



REPORT TO THE CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: July 11, 2022

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SUBJECT: Zoning Text Amendment No. 2022-02: A request by the City of Visalia to amend the Local Register of Historic Structures, reclassifying 100 structures as follows:

- Reclassifying 32 structures to “Exceptional”, located at 407 NE 1st Ave (APN: 094-085-003), 108 W Center Ave (APN: 094-335-010), 303 N Church St/120 E Oak Ave (APN: 094-281-005), 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), 501 S Court St (APN: 097-033-002), 727 S Court St (APN: 097-024-012), 820 S Court St (APN: 097-014-003), 617 N Encina St (APN: 094-012-018), 301 N Fairway St (APN: 093-322-011), 403 N Floral St (APN: 094-341-005), 513 S Garden St (APN: 097-065-004), 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), 119 S Locust St (APN: 094-326-010), 515 S Locust St (APN: 097-032-004), 307 W Murray Ave (APN: 094-342-003), 112 E Oak Ave (APN: 094-281-009), 201 W Oak Ave (APN: 094-336-004), 200/202 W Oak Ave (APN: 094-333-005), 425 W Race Ave (APN: 093-165-001), 319 W School Ave (APN: 094-332-009), 615 N Willis St (APN: 093-166-010), 700 N Willis St (APN: 093-164-007), and 722 N Willis St (APN: 093-164-001).
- Reclassifying 41 structures to “Focus”, located at 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), 406 N Church St (APN: 094-272-009), 421 N Church St (APN: 094-271-002), 515 S Church St (APN: 097-066-005), 609 S Church St (APN: 097-071-002), 825 S Church St/114 E Tulare Ave (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), 632 N Encina St (APN: 094-013-005), 309 N Garden St (APN: 094-282-003), 415 N Garden St (APN: 094-272-004), 427 S Garden St (APN: 097-052-003), 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), 810 N Highland St (APN: 093-154-016), 505 W Kaweah Ave (APN: 096-143-001), 600 W Kaweah Ave (APN: 096-133-006), 815 W Kaweah Ave (APN: 096-151-003), 904 W Main St (APN: 093-225-007), 1102 W Main St (APN: 093-227-013), 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), 735 W Oak Ave (APN: 093-187-002), 406 W School Ave (APN: 094-341-006), 507 W School Ave (APN: 093-184-003), 701 N Willis St (APN: 093-163-013), 714 N Willis St (APN: 093-164-008), and 720 N Willis St (APN: 093-164-009).

- Reclassifying 9 structures to “Background”, located at 621 S Church St (APN: 097-071-006), 710 S Church St (APN: 097-076-012), 506 S Court St (APN: 097-034-007), 507 S Court St (APN: 097-033-003), 720 S Court St (APN: 097-025-006), 829 N Floral St (APN: 094-024-014), 601 W Kaweah Ave/605 S Willis St (APN: 096-153-005), 605 W Kaweah Ave (APN: 096-153-004), and 624 S Locust St (APN: 097-036-007).
- Removing 18 structures from the Local Register of Historic Structures, located at 411 NE 1st Ave (APN: 094-085-002), 200 NW 1st Ave (APN: 094-022-019), 431 S Bridge St (APN: 097-053-011), 508 S Church St (APN: 097-065-015), 611 S Church St (APN: 097-071-003), 622 S Church St (APN: 097-072-012), 708 S Church St (APN: 097-076-013), 715 S Church St (APN: 097-077-004), 807 S Court St (APN: 097-024-014), 209 N Encina St (APN: 094-337-007), 520 N Encina St (APN: 094-354-019), 816 W Kaweah Ave (APN: 096-135-009), 209 N Locust St (APN: 094-336-005), 520 W Mineral King Ave (APN: 093-204-018), 800 W Mineral King Ave (APN: 093-201-012), 208 N West St (APN: 094-338-012), 705 N Willis St (APN: 093-163-012), and 501, 503 & 509 W Willow Ave (APN: 096-204-020).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. 2022-31, recommending that the City Council approve adoption of Zoning Text Amendment No. 2022-02. This recommendation is based on the information contained in the staff report, compatibility with the purpose and intent of the Zoning Ordinance, and Historic Preservation Element of the Visalia General Plan.

RECOMMENDED MOTION

I move to recommend that the City Council approve Zoning Text Amendment No. 2022-02, based on the findings and conditions in Resolution No. 2022-31.

PROJECT DESCRIPTION

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 Historic Preservation Advisory Committee (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 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.

Historic Preservation Advisory Committee Review

HPAC review of the proposal was completed at a special called meeting held May 26, 2022. At that meeting, the Committee recommended approval of the Local Register Update to the Visalia Planning Commission on the basis that the proposal is consistent with the Zoning Ordinance and the Historic Preservation Element of the Visalia General Plan, and that the proposal will not be injurious to the character or overall uniformity of the Historic District and Local Register of Historic Structures. The approval letter from the HPAC is included as Exhibit “D”.

The Planning Commission must consider the recommendation of the HPAC and provide a recommendation to the Visalia City Council for consideration. Final authority to approve the proposal resides with the City Council.

PROJECT EVALUATION

General Plan Consistency

The proposed zoning text amendments are consistent with the following objectives and policies of the Visalia General Plan Historic Preservation Element:

Historic Preservation Element Objective H-O-1 – Assure the recognition of the City’s history through the preservation of historic sites, structures and featuring zoning overlay designation and discretionary review procedures for the Historic District.

Historic Preservation Element Policy H-P-7 – Continue to use the Historic Preservation Ordinance development review process to protect structures listed on the Local Register of Historic Structures or located within the Historic District.

Historic Preservation Element Policy H-P-9 – Periodically survey historic resources and nominate historically and/or architecturally significant sites, structures, and neighborhoods to the Local Register of Historic Structures and/or Historic District, State of California Inventory of Historic Resources, National Register of Historic Places to ensure they are protected.

Historic Preservation Element Policy H-P-10 – Regularly review the Local Register of Historic Structures to ensure that properties are appropriately listed.

Onsite surveys conducted and reclassifications proposed as part of this project serve to ensure that sites are appropriately listed and protected.

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.
- Whether the structure had been subject to demolition or relocation.

Recommended Local Register Reclassifications and Removals

There are a total of 368 properties currently listed on the Local Register: 34 “Exceptional”, 151 “Focus”, and 190 “Background”. Changes are recommended for 100 of the 368 properties on the Local Register. The 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.

82 of the 100 identified sites are proposed for reclassification, while the remaining 18 are proposed for removal. All other 268 properties listed on the Local Register are recommended to retain their existing classification. No action by the HPAC, Planning Commission, or City Council is required for the 268 properties.

If the recommended changes to the Local Register are approved by the City Council, it will result in a total of 350 properties listed on the Local Register: 65 “Exceptional”, 151 “Focus”, and 134 “Background”. Each category is discussed below, with a full listing of the affected structures included in Exhibit “C”.

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 Jesuscristo Ministry building at 112 E. Oak Avenue.

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.

Sites Downgraded to “Background”

There are a total of nine 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.

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:

Public Outreach

The HPAC conducted a public outreach meeting on March 30, 2022, to answer questions and solicit comment on the changes proposed to the Local Register. A subsequent public hearing was held on May 26, 2022, by the HPAC. For both meetings, public notices were sent to inform members of the public of the proposed changes to the Local Register. While many calls were received with questions regarding the project, only one member of the public expressed concerns over the redesignation of a property. In that instance, it was requested that the classification of the residence at 727 S. Court Street remain “Focus” instead of being upgraded to “Exceptional” as recommended by the HPAC. The change was requested due to the change out of side yard windows not in keeping with the architecture of the residence. It

was determined by the HPAC that due to the location of the work, and lack of visual evidence submitted, its recommendation for the residence would stand.

For the July 11, 2022, Planning Commission public hearing, a public notice was published in the Visalia Times-Delta as well as mailed to all owners and occupants of properties listed on the Local Register. At present, no public comment has been received for the proposal.

Environmental Review

The requested action is considered exempt under Section 15061(b)(3) Per Section 15061 (b) (3) of the State Guidelines for the California Environmental Quality Act (CEQA). A Notice of Exemption has been prepared for the project because Section 15061 (b) (3) states that the project is exempted from CEQA if the activity is covered by the common-sense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The proposed reclassification and removal of sites listed on the Local Register of Historic Structures will not have a significant effect on the environment.

RECOMMENDED FINDINGS

1. That the proposal is consistent with the Zoning Ordinance, the Historic Preservation Element, and the Visalia General Plan, as described in the following Historic Preservation Element objectives and policies:

Historic Preservation Element Objective H-O-1 – Assure the recognition of the City’s history through the preservation of historic sites, structures and featuring zoning overlay designation and discretionary review procedures for the Historic District.

Historic Preservation Element Policy H-P-7 – Continue to use the Historic Preservation Ordinance development review process to protect structures listed on the Local Register of Historic Structures or located within the Historic District.

Historic Preservation Element Policy H-P-9 – Periodically survey historic resources and nominate historically and/or architecturally significant sites, structures, and neighborhoods to the Local Register of Historic Structures and/or Historic District, State of California Inventory of Historic Resources, National Register of Historic Places to ensure they are protected.

Historic Preservation Element Policy H-P-10 – Regularly review the Local Register of Historic Structures to ensure that properties are appropriately listed.

2. That the proposal will not be injurious to the character or overall uniformity of the Historic District and Local Register of Historic Structures.
3. That the project is exempt from further review under the California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3) (common sense exemption).

APPEAL INFORMATION

The Planning Commission’s recommendation on the project is advisory only and is automatically referred to the Visalia City Council for final action.

Attachments:

- Related Plans and Policies - Visalia Municipal Code Chapter 17.56 (Historic Preservation District)
- Resolution No. 2022-31
- 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.
- Exhibit "D" – Historic Preservation Advisory Committee No. 2022-11, May 26, 2022, Approval Letter

RELATED PLANS AND POLICIES

Chapter 17.56 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)

RESOLUTION NO. 2022-31

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA, RECOMMENDING APPROVAL OF ZONING TEXT AMENDMENT NO. 2022-02, A REQUEST BY THE CITY OF VISALIA TO AMEND THE LOCAL REGISTER OF HISTORIC STRUCTURES, RECLASSIFYING 100 STRUCTURES AS FOLLOWS:

- RECLASSIFYING 32 STRUCTURES TO “EXCEPTIONAL”, LOCATED AT 407 NE 1ST AVE (APN: 094-085-003), 108 W CENTER AVE (APN: 094-335-010), 303 N CHURCH ST/120 E OAK AVE (APN: 094-281-005), 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), 501 S COURT ST (APN: 097-033-002), 727 S COURT ST (APN: 097-024-012), 820 S COURT ST (APN: 097-014-003), 617 N ENCINA ST (APN: 094-012-018), 301 N FAIRWAY ST (APN: 093-322-011), 403 N FLORAL ST (APN: 094-341-005), 513 S GARDEN ST (APN: 097-065-004), 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), 119 S LOCUST ST (APN: 094-326-010), 515 S LOCUST ST (APN: 097-032-004), 307 W MURRAY AVE (APN: 094-342-003), 112 E OAK AVE (APN: 094-281-009), 201 W OAK AVE (APN: 094-336-004), 200/202 W OAK AVE (APN: 094-333-005), 425 W RACE AVE (APN: 093-165-001), 319 W SCHOOL AVE (APN: 094-332-009), 615 N WILLIS ST (APN: 093-166-010), 700 N WILLIS ST (APN: 093-164-007), AND 722 N WILLIS ST (APN: 093-164-001).
- RECLASSIFYING 41 STRUCTURES TO “FOCUS”, LOCATED AT 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), 406 N CHURCH ST (APN: 094-272-009), 421 N CHURCH ST (APN: 094-271-002), 515 S CHURCH ST (APN: 097-066-005), 609 S CHURCH ST (APN: 097-071-002), 825 S CHURCH ST/114 E TULARE AVE (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), 632 N ENCINA ST (APN: 094-013-005), 309 N GARDEN ST (APN: 094-282-003), 415 N GARDEN ST (APN: 094-272-004), 427 S GARDEN ST (APN: 097-052-003), 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), 810 N HIGHLAND ST (APN: 093-154-016), 505 W KAWEAH AVE (APN: 096-143-001), 600 W KAWEAH AVE (APN: 096-133-006), 815 W KAWEAH AVE (APN: 096-151-003), 904 W MAIN ST (APN: 093-225-007), 1102 W MAIN ST (APN: 093-227-013), 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), 735 W OAK AVE (APN: 093-187-002), 406 W SCHOOL AVE (APN: 094-341-006), 507 W SCHOOL AVE (APN: 093-184-003), 701 N WILLIS ST (APN: 093-163-013), 714 N WILLIS ST (APN: 093-164-008), AND 720 N WILLIS ST (APN: 093-164-009).

- RECLASSIFYING 9 STRUCTURES TO “BACKGROUND”, LOCATED AT 621 S CHURCH ST (APN: 097-071-006), 710 S CHURCH ST (APN: 097-076-012), 506 S COURT ST (APN: 097-034-007), 507 S COURT ST (APN: 097-033-003), 720 S COURT ST (APN: 097-025-006), 829 N FLORAL ST (APN: 094-024-014), 601 W KAWEAH AVE/605 S WILLIS ST (APN: 096-153-005), 605 W KAWEAH AVE (APN: 096-153-004), AND 624 S LOCUST ST (APN: 097-036-007).
- REMOVING 18 STRUCTURES FROM THE LOCAL REGISTER OF HISTORIC STRUCTURES, LOCATED AT 411 NE 1ST AVE (APN: 094-085-002), 200 NW 1ST AVE (APN: 094-022-019), 431 S BRIDGE ST (APN: 097-053-011), 508 S CHURCH ST (APN: 097-065-015), 611 S CHURCH ST (APN: 097-071-003), 622 S CHURCH ST (APN: 097-072-012), 708 S CHURCH ST (APN: 097-076-013), 715 S CHURCH ST (APN: 097-077-004), 807 S COURT ST (APN: 097-024-014), 209 N ENCINA ST (APN: 094-337-007), 520 N ENCINA ST (APN: 094-354-019), 816 W KAWEAH AVE (APN: 096-135-009), 209 N LOCUST ST (APN: 094-336-005), 520 W MINERAL KING AVE (APN: 093-204-018), 800 W MINERAL KING AVE (APN: 093-201-012), 208 N WEST ST (APN: 094-338-012), 705 N WILLIS ST (APN: 093-163-012), AND 501, 503 & 509 W WILLOW AVE (APN: 096-204-020).

WHEREAS, Zoning Text Amendment No. 2022-02 is A request by the City of Visalia to amend the Local Register of Historic Structures, reclassifying 100 structures as follows:

- Reclassifying 32 structures to “Exceptional”, located at 407 NE 1st Ave (APN: 094-085-003), 108 W Center Ave (APN: 094-335-010), 303 N Church St/120 E Oak Ave (APN: 094-281-005), 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), 501 S Court St (APN: 097-033-002), 727 S Court St (APN: 097-024-012), 820 S Court St (APN: 097-014-003), 617 N Encina St (APN: 094-012-018), 301 N Fairway St (APN: 093-322-011), 403 N Floral St (APN: 094-341-005), 513 S Garden St (APN: 097-065-004), 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), 119 S Locust St (APN: 094-326-010), 515 S Locust St (APN: 097-032-004), 307 W Murray Ave (APN: 094-342-003), 112 E Oak Ave (APN: 094-281-009), 201 W Oak Ave (APN: 094-336-004), 200/202 W Oak Ave (APN: 094-333-005), 425 W Race Ave (APN: 093-165-001), 319 W School Ave (APN: 094-332-009), 615 N Willis St (APN: 093-166-010), 700 N Willis St (APN: 093-164-007), and 722 N Willis St (APN: 093-164-001).
- Reclassifying 41 structures to “Focus”, located at 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), 406 N Church St (APN: 094-272-009), 421 N Church St (APN: 094-271-002), 515 S Church St (APN: 097-066-005), 609 S Church St (APN: 097-071-002), 825 S Church St/114 E Tulare Ave (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), 632 N Encina St (APN: 094-013-005), 309 N Garden St (APN: 094-

282-003), 415 N Garden St (APN: 094-272-004), 427 S Garden St (APN: 097-052-003), 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), 810 N Highland St (APN: 093-154-016), 505 W Kaweah Ave (APN: 096-143-001), 600 W Kaweah Ave (APN: 096-133-006), 815 W Kaweah Ave (APN: 096-151-003), 904 W Main St (APN: 093-225-007), 1102 W Main St (APN: 093-227-013), 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), 735 W Oak Ave (APN: 093-187-002), 406 W School Ave (APN: 094-341-006), 507 W School Ave (APN: 093-184-003), 701 N Willis St (APN: 093-163-013), 714 N Willis St (APN: 093-164-008), and 720 N Willis St (APN: 093-164-009).

- Reclassifying 9 structures to “Background”, located at 621 S Church St (APN: 097-071-006), 710 S Church St (APN: 097-076-012), 506 S Court St (APN: 097-034-007), 507 S Court St (APN: 097-033-003), 720 S Court St (APN: 097-025-006), 829 N Floral St (APN: 094-024-014), 601 W Kaweah Ave/605 S Willis St (APN: 096-153-005), 605 W Kaweah Ave (APN: 096-153-004), and 624 S Locust St (APN: 097-036-007).
- Removing 18 structures from the Local Register of Historic Structures, located at 411 NE 1st Ave (APN: 094-085-002), 200 NW 1st Ave (APN: 094-022-019), 431 S Bridge St (APN: 097-053-011), 508 S Church St (APN: 097-065-015), 611 S Church St (APN: 097-071-003), 622 S Church St (APN: 097-072-012), 708 S Church St (APN: 097-076-013), 715 S Church St (APN: 097-077-004), 807 S Court St (APN: 097-024-014), 209 N Encina St (APN: 094-337-007), 520 N Encina St (APN: 094-354-019), 816 W Kaweah Ave (APN: 096-135-009), 209 N Locust St (APN: 094-336-005), 520 W Mineral King Ave (APN: 093-204-018), 800 W Mineral King Ave (APN: 093-201-012), 208 N West St (APN: 094-338-012), 705 N Willis St (APN: 093-163-012), and 501, 503 & 509 W Willow Ave (APN: 096-204-020). The reclassifications and removals are specified in Exhibit “C” of this Resolution; and

WHEREAS, the project is exempt under the California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3) (common sense exemption); and

WHEREAS, the Historic Preservation Advisory Committee of the City of Visalia, after duly published notice, held a public hearing before said Committee on May 26, 2022; and

WHEREAS, the Historic Preservation Advisory Committee of the City of Visalia considered the Zoning Text Amendment in accordance with Section 17.56.050.B of the Zoning Ordinance of the City of Visalia, and based on evidence contained in the staff report and testimony presented at the public hearing, recommended approval of the Zoning Text Amendment to the Visalia Planning Commission, via approval of HPAC No. 2022-12; and,

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing before said Commission on July 11, 2022; and

WHEREAS, the Planning Commission of the City of Visalia considered the Zone Text Amendment in accordance with Section 17.44.070 of the Zoning Ordinance of the City

of Visalia and on the evidence contained in the staff report and testimony presented at the public hearing.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council concur that the project is exempt from further review under the California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3) (common sense exemption).

BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia recommends approval to the City Council of the proposed Zone Text Amendment based on the following specific findings and evidence presented:

1. That the proposed development is consistent with the Zoning Ordinance, the Historic Preservation Element, and the Visalia General Plan, as described in the following Historic Preservation Element objectives and policies:

Historic Preservation Element Objective H-O-1 – Assure the recognition of the City’s history through the preservation of historic sites, structures and featuring zoning overlay designation and discretionary review procedures for the Historic District.

Historic Preservation Element Policy H-P-7 – Continue to use the Historic Preservation Ordinance development review process to protect structures listed on the Local Register of Historic Structures or located within the Historic District.

Historic Preservation Element Policy H-P-9 – Periodically survey historic resources and nominate historically and/or architecturally significant sites, structures, and neighborhoods to the Local Register of Historic Structures and/or Historic District, State of California Inventory of Historic Resources, National Register of Historic Places to ensure they are protected.



Historic Preservation Element Policy H-P-10 – Regularly review the Local Register of Historic Structures to ensure that properties are appropriately listed.




2. That the proposal will not be injurious to the character or overall uniformity of the Historic District and Local Register of Historic Structures.
3. That the project is exempt from further review under the California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3) (common sense exemption).




BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia recommends approval to the City Council of the Zone Text Amendment described herein in Attachment “A”, in accordance with the terms of this resolution and under the provisions of Section 17.44.070 of the Ordinance Code of the City of Visalia.




Attachment "A"
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	<ul style="list-style-type: none"> • Associated with prominent local person – Richard and Fleta Lipscomb. • Rare use of brick materials on residence. • Unique and excellent example of the architectural style. • Impressive original detail, including presence of highly ornate front porch. • Structure relatively well maintained. 	
108	W	Center Ave	094-335-010	Utilitarian Commercial	Background	Exceptional	<ul style="list-style-type: none"> • Renovation of building removed a mid-century style alteration and restored the original façade of the structure. • Ornate brick dentil design saved because of the restoration. 	




303	N	Church St								
120	E	Oak Ave	094-281-005	Vernacular / Italianate	Background/Focus	Exceptional	<ul style="list-style-type: none"> • Structure built in the 1800's. • Structure was used as a hotel and was known as the Pacific House. • Excellent example of Italianate architecture. • Structure contains rare Victorian wood construction on a commercial building. • Addition of awnings further increase the historic appeal of the structure. • Structure is well maintained. 			
520	N	Church St	094-262-001	Spanish Eclectic	Focus	Exceptional	<ul style="list-style-type: none"> • Structure was formerly the location of Fr. Dade's Academy of the Nativity. Also, formerly the location of St. Mary's Convent. • Per a plaque onsite, it is "the first Catholic church in the lower valley, August 1861". • Excellent example of Spanish Eclectic architecture. • Structure contains significant architectural elements, including an ornate entryway. • Structure is well maintained. 			
608	N	Church St	094-093-014	Mission	Focus	Exceptional	<ul style="list-style-type: none"> • Site of St. Mary's Catholic Church. • Excellent example of Mission architecture. • Structure contains significant architectural elements, including the three-story bell tower, large stained glass entryway window, • Structure is well maintained. 			

436	S	Church St	097-062-001	Dutch Colonial Revival	Focus	Exceptional	<ul style="list-style-type: none"> • Rare architectural construction. Likely only structure of its kind within the City of Visalia. • Structure contains unique double-pitched gambrel (“barn”) roofs and flaring eaves. 	
437	S	Church St	097-061-006	Craftsman Bungalow	Focus	Exceptional	<ul style="list-style-type: none"> • Excellent and unique example of Craftsman/Bungalow style architecture. • Structure contains a large amount of architecturally significant elements, including a low-pitched gabled roof, exposed roof rafters, a porch with thick square columns, an exterior stone chimney, and numerous windows with muntins. • Structure is well maintained. • Addition of wood fencing does not detrimentally affect the overall historic aesthetic of the site. 	
501	S	Court St	097-033-002	Bungalow	Focus	Exceptional	<ul style="list-style-type: none"> • Excellent example of Bungalow style architecture. • Structure contains a large amount of architecturally significant elements, including a gable roof with dormer windows, a large covered front porch with stone columns, exposed roof rafters, and numerous windows. • Structure is well maintained. 	



727	S	Court St	097-024-012	Period Revival	Focus	Exceptional	<ul style="list-style-type: none"> • Excellent example of Period Revival style architecture. • Structure contains architecturally significant elements, including steeply pitched roofs, asymmetrical design, and numerous windows with muntins. • Structure is well maintained. 	
820	S	Court St	097-014-003	Bungalow	Background	Exceptional	<ul style="list-style-type: none"> • Excellent example of Bungalow style architecture. • Structure has largely maintained its original appearance, save for the addition of solar panels to the roof. However, should the panels ever be removed, the structure would appear much as it did when first constructed. • Structure contains architecturally significant elements, including dormer windows, large gable roof, porch with square columns, and windows with muntins. • Structure is well maintained. 	
617	N	Encina St	094-012-018	Queen Anne	Focus	Exceptional	<ul style="list-style-type: none"> • Structure associated with prominent local person – Stevens Family, owners of Stevens and Co. Department Store, Ernest Crotty. • Excellent example of Queen Anne style architecture. • Structure has been significantly altered from original appearance. However, the alterations themselves have gained historic significance with the passing of time. • Structure contains architecturally significant elements, including a turret tower, decorative rounded exterior shingles, a cupola on the roof, numerous windows, and elaborate brick and wrought iron fencing. • Structure and grounds are excellently maintained. 	



301	N	Fairway St	093-322-011	Spanish Eclectic	Focus	Exceptional	<ul style="list-style-type: none"> • Excellent example of Spanish Eclectic style architecture. The structure is one of the largest of its style in the City of Visalia. • Structure contains architecturally significant elements, including tile roofing and smooth adobe like exteriors. • Structure and grounds are excellently maintained. 	
403	N	Floral St	094-341-005	Colonial Revival	Focus	Exceptional	<ul style="list-style-type: none"> • Structure built in 1908. • Structure associated with prominent local person – The Combs Family, one of the early families of the City of Visalia. • Largely unchanged from original appearance. • Excellent example Colonial Revival style architecture. • Structure contains architecturally significant original elements, including clinker bricks in the porch columns and perimeter walls, exterior shingle siding, ornate entryway, numerous windows with muntins, and bracketed roof eaves. • Structure and grounds are excellently maintained. 	
513	S	Garden St	097-065-004	Colonial Revival	Focus	Exceptional	<ul style="list-style-type: none"> • Excellent example of Colonial Revival style architecture. • Structure largely unchanged from original appearance. • Structure contains architecturally significant and unique elements, including asymmetrical design, rounded porch columns, balustrades, dormer windows, wood shingle exteriors, double hung windows, and a flared hip roof. 	




1300	W	Goshen Ave	093-073-018	Victorian Gothic	Focus	Exceptional	<ul style="list-style-type: none"> • Excellent example of Victorian Gothic style architecture. • Unique architectural style, likely the only one of its kind in the City of Visalia. • Located within the grounds of the Visalia Cemetery, an important cultural and historic site. Used as a chapel for services held at the cemetery. • Structure contains architecturally significant elements, including cast stone exterior walls, high pitched roofs, pointed arches over entryways, windows, and vents, and stained-glass windows. • Structure and grounds are excellently maintained. 	
208	W	Grove Ave	094-023-012	Colonial Revival	Focus	Exceptional	<ul style="list-style-type: none"> • Structure associated with a prominent local person – W.R. Spaulding. • Excellent example of Colonial Revival style architecture. • Structure was originally employed as a carriage house for the Spaulding House residence, located at 631 N. Encina Street. Possibly one of the few carriage houses remaining in the City of Visalia. • Structure remains largely unchanged from original construction. • Structure contains architecturally significant elements, including three garage doors with paneled windows, hip roof, and windows with muntins. • Structure is well maintained. 	
300	W	Grove Ave	094-024-013	Colonial Revival	Focus	Exceptional	<ul style="list-style-type: none"> • Structure associated with a prominent local person – John Coffee Hays (with the Southern California Edison Company), and Chas. Whitmore (owner of the Visalia Times Delta). • Excellent example of Colonial Revival style architecture. • Structure contains architecturally significant elements, including numerous windows, bracketed front porch, multi-pitched roofs, and wood siding. • Structure is well maintained. 	



401	W	Grove Ave	093-164-004	Colonial Revival	Focus	Exceptional	<ul style="list-style-type: none"> • Built in 1908. • Structure associated with a prominent local person – G.L. Hyde. • Excellent example of Colonial Revival style architecture. • Structure contains architecturally significant elements, including ornate entry way, unique side porch, numerous windows, clapboard siding, and exposed rafter tails. • Structure is well maintained. 	
719	N	Highland St	093-162-008	Craftsman Bungalow	Focus	Exceptional	<ul style="list-style-type: none"> • Excellent example of Craftsman Bungalow style architecture. • Structure contains architecturally significant elements, including numerous windows with unique diamond shaped muntins, large front porch and gable roof, and shingle siding (not original material, but preserves historical appearance). • Structure is well maintained. 	
727	N	Highland St	093-162-007	Craftsman Bungalow	Focus	Exceptional	<ul style="list-style-type: none"> • Excellent example of Craftsman Bungalow style architecture. • Structure contains architecturally significant and uncommon elements, including a stone chimney, unique gable roof, unique façade arrangement, windows with muntins, and wood siding. • Structure is well maintained. 	

807	N	Highland St	093-153-012	Bungalow	Focus	Exceptional	<ul style="list-style-type: none"> • Excellent example Bungalow style architecture. • Structure contains architecturally significant original detail, including several dormer windows, large front porch with square shaped columns adorned with stone, exposed rafter tails, and wood siding. • Structure is well maintained. 	
119	S	Locust St	094-326-010	Greek Revival	Focus	Exceptional	<ul style="list-style-type: none"> • Excellent example of Greek Revival style architecture. Likely one of the few buildings of this type in the City of Visalia. • Structure contains architecturally significant detail, including rounded windows throughout, pilasters, unique seal feature at the top of the parapet roof. • Structure is well maintained. 	
515	S	Locust St	097-032-004	Craftsman Bungalow	Focus	Exceptional	<ul style="list-style-type: none"> • Excellent example of Craftsman Bungalow style architecture. • Structure remains largely unchanged. • Structure contains architecturally significant and unique elements, including brick exterior walls, dormer windows, large entry porch, multi pitched roofs, and a unique façade arrangement. • Structure is well maintained. 	




307	W	Murray Ave	094-342-003	Eastlake	Focus	Exceptional	<ul style="list-style-type: none"> • Excellent example of Eastlake style architecture • Structure is largely unchanged from original appearance. • Structure contains architecturally significant and uncommon elements, including a unique asymmetrical façade arrangement, numerous windows, large front porch with “eyebrows”, multi-pitched roofs, and modulated wood shingle siding. • Structure is well maintained. 	
112	E	Oak Ave	094-281-009	Pueblo Revival	Background	Exceptional	<ul style="list-style-type: none"> • Excellent example of Pueblo Revival style architecture. Likely only structure of its kind in the City of Visalia • Structure contains architecturally significant and unique elements, including uncommon adobe brick construction, entryway with arched openings. 	




201	W	Oak Ave	094-336-004	Georgia Colonial Revival	Focus	Exceptional	<ul style="list-style-type: none"> • Excellent example of Georgia Colonial Revival style architecture. Likely only structure of its kind in the City of Visalia. • Structure contains architecturally significant elements, entryway with prominent columns, large steeple, brick exterior, and large windows. • Structure is well maintained. 	
200 / 202	W	Oak Ave	094-333-005	Mission Revival	Focus	Exceptional	<ul style="list-style-type: none"> • Structure associated with important cultural/community use – Tulare County Library. • Excellent example of Mission Revival style architecture. • Structure contains architecturally significant uncommon elements, including tile roofing, numerous windows with muntins, and a unique façade arrangement. • Structure is well maintained. 	

425	W	Race Ave	093-165-001	Bungalow	Background	Exceptional	<ul style="list-style-type: none"> • Excellent example of Bungalow style architecture. • Structure contains architecturally significant and uncommon elements, including numerous windows, a unique façade arrangement, large front porch, and tile roofing. • Structure is well maintained. 	
319	W	School Ave	094-332-009	Colonial Revival	Focus	Exceptional	<ul style="list-style-type: none"> • Excellent example of Colonial Revival style architecture. • Structure contains architecturally significant and uncommon elements, including a unique façade arrangement, wood shingle siding, dormer windows, prominent roof eaves, asymmetrical porch/entryway with rounded columns, • Structure largely unchanged from original appearance. • Structure is well maintained. 	
615	N	Willis St	093-166-010	Bungalow	Focus	Exceptional	<ul style="list-style-type: none"> • Excellent example of Bungalow style architecture. • Structure contains architecturally significant elements, including numerous windows with muntins, large and bracketed front porch, multi-pitched roofs, and wood siding. • Structure noted as having previously received an HPAC Preservation Award. • Structure is well maintained. 	



700	N	Willis St	093-164-007	Bungalow	Focus	Exceptional	<ul style="list-style-type: none"> • Structure associated with an important original use, as one of the oldest multifamily buildings in the City of Visalia. • Excellent example of Bungalow style architecture. • Structure contains architecturally significant elements, including numerous original double hung sash windows, large entryway, "U-shaped" construction. • Structure is well maintained. 	
722	N	Willis St	093-164-001	Period Revival	Focus	Exceptional	<ul style="list-style-type: none"> • Excellent example of Period Revival style architecture. • Structure contains architecturally significant and uncommon elements, including a unique façade arrangement, uncommon entry room with a flat roof, windows with muntins, and a small dormer window, • Structure noted as having previously received an HPAC Preservation Award. • Structure is well maintained. 	





Sites Changed to “Focus”




Number	Dir.	Street	APN	Style	Classification	Recommendation	Justification	
210	W	Center Ave	094-336-006	Commercial	Background	Focus	<ul style="list-style-type: none"> Structure previously housed an important original use. Structure contains architecturally significant elements, including brick architecture. Exterior alterations have occurred, loss of some original detail. 	
910	W	Center Ave	093-224-004	Vernacular	Background	Focus	<ul style="list-style-type: none"> Structure contains architecturally significant and uncommon elements, including a porch with a unique gable and lattice work. Some exterior alterations have occurred, including new windows. 	
914	W	Center Ave	093-224-003	Vernacular	Background	Focus	<ul style="list-style-type: none"> Structure contains architecturally significant elements, including a unique porch and gable treatment. Some exterior alterations have occurred, including placement of brick to entryway. However, work is somewhat compatible. 	



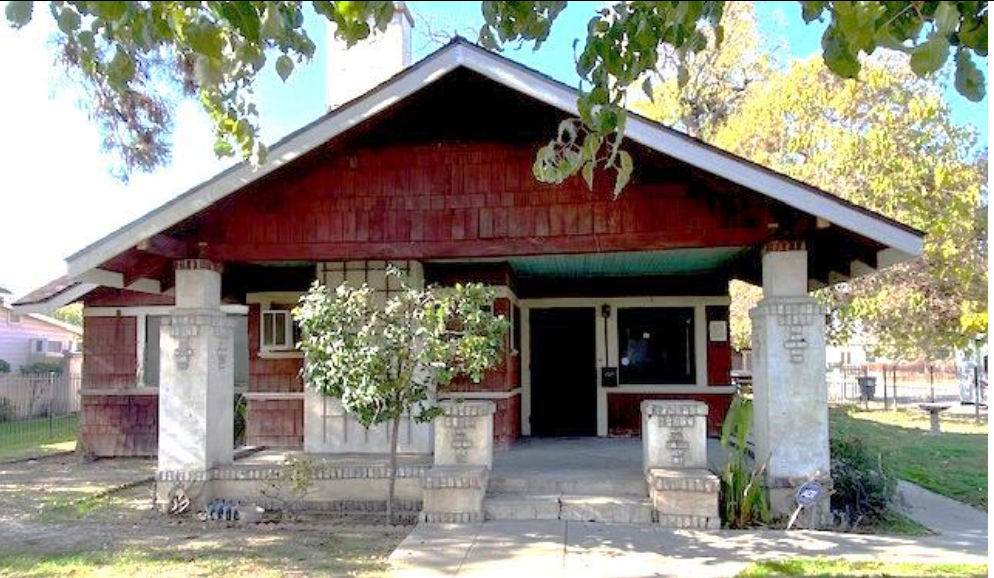
915/917	W	Center Ave	093-225-001	Craftsman Bungalow	Background	Focus	<ul style="list-style-type: none"> • Structure is an uncommon Craftsman style duplex. • Structure contains architecturally significant elements, including a large porch with gable roofs and exposed beams. • Some exterior alterations have occurred, including the addition of ADA ramps and new windows. • Structure is well maintained. 	
1007	W	Center Ave	093-226-004	Bungalow	Background	Focus	<ul style="list-style-type: none"> • Great example of Bungalow style architecture. • Structure contains architecturally significant elements, including uncommon fenestration. • Brick exposed on porch columns. • Some exterior alterations have occurred, including loss of original brick chimney, original door and windows. • Structure is well maintained. 	
1013	W	Center Ave	093-226-002	Airplane Bungalow	Background	Focus	<ul style="list-style-type: none"> • Great example of Airplane Bungalow style architecture. • Structure contains architecturally significant elements, including a large porch, wood siding, and original windows. • Some exterior alterations have occurred, including to the original double doors. • Structure is well maintained. 	




1105	W	Center Ave	093-227-014	Bungalow	Background	Focus	<ul style="list-style-type: none"> • Great example of Bungalow style architecture. • Enclosed portion of the porch has been removed. Unclear if enclosed room was original to the structure. • Structure is well maintained. 	
1110	W	Center Ave	093-222-003	Period Revival	Background	Focus	<ul style="list-style-type: none"> • Great example of Period Revival architecture. • Structure contains architecturally significant and uncommon elements, including unique brick work, uncommon chimney, and uncommon front gable roof with flattened pitch. • Structure is well maintained. 	
1115	W	Center Ave	093-227-002	Bungalow	Background	Focus	<ul style="list-style-type: none"> • Great example of Bungalow style architecture. • Structure contains architecturally significant elements, including a large front porch with thick columns. • Some exterior alterations have occurred, including loss of original windows and doors. • Structure is well maintained. 	




1300	W	Center Ave	093-264-021	Period Revival	Background	Focus	<ul style="list-style-type: none"> • Great example of Period Revival style architecture. • Structure contains architecturally significant elements, including roofs with flattened pitches. • Structure is well maintained. 	
406	N	Church St	094-272-009	Colonial Revival	Background	Focus	<ul style="list-style-type: none"> • Structure contains architecturally significant and uncommon elements, including an uncommon architectural arrangement, porch with uncommon, raised roof feature, and wood siding. • Some exterior alterations have occurred, including loss of porch railings. • Structure is well maintained. 	
421	N	Church St	094-271-002	Craftsman Bungalow	Background	Focus	<ul style="list-style-type: none"> • Structure associated with prominent local person – Nathaniel Bradley, Bradley Family. • Great example of Craftsman Bungalow style architecture. • Structure contains architecturally significant elements, including front porch with exposed trusses and exposed rafter tails. • Some exterior alterations have occurred, including the addition of security bars to windows, brick trim around front porch. • Structure is well maintained. 	




515	S	Church St	097-066-005	Craftsman Bungalow	Background	Focus	<ul style="list-style-type: none"> • Great example of Craftsman Bungalow style architecture. • Structure contains architecturally significant elements, including a porch with exposed rafters, exposed trusses, wood siding, and dormer windows. 	
609	S	Church St	097-071-002	Colonial Revival	Background	Focus	<ul style="list-style-type: none"> • Great example of Colonial Revival style architecture. • Structure contains architecturally significant elements, including wood siding, entryway feature, and dormer window with flared eaves. • Structure is well maintained. 	
825	S	Church St	097-087-008				<ul style="list-style-type: none"> • Great example of Bungalow style architecture. • Structure contains architecturally significant elements, unique porch columns, wood siding, and unique gable features. • Contains Accessory Dwelling unit in the rear of the property. • Structure is well maintained. 	
114	E	Tulare Ave		Bungalow	Background	Focus	<ul style="list-style-type: none"> • Great example of Bungalow style architecture. • Structure contains architecturally significant elements, unique porch columns, wood siding, and unique gable features. • Contains Accessory Dwelling unit in the rear of the property. • Structure is well maintained. 	




410	N	Court St	094-271-006	Bungalow	Background	Focus	<ul style="list-style-type: none"> • Structure associated with prominent local person – The Bradley Family. • Great example of Bungalow style architecture. • Contains historic architectural elements, including multipaned windows and a stucco chimney. • Structure is well maintained. 	
500 & 506	N	Court St	094-261-010	Bungalow/Prairie	Background	Focus	<ul style="list-style-type: none"> • Great example of Bungalow/Prairie style architecture. • Structure contains architecturally significant and uncommon elements, including a large porch, numerous windows with muntins, and prairie style roofs. • Some exterior alterations have occurred, including addition of metal bars to porch. 	
711	N	Court St	094-015-014	Commercial	Background	Focus	<ul style="list-style-type: none"> • Structure contains architecturally significant and unique elements, including brick architecture. • Some exterior alterations have occurred, including window change outs and addition of awnings. • Structure is well maintained. 	

632	N	Encina St	094-013-005	Period Revival	Background	Focus	<ul style="list-style-type: none"> • Great example of Period Revival style architecture. • Structure contains architecturally significant elements, including numerous windows, wood siding, multiple pitched roofs, multiple entryways. • Some exterior alterations have occurred, including change out of original windows, addition of fencing. • Structure is well maintained. 	
309	N	Garden St	094-282-003	Vernacular	Background	Focus	<ul style="list-style-type: none"> • Structure contains architecturally significant elements, including brick architecture. • Some exterior alterations have occurred, including addition of awning that complement the structure. • Structure is well maintained. 	
415	N	Garden St	094-272-004	Craftsman Bungalow	Background	Focus	<ul style="list-style-type: none"> • Great example of Craftsman Bungalow style architecture. • Structure contains architecturally significant elements, including a porch with brick columns, wood shingle siding, numerous windows with muntins, and large gable roofs. • Exterior alterations currently underway, largely in keeping with historic nature of structure. • Structure is well maintained. 	




427	S	Garden St	097-052-003	Bungalow	Background	Focus	<ul style="list-style-type: none"> • Great example of Bungalow style architecture. • Built in 1924. • Structure contains architecturally significant elements, including multiple gable roofs, wood siding. • Work conducted to restore structure to original appearance. • Structure is well maintained. 	
408	W	Goshen Ave	094-352-006	Colonial Revival	Background	Focus	<ul style="list-style-type: none"> • Great example of Colonial Revival style architecture. • Structure contains architecturally significant elements, including dormer vents, wood siding, asymmetrical front porch with rounded columns. • Exterior repairs have improved appearance and restored features. • Structure is well maintained. 	
410-412	W	Goshen Ave	094-352-007	Vernacular	Background	Focus	<ul style="list-style-type: none"> • Great example of Vernacular style architecture. • Uncommon duplex for type of structure. • Structure contains architecturally significant elements, including wood construction, multiple front porches, dormer feature, multiple roof features. • Exterior alterations have improved appearance and restored features. • Structure is well maintained. 	



411	W	Goshen Ave	094-351-002	Bungalow	Background	Focus	<ul style="list-style-type: none"> • Great example of Bungalow style architecture. • Structure contains architecturally significant elements, including exposed rafter tails and dormer windows. • Some exterior alterations have occurred, including loss of original windows. 	
810	N	Highland St	093-154-016	Mission Revival / Regency	Background	Focus	<ul style="list-style-type: none"> • Great example of Mission Revival/Regency style architecture. • Structure contains architecturally significant elements, including rounded front porch with rounded columns, tile roofing, unique roof line. • Structure is well maintained. 	
505	W	Kaweah Ave	096-143-001	Eastlake	Background	Focus	<ul style="list-style-type: none"> • Great example of Eastlake style architecture. • Structure contains architecturally significant elements, including ornate exteriors, bay window, unique facade. • Some exterior alterations have occurred, including the addition of a garage that is compatible with the main structure. • Structure is well maintained. 	

600	W	Kaweah Ave	096-133-006	Bungalow	Background	Focus	<ul style="list-style-type: none"> • Added in 2013 to the Local Register with addition of the Homebuilders Addition subdivision to the Historic District. • Great example of Bungalow style architecture. • Structure contains architecturally significant elements, including an original trellis feature. • Structure is well maintained. 	
815	W	Kaweah Ave	096-151-003	Vernacular	Background	Focus	<ul style="list-style-type: none"> • Great example of Vernacular/Mission Revival style architecture. • Structure contains architecturally significant elements, tile roofing, arched vents and windows, a central "bell tower" feature, • Some exterior alterations have occurred. • Structure is well maintained. 	
904	W	Main St	093-225-007	Craftsman Bungalow	Background	Focus	<ul style="list-style-type: none"> • Great example of Craftsman Bungalow style architecture. • Structure contains architecturally significant elements, including clinker brick porch columns, exposed rafter tails, unique gable feature, intersecting roof lines. • Structure is well maintained. 	




1102	W	Main St	093-227-013	Bungalow	Background	Focus	<ul style="list-style-type: none"> • Great example of Bungalow style architecture. • Structure contains architecturally significant elements, including brick architecture, dormer feature, intersecting roof lines. • Structure is well maintained. 	
310	W	Murray Ave	094-353-009	Queen Anne	Background	Focus	<ul style="list-style-type: none"> • Great example of Queen Anne style architecture. • Structure contains architecturally significant elements, including windows with muntins, gable roofs with shingle siding, and an asymmetrical façade. • Structure is well maintained. 	
614	W	Myrtle Ave	096-153-009	Bungalow	Exceptional	Focus	<ul style="list-style-type: none"> • Great example of Bungalow style architecture. • Structure contains architecturally significant elements, including slanted roof features, rounded porch columns, siding, exterior brick treatments. • Exterior alterations have occurred resulting in a loss of significance. In particular, the original siding was replaced with aluminum material not in keeping with the original structure. • Structure is well maintained. 	




709	W	Noble Ave	096-134-003	Airplane Bungalow	Background	Focus	<ul style="list-style-type: none"> • Great example of Airplane Bungalow style architecture. • Structure contains architecturally significant elements, including a porch with thick columns, gable vent feature, original prairie windows. • Structure is well maintained. 	
715	W	Noble Ave	096-134-001	Vernacular	Background	Focus	<ul style="list-style-type: none"> • Great example of Vernacular style architecture. • Structure contains architecturally significant and uncommon elements, including a front porch with tapered columns, a chimney with inset detail, bay/prairie windows. • Structure is well maintained. 	
735	W	Oak Ave	093-187-002	Airplane Bungalow	Background	Focus	<ul style="list-style-type: none"> • Great example of Airplane Bungalow style architecture. • Structure contains architecturally significant and uncommon elements, including a prominent porch with unique gable feature, and original windows with muntins. • Some exterior alterations have occurred, including covering of brick porch columns with stucco. • Structure is well maintained. 	




406	W	School Ave	094-341-006	Bungalow	Background	Focus	<ul style="list-style-type: none"> • Great example of Bungalow style architecture. • Structure contains architecturally significant elements, a unique front porch with rounded and square columns. • Structure lightly rehabilitated to improve historic appearance. • Structure is well maintained. 	
507	W	School Ave	093-184-003	Vernacular	Background	Focus	<ul style="list-style-type: none"> • Great example of Vernacular style architecture. • Structure contains architecturally significant elements wood siding, entry way, and gable roof with shingle siding. • Some loss of original details (small dormer window), but otherwise intact. • Structure is well maintained. 	
701	N	Willis St	093-163-013	Bungalow	Background	Focus	<ul style="list-style-type: none"> • Great example of Bungalow style architecture. • Structure contains architecturally significant elements, including a porch with brick columns, brick and siding exterior, and roofs with flattened pitches. • Some exterior alterations have occurred. • Structure is well maintained. 	

714	N	Willis St	093-164-008	Period Revival	Background	Focus	<ul style="list-style-type: none"> • Great example of Period Revival style architecture. • Structure contains architecturally significant elements, including a high-pitched roof, asymmetrical design, and original wood windows with muntins. • Structure is well maintained. 	
720	N	Willis St	093-164-009	Period Revival	Background	Focus	<ul style="list-style-type: none"> • Great example of Period Revival style architecture. • Structure contains architecturally significant elements, including a small portico. • Some exterior alterations have occurred, including change of double hung windows to single hung. • Structure is well maintained. 	




Sites Downgraded to “Background”




Number	Dir.	Street	APN	Style	Classification	Recommendation	Justification	
621	S	Church St	097-071-006	Vernacular	Focus	Background	<ul style="list-style-type: none"> • Significant loss of original detail, in particular to windows and the front porch. • Addition of faux historical elements to structure. 	
710	S	Church St	097-076-012	Vernacular	Focus	Background	<ul style="list-style-type: none"> • Loss of original detail to front porch, including loss of exposed rafters. • Structure has fallen in disrepair due to lack of maintenance. 	
506	S	Court St	097-034-007	Eastlake	Focus	Background	<ul style="list-style-type: none"> • Loss of original detail, in particular to windows, removal of original landing. 	




507	S	Court St	097-033-003	Vernacular	Focus	Background	<ul style="list-style-type: none"> • Significant loss of original detail, including removal of front porch, loss of original door and front windows. • Addition of features not architecturally compatible with original structure, including stair railings and a wood deck. 	
720	S	Court St	097-025-006	Airplane Bungalow	Focus	Background	<ul style="list-style-type: none"> • Significant loss of original detail, including replacement of original shingle siding with vinyl horizontal siding, loss of original gable vents, and loss of 2nd floor exposed rafter tails. 	
829	N	Floral St	094-024-014	Craftsman Bungalow	Focus	Background	<ul style="list-style-type: none"> • Loss of original detail, in particular replacement of original windows and damage to exterior shingle siding. • Addition of plywood fencing along northern property boundary detrimental to historic aesthetic of site and neighborhood. • Structure has fallen in disrepair due to lack of maintenance. 	




601	W	Kaweah Ave					<ul style="list-style-type: none"> Structure is a fair example of Bungalow architecture but retains no distinguishing architectural elements warranting "Focus" classification. Duplex construction. 	
605	S	Willis St	096-153-005	Bungalow	Background/Focus	Background		
605	W	Kaweah Ave	096-153-004	Bungalow	Focus	Background	<ul style="list-style-type: none"> Placed on the Local Register in 2013 when the Homebuilders Addition subdivision was added to the Historic District. Structure is a good example of the Bungalow architecture and contributes to the historic aesthetic of the surrounding neighborhood. Structure contains no distinguishing architectural elements warranting a "Focus" classification. 	
624	S	Locust St	097-036-007	Vernacular	Focus	Background	<ul style="list-style-type: none"> Significant loss of original detail to the front exterior due to fire damage and rehabilitation not in keeping with original structure. Changes include addition of vinyl windows, a new porch banister railing, metal screen door, and loss of original porch brackets. 	




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	<ul style="list-style-type: none"> Per older survey documents, the original historically designated structure is no longer on the property. The existing structure is different from the one previously documented. It is unclear whether the original structure was demolished or relocated. 	
200	NW	1st Ave	094-022-019	Vernacular	Background	Remove from Local Register	<ul style="list-style-type: none"> The original historically designated structure was demolished. 	
431	S	Bridge St	097-053-011	Colonial Revival	Background	Remove from Local Register.	<ul style="list-style-type: none"> The original historically designated structure was demolished. A new office building was constructed onsite in 1987. 	

508	S	Church St	097-065-015	Vernacular	Background	Remove from Local Register	<ul style="list-style-type: none"> • The original historically designated structure was demolished. • A new residence was constructed onsite in 2008. 	
611	S	Church St	097-071-003	Vernacular	Background	Remove from Local Register	<ul style="list-style-type: none"> • The original historically designated structure was demolished. • A new triplex was constructed onsite in approximately 2004. 	
622	S	Church St	097-072-012	Vernacular	Background	Remove from Local Register	<ul style="list-style-type: none"> • The structure was damaged due to fire in 1996. Damaged portions of the structure were subsequently demolished. • The structure was repaired and converted into a duplex in 1997. • Repairs significantly altered the appearance of the building, removing almost all architecturally significant features. 	

708	S	Church St	097-076-013	Vernacular	Background	Remove from Local Register	<ul style="list-style-type: none"> The original historically designated structure was demolished. 	
715	S	Church St	097-077-004	Vernacular	Background	Remove from Local Register	<ul style="list-style-type: none"> Structure significantly altered from original appearance (date work conducted unknown). Original batten board siding removed, windows altered, and a non-original porch feature added. 	
807	S	Court St	097-024-014	Italianate	Focus	Remove from Local Register	<ul style="list-style-type: none"> Structure destroyed by fire in 2021. 	

209	N	Encina St	094-337-007	Bungalow	Background	Remove from Local Register	<ul style="list-style-type: none"> • Original structure demolished in 2021. 	
520	N	Encina St	094-354-019	Eastlake	Background	Remove from Local Register	<ul style="list-style-type: none"> • Determined by HPAC that structure does not contain significant features of historical or architectural value to warrant Local Register designation. • Noted that alterations had also occurred to the original windows and garage door. • Original surveys note that structure built in 1969, making the building no more than 53 years of age. 	
816	W	Kaweah Ave	096-135-009	Revival	Background	Remove from Local Register	<ul style="list-style-type: none"> • The structure was completely altered from its original appearance in 2008 as a result of a remodel of the residence. • The existing front façade, while historically compatible with the surrounding area, bears no resemblance to the original structure. • Reconsideration for placement back on the Local Register will be made at a future date once the structure is of age to warrant Local Register designation. 	

209	N	Locust St	094-336-005	Eastlake	Focus	Remove from Local Register	<ul style="list-style-type: none"> • Residence relocated to 1103 W. Center Avenue. Date unknown. • Local Register designations to do not follow structures when they are relocated, as they are site specific. • Consideration will be given to placing the relocated structure back on the Local Register in the future. 	
520	W	Mineral King	093-204-018	Mission Revival	Focus	Remove from Local Register	<ul style="list-style-type: none"> • Structure relocated to 732 W. Oak Avenue in 2003. • Local Register designations to do not follow structures when they are relocated, as they are site specific. • Consideration will be given to placing the relocated structure back on the Local Register in the future. 	
800	W	Mineral King	093-201-012	Cluster Cottage	Focus	Remove from Local Register	<ul style="list-style-type: none"> • Structures were relocated to the southwest corner of N. Giddings Street and W. Center Avenue (105, 119 N. Giddings Street/1301 W. Center Street) in approximately 1990. • Local Register designations to do not follow structures when they are relocated, as they are site specific. • Consideration will be given to placing the relocated structure back on the Local Register in the future. 	










208	N	West St	094-338-012	Vernacular	Background	Remove from Local Register	<ul style="list-style-type: none"> The original structure was demolished in 2008. 	
705	N	Willis St	093-163-012	Bungalow	Focus	Remove from Local Register	<ul style="list-style-type: none"> The original historically designated structure was damaged by fire and subsequently demolished in 2002. A new residence was constructed onsite in 2007. 	
501, 503 & 509	W	Willow Ave	096-204-020	Airplane Bungalow, Mission Revival/Spanish Eclectic, Bungalow	Background, Background, Background	Remove all from Local Register	<ul style="list-style-type: none"> 501 W. Willow Avenue – Residence relocated to 606 N. Bridge Street. Date unknown. 503 W. Willow Avenue – Residence relocated to 614 N. Bridge Street. Date unknown. 509 W. Willow Avenue – Residence relocated. Date and location unknown. Local Register designations to do not follow structures when they are relocated, as they are site specific. Consideration will be given to placing the relocated structures back on the Local Register in the future. 	



EXHIBIT "A" Historic District & Local Register Map



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

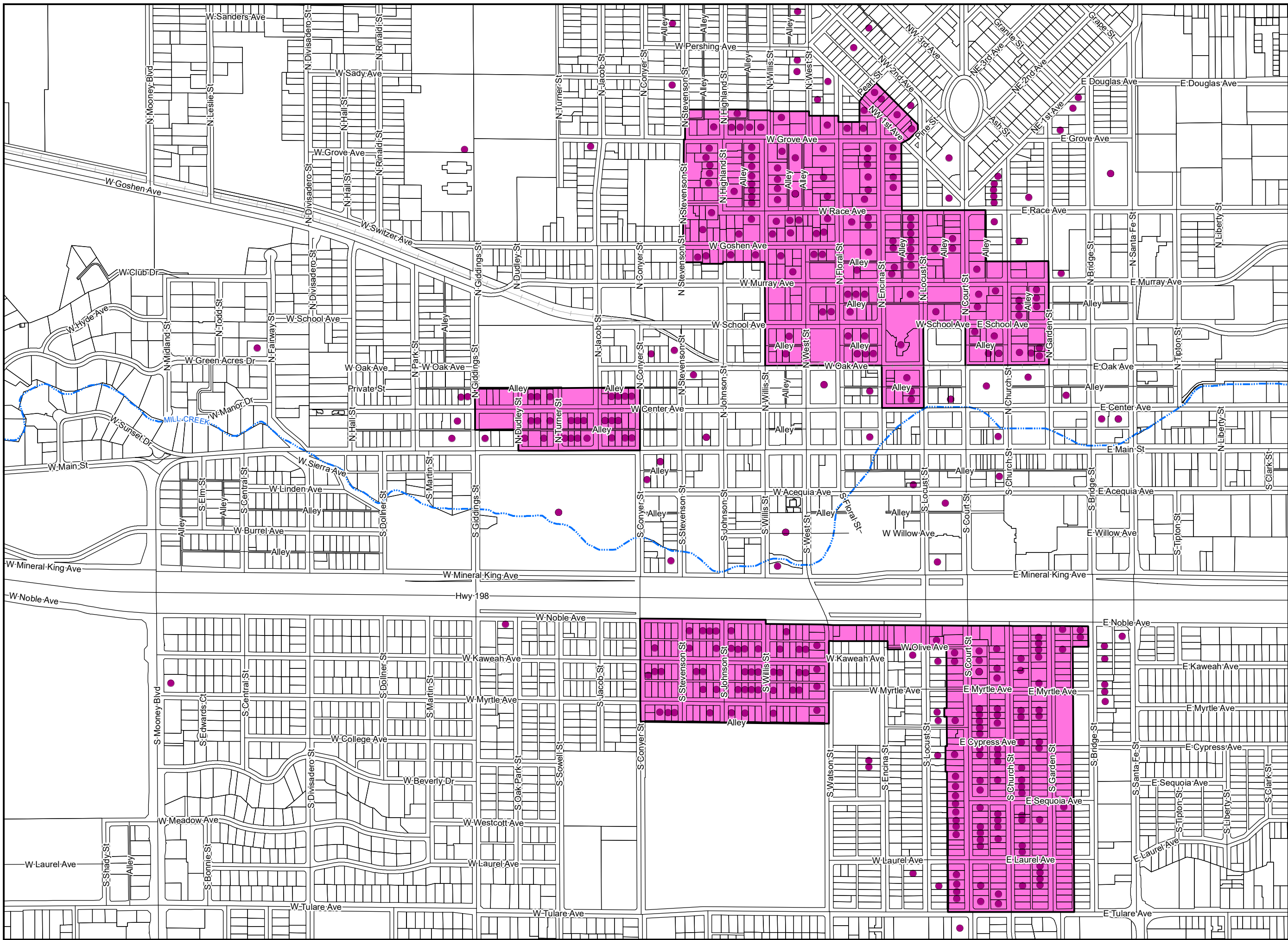
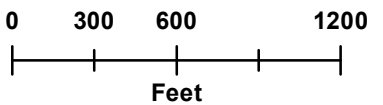


EXHIBIT "B"

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	<ul style="list-style-type: none"> • Associated with prominent local person – Richard and Fleta Lipscomb. • Rare use of brick materials on residence. • Unique and excellent example of the architectural style. • Impressive original detail, including presence of highly ornate front porch. • Structure relatively well maintained. 	
108	W	Center Ave	094-335-010	Utilitarian Commercial	Background	Exceptional	<ul style="list-style-type: none"> • Renovation of building removed a mid-century style alteration and restored the original façade of the structure. • Ornate brick dentil design saved because of the restoration. 	




303	N	Church St								
120	E	Oak Ave	094-281-005	Vernacular / Italianate	Background/Focus	Exceptional	<ul style="list-style-type: none"> • Structure built in the 1800's. • Structure was used as a hotel and was known as the Pacific House. • Excellent example of Italianate architecture. • Structure contains rare Victorian wood construction on a commercial building. • Addition of awnings further increase the historic appeal of the structure. • Structure is well maintained. 			
520	N	Church St	094-262-001	Spanish Eclectic	Focus	Exceptional	<ul style="list-style-type: none"> • Structure was formerly the location of Fr. Dade's Academy of the Nativity. Also, formerly the location of St. Mary's Convent. • Per a plaque onsite, it is "the first Catholic church in the lower valley, August 1861". • Excellent example of Spanish Eclectic architecture. • Structure contains significant architectural elements, including an ornate entryway. • Structure is well maintained. 			
608	N	Church St	094-093-014	Mission	Focus	Exceptional	<ul style="list-style-type: none"> • Site of St. Mary's Catholic Church. • Excellent example of Mission architecture. • Structure contains significant architectural elements, including the three-story bell tower, large stained glass entryway window, • Structure is well maintained. 			




436	S	Church St	097-062-001	Dutch Colonial Revival	Focus	Exceptional	<ul style="list-style-type: none"> • Rare architectural construction. Likely only structure of its kind within the City of Visalia. • Structure contains unique double-pitched gambrel (“barn”) roofs and flaring eaves. 	
437	S	Church St	097-061-006	Craftsman Bungalow	Focus	Exceptional	<ul style="list-style-type: none"> • Excellent and unique example of Craftsman/Bungalow style architecture. • Structure contains a large amount of architecturally significant elements, including a low-pitched gabled roof, exposed roof rafters, a porch with thick square columns, an exterior stone chimney, and numerous windows with muntins. • Structure is well maintained. • Addition of wood fencing does not detrimentally affect the overall historic aesthetic of the site. 	
501	S	Court St	097-033-002	Bungalow	Focus	Exceptional	<ul style="list-style-type: none"> • Excellent example of Bungalow style architecture. • Structure contains a large amount of architecturally significant elements, including a gable roof with dormer windows, a large covered front porch with stone columns, exposed roof rafters, and numerous windows. • Structure is well maintained. 	



727	S	Court St	097-024-012	Period Revival	Focus	Exceptional	<ul style="list-style-type: none"> • Excellent example of Period Revival style architecture. • Structure contains architecturally significant elements, including steeply pitched roofs, asymmetrical design, and numerous windows with muntins. • Structure is well maintained. 	
820	S	Court St	097-014-003	Bungalow	Background	Exceptional	<ul style="list-style-type: none"> • Excellent example of Bungalow style architecture. • Structure has largely maintained its original appearance, save for the addition of solar panels to the roof. However, should the panels ever be removed, the structure would appear much as it did when first constructed. • Structure contains architecturally significant elements, including dormer windows, large gable roof, porch with square columns, and windows with muntins. • Structure is well maintained. 	
617	N	Encina St	094-012-018	Queen Anne	Focus	Exceptional	<ul style="list-style-type: none"> • Structure associated with prominent local person – Stevens Family, owners of Stevens and Co. Department Store, Ernest Crotty. • Excellent example of Queen Anne style architecture. • Structure has been significantly altered from original appearance. However, the alterations themselves have gained historic significance with the passing of time. • Structure contains architecturally significant elements, including a turret tower, decorative rounded exterior shingles, a cupola on the roof, numerous windows, and elaborate brick and wrought iron fencing. • Structure and grounds are excellently maintained. 	



301	N	Fairway St	093-322-011	Spanish Eclectic	Focus	Exceptional	<ul style="list-style-type: none"> • Excellent example of Spanish Eclectic style architecture. The structure is one of the largest of its style in the City of Visalia. • Structure contains architecturally significant elements, including tile roofing and smooth adobe like exteriors. • Structure and grounds are excellently maintained. 	
403	N	Floral St	094-341-005	Colonial Revival	Focus	Exceptional	<ul style="list-style-type: none"> • Structure built in 1908. • Structure associated with prominent local person – The Combs Family, one of the early families of the City of Visalia. • Largely unchanged from original appearance. • Excellent example Colonial Revival style architecture. • Structure contains architecturally significant original elements, including clinker bricks in the porch columns and perimeter walls, exterior shingle siding, ornate entryway, numerous windows with muntins, and bracketed roof eaves. • Structure and grounds are excellently maintained. 	
513	S	Garden St	097-065-004	Colonial Revival	Focus	Exceptional	<ul style="list-style-type: none"> • Excellent example of Colonial Revival style architecture. • Structure largely unchanged from original appearance. • Structure contains architecturally significant and unique elements, including asymmetrical design, rounded porch columns, balustrades, dormer windows, wood shingle exteriors, double hung windows, and a flared hip roof. 	




1300	W	Goshen Ave	093-073-018	Victorian Gothic	Focus	Exceptional	<ul style="list-style-type: none"> • Excellent example of Victorian Gothic style architecture. • Unique architectural style, likely the only one of its kind in the City of Visalia. • Located within the grounds of the Visalia Cemetery, an important cultural and historic site. Used as a chapel for services held at the cemetery. • Structure contains architecturally significant elements, including cast stone exterior walls, high pitched roofs, pointed arches over entryways, windows, and vents, and stained-glass windows. • Structure and grounds are excellently maintained. 	
208	W	Grove Ave	094-023-012	Colonial Revival	Focus	Exceptional	<ul style="list-style-type: none"> • Structure associated with a prominent local person – W.R. Spaulding. • Excellent example of Colonial Revival style architecture. • Structure was originally employed as a carriage house for the Spaulding House residence, located at 631 N. Encina Street. Possibly one of the few carriage houses remaining in the City of Visalia. • Structure remains largely unchanged from original construction. • Structure contains architecturally significant elements, including three garage doors with paneled windows, hip roof, and windows with muntins. • Structure is well maintained. 	
300	W	Grove Ave	094-024-013	Colonial Revival	Focus	Exceptional	<ul style="list-style-type: none"> • Structure associated with a prominent local person – John Coffee Hays (with the Southern California Edison Company), and Chas. Whitmore (owner of the Visalia Times Delta). • Excellent example of Colonial Revival style architecture. • Structure contains architecturally significant elements, including numerous windows, bracketed front porch, multi-pitched roofs, and wood siding. • Structure is well maintained. 	


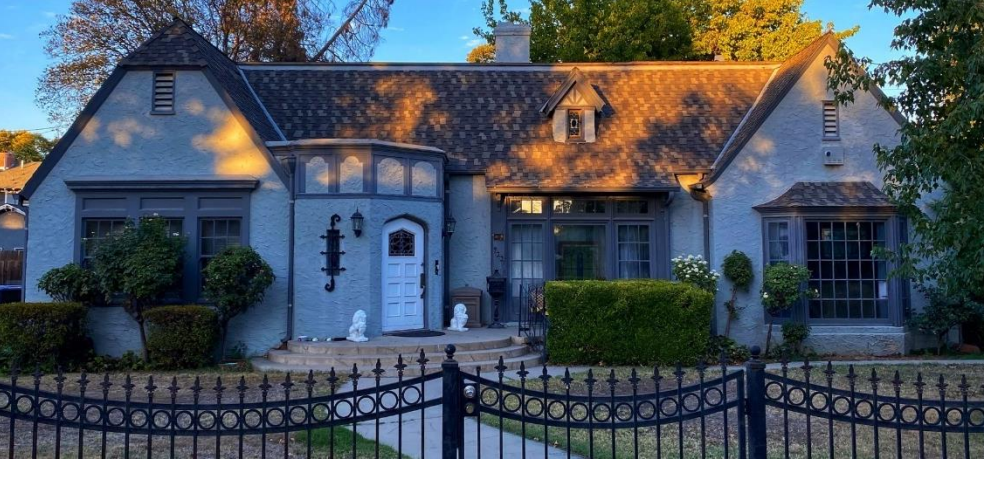
401	W	Grove Ave	093-164-004	Colonial Revival	Focus	Exceptional	<ul style="list-style-type: none"> • Built in 1908. • Structure associated with a prominent local person – G.L. Hyde. • Excellent example of Colonial Revival style architecture. • Structure contains architecturally significant elements, including ornate entry way, unique side porch, numerous windows, clapboard siding, and exposed rafter tails. • Structure is well maintained. 	
719	N	Highland St	093-162-008	Craftsman Bungalow	Focus	Exceptional	<ul style="list-style-type: none"> • Excellent example of Craftsman Bungalow style architecture. • Structure contains architecturally significant elements, including numerous windows with unique diamond shaped muntins, large front porch and gable roof, and shingle siding (not original material, but preserves historical appearance). • Structure is well maintained. 	
727	N	Highland St	093-162-007	Craftsman Bungalow	Focus	Exceptional	<ul style="list-style-type: none"> • Excellent example of Craftsman Bungalow style architecture. • Structure contains architecturally significant and uncommon elements, including a stone chimney, unique gable roof, unique façade arrangement, windows with muntins, and wood siding. • Structure is well maintained. 	

807	N	Highland St	093-153-012	Bungalow	Focus	Exceptional	<ul style="list-style-type: none"> • Excellent example Bungalow style architecture. • Structure contains architecturally significant original detail, including several dormer windows, large front porch with square shaped columns adorned with stone, exposed rafter tails, and wood siding. • Structure is well maintained. 	
119	S	Locust St	094-326-010	Greek Revival	Focus	Exceptional	<ul style="list-style-type: none"> • Excellent example of Greek Revival style architecture. Likely one of the few buildings of this type in the City of Visalia. • Structure contains architecturally significant detail, including rounded windows throughout, pilasters, unique seal feature at the top of the parapet roof. • Structure is well maintained. 	
515	S	Locust St	097-032-004	Craftsman Bungalow	Focus	Exceptional	<ul style="list-style-type: none"> • Excellent example of Craftsman Bungalow style architecture. • Structure remains largely unchanged. • Structure contains architecturally significant and unique elements, including brick exterior walls, dormer windows, large entry porch, multi pitched roofs, and a unique façade arrangement. • Structure is well maintained. 	




307	W	Murray Ave	094-342-003	Eastlake	Focus	Exceptional	<ul style="list-style-type: none"> • Excellent example of Eastlake style architecture • Structure is largely unchanged from original appearance. • Structure contains architecturally significant and uncommon elements, including a unique asymmetrical façade arrangement, numerous windows, large front porch with “eyebrows”, multi-pitched roofs, and modulated wood shingle siding. • Structure is well maintained. 	
112	E	Oak Ave	094-281-009	Pueblo Revival	Background	Exceptional	<ul style="list-style-type: none"> • Excellent example of Pueblo Revival style architecture. Likely only structure of its kind in the City of Visalia • Structure contains architecturally significant and unique elements, including uncommon adobe brick construction, entryway with arched openings. 	




201	W	Oak Ave	094-336-004	Georgia Colonial Revival	Focus	Exceptional	<ul style="list-style-type: none"> • Excellent example of Georgia Colonial Revival style architecture. Likely only structure of its kind in the City of Visalia. • Structure contains architecturally significant elements, entryway with prominent columns, large steeple, brick exterior, and large windows. • Structure is well maintained. 	
200 / 202	W	Oak Ave	094-333-005	Mission Revival	Focus	Exceptional	<ul style="list-style-type: none"> • Structure associated with important cultural/community use – Tulare County Library. • Excellent example of Mission Revival style architecture. • Structure contains architecturally significant uncommon elements, including tile roofing, numerous windows with muntins, and a unique façade arrangement. • Structure is well maintained. 	

425	W	Race Ave	093-165-001	Bungalow	Background	Exceptional	<ul style="list-style-type: none"> • Excellent example of Bungalow style architecture. • Structure contains architecturally significant and uncommon elements, including numerous windows, a unique façade arrangement, large front porch, and tile roofing. • Structure is well maintained. 	
319	W	School Ave	094-332-009	Colonial Revival	Focus	Exceptional	<ul style="list-style-type: none"> • Excellent example of Colonial Revival style architecture. • Structure contains architecturally significant and uncommon elements, including a unique façade arrangement, wood shingle siding, dormer windows, prominent roof eaves, asymmetrical porch/entryway with rounded columns, • Structure largely unchanged from original appearance. • Structure is well maintained. 	
615	N	Willis St	093-166-010	Bungalow	Focus	Exceptional	<ul style="list-style-type: none"> • Excellent example of Bungalow style architecture. • Structure contains architecturally significant elements, including numerous windows with muntins, large and bracketed front porch, multi-pitched roofs, and wood siding. • Structure noted as having previously received an HPAC Preservation Award. • Structure is well maintained. 	



700	N	Willis St	093-164-007	Bungalow	Focus	Exceptional	<ul style="list-style-type: none"> • Structure associated with an important original use, as one of the oldest multifamily buildings in the City of Visalia. • Excellent example of Bungalow style architecture. • Structure contains architecturally significant elements, including numerous original double hung sash windows, large entryway, "U-shaped" construction. • Structure is well maintained. 	
722	N	Willis St	093-164-001	Period Revival	Focus	Exceptional	<ul style="list-style-type: none"> • Excellent example of Period Revival style architecture. • Structure contains architecturally significant and uncommon elements, including a unique façade arrangement, uncommon entry room with a flat roof, windows with muntins, and a small dormer window, • Structure noted as having previously received an HPAC Preservation Award. • Structure is well maintained. 	





Sites Changed to "Focus"




Number	Dir.	Street	APN	Style	Classification	Recommendation	Justification	
210	W	Center Ave	094-336-006	Commercial	Background	Focus	<ul style="list-style-type: none"> Structure previously housed an important original use. Structure contains architecturally significant elements, including brick architecture. Exterior alterations have occurred, loss of some original detail. 	
910	W	Center Ave	093-224-004	Vernacular	Background	Focus	<ul style="list-style-type: none"> Structure contains architecturally significant and uncommon elements, including a porch with a unique gable and lattice work. Some exterior alterations have occurred, including new windows. 	
914	W	Center Ave	093-224-003	Vernacular	Background	Focus	<ul style="list-style-type: none"> Structure contains architecturally significant elements, including a unique porch and gable treatment. Some exterior alterations have occurred, including placement of brick to entryway. However, work is somewhat compatible. 	




915/917	W	Center Ave	093-225-001	Craftsman Bungalow	Background	Focus	<ul style="list-style-type: none"> • Structure is an uncommon Craftsman style duplex. • Structure contains architecturally significant elements, including a large porch with gable roofs and exposed beams. • Some exterior alterations have occurred, including the addition of ADA ramps and new windows. • Structure is well maintained. 	
1007	W	Center Ave	093-226-004	Bungalow	Background	Focus	<ul style="list-style-type: none"> • Great example of Bungalow style architecture. • Structure contains architecturally significant elements, including uncommon fenestration. • Brick exposed on porch columns. • Some exterior alterations have occurred, including loss of original brick chimney, original door and windows. • Structure is well maintained. 	
1013	W	Center Ave	093-226-002	Airplane Bungalow	Background	Focus	<ul style="list-style-type: none"> • Great example of Airplane Bungalow style architecture. • Structure contains architecturally significant elements, including a large porch, wood siding, and original windows. • Some exterior alterations have occurred, including to the original double doors. • Structure is well maintained. 	




1105	W	Center Ave	093-227-014	Bungalow	Background	Focus	<ul style="list-style-type: none"> • Great example of Bungalow style architecture. • Enclosed portion of the porch has been removed. Unclear if enclosed room was original to the structure. • Structure is well maintained. 	
1110	W	Center Ave	093-222-003	Period Revival	Background	Focus	<ul style="list-style-type: none"> • Great example of Period Revival architecture. • Structure contains architecturally significant and uncommon elements, including unique brick work, uncommon chimney, and uncommon front gable roof with flattened pitch. • Structure is well maintained. 	
1115	W	Center Ave	093-227-002	Bungalow	Background	Focus	<ul style="list-style-type: none"> • Great example of Bungalow style architecture. • Structure contains architecturally significant elements, including a large front porch with thick columns. • Some exterior alterations have occurred, including loss of original windows and doors. • Structure is well maintained. 	




1300	W	Center Ave	093-264-021	Period Revival	Background	Focus	<ul style="list-style-type: none"> • Great example of Period Revival style architecture. • Structure contains architecturally significant elements, including roofs with flattened pitches. • Structure is well maintained. 	
406	N	Church St	094-272-009	Colonial Revival	Background	Focus	<ul style="list-style-type: none"> • Structure contains architecturally significant and uncommon elements, including an uncommon architectural arrangement, porch with uncommon, raised roof feature, and wood siding. • Some exterior alterations have occurred, including loss of porch railings. • Structure is well maintained. 	
421	N	Church St	094-271-002	Craftsman Bungalow	Background	Focus	<ul style="list-style-type: none"> • Structure associated with prominent local person – Nathaniel Bradley, Bradley Family. • Great example of Craftsman Bungalow style architecture. • Structure contains architecturally significant elements, including front porch with exposed trusses and exposed rafter tails. • Some exterior alterations have occurred, including the addition of security bars to windows, brick trim around front porch. • Structure is well maintained. 	




515	S	Church St	097-066-005	Craftsman Bungalow	Background	Focus	<ul style="list-style-type: none"> • Great example of Craftsman Bungalow style architecture. • Structure contains architecturally significant elements, including a porch with exposed rafters, exposed trusses, wood siding, and dormer windows. 	
609	S	Church St	097-071-002	Colonial Revival	Background	Focus	<ul style="list-style-type: none"> • Great example of Colonial Revival style architecture. • Structure contains architecturally significant elements, including wood siding, entryway feature, and dormer window with flared eaves. • Structure is well maintained. 	
825	S	Church St	097-087-008				<ul style="list-style-type: none"> • Great example of Bungalow style architecture. • Structure contains architecturally significant elements, unique porch columns, wood siding, and unique gable features. • Contains Accessory Dwelling unit in the rear of the property. • Structure is well maintained. 	
114	E	Tulare Ave		Bungalow	Background	Focus	<ul style="list-style-type: none"> • Great example of Bungalow style architecture. • Structure contains architecturally significant elements, unique porch columns, wood siding, and unique gable features. • Contains Accessory Dwelling unit in the rear of the property. • Structure is well maintained. 	




410	N	Court St	094-271-006	Bungalow	Background	Focus	<ul style="list-style-type: none"> • Structure associated with prominent local person – The Bradley Family. • Great example of Bungalow style architecture. • Contains historic architectural elements, including multipaned windows and a stucco chimney. • Structure is well maintained. 	
500 & 506	N	Court St	094-261-010	Bungalow/Prairie	Background	Focus	<ul style="list-style-type: none"> • Great example of Bungalow/Prairie style architecture. • Structure contains architecturally significant and uncommon elements, including a large porch, numerous windows with muntins, and prairie style roofs. • Some exterior alterations have occurred, including addition of metal bars to porch. 	
711	N	Court St	094-015-014	Commercial	Background	Focus	<ul style="list-style-type: none"> • Structure contains architecturally significant and unique elements, including brick architecture. • Some exterior alterations have occurred, including window change outs and addition of awnings. • Structure is well maintained. 	



632	N	Encina St	094-013-005	Period Revival	Background	Focus	<ul style="list-style-type: none"> • Great example of Period Revival style architecture. • Structure contains architecturally significant elements, including numerous windows, wood siding, multiple pitched roofs, multiple entryways. • Some exterior alterations have occurred, including change out of original windows, addition of fencing. • Structure is well maintained. 	
309	N	Garden St	094-282-003	Vernacular	Background	Focus	<ul style="list-style-type: none"> • Structure contains architecturally significant elements, including brick architecture. • Some exterior alterations have occurred, including addition of awning that complement the structure. • Structure is well maintained. 	
415	N	Garden St	094-272-004	Craftsman Bungalow	Background	Focus	<ul style="list-style-type: none"> • Great example of Craftsman Bungalow style architecture. • Structure contains architecturally significant elements, including a porch with brick columns, wood shingle siding, numerous windows with muntins, and large gable roofs. • Exterior alterations currently underway, largely in keeping with historic nature of structure. • Structure is well maintained. 	




427	S	Garden St	097-052-003	Bungalow	Background	Focus	<ul style="list-style-type: none"> • Great example of Bungalow style architecture. • Built in 1924. • Structure contains architecturally significant elements, including multiple gable roofs, wood siding. • Work conducted to restore structure to original appearance. • Structure is well maintained. 	
408	W	Goshen Ave	094-352-006	Colonial Revival	Background	Focus	<ul style="list-style-type: none"> • Great example of Colonial Revival style architecture. • Structure contains architecturally significant elements, including dormer vents, wood siding, asymmetrical front porch with rounded columns. • Exterior repairs have improved appearance and restored features. • Structure is well maintained. 	
410-412	W	Goshen Ave	094-352-007	Vernacular	Background	Focus	<ul style="list-style-type: none"> • Great example of Vernacular style architecture. • Uncommon duplex for type of structure. • Structure contains architecturally significant elements, including wood construction, multiple front porches, dormer feature, multiple roof features. • Exterior alterations have improved appearance and restored features. • Structure is well maintained. 	



411	W	Goshen Ave	094-351-002	Bungalow	Background	Focus	<ul style="list-style-type: none"> • Great example of Bungalow style architecture. • Structure contains architecturally significant elements, including exposed rafter tails and dormer windows. • Some exterior alterations have occurred, including loss of original windows. 	
810	N	Highland St	093-154-016	Mission Revival / Regency	Background	Focus	<ul style="list-style-type: none"> • Great example of Mission Revival/Regency style architecture. • Structure contains architecturally significant elements, including rounded front porch with rounded columns, tile roofing, unique roof line. • Structure is well maintained. 	
505	W	Kaweah Ave	096-143-001	Eastlake	Background	Focus	<ul style="list-style-type: none"> • Great example of Eastlake style architecture. • Structure contains architecturally significant elements, including ornate exteriors, bay window, unique facade. • Some exterior alterations have occurred, including the addition of a garage that is compatible with the main structure. • Structure is well maintained. 	

600	W	Kaweah Ave	096-133-006	Bungalow	Background	Focus	<ul style="list-style-type: none"> • Added in 2013 to the Local Register with addition of the Homebuilders Addition subdivision to the Historic District. • Great example of Bungalow style architecture. • Structure contains architecturally significant elements, including an original trellis feature. • Structure is well maintained. 	
815	W	Kaweah Ave	096-151-003	Vernacular	Background	Focus	<ul style="list-style-type: none"> • Great example of Vernacular/Mission Revival style architecture. • Structure contains architecturally significant elements, tile roofing, arched vents and windows, a central "bell tower" feature, • Some exterior alterations have occurred. • Structure is well maintained. 	
904	W	Main St	093-225-007	Craftsman Bungalow	Background	Focus	<ul style="list-style-type: none"> • Great example of Craftsman Bungalow style architecture. • Structure contains architecturally significant elements, including clinker brick porch columns, exposed rafter tails, unique gable feature, intersecting roof lines. • Structure is well maintained. 	




1102	W	Main St	093-227-013	Bungalow	Background	Focus	<ul style="list-style-type: none"> • Great example of Bungalow style architecture. • Structure contains architecturally significant elements, including brick architecture, dormer feature, intersecting roof lines. • Structure is well maintained. 	
310	W	Murray Ave	094-353-009	Queen Anne	Background	Focus	<ul style="list-style-type: none"> • Great example of Queen Anne style architecture. • Structure contains architecturally significant elements, including windows with muntins, gable roofs with shingle siding, and an asymmetrical façade. • Structure is well maintained. 	
614	W	Myrtle Ave	096-153-009	Bungalow	Exceptional	Focus	<ul style="list-style-type: none"> • Great example of Bungalow style architecture. • Structure contains architecturally significant elements, including slanted roof features, rounded porch columns, siding, exterior brick treatments. • Exterior alterations have occurred resulting in a loss of significance. In particular, the original siding was replaced with aluminum material not in keeping with the original structure. • Structure is well maintained. 	




709	W	Noble Ave	096-134-003	Airplane Bungalow	Background	Focus	<ul style="list-style-type: none"> • Great example of Airplane Bungalow style architecture. • Structure contains architecturally significant elements, including a porch with thick columns, gable vent feature, original prairie windows. • Structure is well maintained. 	
715	W	Noble Ave	096-134-001	Vernacular	Background	Focus	<ul style="list-style-type: none"> • Great example of Vernacular style architecture. • Structure contains architecturally significant and uncommon elements, including a front porch with tapered columns, a chimney with inset detail, bay/prairie windows. • Structure is well maintained. 	
735	W	Oak Ave	093-187-002	Airplane Bungalow	Background	Focus	<ul style="list-style-type: none"> • Great example of Airplane Bungalow style architecture. • Structure contains architecturally significant and uncommon elements, including a prominent porch with unique gable feature, and original windows with muntins. • Some exterior alterations have occurred, including covering of brick porch columns with stucco. • Structure is well maintained. 	




406	W	School Ave	094-341-006	Bungalow	Background	Focus	<ul style="list-style-type: none"> • Great example of Bungalow style architecture. • Structure contains architecturally significant elements, a unique front porch with rounded and square columns. • Structure lightly rehabilitated to improve historic appearance. • Structure is well maintained. 	
507	W	School Ave	093-184-003	Vernacular	Background	Focus	<ul style="list-style-type: none"> • Great example of Vernacular style architecture. • Structure contains architecturally significant elements wood siding, entry way, and gable roof with shingle siding. • Some loss of original details (small dormer window), but otherwise intact. • Structure is well maintained. 	
701	N	Willis St	093-163-013	Bungalow	Background	Focus	<ul style="list-style-type: none"> • Great example of Bungalow style architecture. • Structure contains architecturally significant elements, including a porch with brick columns, brick and siding exterior, and roofs with flattened pitches. • Some exterior alterations have occurred. • Structure is well maintained. 	

714	N	Willis St	093-164-008	Period Revival	Background	Focus	<ul style="list-style-type: none"> • Great example of Period Revival style architecture. • Structure contains architecturally significant elements, including a high-pitched roof, asymmetrical design, and original wood windows with muntins. • Structure is well maintained. 	
720	N	Willis St	093-164-009	Period Revival	Background	Focus	<ul style="list-style-type: none"> • Great example of Period Revival style architecture. • Structure contains architecturally significant elements, including a small portico. • Some exterior alterations have occurred, including change of double hung windows to single hung. • Structure is well maintained. 	




Sites Downgraded to “Background”

Number	Dir.	Street	APN	Style	Classification	Recommendation	Justification	
621	S	Church St	097-071-006	Vernacular	Focus	Background	<ul style="list-style-type: none"> • Significant loss of original detail, in particular to windows and the front porch. • Addition of faux historical elements to structure. 	
710	S	Church St	097-076-012	Vernacular	Focus	Background	<ul style="list-style-type: none"> • Loss of original detail to front porch, including loss of exposed rafters. • Structure has fallen in disrepair due to lack of maintenance. 	
506	S	Court St	097-034-007	Eastlake	Focus	Background	<ul style="list-style-type: none"> • Loss of original detail, in particular to windows, removal of original landing. 	




507	S	Court St	097-033-003	Vernacular	Focus	Background	<ul style="list-style-type: none"> • Significant loss of original detail, including removal of front porch, loss of original door and front windows. • Addition of features not architecturally compatible with original structure, including stair railings and a wood deck. 	
720	S	Court St	097-025-006	Airplane Bungalow	Focus	Background	<ul style="list-style-type: none"> • Significant loss of original detail, including replacement of original shingle siding with vinyl horizontal siding, loss of original gable vents, and loss of 2nd floor exposed rafter tails. 	
829	N	Floral St	094-024-014	Craftsman Bungalow	Focus	Background	<ul style="list-style-type: none"> • Loss of original detail, in particular replacement of original windows and damage to exterior shingle siding. • Addition of plywood fencing along northern property boundary detrimental to historic aesthetic of site and neighborhood. • Structure has fallen in disrepair due to lack of maintenance. 	



601	W	Kaweah Ave					<ul style="list-style-type: none"> • Structure is a fair example of Bungalow architecture but retains no distinguishing architectural elements warranting "Focus" classification. • Duplex construction. 	
605	S	Willis St	096-153-005	Bungalow	Background/Focus	Background		
605	W	Kaweah Ave	096-153-004	Bungalow	Focus	Background	<ul style="list-style-type: none"> • Placed on the Local Register in 2013 when the Homebuilders Addition subdivision was added to the Historic District. • Structure is a good example of the Bungalow architecture and contributes to the historic aesthetic of the surrounding neighborhood. • Structure contains no distinguishing architectural elements warranting a "Focus" classification. 	
624	S	Locust St	097-036-007	Vernacular	Focus	Background	<ul style="list-style-type: none"> • Significant loss of original detail to the front exterior due to fire damage and rehabilitation not in keeping with original structure. • Changes include addition of vinyl windows, a new porch banister railing, metal screen door, and loss of original porch brackets. 	


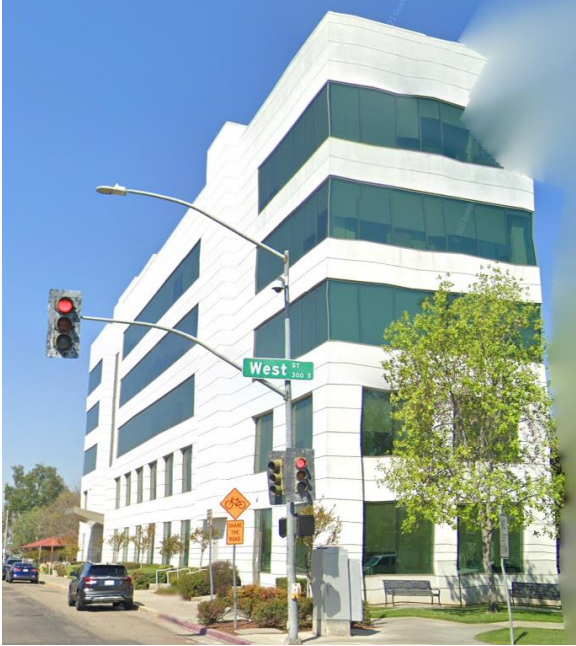

Sites Removed from the Local Register




Number	Dir.	Street	APN	Style	Classification	Recommendation	Justification	
411	NE	1st Ave	094-085-002	Vernacular	Background	Remove from Local Register	<ul style="list-style-type: none"> Per older survey documents, the original historically designated structure is no longer on the property. The existing structure is different from the one previously documented. It is unclear whether the original structure was demolished or relocated. 	
200	NW	1st Ave	094-022-019	Vernacular	Background	Remove from Local Register	<ul style="list-style-type: none"> The original historically designated structure was demolished. 	
431	S	Bridge St	097-053-011	Colonial Revival	Background	Remove from Local Register.	<ul style="list-style-type: none"> The original historically designated structure was demolished. A new office building was constructed onsite in 1987. 	

508	S	Church St	097-065-015	Vernacular	Background	Remove from Local Register	<ul style="list-style-type: none"> • The original historically designated structure was demolished. • A new residence was constructed onsite in 2008. 	
611	S	Church St	097-071-003	Vernacular	Background	Remove from Local Register	<ul style="list-style-type: none"> • The original historically designated structure was demolished. • A new triplex was constructed onsite in approximately 2004. 	
622	S	Church St	097-072-012	Vernacular	Background	Remove from Local Register	<ul style="list-style-type: none"> • The structure was damaged due to fire in 1996. Damaged portions of the structure were subsequently demolished. • The structure was repaired and converted into a duplex in 1997. • Repairs significantly altered the appearance of the building, removing almost all architecturally significant features. 	

708	S	Church St	097-076-013	Vernacular	Background	Remove from Local Register	<ul style="list-style-type: none"> The original historically designated structure was demolished. 	
715	S	Church St	097-077-004	Vernacular	Background	Remove from Local Register	<ul style="list-style-type: none"> Structure significantly altered from original appearance (date work conducted unknown). Original batten board siding removed, windows altered, and a non-original porch feature added. 	
807	S	Court St	097-024-014	Italianate	Focus	Remove from Local Register	<ul style="list-style-type: none"> Structure destroyed by fire in 2021. 	

209	N	Encina St	094-337-007	Bungalow	Background	Remove from Local Register	<ul style="list-style-type: none"> Original structure demolished in 2021. 	
520	N	Encina St	094-354-019	Eastlake	Background	Remove from Local Register	<ul style="list-style-type: none"> Determined by HPAC that structure does not contain significant features of historical or architectural value to warrant Local Register designation. Noted that alterations had also occurred to the original windows and garage door. Original surveys note that structure built in 1969, making the building no more than 53 years of age. 	
816	W	Kaweah Ave	096-135-009	Revival	Background	Remove from Local Register	<ul style="list-style-type: none"> The structure was completely altered from its original appearance in 2008 as a result of a remodel of the residence. The existing front façade, while historically compatible with the surrounding area, bears no resemblance to the original structure. Reconsideration for placement back on the Local Register will be made at a future date once the structure is of age to warrant Local Register designation. 	

209	N	Locust St	094-336-005	Eastlake	Focus	Remove from Local Register	<ul style="list-style-type: none"> • Residence relocated to 1103 W. Center Avenue. Date unknown. • Local Register designations to do not follow structures when they are relocated, as they are site specific. • Consideration will be given to placing the relocated structure back on the Local Register in the future. 	
520	W	Mineral King	093-204-018	Mission Revival	Focus	Remove from Local Register	<ul style="list-style-type: none"> • Structure relocated to 732 W. Oak Avenue in 2003. • Local Register designations to do not follow structures when they are relocated, as they are site specific. • Consideration will be given to placing the relocated structure back on the Local Register in the future. 	
800	W	Mineral King	093-201-012	Cluster Cottage	Focus	Remove from Local Register	<ul style="list-style-type: none"> • Structures were relocated to the southwest corner of N. Giddings Street and W. Center Avenue (105, 119 N. Giddings Street/1301 W. Center Street) in approximately 1990. • Local Register designations to do not follow structures when they are relocated, as they are site specific. • Consideration will be given to placing the relocated structure back on the Local Register in the future. 	

208	N	West St	094-338-012	Vernacular	Background	Remove from Local Register	<ul style="list-style-type: none"> The original structure was demolished in 2008. 	
705	N	Willis St	093-163-012	Bungalow	Focus	Remove from Local Register	<ul style="list-style-type: none"> The original historically designated structure was damaged by fire and subsequently demolished in 2002. A new residence was constructed onsite in 2007. 	
501, 503 & 509	W	Willow Ave	096-204-020	Airplane Bungalow, Mission Revival/Spanish Eclectic, Bungalow	Background, Background, Background	Remove all from Local Register	<ul style="list-style-type: none"> 501 W. Willow Avenue – Residence relocated to 606 N. Bridge Street. Date unknown. 503 W. Willow Avenue – Residence relocated to 614 N. Bridge Street. Date unknown. 509 W. Willow Avenue – Residence relocated. Date and location unknown. Local Register designations to do not follow structures when they are relocated, as they are site specific. Consideration will be given to placing the relocated structures back on the Local Register in the future. 	



May 27, 2022

City of Visalia
315 E. Acequia Avenue
Visalia, CA 93291

RE: Historic Preservation Advisory Committee No. 2022-12 (Local Register of Historic Structures Update)

On May 26, 2022, the Historic Preservation Advisory Committee (HPAC) reviewed your request to update the Local Register of Historic Structures. The HPAC recommended approval of the request to the Visalia Planning Commission based upon the following findings and conditions:

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.

The Historic Preservation Advisory Committee's recommendation on Historic Preservation Advisory Committee No. 2022-12 is advisory only and is automatically referred to the Visalia Planning Commission, which shall provide a recommendation to the Visalia City Council. The City Council has final authority over the project.

If you have any questions, please contact me at (559) 713-4443 or e-mail cristobal.carrillo@visalia.city

Regards,

A handwritten signature in blue ink, appearing to read "Cristobal Carrillo".

Cristobal Carrillo,
Associate Planner