local Register structures located outside the Historic District and classified as “Background” that propose exterior alterations, additions, and construction of new structures, are exempt from HPAC review. Removal of this exemption provision will authorize the HPAC to review exterior building alterations for any property that is within the Historic District or on the Local Register, regardless of classification. The HPAC proposes the change to prevent the negative alteration and loss of historic structures due to lack of oversight and communication with applicants/property owners. The change, if approved, also strengthens the ability of the HPAC to pursue the purpose and intent of the Historic Preservation District Ordinance, described in Section 17.56.010.B as to preserve and promote the public welfare through protection of the City’s historic structures, sites, and features.

This change would affect 36 properties which are currently located outside the Historic District and listed on the Local Register with a “Background” classification. At present, these 36 properties are not subject to HPAC oversight for exterior alterations. If this proposed change is approved, the 36 properties would be subject to HPAC review for any exterior alteration proposed, similar to all other properties within the Historic District and/or on the Local Register with a “Focus”/“Exceptional” classification. Given the small number of properties impacted, this change is not expected to have a significant impact on staff time.

Recommended Changes to Zoning Ordinance:

- 17.56.040 Regulation of structures.

No structure shall be constructed, altered or enlarged that is located in the historic district or that is listed as an ~~“exceptional” or “focus” structure~~ on the local register and ~~is located outside the historic district~~, unless such a permit is issued pursuant to the terms of this chapter. No structure listed on the local register shall be moved or demolished unless a permit is issued pursuant to the terms of this chapter.

- 17.56.050.C.3: *It shall be the duty of the historic preservation advisory committee to review all applications for the construction or exterior alteration or enlargement of structures within the historic district or ~~for structures located outside the historic district~~ and listed as ~~“exceptional” or “focus” structures~~ on the local register. The committee shall have the power to approve, modify or disapprove such applications before a building permit can be issued, subject to the provisions of Sections 17.56.100 and 17.56.110.*
- 17.56.050.C.4: *It shall be the duty of the historic preservation advisory committee to review all applications for sign permits within the historic district or for properties ~~located outside the historic district~~ and listed as ~~“exceptional” or “focus”~~ on the local register. The committee may recommend approval, conditional approval or denial of the sign permit application based upon the proposed design and/or materials, but not upon the proposed size or location. The application shall then be presented to the proper issuing authority for sign permits, pursuant to Chapter 17.48. Sign permits shall be issued only in compliance with the recommendation of the committee. Approval by the committee in no way implies approval by the issuing authority for sign permits, whose approval must also be secured pursuant to Chapter 17.48.*

- 17.56.110 Local register structures.

This section contains criteria for reviewing all applications for building permits for exterior rehabilitation, renovation, alteration, reconstruction, or enlargement of any local register structure ~~within the historic district, or any “exceptional” or “focus” local~~

register structure outside the historic district, and for any interior modification that requires the issuance of a building permit for a publicly owned and publicly accessible local register structure. In reviewing an application, the historic preservation advisory committee shall consider the following general standards and principles:

B. Grant the HPAC the ability to deny demolition requests for any property within the Historic District or Local Register, regardless of classification.

Summary of Recommended Action: The Historic Preservation District Ordinance requires the HPAC to review all applications for demolition of structures listed on the Local Register or located within the Historic District. However, the ordinance only grants the HPAC the authority to deny a request for demolition of a historically designated structure in instances where the site is on the Local Register with an “Exceptional” classification. In all other instances, the HPAC is compelled to either approve a demolition on the grounds that the structure is a public hazard, approve the demolition request outright, or approve the demolition request with a moratorium of up to six months on the issuance of a Demolition or Moving Permit. The exemption provision has resulted in a number of historic buildings being demolished, mostly recently the Odell-Mor Building located at 209 N. Encina Street. The proposed change will provide the HPAC with another tool with which to enact the purpose and intent of the Historic Preservation District Ordinance, to preserve and promote the city's cultural heritage, by ensuring its historic structures, sites, and features are not destroyed.

If approved the change will affect the 355 properties that are currently on the Local Register with a “Focus” and “Background” classification as well the 377 properties that are in the Historic District but not on the Local Register. Since the ordinance already permits the HPAC to review demolition requests for any site within the Historic District or Local Register, the only significant effect of the proposed change is the possibility that a demolition request may be denied. To that effect, Staff’s research has found that review of demolition requests is rare, and that such requests are almost always approved. Between January 2011 and May 2022, the HPAC has only reviewed 8 demolition requests. Six of the eight requests were for main structures, such as a residence or office. In all except one instance the HPAC approved the demolition request. The sole exception was for the Odell-Mor building, which resulted in the application of a six-month moratorium, after which a demolition permit was issued. Furthermore, any denial of a demolition request by the HPAC can be appealed by an applicant free of charge to the City Council.

CEQA Considerations: Approval of the proposal will trigger a requirement for staff to conduct a California Environmental Quality Act (CEQA) review for any demolition request submitted for review. The possibility of denial will make any demolition request a discretionary matter, triggering CEQA processes. This could potentially result in fees being charged and additional processing time added for review of the demolition request. HPAC review is currently free of charge. The addition of CEQA processes will increase fees to \$78.00 for a Categorical Exemption or \$800.00 for an Initial Study/Negative Declaration. A separate \$58.00 filing fee is also required for the filing of a CEQA review determination with the Tulare County Clerk. The preparation of a CEQA Categorical Exemption is not expected to have a significant impact the processing of a demolition request. However, if an Initial Study/Negative Declaration is required (as would be the case for the proposed demolition of a structure adjacent to a State Highway or on the National Register of Historic Places), the increased level of CEQA review will increase fees for the applicant and add processing periods between one to several months depending on the project. The preparation of an Initial Study/Negative Declaration could also result in the requirement that technical studies be submitted to help address issues related to the demolition request. The cost for staff to review technical studies will add an additional \$238.00 fee per study to a demolition request. Applicants will also be subject to additional fees charged by consultants to prepare the required technical studies.

Recommended Changes to Zoning Ordinance:

- 17.56.050.C.5: *It shall be the duty of the historic preservation advisory committee to review all applications for the moving or demolition of structures in the historic district or listed on the local register. The committee shall have the power to approve, conditionally approve, or disapprove such applications, subject to the provisions of Section 17.56.130.*
- 17.56.070.B.3: ~~*In the case of local register structures that have been classified as "exceptional," the*~~ *The committee may deny an application for demolition, after the six-month moratorium has expired. Denial of a demolition permit by the committee is subject to appeal to the city council pursuant to Section 17.56.060.*

C. Addition of language to the Historic Preservation Ordinance defining the “Exceptional”, “Focus” and “Background” classifications of the Local Register.

Summary of Recommended Action: Section 17.56.030 (Definitions) of the Historic Preservation District Ordinance does not provide definitions for the three Local Register classifications noted in the Historic Preservation Element of the 2014 Visalia General Plan. This change will update the definitions section of the ordinance to include the classifications, to codify the language provided in the Historic Preservation Element.

Note that staff also recommends including language under the “Local Register” definition to clarify that the designation applies to all structures located within the boundaries of the property which the designation has been applied to and not just the primary structure alone. This has been the existing interpretation of the language existing in the ordinance by staff and the HPAC. It ensures compatibility of all structures located on the same site as a historically significant structure. The proposed change will assist in clarifying the applicability of the Local Register designation.

Recommended Changes to Zoning Ordinance:

- 17.56.030.B Definitions.
 - *"Local register" means the listing of local historic structures, sites and features adopted by the city council and maintained by the historic preservation advisory committee, and incorporated herein by reference. This designation is inclusive of all structures and features located within the boundaries of the property for which the local register designation has been applied.*
 - *"Local register, Background" means properties that may not be historically significant or unique in their construction, but which contribute positively to the "visual fabric" of the City of Visalia.*
 - *"Local register, Exceptional" means properties with preeminent historical significance, considered for nomination to the National Register of Historic Places.*
 - *"Local register, Focus" means properties having significant value, of good to excellent quality, considered for local recognition and protection.*

D. Removal of language regarding specific fencing types, in favor of general language requiring consideration based on style and context:

Summary of Recommended Action: The Historic Preservation District Ordinance states that review of fencing proposals within the Historic District should consider “Walls of Continuity”, meaning “continuous cohesive walls of enclosures along streets”. The Historic Preservation

District Ordinance specifically calls out “brick walls”, “wrought iron fences”, and “evergreen landscape masses” as acceptable types of fencing that creates suitable “walls of continuity”. No specific fencing language is included for Local Register sites. As such, staff has generally also applied the “Walls of Continuity” guidance to Local Register sites. As a result of the existing language in the ordinance, the HPAC has established a longstanding precedent that materials such as chain link fencing are not appropriate for historic areas and do not constitute an appropriate wall of continuity.

In 2021, several proposals for chain link fencing were submitted for HPAC review. Property owners argued that the material should be permitted due to the prevalence of chain link in the Historic District and because chain link can be historically appropriate in certain contexts. Owners also noted the financial constraints of purchasing fencing types other than chain link. When the comments from property owners were shared with the City Council at the October 2021 work session, the Council was sympathetic to the concerns. At that meeting the Council requested that the HPAC create specific standards for fence reviews and that such standards be inclusive of chain link fencing materials. This directive was altered at the February 2022 follow up work session, wherein the City Council expressed reservations over the outright approval of all chain link fencing proposals.

To address the directives of the City Council, staff recommends the elimination of text referencing “walls of continuity” in favor of definitive language that encourages repair of historic fencing and use of specific new materials that are compatible with historic structures and streetscapes. Recommended changes also allow for the consideration of chain link fencing, subject to findings which would allow for approval based on historic compatibility or economic hardship. The intent is to increase flexibility and equitability in the review of fencing, allowing for a wide range of fencing types within the Historic District and Local Register.

Recommended Changes to Zoning Ordinance:

- 17.56.100 Building design compatibility criteria.
 - ~~*E. Walls of Continuity. Physical ingredients such as brick walls, wrought iron fences, and evergreen landscape masses should be used to form continuous cohesive walls of enclosure along the street.*~~
 - ~~*FE. Landscaping.*~~
 - ~~*GF. Directional Expression of Front Elevations.*~~

- 17.56.120 Fencing and wall design criteria.

This section contains criteria for reviewing all applications for new fencing and walls within the historic district or on the local register, and for any application for rehabilitation, renovation, alteration, reconstruction, or enlargement of fencing and walls within the historic district or on the local register. In reviewing an application, the historic preservation advisory committee shall consider the following general standards and principles:

A. Fencing proposals shall be used to form continuous cohesive walls of enclosure along the street, and shall be compatible with the architectural style of the main building and historic district.

B. If historic walls or fencing exist on a property, preference should be given to repair of the existing fencing or wall to restore its original appearance to the extent possible. If removal and replacement of historic fencing and walls is proposed, preference should be given to the use of like materials to preserve the appearance of the original fencing or wall.

C. Proposals for new fencing or walls should be compatible with the character and architectural elements of the historic structure onsite and its period of original construction.

D. Appropriate materials for fencing and walls shall include, but not be limited to, landscape masses, wood, wood pickets, wrought iron, cast iron, masonry walls, brick, stone, decorative wire, and vinyl materials that mimic the appearance of painted wood.

E. Proposals for chain link fencing in areas visible from the street shall be discouraged. The historic preservation advisory committee may grant an application for chain link fencing along public streets if, on the basis of the application and the evidence submitted, the committee makes one of the following findings:

1. That the proposed chain link fencing is compatible with the historic structure and the neighborhood;

2. That sufficient evidence has been provided indicating that the applicant will experience an economic hardship should the chain link fencing not be permitted to be placed onsite;

• ~~17.56.120~~ 17.56.130 Role of building official.

• ~~17.56.130~~ 17.56.140 Separability.

E. Inclusion of language requiring historically designated sites to maintain a minimum 50% of front yard areas for landscaping purposes.

Summary of Recommended Action: The Historic Preservation District Ordinance does not currently include language regarding the inclusion of landscaping in historic areas. As such there is no oversight of landscaping improvements on historically designated sites. This has resulted in loss of aesthetically appealing streetscapes due to the paving of front yard areas and removal of mature plantings. To address this issue, it is recommended that language be included in the ordinance requiring sites within the Historic District or Local Register to maintain a minimum 50% of front yard areas for landscaping purposes. The intent is to prevent front yard areas from being permanently paved and to encourage placement of landscaping for the beautification of historic sites and neighborhoods. The 50% provision would only be applicable to front yard setback areas and would still allow sufficient space for the paving of driveways for garages and entryways. Alternative landscape materials such as river rock and synthetic turf would still be permitted under this proposal.

Recommended Changes to Zoning Ordinance:

• 17.56.050.C:

○ 8. Sites within the historic district or on the local register shall reserve a minimum 50% of the required front yard setback area for the purposes of landscaping. This shall include non-living ground cover and turf.

F. Modification of language requiring the annual review of the Local Register of Historic Structures.

Summary of Recommended Action: The Historic Preservation District Ordinance currently mandates that the Local Register be reviewed on an annual basis, with recommendations for removal or addition of structures provided to the Planning Commission and City Council for certification. Reviews of this sort require increased efforts from committee members and staff

to survey, research, and evaluate existing and potential Local Register sites. Due to limitations in staff time and resources, undertaking tasks of this magnitude and frequency are not always feasible.

As such it is recommended that comprehensive reviews of the Local Register be conducted on a 5-year basis to allow sufficient time for review and analysis. Please note that such a change would not prevent the HPAC from conducting Local Register reviews within a quicker timeframe for individual sites, or the entire Local Register, if resources are available.

Please note that the HPAC is in the process of conducting a comprehensive update to the Local Register of Historic Structures (HPAC Item No. 2022-12). The intent is to ensure that all Local Register sites are given the appropriate classification. Any potential changes to the classification of Local Register structures will require review by the HPAC, Planning Commission, and City Council at public hearings.

Recommended Changes to Zoning Ordinance:

- *17.56.050.C.6: It shall be the duty of the historic preservation advisory committee to compile and update the historic survey and inventory, and to nominate properties to the local register and the National Register of Historic Places. In selecting properties for nomination to the local register, the board shall consider:*
 - a. Architectural significance and style;*
 - b. Historic significance, including age of structure, original owners, and events related to the structure, site or original owners.*

The committee shall review the local register annually every five years, make recommendations for the addition or deletion of structures or sites, and submit said recommendations to the planning commission and city council for certification.

PUBLIC COMMENT

The HPAC conducted a public outreach meeting on March 30, 2022, to answer questions and solicit comment on the text amendments proposed for Historic Preservation District Ordinance Update. Notice of the meeting was sent to all property owners and occupants of sites within the Historic District and on the Local Register. Public comments received related to the proposed revisions consisted of a recommendation from Roger Boling, owner and occupant of a residence in the Historic District and on the Local Register, to refrain from altering the frequency of Local Register reviews. Boling stated that a timeframe of five years was too long. Additional public comment outside of the outreach meeting has been received by Diana Corley, owner of a “Background” classified site on the Local Register, outside of the Historic District. Corley objected to changes that would require HPAC review for exterior alterations to “Background” Local Register sites located outside the Historic District. Specifically, Corley stated a preference for less government intervention in the maintenance of their residence.

Staff notes that the existing Historic Preservation District Ordinance requires annual reviews of the Local Register. The HPAC and staff are currently completing processes for a comprehensive update to the Local Register, a project which has been ongoing for 1½ years and has occupied a significant amount of staff and HPAC time. Devoting staff and Committee resources to such a project on an annual basis would result in a reduced ability to tackle other areas of historic preservation of interest to the Committee and mandated by the Historic Preservation Ordinance. Pursuing comprehensive updates on a five-year timeline is consistent with timeframes for other planning related projects (ex. Housing Elements) and would provide sufficient time to complete a Local Register update while still pursuing other projects.

For changes related to review of “Background” Local Register structures, staff notes that the changes proposed are solely to improve the HPAC’s ability to preserve the unique characteristics of the City’s historic buildings, and aesthetic of its historic neighborhoods. These are goals mandated by the Visalia Zoning Ordinance and the Visalia General Plan Historic Preservation Element. Existing ordinance provisions for the general maintenance of homes using “like materials” without HPAC review will not be altered by this request.

FINDINGS AND CONDITIONS

For HPAC Item No. 2022-11 staff recommends that the Historic Preservation Advisory Committee recommend approval of the proposal to the Visalia Planning Commission, based upon the following:

Findings:

1. That the proposed development is consistent with the Zoning Ordinance and the Historic Preservation Element of the Visalia General Plan.
2. That the proposal will not be injurious to the character or overall uniformity of the Historic District and Local Register of Historic Structures.

ATTACHMENTS

- Exhibit “A” – Visalia Municipal Code Chapter 17.56 (Historic Preservation District)
- Exhibit “B” – Historic District and Local Register of Historic Structures Map
- Exhibit “C” – Visalia Municipal Code Chapter 17.56 (Historic Preservation District) – Proposed Changes

APPEAL INFORMATION

The Historic Preservation Advisory Committee’s recommendation on the Historic Preservation District Ordinance update is advisory only and is automatically referred to the Visalia Planning Commission for recommendation and final action by the Visalia City Council.

HISTORIC PRESERVATION DISTRICT

Sections:

- 17.56.010 Purposes and intent.
- 17.56.020 Components of the chapter.
- 17.56.030 Definitions.
- 17.56.040 Regulation of structures.
- 17.56.050 Creation of historic preservation advisory committee.
- 17.56.060 Appeal.
- 17.56.070 Demolition or moving of historic structures.
- 17.56.080 Ordinary maintenance and repair.
- 17.56.090 Exceptions to Visalia Municipal Code requirements.
- 17.56.100 Building design compatibility criteria.
- 17.56.110 Local register structures.
- 17.56.120 Role of building official.
- 17.56.130 Separability.

17.56.010 Purposes and intent.

A. There is created a historic district, the boundaries of which are shown on the two maps entitled, "Historic District Overlay," which accompany the ordinance codified in this chapter and which are on file in the office of the city clerk, on the 19th day of November, 1979 and dated 19th day of November, 1979. Said maps are adopted and made a part of this chapter.

B. This chapter is enacted to preserve and promote the public health, safety and welfare of the residents of the city, and to express the commitment of the city to assure that the city's cultural heritage, as reflected in its historic structures, sites, and features is not destroyed, through:

1. The protection and preservation of historic structures;
2. The preservation and maintenance of historic residential areas as cohesive neighborhood units;
3. The enhancement of property values in the older areas of the city;
4. The assurance that the community's cultural heritage, as reflected in the environment, is not lost;
5. The encouragement of the development of vacant and incompatibly developed properties in accordance with the character of the historic district;
6. The involvement of residents of the older areas in planning their own neighborhoods. (Ord. 2017-01 (part), 2017: Ord. 2001-13 § 4 (part), 2001: prior code § 7700)

17.56.020 Components of the chapter.

This chapter shall include:

1. The ordinance, which specifies the historic district overlay designation, design evaluation criteria, and the formation, powers and duties of a historic preservation advisory committee;
2. Creation of a local register of historic structures, sites and features that may be modified from time to time by resolution of the city council.
3. Two maps that designate the historic district overlay. (Ord. 2017-01 (part), 2017: Ord. 2001-13 § 4 (part), 2001: prior code § 7701)

17.56.030 Definitions.

- A. All definitions, general and specific, set forth in Section 17.04.030 shall be applicable to this chapter.
- B. Definitions.

"Construction" means any building activity requiring the issuance of a building permit, except for any activity that does not affect the exterior appearance of the structure.

"Enlargement" means construction that results in the expansion of the gross floor area of a structure.

"Historic structure" means a structure listed on the Local Register.

"Local register" means the listing of local historic structures, sites and features adopted by the city council and maintained by the historic preservation advisory committee, and incorporated herein by reference. (Ord. 2017-01 (part), 2017: Ord. 2001-13 § 4 (part), 2001: prior code § 7702)

17.56.040 Regulation of structures.

No structure shall be constructed, altered or enlarged that is located in the historic district or that is listed as an "exceptional" or "focus" structure on the local register and is located outside the historic district, unless such a permit is issued pursuant to the terms of this chapter. No structure listed on the local register shall be moved or demolished unless a permit is issued pursuant to the terms of this chapter. (Ord. 2017-01 (part), 2017: Ord. 2001-13 § 4 (part), 2001: prior code § 7703)

17.56.050 Creation of historic preservation advisory committee.

In order to execute the purposes declared in this chapter, there is created a historic preservation advisory committee.

A. Committee Membership.

1. The historic preservation advisory committee shall consist of seven members appointed by the city council to serve without compensation. All committee members shall be residents of the city at the time of their appointment and will lose their position if they move outside the city limits during their term of office. Members shall be appointed on the basis of:

- a. Relevant professional or business qualifications;
- b. Ownership of property within the historic district;
- c. Practical experience in restoration or preservation;
- d. Exceptional civic interest.
- e. Terms of office shall be for two years.

2. Vacancies that may occur on the committee shall be filled by appointment of a new member of the city council for the duration of the unexpired term of office. The Council has the option of appointing up to two Historic Preservation Advisory Committee alternates. Should a mid-term vacancy occur, an alternate may automatically fill the unexpired term. The council shall also have the power to remove any member from the committee by an affirmative vote of three council members.

3. Four members of the committee shall constitute a quorum for the transaction of business.

B. Procedures for the Review of Applications. The operating procedures of the historic preservation advisory committee shall be prescribed from time to time by resolution of the city council, for the purpose of carrying into effect the standards and specifications of this chapter. The committee may adopt, amend, and repeal rules and regulations governing the conduct of its meetings, as long as said rules do not violate the procedures established by the city council or the terms of this chapter.

C. Duties and Responsibilities. The historic preservation advisory committee shall review applications only as specified in this chapter, consistent with the rules and regulations adopted from time to time by resolution of the city council (as referred to in Section 17.56.050(B)). Applications shall be approved or disapproved based solely on the considerations set forth in this chapter. It is the intent of this chapter that the historic preservation advisory committee shall encourage applicants to make alterations and repairs to structures in the spirit of the architectural style of the structure. The duties and responsibilities of the historic preservation advisory committee shall include the following:

1. It shall be the duty of the historic preservation advisory committee to review all proposed zoning actions (zone changes, conditional use permits, special zoning exceptions, planned unit developments and variances) within the historic district. The committee may recommend approval, conditional approval, modification or disapproval of an application based upon the expected impact of the proposed zoning action on the historic or architectural significance of the affected structure(s), neighborhood, or the entire historic district. The committee's recommendation shall be forwarded to the planning commission for its consideration.

2. It shall be the duty of the historic preservation advisory committee to review all applications for site plan review permits within the historic district for compliance with the provisions of this chapter. Items that shall be subject to review by the committee include but are not limited to vehicular access, location and screening of parking, setbacks, location of service use areas, walls and landscaping. The committee may recommend approval, conditional approval, disapproval or resubmittal of the site plan review permit application. The committee's recommendation shall be forwarded to the site plan review committee for its consideration.

3. It shall be the duty of the historic preservation advisory committee to review all applications for the construction or exterior alteration or enlargement of structures within the historic district or for structures located outside the historic district and listed as "exceptional" or "focus" structures on the local register. The committee shall have the power to approve, modify or disapprove such applications before a building permit can be issued, subject to the provisions of Sections 17.56.100 and 17.56.110.

4. It shall be the duty of the historic preservation advisory committee to review all applications for sign permits within the historic district or for properties located outside the historic district and listed as "exceptional" or "focus" on the local register. The committee may recommend approval, conditional approval or denial of the sign permit application based upon the proposed design and/or materials, but not upon the proposed size or location. The application shall then be presented to the proper issuing authority for sign permits, pursuant to Chapter 17.48. Sign permits shall be issued only in compliance with the recommendation of the committee. Approval by the committee in no way implies approval by the issuing authority for sign permits, whose approval must also be secured pursuant to Chapter 17.48.

5. It shall be the duty of the historic preservation advisory committee to review all applications for the moving or demolition of structures listed on the local register. The committee shall have the power to approve, conditionally approve, or disapprove such applications, subject to the provisions of Section 17.56.130.

6. It shall be the duty of the historic preservation advisory committee to compile and update the historic survey and inventory, and to nominate properties to the local register and the National Register of Historic Places. In selecting properties for nomination to the local register, the board shall consider:

- a. Architectural significance and style;
- b. Historic significance, including age of structure, original owners, and events related to the structure, site or original owners.

The committee shall review the local register annually, make recommendations for the addition or deletion of structures or sites, and submit said recommendations to the planning commission and city council for certification.

7. Permits may be issued for air conditioners, electrical work and plumbing work that is visible from a public right-of-way when the chief building official determines that the work insignificantly affects the exterior of a structure, or that reasonable alternatives as to location or screening have been employed. The building official may forward to the historic preservation advisory committee applications for permits for this type of work when it appears that the appearance of a structure may be significantly altered. This subsection shall not apply to the following types of permit applications:

1. Reroofing with like materials;
2. Residing with like materials;
3. Swimming pools;
4. Masonry repairs with like materials;
5. Chimney repair with like materials. (Ord. 2017-01 (part), 2017: Ord. 2008-11 § 1, 2008: Ord. 2001-13 § 4 (part), 2001: prior code § 7704)

17.56.060 Appeal.

Any person or persons jointly or severally aggrieved by a decision of the historic preservation advisory committee may make an appeal in writing therefrom to the city council within ten days of said action. The city council, after proceeding in the manner as provided therein and with the same power and authority there invested in passing upon appeals before it under the provisions of law and this chapter and in the exercise thereof, may reverse, affirm or modify or affirm as modified the action of the historic preservation advisory committee. Appeals of a decision of the site plan review committee shall be filed with the planning commission in the manner prescribed in Section 17.28.050. (Ord. 2017-01 (part), 2017: Ord. 2001-13 § 4 (part), 2001: prior code § 7705)

17.56.070 Demolition or moving of historic structures.

A. The demolition of structures listed on the local register, and the moving of local register structures from their sites, shall be discouraged. The historic preservation advisory committee shall review all applications for demolition or moving permits for structures on the local register and for any structures within the historic district boundaries.

B. After due consideration, the committee shall exercise one of the options listed below:

1. The committee may approve the demolition permit if it finds that the structure is a hazard to public health or safety, as determined by the building official or his designee, in consultation with the historic preservation advisory committee.
2. The committee may decide that up to a six-month moratorium be placed upon the processing of the demolition or moving permit, in order to allow time for the applicant and the committee to find alternative uses for the structure and to seek alternative solutions to the demolition or moving of the structure. If no alternatives are found, after the six-month moratorium has expired, the committee must approve the application.

3. In the case of local register structures that have been classified as "exceptional," the committee may deny an application for demolition, after the six-month moratorium has expired. Denial of a demolition permit by the committee is subject to appeal to the city council pursuant to Section 17.56.060.

4. The committee may approve the application.

C. When an application is acted upon, the committee shall notify the building official of the approval, conditional approval or denial. Upon receipt of said notification, the building official shall process the application accordingly. If, after six months

from the date of filing of the application, the building official has not received such notification, a permit may be issued. Approval of a permit application by the committee in no way implies approval by the building official, whose approval must also be secured. (Ord. 2017-01 (part), 2017: Ord. 2001-13 § 4 (part), 2001: prior code § 7706)

17.56.080 Ordinary maintenance and repair.

Nothing in this chapter shall be construed to prevent ordinary maintenance or repair of any structure within the historic district; provided such work involves no change that requires issuance of a building permit. Nothing in this chapter shall be construed to prevent the construction, reconstruction, alteration or demolition of any feature that, in the view of the proper authority acting lawfully, is required for the public safety because of an unsafe or dangerous condition. (Ord. 2017-01 (part), 2017: Ord. 2001-13 § 4 (part), 2001: prior code § 7708)

17.56.090 Exceptions to Visalia Municipal Code requirements.

Due to the peculiar conditions of design and construction in historic neighborhoods where structures were sometimes built close to lot lines, and where ownership patterns have changed over the years, it is sometimes in the public interest to retain the historic appearance of a neighborhood by making an exception to normal setback, parking, landscaping, fencing and screening requirements of the Visalia Municipal Code, where such an exception does not interfere with the public health or safety. Within the historic district, where it is deemed that such an exception is warranted and will not adversely affect neighboring properties, the historic preservation advisory committee may initiate and/or recommend to the planning commission that such exception to Visalia Municipal Code requirements be made. (Ord. 2017-01 (part), 2017: Ord. 2001-13 § 4 (part), 2001: prior code § 7709)

17.56.100 Building design compatibility criteria.

This section contains criteria for reviewing all applications for new construction and sign permits within the historic district, and for any rehabilitation, renovation, alteration, reconstruction, or enlargement affecting the exterior appearance of any structure within the historic district that is not listed on the local register, which requires the issuance of a building permit. Each application shall be considered in terms of its compatibility or complementariness with a majority of structures in the immediately surrounding area. In reviewing an application, the historic preservation advisory committee shall consider the following general design standards and principles:

- A. Height and Scale. New buildings should be constructed to a height within a reasonable average height of existing adjacent buildings.
- B. Spacing of Buildings on Street. A rhythm of recurrent building masses to separations should be retained.
- C. Relationship of Materials and Textures. Choice of building materials and texture (smooth and rough) should enhance the desired neighborhood qualities such as compatibility, similarity and continuity.
- D. Relationship of Architectural Details and Roof Shapes. Choice of architectural details and roof shape should insure compatible appearance with surrounding structures.
- E. Walls of Continuity. Physical ingredients such as brick walls, wrought iron fences, and evergreen landscape masses should be used to form continuous cohesive walls of enclosure along the street.
- F. Landscaping. Landscaping should reflect the predominant quality and quantity of landscaping within the surrounding area. The concern here is more with mass and continuity.
- G. 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. (Ord. 2017-01 (part), 2017: Ord. 2001-13 § 4 (part), 2001: prior code § 7710)

17.56.110 Local register structures.

This section contains criteria for reviewing all applications for building permits for exterior rehabilitation, renovation, alteration, reconstruction, or enlargement of any local register structure within the historic district, or any "exceptional" or "focus" local register structure outside the historic district, and for any interior modification that requires the issuance of a building permit for a publicly owned and publicly accessible local register structure. In reviewing an application, the historic preservation advisory committee shall consider the following general standards and principles:

- A. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building structure, or site and its environment, or to use a property for its originally intended purpose.
- B. 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.
- C. 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.
- D. Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

E. Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure or site, shall be treated with sensitivity.

F. 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.

G. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken, without prior approval of the historic preservation advisory committee.

H. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any acquisition, protection, stabilization, preservation, rehabilitation, restoration or reconstruction project. (Ord. 2710 (part), 2017: Ord. 2001-13 § 4 (part), 2001: prior code § 7711)

17.56.120 Role of building official.

A. The building official shall refuse to issue all building or sign permits based upon an application disapproved by the historic preservation advisory committee, unless such application is later approved by the city council. The building official may approve any application approved or conditionally approved by the committee at such time as any conditions specified in such conditional approval are clearly indicated by the applicant on the plans presented to the building official for approval. If an appeal to the city council is filed within ten days from the date of committee approval of an application, no permit shall be issued until the outcome of said appeal is finally determined by the city council.

B. After a building permit has been issued, the building official or his/her designee shall from time to time inspect the construction, alteration or enlargement approved by the committee and shall take such action as is necessary to assure compliance with the approved plans. (Ord. 2017-01 (part), 2017: Ord. 2001-13 § 4 (part), 2001: prior code § 7712)

17.56.130 Separability.

The provisions of this chapter shall be deemed to be severable, and if any of its provisions shall be held unconstitutional by any court of competent jurisdiction, the decision of the court shall not impair any of the remaining provisions. (Ord. 2017-01 (part), 2017: Ord. 2001-13 § 4 (part), 2001: prior code § 7707)

VISALIA MUNICIPAL CODE

Chapter 17.56

HISTORIC PRESERVATION DISTRICT – Proposed Changes

~~Strikethrough~~ denotes removal of text

Underline denotes addition of text.

- A. **Update the Ordinance so that exterior alterations to “Background” Local Register structures located outside the Historic District are subject to HPAC review.**

Recommended Changes to Zoning Ordinance:

- 17.56.040 *Regulation of structures.*

No structure shall be constructed, altered or enlarged that is located in the historic district or that is listed as an ~~"exceptional" or "focus"~~ structure on the local register ~~and is located outside the historic district~~, unless such a permit is issued pursuant to the terms of this chapter. No structure listed on the local register shall be moved or demolished unless a permit is issued pursuant to the terms of this chapter.

- 17.56.050.C.3: *It shall be the duty of the historic preservation advisory committee to review all applications for the construction or exterior alteration or enlargement of structures within the historic district or ~~for structures located outside the historic district and listed as "exceptional" or "focus" structures~~ on the local register. The committee shall have the power to approve, modify or disapprove such applications before a building permit can be issued, subject to the provisions of Sections 17.56.100 and 17.56.110.*
- 17.56.050.C.4: *It shall be the duty of the historic preservation advisory committee to review all applications for sign permits within the historic district or for properties ~~located outside the historic district and listed as "exceptional" or "focus"~~ on the local register. The committee may recommend approval, conditional approval or denial of the sign permit application based upon the proposed design and/or materials, but not upon the proposed size or location. The application shall then be presented to the proper issuing authority for sign permits, pursuant to Chapter 17.48. Sign permits shall be issued only in compliance with the recommendation of the committee. Approval by the committee in no way implies approval by the issuing authority for sign permits, whose approval must also be secured pursuant to Chapter 17.48.*
- 17.56.110 *Local register structures.*

This section contains criteria for reviewing all applications for building permits for exterior rehabilitation, renovation, alteration, reconstruction, or enlargement of any local register structure ~~within the historic district, or any "exceptional" or "focus" local register structure outside the historic district~~, and for any interior modification that requires the issuance of a building permit for a publicly owned and publicly accessible local register structure. In reviewing an application, the historic preservation advisory committee shall consider the following general standards and principles:

- B. **Grant the HPAC the ability to deny demolition requests for any property within the Historic District or Local Register, regardless of classification.**

Recommended Changes to Zoning Ordinance:

- 17.56.050.C.5: *It shall be the duty of the historic preservation advisory committee to review all applications for the moving or demolition of structures in the historic district or listed on the local register. The committee shall have the power to approve, conditionally approve, or disapprove such applications, subject to the provisions of Section 17.56.130.*
 - ~~17.56.070.B.3: *In the case of local register structures that have been classified as "exceptional," the The committee may deny an application for demolition, ~~after the six-month moratorium has expired.~~ Denial of a demolition permit by the committee is subject to appeal to the city council pursuant to Section 17.56.060.*~~
- C. Addition of language to the Historic Preservation Ordinance defining the “Exceptional”, “Focus” and “Background” classifications of the Local Register.**

Recommended Changes to Zoning Ordinance:

- 17.56.030.B Definitions.
 - *"Local register" means the listing of local historic structures, sites and features adopted by the city council and maintained by the historic preservation advisory committee, and incorporated herein by reference. This designation is inclusive of all structures and features located within the boundaries of the property for which the local register designation has been applied.*
 - *"Local register, Background" means properties that may not be historically significant or unique in their construction, but which contribute positively to the "visual fabric" of the City of Visalia.*
 - *"Local register, Exceptional" means properties with preeminent historical significance, considered for nomination to the National Register of Historic Places.*
 - *"Local register, Focus" means properties having significant value, of good to excellent quality, considered for local recognition and protection.*

D. Removal of language regarding specific fencing types, in favor of general language requiring consideration based on style and context:

Recommended Changes to Zoning Ordinance:

- 17.56.100 *Building design compatibility criteria.*
 - ~~*E. Walls of Continuity. Physical ingredients such as brick walls, wrought iron fences, and evergreen landscape masses should be used to form continuous cohesive walls of enclosure along the street.*~~
 - ~~*FE. Landscaping.*~~
 - ~~*GF. Directional Expression of Front Elevations.*~~
- 17.56.120 Fencing and wall design criteria.

This section contains criteria for reviewing all applications for new fencing and walls within the historic district or on the local register, and for any application for rehabilitation, renovation, alteration, reconstruction, or enlargement of fencing and walls within the historic district or on the local register. In reviewing an application, the historic preservation advisory committee shall consider the following general standards and principles:

- A. Fencing proposals shall be used to form continuous cohesive walls of enclosure along the street, and shall be compatible with the architectural style of the main building and historic district.
 - B. If historic walls or fencing exist on a property, preference should be given to repair of the existing fencing or wall to restore its original appearance to the extent possible. If removal and replacement of historic fencing and walls is proposed, preference should be given to the use of like materials to preserve the appearance of the original fencing or wall.
 - C. Proposals for new fencing or walls should be compatible with the character and architectural elements of the historic structure onsite and its period of original construction.
 - D. Appropriate materials for fencing and walls shall include, but not be limited to, landscape masses, wood, wood pickets, wrought iron, cast iron, masonry walls, brick, stone, decorative wire, and vinyl materials that mimic the appearance of painted wood.
 - E. Proposals for chain link fencing in areas visible from the street shall be discouraged. The historic preservation advisory committee may grant an application for chain link fencing along public streets if, on the basis of the application and the evidence submitted, the committee makes one of the following findings:
 - 1. That the proposed chain link fencing is compatible with the historic structure and the neighborhood;
 - 2. That sufficient evidence has been provided indicating that the applicant will experience an economic hardship should the chain link fencing not be permitted to be placed onsite;
- ~~17.56.120~~ 17.56.130 *Role of building official.*
 - ~~17.56.130~~ 17.56.140 *Separability.*
- E. Inclusion of language requiring historically designated sites to maintain a minimum 50% of front yard areas for landscaping purposes.**

Recommended Changes to Zoning Ordinance:

- 17.56.050.C:
 - 8. Sites within the historic district or on the local register shall reserve a minimum 50% of the required front yard setback area for the purposes of landscaping. This shall include non-living ground cover and turf.

F. Modification of language requiring the annual review of the Local Register of Historic Structures.

Recommended Changes to Zoning Ordinance:

- 17.56.050.C.6: *It shall be the duty of the historic preservation advisory committee to compile and update the historic survey and inventory, and to nominate properties to the local register and the National Register of Historic Places. In selecting properties for nomination to the local register, the board shall consider:*
 - a. *Architectural significance and style;*
 - b. *Historic significance, including age of structure, original owners, and events related to the structure, site or original owners.*

The committee shall review the local register ~~annually~~ every five years, make recommendations for the addition or deletion of structures or sites, and submit said recommendations to the planning commission and city council for certification.



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: May 26, 2022

PROJECT PLANNER: Cristobal Carrillo, Associate Planner
Phone: (559) 713-4443
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SUBJECT: Historic Preservation Advisory Committee Item No. 2022-12: A request by the City of Visalia to amend the Local Register of Historic Structures, reclassifying 32 properties to “Exceptional”, 41 properties to “Focus”, 9 properties to “Background”, and removing 18 properties which no longer contain historic structures onsite.

The project sites are located at 407 NE 1st Ave (APN: 094-085-003), 411 NE 1st Ave (APN: 094-085-002), 200 NW 1st Ave (APN: 094-022-019), 431 S Bridge St (APN: 097-053-011), 108 W Center Ave (APN: 094-335-010), 210 W Center Ave (APN: 094-336-006), 910 W Center Ave (APN: 093-224-004), 914 W Center Ave (APN: 093-224-003), 915/917 W Center Ave (APN: 093-225-001), 1007 W Center Ave (APN:093-226-004), 1013 W Center Ave (APN:093-226-002), 1105 W Center Ave (APN: 093-227-014), 1110 W Center Ave (APN: 093-222-003), 1115 W Center Ave (APN: 093-227-002), 1300 W Center Ave (APN: 093-264-021), 303 N Church St (APN: 094-281-005), 406 N Church St (APN: 094-272-009), 421 N Church St (APN: 094-271-002), 520 N Church St (APN: 094-262-001), 608 N Church St (APN: 094-093-014), 436 S Church St (APN: 097-062-001), 437 S Church St (APN: 097-061-006), 508 S Church St (APN: 097-065-015), 515 S Church St (APN: 097-066-005), 609 S Church St (APN: 097-071-002), 611 S Church St (APN: 097-071-003), 621 S Church St (APN: 097-071-006), 622 S Church St (APN: 097-072-012), 708 S Church St (APN: 097-076-013), 710 S Church St (APN: 097-076-012), 715 S Church St (APN: 097-077-004), 825 S Church St (APN: 097-087-008), 410 N Court St (APN: 094-271-006), 500/506 N Court St (APN: 094-261-010), 711 N Court St (APN: 094-015-014), 501 S Court St (APN: 097-033-002), 506 S Court St (APN: 097-034-007), 507 S Court St (APN: 097-033-003), 720 S Court St (APN: 097-025-006), 727 S Court St (APN: 097-024-012), 807 S Court St (APN: 097-024-014), 820 S Court St (APN: 097-014-003), 209 N Encina St (APN: 094-337-007), 520 N Encina St (APN: 094-354-019), 617 N Encina St (APN: 094-012-018), 632 N Encina St (APN: 094-013-005), 301 N Fairway St (APN: 093-322-011), 403 N Floral St (APN: 094-341-005), 829 N Floral St (APN: 094-024-014), 309 N Garden St (APN: 094-282-003), 415 N Garden St (APN: 094-272-004), 427 S Garden St (APN: 097-052-003), 513 S Garden St (APN: 097-065-004), 408 W Goshen Ave (APN: 094-352-006), 410/412 W Goshen Ave (APN: 094-352-007), 411 W Goshen Ave (APN: 094-351-002), 1300 W Goshen Ave (APN: 093-073-018), 208 W Grove Ave (APN: 094-023-012), 300 W Grove Ave (APN: 094-024-013), 401 W Grove Ave (APN: 093-164-004), 719 N Highland St (APN: 093-162-008), 727 N Highland St (APN: 093-162-007), 807 N Highland St (APN: 093-153-012), 810 N Highland St (APN: 093-154-016), 505 W Kaweah

Ave (APN: 096-143-001), 600 W Kaweah Ave (APN: 096-133-006), 601 W Kaweah Ave (APN: 096-153-005), 605 W Kaweah Ave (APN: 096-153-004), 815 W Kaweah Ave (APN: 096-151-003), 816 W Kaweah Ave (APN: 096-135-009), 209 N Locust St (APN: 094-336-005), 119 S Locust St (APN: 094-326-010), 515 S Locust St (APN: 097-032-004), 624 S Locust St (APN: 097-036-007), 904 W Main St (APN: 093-225-007), 1102 W Main St (APN: 093-227-013), 520 W Mineral King Ave (APN: 093-204-018), 800 W Mineral King Ave (APN: 093-201-012), 307 W Murray Ave (APN: 094-342-003), 310 W Murray Ave (APN: 094-353-009), 614 W Myrtle Ave (APN: 096-153-009), 709 W Noble Ave (APN: 096-134-003), 715 W Noble Ave (APN: 096-134-001), 112 E Oak Ave (APN: 094-281-009), 120 E Oak Ave (APN: 094-281-005), 201 W Oak Ave (APN: 094-336-004), 200/202 W Oak Ave (APN: 094-333-005), 735 W Oak Ave (APN: 093-187-002), 425 W Race Ave (APN: 093-165-001), 319 W School Ave (APN: 094-332-009), 406 W School Ave (APN: 094-341-006), 507 W School Ave (APN: 093-184-003), 114 E Tulare Ave (APN: 097-087-008), 208 N West St (APN: 094-338-012), 615 N Willis St (APN: 093-166-010), 700 N Willis St (APN: 093-164-007), 701 N Willis St (APN: 093-163-013), 705 N Willis St (APN: 093-163-012), 714 N Willis St (APN: 093-164-008), 720 N Willis St (APN: 093-164-009), 722 N Willis St (APN: 093-164-001), 605 S Willis St (APN: 096-153-005), and 501/503/509 W Willow Ave (APN: 096-204-020).

STAFF RECOMMENDATION

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

- A. Recommend that the Visalia Planning Commission approve the reclassification of 82 properties listed on the Local Register of Historic Structures; and
- B. Recommend that the Visalia Planning Commission approve the removal of 18 properties from the Local Register of Historic Structures.

BACKGROUND

In 1979 Visalia Municipal Code Chapter 17.56 (Historic Preservation District Ordinance) was adopted to protect and preserve the City's distinct collection of unique and historically significant structures. The Ordinance created the HPAC to oversee building and zoning actions related to historically significant sites and structures within two areas of jurisdiction: the Historic District and the Local Register of Historic Structures (see Exhibit "A"). The proposal before the Committee recommends changes to the designations applied to some of the properties listed on the Local Register of Historic Structures.

The Local Register consists of individual properties which have been identified as containing historically significant and unique structures (see Exhibit "B"). These properties can be located anywhere within City Limits, in or outside the bounds of the Historic District. The Local Register currently contains 386 properties, primarily clustered in and around the downtown Visalia core. Structures on the Local Register are given one of three classifications, based on factors such as historical importance, uniqueness of architecture, and quality of construction. The classifications are defined as follows:

- Exceptional: Properties with preeminent historical significance, considered for nomination to the National Register of Historic Places.
- Focus: Properties having significant value, of good to excellent quality, considered for local recognition and protection.

- Background: Properties that may not be historically significant or unique in their construction, but which contribute positively to the “visual fabric” of the City of Visalia.

The Historic Preservation District Ordinance tasks the HPAC with identifying structures to be added to the Local Register. This includes recommending appropriate classifications based on characteristics of a structure and maintaining/updating the list as onsite conditions change. Local Register recommendations provided by the HPAC must be evaluated by the Visalia Planning Commission, which then provides a recommendation to the Visalia City Council for ultimate consideration. The City Council has final authority over the application of a Local Register designation.

PROJECT DESCRIPTION

Section 17.56.050.C.6 of the Visalia Municipal Code requires the HPAC to “...review the local register annually, make recommendations for the addition or deletion of structures or sites, and submit said recommendations to the planning commission and city council for certification.” The last comprehensive review of the Local Register was conducted in 2013, resulting in the addition of the Home Builders Addition subdivision and individual properties to the Historic District and Local Register, respectively. The Local Register of Historic Structures Update is a city-initiated request to conduct a comprehensive review of the Local Register, recommending reclassification of 82 properties and removal of 18 properties currently listed on the Local Register. A full listing of the sites proposed for reclassification or removal is included in Exhibit “C”.

The project was spurred by the demolition of the Odell- Mor Building, a 1914 Bungalow style five-plex formerly located at 209 N. Encina Street. The building was located outside the Historic District but was listed on the Local Register with a classification of “Background”. Due to the “Background” classification, existing Historic Preservation District Ordinance rules, and the structures’ location outside the Historic District, the HPAC was unable to review exterior alterations proposals for the building, nor deny a request for its demolition. The building was subsequently demolished in 2021. The Local Register update is being undertaken to ensure that all Local Register buildings, in particular those located outside the bounds of the Historic District, are assigned an appropriate classification that allows the structures to benefit from all the protections provided by the Historic Preservation District Ordinance.

DISCUSSION

Surveys of Local Register Properties

Upon initiation of the Local Register update in early 2021, the HPAC, staff, and community volunteers embarked on the process of visiting all 368 properties on the Local Register and conducting surveys of each site. Surveys involved photographing each Local Register structure, documenting existing conditions, cross-referencing observations with previous surveys and noting any physical changes, and occasionally speaking to property owners and members of the public. Once surveys were completed, a classification recommendation would be provided for consideration by the HPAC. Public notices were sent to all owners and occupants of Local Register sites informing them that surveys of their properties would occur. Site visits were conducted solely from the public right of way. Survey activities were completed in late 2021.

Evaluations of Local Register Surveys

The Committee conducted evaluations of the Local Register survey materials during regularly scheduled public meetings between November 2021 to April 2022. Evaluations consisted of Committee reviews of the survey materials, photographs, and consideration of the information and recommendations provided by the surveyor. Classification designations would then be assigned via a vote by the Committee, which would be noted by staff. On

occasion, the Committee would request additional background information from staff to make a determination. This often consisted of researching previous decisions by the HPAC and Building Permit activity.

Classification determinations were reached by the HPAC using several criteria. This included:

- Whether the structure contained physical attributes that were considered unique at the time of construction, or which had gained significance with the passing of time;
- Whether the structure had been altered in such a way as to enhance or degrade its physical attributes;
- Whether persons or events of historical significance on a local, state, or national level were known to be affiliated with a structure;
- Whether the structure had lost historical significance due to lack of maintenance; and
- Whether the structure had been subject to demolition or relocation.

Recommended Local Register Reclassifications and Removals

Recommendations for the reclassification or removal of sites on the Local Register are provided in Exhibit “C”. There are a total of 368 properties currently listed on the Local Register. Changes are recommended for 100 of the 368 properties on the Local Register. The full listing of the properties proposed for changes is included in Exhibit “C”. Changes consist of either upgrades of properties to a higher classification, downgrades of sites to a lower classification, or removal from the Local Register entirely. 82 sites total are proposed for reclassification, while 18 in total are proposed for demolition. All other 268 properties listed on the Local Register are recommended to retain their existing classification. As such, no action by the HPAC, Planning Commission, or City Council is required for the 268 properties.

Recommendations break down into four general categories:

- Structures upgraded to “Exceptional”;
- Structures upgraded or downgraded to “Focus”;
- Structures downgraded to “Background”; and
- Structures removed from the Local Register.

Each category is discussed below. A listing of the affected structures is also included with each category.

Sites Upgraded to “Exceptional”

There are a total of 32 properties recommended by the HPAC to be upgraded from their existing classifications to “Exceptional”. Properties under this category were generally upgraded due to the presence of significant architectural elements that had either been restored or had been excellently maintained. In some instances, an “Exceptional” classification was applied where a structure gained uniqueness and additional significance through the passage of time. Association with persons of significance was also a factor in certain designations. 27 of the 32 sites were upgraded from a “Focus” classification, and five upgraded from “Background”. Examples of those upgraded from “Focus” to “Exceptional” include the St. Mary’s Catholic Church Doherty Center building located at 520 N. Church Street (a former convent) and the Crotty Mansion at 617 N. Encina Street. Both structures gained significance over time due to excellent maintenance, the addition of features in keeping with the existing architecture, and association with persons/organizations of local historical interest.

For the five “Background” sites, the structures were significantly restored by new owners, or contained architectural elements that had become rare with the passage of time. Examples included the Victorian wood construction of the Bianco Law Firm building at 303 N. Church Street and the adobe exterior of the Iglesia de Jesucristo Ministry building at 112 E. Oak Avenue.

Number	Dir.	Street	APN	Style	Classification	Recommendation	Justification
407	NE	1st Ave	094-085-003	Colonial Revival	Focus	Exceptional	Associated with Prominent Local Person, Brick Architecture, Impressive Original Detail
108	W	Center Ave	094-335-010	Utilitarian Commercial	Background	Exceptional	Mid-century altered façade removed and restored
303 120	N E	Church St Oak Ave	094-281-005	Vernacular / Italianate	Background/Focus	Exceptional	Condition, Excellent Example of the Style, Rare Victorian Wood Construction Commercial Building (also listed as 303 N Church St on the register)
520	N	Church St	094-262-001	Spanish Eclectic	Focus	Exceptional	Condition, Excellent Example of the Style, Important Original Use
608	N	Church St	094-093-014	Mission	Focus	Exceptional	Church only due to property line. Condition, Excellent Example of the Style
436	S	Church St	097-062-001	Dutch Colonial Revival	Focus	Exceptional	Condition, Excellent Example of the Style, Uncommon Architectural Style
437	S	Church St	097-061-006	Craftsman Bungalow	Focus	Exceptional	Condition, Excellent Example of the Style, Uncommon Architectural Style
501	S	Court St	097-033-002	Bungalow	Focus	Exceptional	Condition, Excellent Example of the Style, Impressive Original Detail
727	S	Court St	097-024-012	Period Revival	Focus	Exceptional	Condition, Excellent Example of the Style, Impressive Original Detail
820	S	Court St	097-014-003	Bungalow	Background	Exceptional	Condition, Excellent Example of the Style, Impressive Original Detail
617	N	Encina St	094-012-018	Queen Anne	Focus	Exceptional	Associated with Prominent Local Person, Excellent Example of the Style, Condition

301	N	Fairway St	093-322-011	Spanish Eclectic	Focus	Exceptional	Condition, Excellent Example of the Style, Impressive Original Detail
403	N	Floral St	094-341-005	Colonial Revival	Focus	Exceptional	Condition, Excellent Example of the Style, Impressive Original Detail
513	S	Garden St	097-065-004	Colonial Revival	Focus	Exceptional	Condition, Excellent Example of the Style, Impressive/Uncommon Architectural Details
1300	W	Goshen Ave	093-073-018	Victorian Gothic	Focus	Exceptional	Within Visalia Cemetery. Excellent Example of the Style, Connected with Important Historical Site, Rare Cast-Stone Construction, Important Original Use
208	W	Grove Ave	094-023-012	Colonial Revival	Focus	Exceptional	Associated with Prominent Local Person, Condition, Excellent Example of the Style, Important Original Use
300	W	Grove Ave	094-024-013	Colonial Revival	Focus	Exceptional	Associated with Prominent Local Person, Condition, Excellent Example of the Style, Impressive Original Details
401	W	Grove Ave	093-164-004	Colonial Revival	Focus	Exceptional	Associated with Prominent Local Person, Condition, Excellent Example of the Style, Impressive Original Details
719	N	Highland St	093-162-008	Craftsman Bungalow	Focus	Exceptional	Condition, Excellent Example of the Style, Impressive/Uncommon Original Detail
727	N	Highland St	093-162-007	Craftsman Bungalow	Focus	Exceptional	Condition, Excellent Example of the Style, Impressive/Uncommon Original Detail, Unique Façade Arrangement
807	N	Highland St	093-153-012	Bungalow	Focus	Exceptional	Condition, Excellent Example of the Style, Impressive Original Detail

119	S	Locust St	094-326-010	Greek Revival	Focus	Exceptional	Condition, Excellent Example of the Style, Impressive Original Detail
515	S	Locust St	097-032-004	Craftsman Bungalow	Focus	Exceptional	Condition, Excellent Example of the Style, Impressive/Uncommon Original Detail, Brick Construction, Unique Façade Arrangement
307	W	Murray Ave	094-342-003	Eastlake	Focus	Exceptional	Condition, Excellent Example of the Style, Impressive/Uncommon Original Detail, Unique Façade Arrangement
112	E	Oak Ave	094-281-009	Pueblo Revival	Background	Exceptional	Excellent Example of the Style, Rare Adobe Brick Construction
201	W	Oak Ave	094-336-004	Georgia Colonial Revival	Focus	Exceptional	Condition, Excellent Example of the Style, Impressive Original Detail (also listed as 215 N Locust on the Register)
200 / 202	W	Oak Ave	094-333-005	Mission Revival	Focus	Exceptional	Tulare County Library building. N/W/C Locust & Oak). Condition, Excellent Example of the Style, Impressive/Uncommon Original Detail, Unique Façade Arrangement, Important Original Use
425	W	Race Ave	093-165-001	Bungalow	Background	Exceptional	Condition, Excellent Example of the Style, Impressive/Uncommon Original Detail, Unique Façade Arrangement
319	W	School Ave	094-332-009	Colonial Revival	Focus	Exceptional	Condition, Excellent Example of the Style, Impressive/Uncommon Original Detail, Unique Façade Arrangement

615	N	Willis St	093-166-010	Bungalow	Focus	Exceptional	Condition, Excellent Example of the Style, Impressive Original Detail
700	N	Willis St	093-164-007	Bungalow	Focus	Exceptional	Condition, Excellent Example of the Style, Impressive Original Detail, Important Original Use
722	N	Willis St	093-164-001	Period Revival	Focus	Exceptional	Condition, Excellent Example of the Style, Impressive/Uncommon Original Detail, Unique Façade Arrangement

Sites Changed to “Focus”

There are a total of 41 properties recommended by the HPAC to be changed from their existing classifications to “Focus”. Of these, 40 properties are recommended to be upgraded from “Background” to “Focus”. The remaining site, a residence located at 614 W. Myrtle Avenue, is proposed for downgrade from “Exceptional” to “Focus”. Though the structure is acknowledged as being a good example of Bungalow style architecture, it is recommended to be downgraded due to significant alteration of the façade with aluminum siding material, which resulted in a loss of historic authenticity.

The 40 properties recommended for upgrade are generally in good to excellent condition and contain significant architectural elements and original details that are uncommon throughout the City. Examples include the Bungalow residence at 1102 W. Main Street, which contains a unique brick exterior, and the Vernacular residence at 410-412 W. Goshen Avenue, which contains unique duplex construction for its period of construction. Through these upgrades, the HPAC acknowledges the efforts of property owners and occupants to maintain and/or restore the historic structures under their care.

Number	Dir.	Street	APN	Style	Classification	Recommendation	Justification
210	W	Center Ave	094-336-006	Commercial	Background	Focus	Condition, Brick architecture, Important Original Use
910	W	Center Ave	093-224-004	Vernacular	Background	Focus	Condition, Uncommon Original Details
914	W	Center Ave	093-224-003	Vernacular	Background	Focus	Condition, Uncommon Original Details
915/917	W	Center Ave	093-225-001	Craftsman Bungalow	Background	Focus	Condition, Uncommon Craftsman Duplex
1007	W	Center Ave	093-226-004	Bungalow	Background	Focus	Condition, Great Example of the Style, Uncommon Fenestration.
1013	W	Center Ave	093-226-002	Airplane Bungalow	Background	Focus	Condition, Great Example of the Style, Impressive Original Detail.

1105	W	Center Ave	093-227-014	Bungalow	Background	Focus	Condition, Great Example of the Style.
1110	W	Center Ave	093-222-003	Period Revival	Background	Focus	Condition, Uncommon/Impressive Original Detail, Brick Work, Great Example of the Style
1115	W	Center Ave	093-227-002	Bungalow	Background	Focus	Condition, Great Example of the Style
1300	W	Center Ave	093-264-021	Period Revival	Background	Focus	Condition, Great Example of the Style
406	N	Church St	094-272-009	Colonial Revival	Background	Focus	Condition, Uncommon Original Details/Architectural Arrangement
421	N	Church St	094-271-002	Craftsman Bungalow	Background	Focus	Associated with Prominent Local Person, Great Example of the Style, Impressive Original Detail
515	S	Church St	097-066-005	Craftsman Bungalow	Background	Focus	Condition, Great Example of the Style, Impressive Original Detail
609	S	Church St	097-071-002	Colonial Revival	Background	Focus	Condition, Great Example of the Style, Impressive Original Detail
825	S	Church St	097-087-008	Bungalow	Background	Focus	Great Example of the Style, Impressive Original Detail
114	E	Tulare Ave					
410	N	Court St	094-271-006	Bungalow	Background	Focus	Associated with Prominent Local Person, Great Example of the Style
500 & 506	N	Court St	094-261-010	Bungalow/Prairie	Background	Focus	Great Example of the Style, Uncommon Architectural Style, Impressive Original Detail
711	N	Court St	094-015-014	Commercial	Background	Focus	Condition, Brick Architecture
632	N	Encina St	094-013-005	Period Revival	Background	Focus	Condition, Great Example of the Style
309	N	Garden St	094-282-003	Vernacular	Background	Focus	Condition, Brick architecture
415	N	Garden St	094-272-004	Craftsman Bungalow	Background	Focus	Condition, Great Example of the Style, Impressive Original Detail
427	S	Garden St	097-052-003	Bungalow	Background	Focus	Condition, Great Example of the Style, Impressive Original Detail

408	W	Goshen Ave	094-352-006	Colonial Revival	Background	Focus	Condition, Great Example of the Style, Impressive Original Detail
410-412	W	Goshen Ave	094-352-007	Vernacular	Background	Focus	Condition, Great Example of the Style, Impressive Original Detail, Uncommon Wood Construction Duplex
411	W	Goshen Ave	094-351-002	Bungalow	Background	Focus	Great Example of the Style, Impressive Original Detail
810	N	Highland St	093-154-016	Mission Revival / Regency	Background	Focus	Condition, great example of the style
505	W	Kaweah Ave	096-143-001	Eastlake	Background	Focus	Condition, great example of the style.
600	W	Kaweah Ave	096-133-006	Bungalow	Background	Focus	A-2012. Condition, great example of the style.
815	W	Kaweah Ave	096-151-003	Vernacular	Background	Focus	Condition, Great Example of the Style, Impressive Original Detail
904	W	Main St	093-225-007	Craftsman Bungalow	Background	Focus	Condition, Great Example of the Style, Impressive Original Detail (Clinker Brick)
1102	W	Main St	093-227-013	Bungalow	Background	Focus	Condition, Great Example of the Style, Impressive Original Detail, Brick Construction
310	W	Murray Ave	094-353-009	Queen Anne	Background	Focus	Condition, Great Example of the Style, Impressive Original Detail
614	W	Myrtle Ave	096-153-009	Bungalow	Exceptional	Focus	Great example of the style, but Façade Altered (aluminum siding).
709	W	Noble Ave	096-134-003	Airplane Bungalow	Background	Focus	Condition, Great Example of the Style, Impressive Original Detail
715	W	Noble Ave	096-134-001	Vernacular	Background	Focus	Condition, Great Example of the Style, Impressive/Uncommon Original Detail
735	W	Oak Ave	093-187-002	Airplane Bungalow	Background	Focus	Condition, Great Example of the Style, Impressive/Uncommon Original Detail
406	W	School Ave	094-341-006	Bungalow	Background	Focus	Condition, Great Example of the Style, Impressive Original Detail

507	W	School Ave	093-184-003	Vernacular	Background	Focus	Condition, Great Example of the Style, Impressive Original Detail
701	N	Willis St	093-163-013	Bungalow	Background	Focus	Condition, Great Example of the Style, Impressive Original Detail
714	N	Willis St	093-164-008	Period Revival	Background	Focus	Condition, Great Example of the Style, Impressive Original Detail
720	N	Willis St	093-164-009	Period Revival	Background	Focus	Condition, Great Example of the Style, Impressive Original Detail

Sites Downgraded to “Background”

There are a total of 9 properties recommended by the HPAC to be downgraded from their existing classifications to “Background”. In all instances, the structures identified are proposed for downgrading from “Focus” to “Background”. HPAC reviews determined that while the structures may contain historic architectural elements, the loss of original detail over time from severe alteration or lack of regular maintenance resulted in a loss of historical significance. Examples of this include the Vernacular residence at 507 S. Court Street, which was downgraded due to significant alteration to the façade, including removal of an original porch feature and addition of a deck. The Craftsman Bungalow residence at 829 N. Floral Street was downgraded due to replacement of original siding and loss of original window treatments.

Other structures, while adequately maintained, were downgraded due to the loss of significance in comparison to changing times. This was the case for the triplex located at 605 W. Kaweah Avenue which, while historic, does not presently contain any unique architectural elements that would be considered of “significant value”. Rather than remove the building entirely from the Local Register, it is recommended that a “Background” classification be applied so the building will have the potential to acquire significance over time through the application of Local Register design requirements on new exterior alteration proposals.

Number	Dir.	Street	APN	Style	Classification	Recommendation	Justification
621	S	Church St	097-071-006	Vernacular	Focus	Background	Loss of Original Detail
710	S	Church St	097-076-012	Vernacular	Focus	Background	Condition
506	S	Court St	097-034-007	Eastlake	Focus	Background	Loss of Original Detail
507	S	Court St	097-033-003	Vernacular	Focus	Background	Loss of Original Detail, Façade Altered
720	S	Court St	097-025-006	Airplane Bungalow	Focus	Background	Loss of Original Detail, Façade Altered
829	N	Floral St	094-024-014	Craftsman Bungalow	Focus	Background	Condition, Loss of Original Detail, Façade Altered
601	W	Kaweah Ave	096-153-005	Bungalow	Background/Focus	Background	Good Example of the Style, but No Distinguishing Features
605	S	Willis St					

605	W	Kaweah Ave	096-153-004	Bungalow	Focus	Background	A-2012, Good Example of the Style, but No Distinguishing Features
624	S	Locust St	097-036-007	Vernacular	Focus	Background	Loss of Original Detail, Façade Altered

Sites Removed from the Local Register

There are a total of 18 properties recommended for removal from the Local Register. 15 of the 18 properties are recommended for removal from the Local Register due to the original historic structure no longer being located on the property. This is due to demolition, destruction due to fire, or relocation to a different site for which a Local Register designation has not been applied. It should be noted that for the structures that were relocated, it has been determined by the City Attorney that the Local Register designation does not follow the building to the new property. Designations are site specific and remain on a property until removed by the City Council. The HPAC has recorded the existing locations of the relocated structures for possible re-addition to the Local Register in the future.

The remaining three properties on the list are proposed for removal due to either a lack of architecturally significant features, or the substantial loss of significant features due to alterations conducted over time. All 18 properties recommended for removal from the Local Register are listed below:

Number	Dir.	Street	APN	Style	Classification	Recommendation	Justification
411	NE	1st Ave	094-085-002	Vernacular	Background	Remove from Local Register	Not original building. Unclear if demolished or relocated.
200	NW	1st Ave	094-022-019	Vernacular	Background	Remove from Local Register	Original structure demolished.
431	S	Bridge St	097-053-011	Colonial Revival	Background	Remove from Local Register.	Original building demolished. Replaced with office in 1987.
508	S	Church St	097-065-015	Vernacular	Background	Remove from Local Register	Original structure demolished.
611	S	Church St	097-071-003	Vernacular	Background	Remove from Local Register	Original structure demolished.
622	S	Church St	097-072-012	Vernacular	Background	Remove from Local Register	Original structure demolished.
708	S	Church St	097-076-013	Vernacular	Background	Remove from Local Register	Original structure demolished.
715	S	Church St	097-077-004	Vernacular	Background	Remove from Local Register	Structure significantly altered from original appearance.
807	S	Court St	097-024-014	Italianate	Focus	Remove from Local Register	Destroyed by fire 2021.
209	N	Encina St	094-337-007	Bungalow	Background	Remove from Local Register	Original structure demolished.

520	N	Encina St	094-354-019	Eastlake	Background	Remove from Local Register	No historical/architectural value.
816	W	Kaweah Ave	096-135-009	Revival	Background	Remove from Local Register	Structure significantly altered from original appearance.
209	N	Locust St	094-336-005	Eastlake	Focus	Remove from Local Register	Vacant lot behind 210 Center. Residence no longer onsite. Unclear if relocated or demolished.
520	W	Mineral King	093-204-018	Mission Revival	Focus	Remove from Local Register	Relocated.
800	W	Mineral King	093-201-012	Cluster Cottage	Focus	Remove from Local Register	Relocated.
208	N	West St	094-338-012	Vernacular	Background	Remove from Local Register	No longer on site. Unclear if relocated or demolished.
705	N	Willis St	093-163-012	Bungalow	Focus	Remove from Local Register	Original structure demolished.
501, 503 & 509	W	Willow Ave	096-204-020	Airplane Bungalow, Mission Revival/Spanish Eclectic, Bungalow	Background, Background, Background	Remove all from Local Register	All three units relocated.

PUBLIC COMMENT

The HPAC conducted a public outreach meeting on March 30, 2022, to answer questions and solicit comment on the proposed Local Register of Historic Structures Update. Notice of the meeting was sent to all property owners and occupants of sites within the Historic District and on the Local Register. No public comments were received regarding the proposal. Additional public noticing was sent to the property owners and occupants of sites proposed for reclassification or removal from the Local Register. At present no comments have been received from members of the public.

FINDINGS

For HPAC Item No. 2022-12 staff recommends that the Historic Preservation Advisory Committee recommend approval of the proposal to the Visalia Planning Commission, based upon the following:

Findings:

1. That the proposal is consistent with the Historic Preservation Ordinance and the Historic Preservation Element of the Visalia General Plan.
2. That the proposal will not be injurious to the character or overall uniformity of the Historic District and Local Register of Historic Structures.

ATTACHMENTS

- Exhibit "A" – Historic District and Local Register of Historic Structures Map
- Exhibit "B" – Local Register of Historic Structures
- Exhibit "C" – Local Register of Historic Structures – Proposed Reclassifications and Removals.

APPEAL INFORMATION

The Historic Preservation Advisory Committee's recommendation on the Local Register of Historic Structures update is advisory only and is automatically referred to the Visalia Planning Commission for recommendation and final action by the Visalia City Council.



Historic District & Local Register Map

Exhibit "A"



-  City Limits
-  Streets
-  Railroad
-  Waterways
-  Parcels
-  Local Registry
-  Historical District

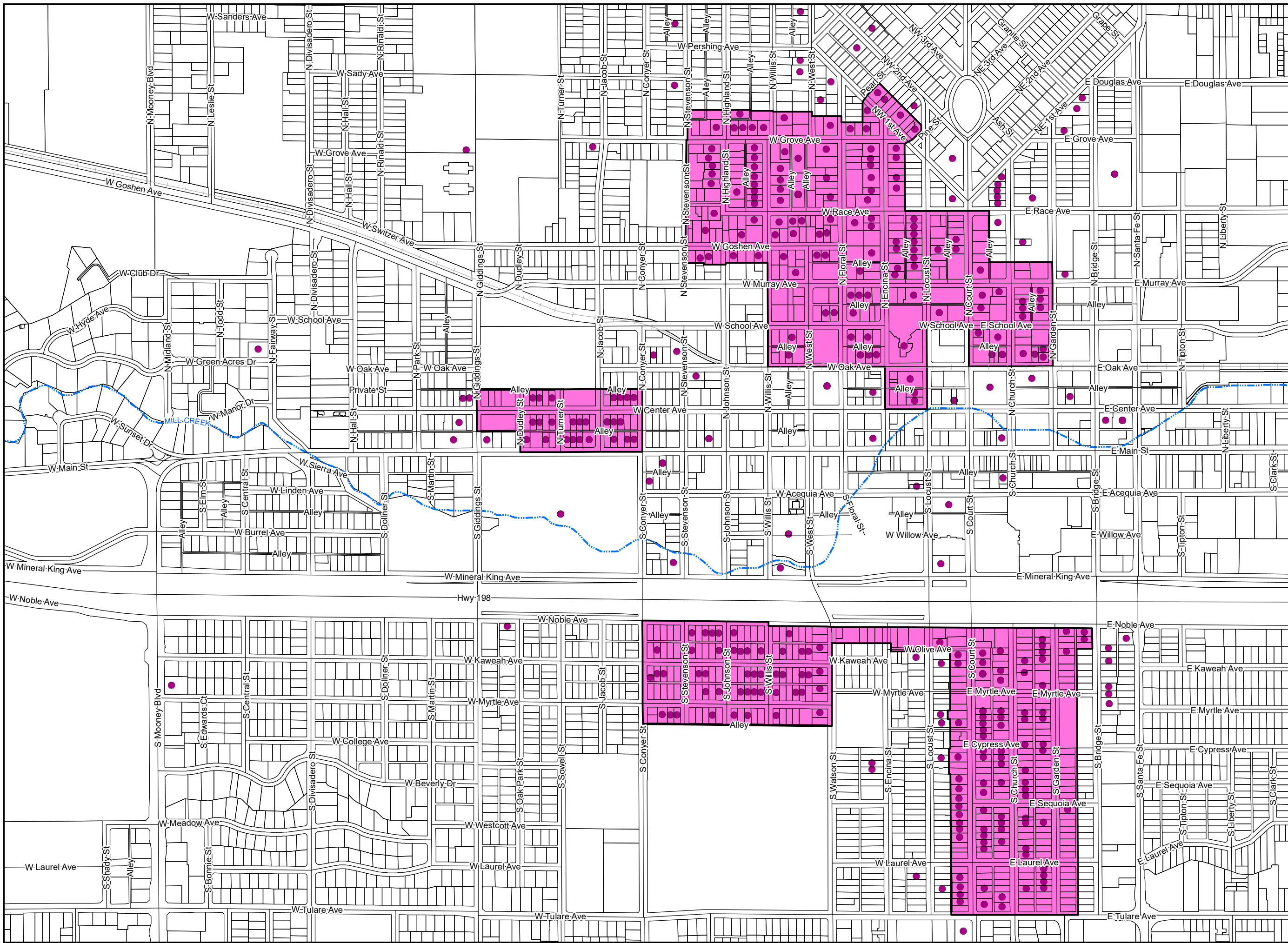
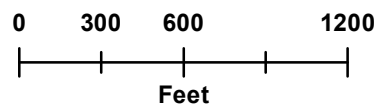


Exhibit "B"

City of Visalia Local Register of Historic Structures

Last update: June 11, 2013

<u>ADDRESS</u>	<u>DIR</u>	<u>STREET</u>	<u>STYLE</u>	<u>CLASSIFICATION</u>
407	NE	1st Ave	Colonial Revival	Focus
411	NE	1st Ave	Vernacular	Background
200	NW	1st Ave	Vernacular	Background
220	NW	1st Ave	Queen Anne	Focus
309	NW	1st Ave	Vernacular	Background
316	NW	1st Ave	Vernacular	Background
318	NW	1st Ave	Vernacular	Background
211	NW	2nd	Bungalow	Background
312	NW	2nd	Vernacular	Background
315	NW	2nd	Vernacular	Background
111	W	Acequia Ave	Art Deco	Exceptional
820	W	Acequia Ave	Airplane Bungalow	Focus
106	S	Bridge St	Commercial	Background
430	S	Bridge St	Vernacular	Background
431	S	Bridge St	Colonial Revival	Background
433	S	Bridge St	Vernacular	Background
436	S	Bridge St	Vernacular	Background
446	S	Bridge St	Vernacular	Background
448	S	Bridge St	Bungalow	Background
500	S	Bridge St	Bungalow	Background
308	E	Center Ave	Commercial	Background
401	E	Center Ave	Victorian Utilitarian	Exceptional
417	E	Center Ave	Victorian Utilitarian	Exceptional
104	W	Center Ave	Utilitarian Commercial	Background
210	W	Center Ave	Commercial	Background
902	W	Center Ave	Bungalow	Background
904	W	Center Ave	Bungalow	Background
910	W	Center Ave	Vernacular	Background
911	W	Center Ave	Bungalow	Background
913	W	Center Ave	Bungalow	Background
914	W	Center Ave	Vernacular	Background
915	W	Center Ave	Craftsman Bungalow	Background
1007	W	Center Ave	Bungalow	Background
1011	W	Center Ave	Bungalow	Background
1013	W	Center Ave	Airplane Bungalow	Background
1100	W	Center Ave	Vernacular	Background
1101	W	Center Ave	Vernacular	Background
1105	W	Center Ave	Bungalow	Background
1110	W	Center Ave	Period Revival	Background

1115	W	Center Ave	Bungalow	Background
1116	W	Center Ave	Bungalow	Background
1300	W	Center Ave	Period Revival	Background
1304	W	Center Ave	Bungalow	Background
1307	W	Center Ave	Colonial Revival	Focus
113	N	Church St	See 128 E Main St.	
309	N	Church St	Vernacular	Background
319	N	Church St	Colonial Revival	Focus
400	N	Church St	Bungalow	Focus
406	N	Church St	Colonial Revival	Background
414	N	Church St	Vernacular	Background
421	N	Church St	Craftsman Bungalow	Background
520	N	Church St	Spanish Eclectic	Focus
535	N	Church St	Prairie Style	Focus
601	N	Church St	Vernacular	Focus
605	N	Church St	Vernacular	Focus
608	N	Church St	Mission	Focus
609	N	Church St	Vernacular	Focus
615	N	Church St	Vernacular	Focus
617	N	Church St	Vernacular	Focus
121	S	Church St	Victorian Utilitarian	Exceptional
431	S	Church St	Bungalow	Background
436	S	Church St	Dutch Colonial Revival	Focus
437	S	Church St	Craftsman Bungalow	Focus
444	S	Church St	Vernacular	Focus
449	S	Church St	Queen Anne	Exceptional
507	S	Church St	Stick	Background
508	S	Church St	Vernacular	Background
511	S	Church St	Eastlake	Focus
512	S	Church St	Vernacular	Background
515	S	Church St	Craftsman Bungalow	Background
600	S	Church St	Vernacular	Background
601	S	Church St	Bungalow	Background
609	S	Church St	Colonial Revival	Background
611	S	Church St	Vernacular	Background
616	S	Church St	Vernacular	Background
621	S	Church St	Vernacular	Focus
622	S	Church St	Vernacular	Background
626	S	Church St	Vernacular	Background
628	S	Church St	Vernacular	Background
707	S	Church St	Vernacular	Background
708	S	Church St	Vernacular	Background
710	S	Church St	Vernacular	Focus
711	S	Church St	Bungalow	Background
715	S	Church St	Vernacular	Background
721	S	Church St	Bungalow	Background
726	S	Church St	Vernacular	Background
728	S	Church St	Vernacular	Background
810	S	Church St	Bungalow	Background

821	S	Church St	Bungalow	Background
825	S	Church St	Bungalow	Background
602	S	Conyer St		Background
210	N	Court St	Art Deco	Exceptional
320	N	Court St	Mission Revival	Focus
410	N	Court St	Bungalhigh	Background
420	N	Court St	Colonial Revival	Exceptional
506	N	Court St	Bungalhigh	Background
521	N	Court St	Vernacular	Background
524	N	Court St	Colonial Revival / Vernacular	Background
525	N	Court St	Queen Anne	Exceptional
603	N	Court St	Craftsman Bungalow	Exceptional
711	N	Court St	Commercial	Background
500	S	Court St	Queen Anne	Exceptional
501	S	Court St	Bungalow	Focus
506	S	Court St	Eastlake	Focus
507	S	Court St	Vernacular	Focus
512	S	Court St	Cluster Cottage	Focus
608	S	Court St	English Tudor	Background
612	S	Court St	Bungalow	Background
614	S	Court St	Eastlake	Exceptional
615	S	Court St	Bungalow	Background
618	S	Court St	Eastlake	Background
620	S	Court St	Bungalow	Background
700	S	Court St	Queen Anne	Focus
702	S	Court St	Colonial Revival	Focus
705	S	Court St	Colonial Revival	Exceptional
717	S	Court St	Colonial Revival	Focus
719	S	Court St	Airplane Bungalow	Focus
720	S	Court St	Airplane Bungalow	Focus
726	S	Court St	Victorian Gothic	Focus
727	S	Court St	Period Revival	Focus
802	S	Court St	Bungalow	Background
805	S	Court St	Bungalow	Background
807	S	Court St	Italianate	Focus
812	S	Court St	Bungalow	Background
813	S	Court St	Mission Revival	Background
815	S	Court St	Bungalow	Background
816	S	Court St	Bungalow	Background
817	S	Court St	Mission Revival	Focus
820	S	Court St	Bungalow	Background
822	S	Court St	Bungalow	Background
905	S	Court St	Bungalow	Background
910	S	Court St	Italianate	Focus
915	S	Court St	Bungalow	Background
919	S	Court St	Bungalow	Background
921	S	Court St	Airplane Bungalow	Background
944	S	Court St	Colonial Revival	Focus

209	N	Encina St	Bungalow	Background
307	N	Encina St	Craftsman Bungalow	Focus
500	N	Encina St	Prairie Craftsman Bungalow	Focus
508	N	Encina St	Vernacular	Background
513	N	Encina St	Eastlake	Exceptional
520	N	Encina St	Eastlake	Background
524	N	Encina St	Vernacular	Background
529	N	Encina St	Vernacular	Background
537	N	Encina St	Vernacular	Focus
601	N	Encina St	Vernacular	Exceptional
609	N	Encina St	Italianate	Exceptional
610	N	Encina St	Bungalow	Focus
616	N	Encina St	Vernacular	Background
617	N	Encina St	Queen Anne	Focus
623	N	Encina St	Eastlake	Focus
627	N	Encina St	Colonial Revival	Focus
630	N	Encina St	Period Revival	Background
631	N	Encina St	Colonial Revival	Exceptional
632	N	Encina St	Period Revival	Background
707	S	Encina St	Cluster Cottage	Background
709	S	Encina St	Cluster Cottage	Background
301	N	Fairway St	Spanish Eclectic	Focus
403	N	Floral St	Colonial Revival	Focus
613	N	Floral St	Eastlake	Focus
703	N	Floral St	Vernacular	Background
723	N	Floral St	Vernacular	Background
733	N	Floral St	Craftsman Bungalow	Focus
829	N	Floral St	Craftsman Bungalow	Focus
225	N	Garden St	Spanish Eclectic Commercial	Background
309	N	Garden St	Vernacular	Background
407	N	Garden St	Eastlake	Focus
411	N	Garden St	Vernacular	Background
415	N	Garden St	Craftsman Bungalow	Background
500	N	Garden St	Moderne	Focus
700	N	Garden St	Queen Anne	Background
426	S	Garden St	Craftsman Bungalow	Focus
427	S	Garden St	Bungalow	Background
429	S	Garden St	Vernacular	Background
431	S	Garden St	Bungalow	Focus
432	S	Garden St	Vernacular	Background
435	S	Garden St	Vernacular	Background
449	S	Garden St	Vernacular	Background
513	S	Garden St	Colonial Revival	Focus
515	S	Garden St	Vernacular	Background
533	S	Garden St	Vernacular	Background
603	S	Garden St	Vernacular	Background

702	S	Garden St	Colonial Revival	Background
709	S	Garden St	Period Revival	Background
801	S	Garden St	Bungalow	Background
803	S	Garden St	Bungalow	Background
805	S	Garden St	Bungalow	Background
807	S	Garden St	Bungalow	Background
408	W	Goshen Ave	Colonial Revival	Background
410	W	Goshen Ave	Vernacular	Background
411	W	Goshen Ave	Bungalow	Background
415	W	Goshen Ave	Colonial Revival	Focus
506	W	Goshen Ave	Colonial Revival	Focus
511	W	Goshen Ave	Eastlake	Focus
601	W	Goshen Ave	Vernacular	Focus
612	W	Goshen Ave	Vernacular	Background
619	W	Goshen Ave	Vernacular	Background
721	W	Goshen Ave	Vernacular	Background
722	W	Goshen Ave	Vernacular	Focus
731	W	Goshen Ave	Vernacular	Focus
1300	W	Goshen Ave	Victorian Gothic	Focus
208	W	Grove Ave	Colonial Revival	Focus
218	W	Grove Ave	Vernacular	Focus
300	W	Grove Ave	Colonial Revival	Focus
401	W	Grove Ave	Colonial Revival	Focus
411	W	Grove Ave	Shingle Style / Bungalow	Focus
500	W	Grove Ave	Craftsman Bungalow	Focus
504	W	Grove Ave	Dutch Colonial / Period	Background
508	W	Grove Ave	Craftsman Bungalow	Focus
701	N	Highland St	Bungalow	Background
714	N	Highland St	Bungalhigh	Focus
719	N	Highland St	Craftsman Bungalow	Focus
727	N	Highland St	Craftsman Bungalow	Focus
733	N	Highland St	Period Revival	Focus
739	N	Highland St	Period Revival	Focus
745	N	Highland St	Period Revival	Background
807	N	Highland St	Bungalow	Focus
810	N	Highland St	Mission Revival / Regency	Background
826	N	Highland St	Mission Revival	Background
721	N	Jacob St	Vernacular	Background
505	W	Kaweah Ave	Eastlake	Background
511	W	Kaweah Ave	Bungalow	Background
512	W	Kaweah Ave	Bungalow	Focus
515 & 517	W	Kaweah Ave	Mission	Focus
516	W	Kaweah Ave	Bungalow	Background
526	W	Kaweah Ave	Bungalow	Background
527	W	Kaweah Ave	Bungalow	Focus

535	W	Kaweah Ave	Bungalow	Focus
600	W	Kaweah Ave	Bungalow	Background
605	W	Kaweah Ave	Bungalow	Focus
609	W	Kaweah Ave	Bungalow	Focus
610 & 612	W	Kaweah Ave	Revival	Focus
614	W	Kaweah Ave	Bungalow	Focus
620	W	Kaweah Ave	Bungalow	Background
700	W	Kaweah Ave	Bungalow	
713	W	Kaweah Ave	Bungalow	Focus
715	W	Kaweah Ave	Bungalow	Focus
809	W	Kaweah Ave	Bungalow	Exceptional
815	W	Kaweah Ave	Vernacular	Background
816	W	Kaweah Ave	Revival	Background
209	N	Locust St	Eastlake	Focus
301	N	Locust St	Mission Revival	Focus
417	N	Locust St	Period Revival	Exceptional
509	N	Locust St	Queen Anne	Focus
515	N	Locust St	Queen Anne	Focus
518	N	Locust St	Stick	Focus
519	N	Locust St	Vernacular	Focus
523	N	Locust St	Stick	Focus
533	N	Locust St	Vernacular	Focus
535	N	Locust St	Vernacular	Focus
539	N	Locust St	Queen Anne	Focus
119	S	Locust St	Greek Revival	Focus
438	S	Locust St	Bungalow	Focus
504	S	Locust St	Period Revival	Focus
515	S	Locust St	Craftsman Bungalow	Focus
618	S	Locust St	Period Revival	Background
624	S	Locust St	Vernacular	Focus
714	S	Locust St	Period Revival	Focus
905	S	Locust St	Mission Revival	Background
912	S	Locust St	Mission Revival	Background
128	E	Main St	Greek Revival	Exceptional
410	E	Main St	Utilitarian Commercial	Background
306	W	Main St	Spanish Colonial Revival	Exceptional
708	W	Main St	Cluster Cottage	Focus
809	W	Main St	Bungalow	Focus
900	W	Main St	Craftsman Bungalow	Focus
904	W	Main St	Craftsman Bungalow	Background
918	W	Main St	Bungalow	Background
1000	W	Main St	Craftsman Bungalow	Focus
1001	W	Main St	Spanish Eclectic	Focus
1002	W	Main St	Craftsman Bungalow	Focus
1004	W	Main St	Airplane Bungalow	Focus
1006	W	Main St	Craftsman Bungalow	Background
1010	W	Main St	Craftsman Bungalow	Background
1011	W	Main St	Beaux Arts / Mission & Art	Exceptional



1102	W	Main St	Bungalow	Background
1120	W	Main St	Mission Revival	Focus
1220	W	Main St	Mission Revival	Focus
1300	W	Main St	Mission Revival	Exceptional
128	W	Mineral King	Art Deco	Exceptional
800	W	Mineral King	Cluster Cottage	Focus
604	S	Mooney	Art Moderne	Exceptional
307	W	Murray Ave	Eastlake	Focus
310	W	Murray Ave	Queen Anne	Background
311	W	Murray Ave	Queen Anne	Focus
319	W	Murray Ave	Vernacular	Background
516	W	Myrtle Ave	Bungalow	Background
520	W	Myrtle Ave	Period/Tutor Revival	Focus
534	W	Myrtle Ave	Period Revival	Exceptional
535	W	Myrtle Ave	Period/Tutor Revival	Focus
600	W	Myrtle Ave	Bungalow	Focus
606	W	Myrtle Ave	Bungalow	Focus
611	W	Myrtle Ave	Bungalow	Background
612	W	Myrtle Ave	Bungalow	Background
614	W	Myrtle Ave	Bungalow	Exceptional
615	W	Myrtle Ave	Period/Tutor Revival	Exceptional
700	W	Myrtle Ave	Vernacular	Background
707	W	Myrtle Ave	Bungalow	Focus
708	W	Myrtle Ave		Focus
801	W	Myrtle Ave	Period Revival	Exceptional
805	W	Myrtle Ave	Period Revival	Exceptional
809	W	Myrtle Ave		Focus
523	W	Noble Ave	Bungalow	Focus
615	W	Noble Ave		Focus
701	W	Noble Ave	Bungalow	Background
705	W	Noble Ave	Mission Revival	Background
709	W	Noble Ave	Airplane Bungalow	Background
715	W	Noble Ave	Vernacular	Background
112	E	Oak Ave	Pueblo Revival	Background
120	E	Oak Ave	Italianate	Focus
204	E	Oak Ave	Greek Revival	Exceptional
207	E	Oak Ave	Mission Revival	Exceptional
214	E	Oak Ave	Vernacular	Exceptional
242	E	Oak Ave	Vernacular	Focus
215	W	Oak Ave	Georgia Colonial Revival	Focus
308	W	Oak Ave	Vernacular	Focus
312	W	Oak Ave	Colonial Revival	Focus
510	W	Oak Ave	Craftsman Bungalow	Focus
735	W	Oak Ave	Airplane Bungalow	Background




814	W	Oak Ave	Airplane Bungalow	Background
501	S	Oak Park St	Mission Revival	Background
218	W	Olive	Vernacular	Background
410	E	Race Ave	Vernacular / Utilitarian	Focus
420	E	Race Ave	Vernacular / Utilitarian	Focus
315	W	Race Ave	Craftsman Bungalow	Focus
415	W	Race Ave	Period Revival	Focus
417	W	Race Ave	Bungalow	Background
425	W	Race Ave	Bungalow	Background
432	W	Race Ave	Cluster Cottage	Background
501	S	Santa Fe St	Queen Anne	Background
120	W	School Ave	Colonial Revival	Background
307	W	School Ave	Cluster Cottage	Focus
318	W	School Ave	Eastlake	Focus
319	W	School Ave	Colonial Revival	Focus
406	W	School Ave	Bungalow	Background
507	W	School Ave	Vernacular	Background
301	N	Stevenson St	Vernacular	Focus
825	N	Stevenson St	Period Revival	Background
1015	N	Stevenson St	Gothic	Focus
520	S	Stevenson St	Bungalow	
101	W	Tulare Ave	Classic Revival	Exceptional
509	S	Watson St	Bungalow	Focus
635 & 637	S	Watson St	Bungalow	Focus
701	S	Watson St	Bungalow	Exceptional
208	N	West St	Vernacular	Background
218	N	West St	Bungalow	Background
505	N	West St	Craftsman Bungalow	Focus
820	N	West St	Vernacular	Background
933	N	West St	Bungalow	Background
937	N	West St	Vernacular	Background
1019	N	West St	Eastlake	Focus
600	N	Willis St	Mission Revival	Background
615	N	Willis St	Bungalow	Focus
700	N	Willis St	Bungalow	Focus
701	N	Willis St	Bungalow	Background
705	N	Willis St	Bungalow	Focus
711	N	Willis St	Craftsman Bungalow	Focus
714	N	Willis St	Period Revival	Background
715	N	Willis St	Craftsman Bungalow	Focus



719	N	Willis St	Bungalow	Focus
720	N	Willis St	Period Revival	Background
722	N	Willis St	Period Revival	Focus
725	N	Willis St	Bungalow	Focus
731	N	Willis St	Bungalow	Focus
737	N	Willis St	Bungalow	Focus
810	N	Willis St	Vernacular	Background
605	W	Willis St		
501	W	Willow Ave	Airplane Bungalow	Background




Exhibit “C”
Local Register of Historic Structures
Proposed Reclassifications and Removals




Sites Upgraded to “Exceptional”

Number	Dir.	Street	APN	Style	Classification	Recommendation	Justification	
407	NE	1st Ave	094-085-003	Colonial Revival	Focus	Exceptional	Associated with Prominent Local Person, Brick Architecture, Impressive Original Detail	
108	W	Center Ave	094-335-010	Utilitarian Commercial	Background	Exceptional	Mid-century altered façade removed and restored	




303 120	N E	Church St Oak Ave	094-281-005	Vernacular / Italianate	Background/Focus	Exceptional	Condition, Excellent Example of the Style, Rare Victorian Wood Construction Commercial Building (also listed as 303 N Church St on the register)	
520	N	Church St	094-262-001	Spanish Eclectic	Focus	Exceptional	Condition, Excellent Example of the Style, Important Original Use	
608	N	Church St	094-093-014	Mission	Focus	Exceptional	Church only due to property line. Condition, Excellent Example of the Style	




436	S	Church St	097-062-001	Dutch Colonial Revival	Focus	Exceptional	Condition, Excellent Example of the Style, Uncommon Architectural Style	
437	S	Church St	097-061-006	Craftsman Bungalow	Focus	Exceptional	Condition, Excellent Example of the Style, Uncommon Architectural Style	




501	S	Court St	097-033-002	Bungalow	Focus	Exceptional	Condition, Excellent Example of the Style, Impressive Original Detail	
727	S	Court St	097-024-012	Period Revival	Focus	Exceptional	Condition, Excellent Example of the Style, Impressive Original Detail	
820	S	Court St	097-014-003	Bungalow	Background	Exceptional	Condition, Excellent Example of the Style, Impressive Original Detail	

617	N	Encina St	094-012-018	Queen Anne	Focus	Exceptional	Associated with Prominent Local Person, Excellent Example of the Style, Condition	
301	N	Fairway St	093-322-011	Spanish Eclectic	Focus	Exceptional	Condition, Excellent Example of the Style, Impressive Original Detail	
403	N	Floral St	094-341-005	Colonial Revival	Focus	Exceptional	Condition, Excellent Example of the Style, Impressive Original Detail	


513	S	Garden St	097-065-004	Colonial Revival	Focus	Exceptional	Condition, Excellent Example of the Style, Impressive/Uncommon Architectural Details	
1300	W	Goshen Ave	093-073-018	Victorian Gothic	Focus	Exceptional	Within Visalia Cemetery. Excellent Example of the Style, Connected with Important Historical Site, Rare Cast-Stone Construction, Important Original Use	
208	W	Grove Ave	094-023-012	Colonial Revival	Focus	Exceptional	Associated with Prominent Local Person, Condition, Excellent Example of the Style, Important Original Use	

300	W	Grove Ave	094-024-013	Colonial Revival	Focus	Exceptional	Associated with Prominent Local Person, Condition, Excellent Example of the Style, Impressive Original Details	
401	W	Grove Ave	093-164-004	Colonial Revival	Focus	Exceptional	Associated with Prominent Local Person, Condition, Excellent Example of the Style, Impressive Original Details	
719	N	Highland St	093-162-008	Craftsman Bungalow	Focus	Exceptional	Condition, Excellent Example of the Style, Impressive/Uncommon Original Detail	

727	N	Highland St	093-162-007	Craftsman Bungalow	Focus	Exceptional	Condition, Excellent Example of the Style, Impressive/Uncommon Original Detail, Unique Façade Arrangement	
807	N	Highland St	093-153-012	Bungalow	Focus	Exceptional	Condition, Excellent Example of the Style, Impressive Original Detail	
119	S	Locust St	094-326-010	Greek Revival	Focus	Exceptional	Condition, Excellent Example of the Style, Impressive Original Detail	

515	S	Locust St	097-032-004	Craftsman Bungalow	Focus	Exceptional	Condition, Excellent Example of the Style, Impressive/Uncommon Original Detail, Brick Construction, Unique Façade Arrangement	
307	W	Murray Ave	094-342-003	Eastlake	Focus	Exceptional	Condition, Excellent Example of the Style, Impressive/Uncommon Original Detail, Unique Façade Arrangement	
112	E	Oak Ave	094-281-009	Pueblo Revival	Background	Exceptional	Excellent Example of the Style, Rare Adobe Brick Construction	




201	W	Oak Ave	094-336-004	Georgia Colonial Revival	Focus	Exceptional	Condition, Excellent Example of the Style, Impressive Original Detail (also listed as 215 N Locust on the Register)	
200 / 202	W	Oak Ave	094-333-005	Mission Revival	Focus	Exceptional	Tulare County Library building. N/W/C Locust & Oak). Condition, Excellent Example of the Style, Impressive/Uncommon Original Detail, Unique Façade Arrangement, Important Original Use	

425	W	Race Ave	093-165-001	Bungalow	Background	Exceptional	Condition, Excellent Example of the Style, Impressive/Uncommon Original Detail, Unique Façade Arrangement	
319	W	School Ave	094-332-009	Colonial Revival	Focus	Exceptional	Condition, Excellent Example of the Style, Impressive/Uncommon Original Detail, Unique Façade Arrangement	
615	N	Willis St	093-166-010	Bungalow	Focus	Exceptional	Condition, Excellent Example of the Style, Impressive Original Detail	




700	N	Willis St	093-164-007	Bungalow	Focus	Exceptional	Condition, Excellent Example of the Style, Impressive Original Detail, Important Original Use
722	N	Willis St	093-164-001	Period Revival	Focus	Exceptional	Condition, Excellent Example of the Style, Impressive/Uncommon Original Detail, Unique Façade Arrangement






Sites Changed to “Focus”




Number	Dir.	Street	APN	Style	Classification	Recommendation	Justification	
210	W	Center Ave	094-336-006	Commercial	Background	Focus	Condition, Brick architecture, Important Original Use	
910	W	Center Ave	093-224-004	Vernacular	Background	Focus	Condition, Uncommon Original Details	
914	W	Center Ave	093-224-003	Vernacular	Background	Focus	Condition, Uncommon Original Details	

915/917	W	Center Ave	093-225-001	Craftsman Bungalow	Background	Focus	Condition, Uncommon Craftsman Duplex	
1007	W	Center Ave	093-226-004	Bungalow	Background	Focus	Condition, Great Example of the Style, Uncommon Fenestration.	
1013	W	Center Ave	093-226-002	Airplane Bungalow	Background	Focus	Condition, Great Example of the Style, Impressive Original Detail.	
1105	W	Center Ave	093-227-014	Bungalow	Background	Focus	Condition, Great Example of the Style.	

1110	W	Center Ave	093-222-003	Period Revival	Background	Focus	Condition, Uncommon/Impressive Original Detail, Brick Work, Great Example of the Style	
1115	W	Center Ave	093-227-002	Bungalow	Background	Focus	Condition, Great Example of the Style	
1300	W	Center Ave	093-264-021	Period Revival	Background	Focus	Condition, Great Example of the Style	




406	N	Church St	094-272-009	Colonial Revival	Background	Focus	Condition, Uncommon Original Details/Architectural Arrangement	
421	N	Church St	094-271-002	Craftsman Bungalow	Background	Focus	Associated with Prominent Local Person, Great Example of the Style, Impressive Original Detail	
515	S	Church St	097-066-005	Craftsman Bungalow	Background	Focus	Condition, Great Example of the Style, Impressive Original Detail	




609	S	Church St	097-071-002	Colonial Revival	Background	Focus	Condition, Great Example of the Style, Impressive Original Detail	
825	S	Church St	097-087-008	Bungalow	Background	Focus	Great Example of the Style, Impressive Original Detail	
114	E	Tulare Ave						
410	N	Court St	094-271-006	Bungalow	Background	Focus	Associated with Prominent Local Person, Great Example of the Style	




500 & 506	N	Court St	094-261-010	Bungalow/Prairie	Background	Focus	Great Example of the Style, Uncommon Architectural Style, Impressive Original Detail	
711	N	Court St	094-015-014	Commercial	Background	Focus	Condition, Brick Architecture	
632	N	Encina St	094-013-005	Period Revival	Background	Focus	Condition, Great Example of the Style	




309	N	Garden St	094-282-003	Vernacular	Background	Focus	Condition, Brick architecture	
415	N	Garden St	094-272-004	Craftsman Bungalow	Background	Focus	Condition, Great Example of the Style, Impressive Original Detail	
427	S	Garden St	097-052-003	Bungalow	Background	Focus	Condition, Great Example of the Style, Impressive Original Detail	




408	W	Goshen Ave	094-352-006	Colonial Revival	Background	Focus	Condition, Great Example of the Style, Impressive Original Detail	
410-412	W	Goshen Ave	094-352-007	Vernacular	Background	Focus	Condition, Great Example of the Style, Impressive Original Detail, Uncommon Wood Construction Duplex	
411	W	Goshen Ave	094-351-002	Bungalow	Background	Focus	Great Example of the Style, Impressive Original Detail	


810	N	Highland St	093-154-016	Mission Revival / Regency	Background	Focus	Condition, great example of the style	
505	W	Kaweah Ave	096-143-001	Eastlake	Background	Focus	Condition, great example of the style.	
600	W	Kaweah Ave	096-133-006	Bungalow	Background	Focus	A-2012. Condition, great example of the style.	

815	W	Kaweah Ave	096-151-003	Vernacular	Background	Focus	Condition, Great Example of the Style, Impressive Original Detail	
904	W	Main St	093-225-007	Craftsman Bungalow	Background	Focus	Condition, Great Example of the Style, Impressive Original Detail (Clinker Brick)	
1102	W	Main St	093-227-013	Bungalow	Background	Focus	Condition, Great Example of the Style, Impressive Original Detail, Brick Construction	

310	W	Murray Ave	094-353-009	Queen Anne	Background	Focus	Condition, Great Example of the Style, Impressive Original Detail	
614	W	Myrtle Ave	096-153-009	Bungalow	Exceptional	Focus	Great example of the style, but Façade Altered (aluminum siding).	
709	W	Noble Ave	096-134-003	Airplane Bungalow	Background	Focus	Condition, Great Example of the Style, Impressive Original Detail	

715	W	Noble Ave	096-134-001	Vernacular	Background	Focus	Condition, Great Example of the Style, Impressive/Uncommon Original Detail	
735	W	Oak Ave	093-187-002	Airplane Bungalow	Background	Focus	Condition, Great Example of the Style, Impressive/Uncommon Original Detail	
406	W	School Ave	094-341-006	Bungalow	Background	Focus	Condition, Great Example of the Style, Impressive Original Detail	




507	W	School Ave	093-184-003	Vernacular	Background	Focus	Condition, Great Example of the Style, Impressive Original Detail	
701	N	Willis St	093-163-013	Bungalow	Background	Focus	Condition, Great Example of the Style, Impressive Original Detail	
714	N	Willis St	093-164-008	Period Revival	Background	Focus	Condition, Great Example of the Style, Impressive Original Detail	

720	N	Willis St	093-164-009	Period Revival	Background	Focus	Condition, Great Example of the Style, Impressive Original Detail	
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Sites Downgraded to “Background”

Number	Dir.	Street	APN	Style	Classification	Recommendation	Justification	
621	S	Church St	097-071-006	Vernacular	Focus	Background	Loss of Original Detail	
710	S	Church St	097-076-012	Vernacular	Focus	Background	Condition	
506	S	Court St	097-034-007	Eastlake	Focus	Background	Loss of Original Detail	




507	S	Court St	097-033-003	Vernacular	Focus	Background	Loss of Original Detail, Façade Altered	
720	S	Court St	097-025-006	Airplane Bungalow	Focus	Background	Loss of Original Detail, Façade Altered	
829	N	Floral St	094-024-014	Craftsman Bungalow	Focus	Background	Condition, Loss of Original Detail, Façade Altered	



601	W	Kaweah Ave							
605	S	Willis St	096-153-005	Bungalow	Background/Focus	Background	Good Example of the Style, but No Distinguishing Features		
605	W	Kaweah Ave	096-153-004	Bungalow	Focus	Background	A-2012, Good Example of the Style, but No Distinguishing Features		
624	S	Locust St	097-036-007	Vernacular	Focus	Background	Loss of Original Detail, Façade Altered		




Sites Removed from the Local Register

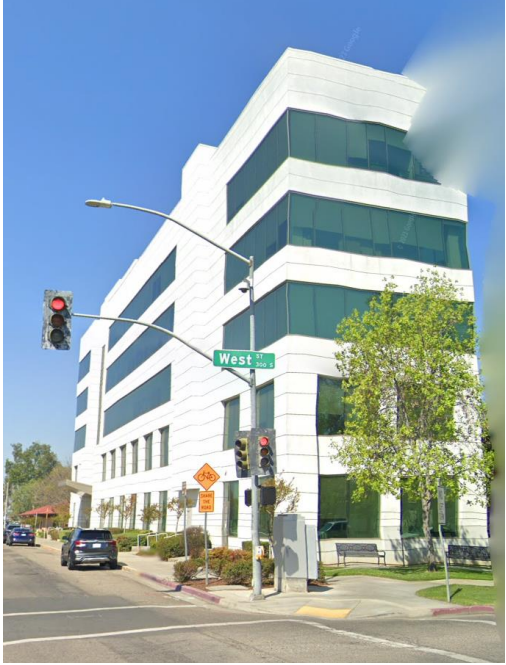

Number	Dir.	Street	APN	Style	Classification	Recommendation	Justification	
411	NE	1st Ave	094-085-002	Vernacular	Background	Remove from Local Register	Not original building. Unclear if demolished or relocated.	
200	NW	1st Ave	094-022-019	Vernacular	Background	Remove from Local Register	Original structure demolished.	

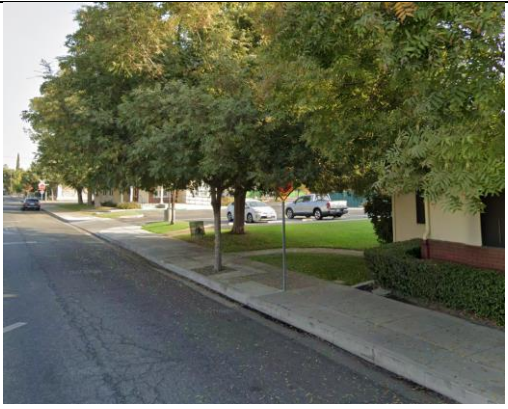

431	S	Bridge St	097-053-011	Colonial Revival	Background	Remove from Local Register.	Original building demolished. Replaced with office in 1987.	
508	S	Church St	097-065-015	Vernacular	Background	Remove from Local Register	Original structure demolished.	
611	S	Church St	097-071-003	Vernacular	Background	Remove from Local Register	Original structure demolished.	

622	S	Church St	097-072-012	Vernacular	Background	Remove from Local Register	Original structure demolished.	
708	S	Church St	097-076-013	Vernacular	Background	Remove from Local Register	Original structure demolished.	
715	S	Church St	097-077-004	Vernacular	Background	Remove from Local Register	Structure significantly altered from original appearance.	

807	S	Court St	097-024-014	Italianate	Focus	Remove from Local Register	Destroyed by fire 2021.	
209	N	Encina St	094-337-007	Bungalow	Background	Remove from Local Register	Original structure demolished.	

520	N	Encina St	094-354-019	Eastlake	Background	Remove from Local Register	No historical/architectural value.	
816	W	Kaweah Ave	096-135-009	Revival	Background	Remove from Local Register	Structure significantly altered from original appearance.	
209	N	Locust St	094-336-005	Eastlake	Focus	Remove from Local Register	Vacant lot behind 210 Center. Residence no longer onsite. Unclear if relocated or demolished.	

520	W	Mineral King	093-204-018	Mission Revival	Focus	Remove from Local Register	Relocated.	
800	W	Mineral King	093-201-012	Cluster Cottage	Focus	Remove from Local Register	Relocated.	

208	N	West St	094-338-012	Vernacular	Background	Remove from Local Register	No longer on site. Unclear if relocated or demolished.	
705	N	Willis St	093-163-012	Bungalow	Focus	Remove from Local Register	Original structure demolished.	
501, 503 & 509	W	Willow Ave	096-204-020	Airplane Bungalow, Mission Revival/Spanish Eclectic, Bungalow	Background, Background, Background	Remove all from Local Register	All three units relocated.	