

**CITY OF VISALIA**  
**HISTORIC PRESERVATION ADVISORY COMMITTEE**  
**Wednesday, June 8, 2022, at 5:30PM**

CHAIR: Walter Deissler      VICE-CHAIR: Tyler Davis

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

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

**AGENDA**

**A. Citizen's Comments**

**B. Meeting Minutes**

1. May 26, 2022, Special Called Meeting

**C. Discussion Items**

1. Committee and Staff Comments
  - a. June 20, 2022, Visalia City Council Meeting – HPAC Annual Review.
  - b. July 11, 2022, Visalia Planning Commission – Historic Preservation Ordinance Update, Local Register of Historic Structures Update
2. Identification of Items for Future Agendas

**D. Adjournment**

In compliance with the Americans Disabilities Act, if you need special assistance to participate in meetings call (559) 713-4443 (Staff Representative) 48-hours in advance of the meeting. For Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services. Visually Impaired - If enlarged print or a Braille copy is desired, please request in advance of the meeting and services will be provided as possible after the meeting. City Staff to the Committee is Cristobal Carrillo, Associate Planner, 559-713-4443, [cristobal.carrillo@visalia.city](mailto:cristobal.carrillo@visalia.city).

Éste Aviso es para informarle que habra una audiencia para el público ante el Comité de Preservación Histórica de la Ciudad de Visalia. Para más información, o para dar comentario público respecto a esta solicitud, por favor llame Cristobal Carrillo, Associate Planner, al numero (559) 713-4443 o [cristobal.carrillo@visalia.city](mailto:cristobal.carrillo@visalia.city).

Additional information about the Historic Preservation Advisory Committee may be found by contacting Cristobal Carrillo, Associate Planner at 559-713-4443, or emailing [cristobal.carrillo@visalia.city](mailto:cristobal.carrillo@visalia.city).



# MEETING MINUTES & ACTION AGENDA

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

Special Called Meeting  
Thursday, May 26, 2022, at 5:30PM

All members present.

CHAIR: Walter Deissler      VICE-CHAIR: Tyler Davis

### COMMITTEE MEMBERS:

Patty Kane, Michael Kreps, Marilynn Mitchell, Jay Hohlbauch, Jordan Mulrooney

MEMBERS OF THE PUBLIC: Bill Kitcheu, Mark Franey, Joe Halford, Sylvia Stratford, Bunela Robles, Guadalupe Robles, Becky Zielske, Samantha Gonzalez (staff unable to discern other names on Sign-In Sheet).

CITY STAFF: Cristobal Carrillo, Associate Planner, Susan Currier, Senior Administrative Assistant

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

## AGENDA

### A. Citizen's Comments

None.

### B. Meeting Minutes

1. May 11, 2022, Regular Meeting

A motion was made by Kane, seconded by Mitchell to approve the meeting minutes for May 11, 2022. The motion was approved 7-0.

### 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

Staff presented its report and recommended that the HPAC recommend approval of the proposal to the Visalia Planning Commission. During the presentation, staff noted that public comment had been provided noting concerns with landscape requirements, and the information provided on public notices. Additional comment was received requesting additional financial incentives for owners of historic sites.

Public comment at the hearing was received from Mike Franey, Joe Halford, Sylvia Stratford, and Jackie Zielske. Franey requested to know the Local Register status of his residence, and whether additional water days could be given. Halford expressed support of changes related to review of demolition requests, but noted concerns with the Committee's review of a fence proposal for his residence at 810 North Highland Street. Halford requested more discussion and guidance on what would be deemed "architecturally correct" to the HPAC, and additional resources applied to community outreach. Davis asked if a "style guide" would be beneficial, to which Halford responded in the affirmative. Stratford expressed concerns over what was believed to be inconsistent review of proposals by the Committee. Stratford also expressed a lack of support for ordinance changes that would include vinyl as an acceptable fencing material. Lastly Stratford expressed concerns over fence height limitations, the integrity of historic areas in relation to fencing, and asked what resources are available to historic preservation stakeholders. Deissler noted that fence heights are a zoning issue enforced by City staff. Deissler also recommended Stratford contact Code Compliance staff should issues of concern be observed in historic areas. Zielske asked about Local Register designations and how historic designations come to light during Building Permit review. Zielske also asked clarifying questions concerning landscape requirements, specifically whether rock would be permitted. Staff stated that rock would be considered an acceptable landscape material.

Following discussion, a motion was made by Davis to approve the proposal. The motion was seconded by Kreps. The motion carried 7-0.

- 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).

Staff presented its report and recommended that the HPAC recommend approval of the proposal to the Visalia Planning Commission. During the presentation, staff noted that public comment had been provided noting concerns the lack of information provided on public notices. Additional comment was received requesting additional financial incentives for owners of historic sites. Lastly, comments were received requesting that the HPAC reconsider the recommended "Exceptional" classification for 727 South Court Street, noting that original side windows for the structure had been replaced with windows not in keeping with the style of the building.

Public comment at the hearing was received from Joe Halford, Mark Franey, Samantha Gonzalez, and Sylvia Stratford. Halford expressed concern over his residence being recommended to be upgraded to "Focus", asking whether this would subject the residence to a higher level of review. Deissler noted that classification changes would not result in changes to how the HPAC reviews a proposal, as the Committee would still be limited to what is required by the Visalia Municipal Code. Deissler added this the classification change was more of a "compliment" regarding the condition of the structure. Franey reiterated the request for additional water days.

Mulrooney asked if anything could be done by the HPAC regarding water days. Staff stated that it was not under the jurisdiction of the HPAC, but that the applicant could share the concern with the City Council. Gonzalez also spoke to the HPAC's previous review of fencing proposed at 810 North Highland Street. Gonzalez stated that the HPAC was inconsistent in its reviews of fencing. Deissler recommended that Gonzalez approach staff about having the fencing proposal reconsidered. Gonzalez also asked if the HPAC could do anything about usage of an adjacent alleyway. Deissler recommended Gonzalez talk to City staff.

Kane asked if consideration should be given to the recommendation from the public to change the classification of the residence at 727 South Court Street. Deissler and Davis stated that there was no evidence to support whether the replaced windows were not in keeping with the residence. Stratford then provided comment stating that they reside next to 727 South Court Street and that they believed the windows had been replaced in a manner not consistent with the residence. Discussion followed.

Following discussion, a motion was made by Kane to approve the proposal as recommended by staff in its report. The motion was seconded by Mulrooney. The motion carried 7-0.

#### **D. Discussion Items**

##### **1. Committee and Staff Comments**

###### **a. June 27, 2022, Visalia Planning Commission Meeting**

Staff noted that the Historic Preservation Ordinance Update and Local Register Update might be considered at a later meeting of the Planning Commission. Staff stated that at present, review was scheduled to occur on June 27, 2022.

##### **2. Identification of Items for Future Agendas**

**None.**

#### **E. Adjournment**

**A motion was made by Kane, seconded by Kreps, to adjourn the meeting. The motion passed 7-0. The meeting adjourned at approximately 6:43pm.**

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