

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, July 24, 2024, at 5:30PM

CHAIR: Tyler Davis

VICE CHAIR: Patty Kane

COMMITTEE MEMBERS:

Jay Hohlbauch, Karen Ayala, Jerome Melgar, Kim Lusk, Michael Tomola

City of Visalia Administration Building
220 North Santa Fe Street, Visalia CA

AGENDA

A. Election of Chair and Vice-Chair

B. Citizen's Comments

C. Minutes

1. July 10, 2024, Regular Meeting

D. Projects

1. **HRP Item No. 2024-01**: A request by Robert Ainley for the Historic Preservation Advisory Committee to consider the placement of a historical marker on the grounds of the Darling Hotel complex, located within the D-MU (Downtown Mixed Use) Zone. The project site is located at 210 North Court Street (APN: 094-287-001).
2. **HPAC Item No. 2024-21**: A request by Emmanuel Soto to construct a black steel fence, located within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project site is located at 619 West Goshen Avenue (APN: 093- 173- 006).
3. **HPAC Item No. 2024-19**: A request by Dani LLC to construct a prefabricated white picket fence, located within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project site is located at 400 West Goshen Avenue (APN: 094-352-005).
4. **HPAC Item No. 2024-20**: A request by Chloe Gutierrez to replace a window on the front elevation of a single-family residence located in the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 611 West Myrtle Avenue (APN: 096-154-003).
5. **HPAC Item No. 2024-22**: A request by Elias Cortez to conduct exterior alterations to a single-family residence in the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 411 W. Grove Avenue (APN: 093-164-003).

E. Discussion Items

1. Identification of Items for Future Agendas
2. Committee and Staff Comments
 - a. Project Updates

F. Adjournment

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

Éste Aviso es para informarle que habra una audiencia para el público ante el Comité de Preservación Histórica de la Ciudad de Visalia. Para más información, o para dar comentario público respecto a esta solicitud, por favor llame Cristobal Carrillo, Associate Planner, al numero (559) 713-4443 o cristobal.carrillo@visalia.city. Additional information about the Historic Preservation Advisory Committee may be found by contacting Cristobal Carrillo, Associate Planner at 559-713-4443, or emailing cristobal.carrillo@visalia.city.

APPEAL PROCEDURE

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MEETING MINUTES – JULY 10, 2024

CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE Wednesday, July 10, 2024, at 5:30PM

CHAIR: Tyler Davis

VICE CHAIR: Patty Kane

COMMITTEE MEMBERS:

Jay Hohlbauch, Karen Ayala, Jerome Melgar

All members
present.

MEMBERS OF THE PUBLIC: Kim Lusk

CITY STAFF: Cristobal Carrillo, Associate Planner

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

AGENDA

A. Citizen's Comments

No comments from the public.

B. Minutes

1. June 26, 2024, Regular Meeting

Melgar noted that Davis voted against the approval of HPAC Item No. 2024-15, making the vote 4-1 (Davis against). Staff stated that the minutes would be corrected. A motion was made by Melgar, seconded by Kane, to approve the meeting minutes as corrected. The motion was approved 5-0.

C. Discussion Items

1. 513 North Encina Street – Nomination to National Register of Historic Places

The Commission discussed the nomination and directed staff to send a letter of support to the State Office of Historic Preservation. Melgar requested that staff send meeting information to the Committee once it became available.

2. Appointment of Kim Lusk and Michael Tomola to HPAC – July 15, 2024 Visalia City Council Meeting

Staff provided information on the upcoming City Council meeting to appoint Lusk and Tomola to the HPAC. Staff stated the meeting agenda would be provided once it was available.

3. Historic Recognition/Awards Program
 - a. Guidelines Discussion

b. Nomination of Properties

No discussion occurred. Staff stated they would contact the HPAC subcommittee in the future to discuss.

4. Identification of Items for Future Agendas

None.

5. Committee and Staff Comments

a. Project Updates

Discussion occurred regarding work conducted at 501 South Court Street.

The Committee also requested that the HPAC informational guide be mailed to property owners and occupants of historically designated properties by the end of July 2024.

6. Historic District Survey Project

a. Review of Properties

b. Discussion of Properties Outside the Historic District

The Committee conducted reviews of Areas A5, B3, B4, C8, A50, A56, and D7.

D. Adjournment

The meeting adjourned at 7:16pm.

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REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: July 24, 2024

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

SUBJECT: Historic Recognition Program Item No. 2024-01: A request by Robert Ainley for the Historic Preservation Advisory Committee to consider the placement of a historical marker on the grounds of the Darling Hotel complex, located within the D-MU (Downtown Mixed Use) Zone. The project site is located at 210 North Court Street (APN: 094-287-001).

STAFF RECOMMENDATION

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

SITE DATA

The project site is zoned D-MU (Downtown Mixed Use) and contains the Darling Hotel complex. The project site is not located within the Historic District.

The Darling Hotel is listed on the Local Register of Historic Structures and maintains an “Exceptional” classification. The hotel has been identified as containing “Modern” and “Art Deco” architectural elements.

The hotel proper is connected to an office building on a separate property, which is not listed on the Local Register. The office building currently contains a plaque (Figure 1) commemorating the 1975 construction of the Tulare County Welfare Building.



PROJECT DESCRIPTION

The applicant requests the placement of a historical marker on the front exterior of the Darling Hotel complex, as depicted in Exhibit “D”. The plaque is being funded and designed by the Kaweah Collectors of Questers group, which has funded the placement of historical markers in the past. The plaque will measure approximately 10 inches by 12 inches in size and will be made of bronze material. Per Exhibit “E”, the plaque will state the following:

Tulare County Courthouse Annex

Courthouse Square's first substantial courthouse was built in this block in 1876. Multiple additions were needed to keep up with county growth. In 1935 this courthouse annex was built. Damage from the 1952 Tehachapi earthquake left only this annex standing. In 2020 it was reinvented as the Darling Hotel.

Although not shown in Exhibit “E”, representatives for the Kaweah Collectors group state that the plaque will also include language identifying the group and the HPAC, consistent with other plaques placed by the Kaweah Collectors. Additional language to be included is provided below and is included via Condition No. 2:

*Plaque Funded by
Kaweah Collectors
of Questers*

*City of Visalia
Historic Preservation
Advisory Committee*

Lifestyle Magazine articles from 2013 and 2017, written by local historian Terry L. Ommen, have been submitted to serve as verification of the historic significance of the structure, and are included as Exhibit “F”.

DISCUSSION

Historic Recognition Program (HRP)

The HRP (see Exhibit “G”) allows interested building owners an opportunity to be considered for a plaque to identify a building for its local historical significance to the community. Though the program is administered by the HPAC, plaques are privately funded and installed, and are maintained by the owner of the property in which the plaque resides. The HPAC only provides a “stamp of approval”, verifying compliance with the guidelines of the Historic Recognition Program and permitting use of its name on the plaque, if requested. Please note: placement of a plaque on a historically designated property is not required to be conducted under the guidelines of the HRP, nor is HPAC review and approval necessary.

Review Criteria

The HRP provides specific qualification criteria for the approval of a historical marker request. The criteria is listed below as follows:

- *The building must be at least 75 years old.*
- *The building must be researched for its authenticity, and at a minimum, the date of construction must be reasonably determined.*
- *Research must be conducted by qualified historical research personnel approved by the City of Visalia Historic Preservation Advisory Committee (HPAC) and proper documentation must be provided to HPAC before a plaque can be placed on a building.*
- *The building’s exterior must be restored or properly maintained in accordance with its historical style and character.*
- *In the event that a building has been moved from its original site, it must retain a sense of its historic architectural style and integrity.*
- *The owner of the building must authorize the placement of the plaque on the building and assumes ownership of the plaque.*

Based on the information provided by the applicant, the building meets the requirements of the HRP. The structure was built in 1935, making the building almost 89 years old. As a result of the rehabilitation conducted to convert the building into a hotel, the structure is excellently maintained and has retained much of its

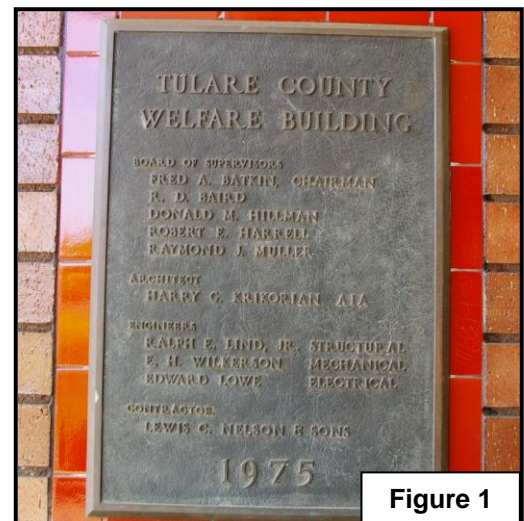


Figure 1

original character and architectural elements. The property owner is also in support of the proposal, having signed the application request (see Exhibit “C”). Lastly, research submitted in support of the request was conducted by Terry Ommen, a prominent local historian who has researched and written about local history for local publications (Visalia Times-Delta, Fresno Bee, Lifestyle Magazine, etc.), and the “Historic Happenings” blog.

Plaque Design Standards

The HRP includes standards for the uniform design of historical markers. Standards are listed below as follows:

- *The plaques used in the HRP should be of the same size, design and material composition, unless an alternative is approved by the HPAC.*
- *Mounting on commercial buildings - The plaque should be mounted between 5 and 6 feet above the ground level surface, in a conspicuous place, and the location must be agreed to by building owner.*
- *Mounting on residential buildings – The plaque should be mounted in front of the residence, preferably not attached to the building. It should be located in an area readable from the sidewalk or other public right-of-way. Mounting should be done in accordance with approved method described by HPAC.*

Staff visited three sites on which Kaweah Kollector plaques have been placed. The locations are:

- 128 East Main Street – Bank of Italy Building
- 115 East Main Street – S. Sweet & Company Building
- 100 East Main Street – Palace Hotel Building

Pictures of the plaques are provided in Exhibit “H”. The plaque proposed for the Darling Hotel is consistent with the design of the previous plaques. It will be of a similar size and material, with text designed in a similar fashion. The plaque will be mounted at the front of the building, easily viewable by pedestrians. No mounting height has been provided by the applicant. As such, Condition No. 3 is included requiring the plaque to be mounted at a height between five to six feet above the ground.

With all the above, staff has determined that the proposal is in compliance with HRP guidelines and recommends approval of the plaque request as conditioned.

FINDINGS AND CONDITIONS

For HRP Item No. 2024-01 staff recommends that the Committee approve the request, subject to the findings and conditions listed below:

Findings

1. That the building is not within a Historic District but is listed in the Local Register of Historic Structures.
2. That the proposed historical marker is consistent with existing uses and structures onsite, the surrounding area, and the Historic District.
3. That the proposed historical marker is consistent with the Historic Recognition Program, the Historic Preservation Ordinance, and Historic Preservation Element.
4. That the proposed historical marker will not be injurious to the surrounding properties or character of the Historic District.

Conditions

1. That the plaque shall be installed consistent with the elevations in Exhibits “E” and “H”, except as modified by the conditions below.
2. That additional language shall be included in the plaque as follows:

Plaque Funded by	City of Visalia
Kaweah Collectors	Historic Preservation
of Questers	Advisory Committee
3. That the plaque shall be mounted between five to six feet above the ground level surface.
4. That the plaque shall be placed in compliance with all requirements of the Historic Recognition Program .
5. That all other City codes, ordinances, standards, and regulations shall be met.

ATTACHMENTS

- Exhibit “A” – Site Plan
- Exhibit “B” – Building Elevations
- Exhibit “C” – Historic Recognition Program Application
- Exhibit “D” – Proposed Plaque Location
- Exhibit “E” – Proposed Plaque Text
- Exhibit “F” – Supporting Documentation
- Exhibit “G” – Historic Recognition Program
- Exhibit “H” – Kaweah Collector Plaque Samples
- Aerial Map
- Historic District and Local Register Map

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.56.060, an appeal to the City Council may be submitted within ten days following the date of a decision by the Historic Preservation Advisory Committee (HPAC). An appeal shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street, Visalia CA. The appeal shall specify errors or abuses of discretion by the HPAC, or decisions not supported by the evidence in the record. The appeal form can be found on the city’s website www.visalia.city or from the City Clerk.

EXHIBIT "A"

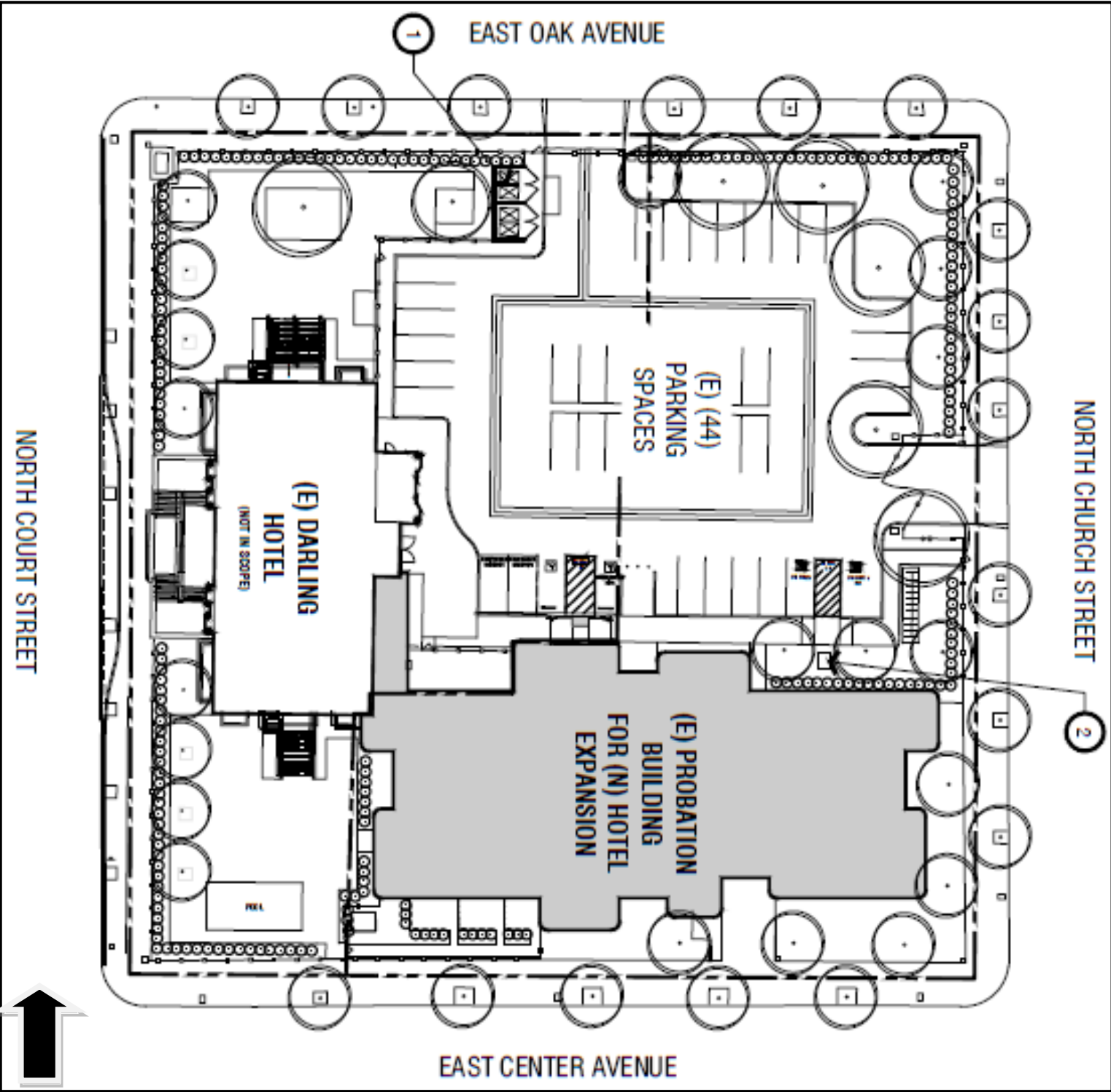


EXHIBIT "B"







City of Visalia Historic Preservation Advisory Committee

Historic Recognition Program Application and Property Owner Authorization

I am requesting consideration of my property for a Historical Marker through the Historic Recognition Program. I understand that the Program requires certification of the building with respect to historical data and significance which the property owner is required to provide, and that not all eligible properties will receive a marker. I further agree to the mutually agreed placement of the marker on my building with the understanding that it becomes the property and responsibility of the property owner. The intent is that the marker remains on the building in perpetuity.

Property Owner Signature: *[Signature]* Today's Date: 5/1/2024

Property Owner Name (print): COURTHOUSE SQUARE VENTURES, LLC

Property Address: 210 N. COURT ST., VISALIA Tulare County
Historic Building Name (if applicable): COURTHOUSE ANNEX

Property APN: 094-287-001 Date of Construction: 1935

Contact Information

Property Owner Mailing Address COURTHOUSE SQUARE VENTURES, LLC
403 N. FLORAL ST.
VISALIA, CA 93291

Contact Phone: 559-901-9207

Contact E-mail: RAINLEY25@GMAIL.COM

Please attach building documentation (see the Historic Recognition Program guidelines for more details). Do not submit any original or historical paperwork with this application; only submit copies of documents. This application and any attachments will not be returned.

The Historic Preservation Advisory Committee (HPAC) reviews these applications on a regular basis and will contact the applicant with any questions or if action is to be considered on the application.

Questions or Comments: Please contact the Staff Representatives to HPAC:
Cristobal Carrillo, Associate Planner, (559) 713-4443, cristobal.carrillo@visalia.city

Received By: _____ Date: _____

- 10" x 12"
- Bronze

Matt Ainley <matta@4-creeks.com>

4/30/2024 5:56 AM

Re: Historic Recognition plaque

To Terry Ommen <histerry@comcast.net> Copy Bob Ainley <rainley25@gmail.com>

Hi Terry,

We are ok with it right here. Thanks for your interest!



On Apr 29, 2024, at 12:26 PM, Terry Ommen <histerry@comcast.net> wrote:

Hi Matt: Do you have any questions about the plaque project. Hopefully you and your partners have had a chance to discuss it. Let me know if I can help. Thanks

Terry
559 901 3227

- 3a15df0f-f1f7-40e2-80ae-05fdd70305d8.png (2 MB)

PLAQUE
HERE

Tulare County Courthouse Annex

Courthouse Square's first substantial courthouse was built in this block in 1876. Multiple additions were needed to keep up with county growth. In 1935 this courthouse annex was built. Damage from the 1952 Tehachapi earthquake left only this annex standing. In 2020 it was reinvented as the Darling Hotel.

A New Deal for a Visalia Building?

Recently, the old building at 210 N. Court Street has been getting some buzz. For 82 years this 4-story county building, constructed when art-deco style was queen, has been part of Visalia's landscape, and for the last decade or so it has been without occupants. The passage of time is taking its toll on this old timer and more and more signs of age are appearing. The current talk is about the building's future, and what's in store for this downtown Visalia landmark. No one seems to know what is going to happen or if they do, they're not talking. So as its future is being contemplated, it is helpful to know and consider its history.

Courthouse Square, the block bounded by Court, Oak, Church and Center streets, has belonged to the County of Tulare since about 1854. The county had their eye on the parcel since Visalia wrestled county seat status away from Woodsville in the election of 1853. Early on, the county had earmarked the site for a county courthouse, and in 1857 the first justice building was built on the block, although it was small and somewhat primitive. The first substantial courthouse, jail, and county office building constructed on the site was a handsome domed structure built in 1876. It was big at the time, but as the county grew, more space was needed, so in 1908, matching style north and south wings were added to it.

The county continued to grow, and by the late 1920s officials again began looking for more room. Offsite space was used for some county offices as a temporary measure, but it took a federal government program spurred by the Great Depression for a more permanent solution to materialize.

The official beginning of the depression was October 29, 1929. Later called "Black Tuesday," the day marked a huge stock market crash and the beginning of a dramatic economic downturn. By 1932, 25% of the American workforce was unemployed. So when President Franklin Roosevelt took office in 1933, he introduced a series of economic measures that collectively became known as the New Deal. One of the programs or agencies he created was called the Public Works Administration (PWA) whose purpose was to stimulate the economy by creating jobs through the construction of public buildings.

It was during this time that governmental entities like cities and counties were encouraged to apply for financial assistance on public works projects. Tulare County took advantage of the offer and applied for a \$40,000 grant from PWA, money that would help pay for the construction of another courthouse addition.

The county was approved for the grant, and in late 1933 the project was put out to bid. Bids came in too high and all were rejected. In mid 1934, another request-for-bids was made. This time Frank J. Reilly, a building contractor from San Francisco submitted a bid of about \$128,000, and he was selected for the job. As part of his award agreement, he promised to hire 10-40 men during construction and when possible hire only Tulare County residents. He estimated the job would take about 200 working days to complete. The new 4-story building

would be 50' wide and 104' long and 97' high. It was estimated that when finished the structure would contain 2,000 yards of concrete and contain 150 tons of reinforced steel.

The work on the new courthouse project began with demolition. The new addition was going to be built directly adjacent to the west wall of the 1876 courthouse, so in order to build it tight against the wall, the massive steps of the old courthouse had to be removed. Orville Jeffers, a local heavy equipment operator, was hired to remove them. On August 9, 1934, he placed charges of black powder under the foundation, blasted them loose, and then hauled away the rubble. When he finished the workers began digging the basement to the new building. By September, forms for the basement walls were in place, ready for concrete to be poured.

Two five-hour shifts of men worked on the building. Carpenters, plumbers, electricians, concrete pourers and cement finishers, sheet metal workers, and many others all took their turn. By January 1935, the terrazzo floor was being laid. Frank Reilly, the contractor, and Ernest J. Kump, the Fresno architect, both came periodically to inspect the work.

By May only final touches remained. In fact, on May 23rd it was announced that the courthouse grounds were being scheduled for cleanup and landscaping as soon as construction materials and equipment were cleared from the site. The county applied for funds from the California State Emergency Relief Administration (SERA), a state based organization charged with assisting the unemployed. They committed to pay 12 men for a period of four weeks to work on the grounds.

When the new addition was finished it didn't take county officials long to make the move. On June 27th Tulare County Treasurer John Daly was first to relocate into his new office. Others soon followed.

For 18 years the 1876 courthouse with its wings and the 1935 addition sat side by side. In 1952 the big Tehachapi earthquake damaged the old 1876 building beyond repair. Eventually it was demolished leaving the 1935 addition standing by itself.

Over the years, the building has been known by different names. While it was under construction, it was the "courthouse addition." Later it became the "hall of records" and at other times it was called the "courthouse annex," and still to others, it was the "welfare building." Regardless, it has served in various capacities during its life and many now wonder, what's next?

Terry L Ommen

September 16, 2013

LIFESTYLE MAG

A Look Back at Courthouse Square

For more than a century, Visalia's Courthouse Square was a bustling hub of community activity. Bounded by Court, Church, Center and Oak streets, this one square block area attracted people from throughout the county. They came to conduct county business, work at their jobs or to be entertained. But there were some who came against their will, not anxious to stay at their new home—the the Tulare County Jail. Despite the abundance of activity at this once important place, Courthouse Square today offers little hint of its amazing past.

Visalia began in 1852 and the following year it became the county seat of Tulare. In 1854 the Board of Supervisors acquired a square block of land in the center of town to serve as public land and a place on which future public buildings could be built.

County services were few in these early years, however, maintaining law and order was a high priority. The Sheriff provided law enforcement services so the need for a court became obvious. At first there was no courthouse building as the county's population at the time was small and officials rented buildings as needed. But by August 1857 the county was ready build its first courthouse on the public square.

Several courthouse buildings were built on the square over the next century with scores of judges, attorneys, jurors and lawmen doing work there. Sentences for those found guilty ranged from fines to a few days in the county lockup or longer in state prison. In several cases accused murderers heard their death sentences announced within the courtroom walls.

Clearly the most impressive courthouse to occupy the Square was the one built in 1876. The handsome building was the pride of the community. The most impressive feature of the new building was the dome which sat on top of the three-story structure. It afforded those who

climbed the stairs to the top a great view of the city and surrounding area. Mounted on top of the dome was a large hand-carved redwood statue of Minerva, the Roman Goddess of Wisdom.

By 1908 the courthouse building was already too small for a growing county, so in order to maintain the building's pleasing appearance, two matching wings were added. One adjoined the existing building on the north and the other on the south. The expansion project was received well by the community. The *Visalia Delta* called the two wings "perfectly balanced" and they predicted the new enlarged courtroom building "will be significantly large to answer all purposes probably for all time."

But their prediction was wrong. By the 1930s again the call was made for more courthouse space. The county applied for Works Progress Administration (WPA) funding for another expansion. In 1935 the new building was finished. It was a standalone structure that attached to the west wall of the old courthouse. It was squeezed in between the existing courthouse building and Court Street. Unlike the 1908 courthouse expansion with the wings, the *Delta* did not seem to like this addition, calling the joining of the two architectural styles a "structural wedding" and labeled it "awkward."

For about 15 years, the heavily remodeled and expanded courthouse served the county. That service was abruptly stopped on July 21, 1952, when in the early morning hours, a 7.7 magnitude earthquake centered in Tehachapi rumbled through much of California including Visalia. The 1876 building suffered major cracks in the walls, bricks were loosened and large chunks of plaster fell from walls and ceilings. Inspectors closely examined the building and found it unsafe and condemned it. The 1935 WPA annex building passed the inspection and still stands today, although vacant.

But Courthouse Square included more than a courthouse. For over 30 years it was home to the Tulare County Jail with cells in the courthouse building. The jail portion of these early buildings was primitive. In one of the early jails, prisoners were actually chained to an oak post in the cell floor.

The early courthouse and jail buildings were regular targets for editorial comment by the *Delta*. In 1861, they pointed out, "The courthouse is in a very dangerous condition and unless walls are repaired immediately, the building must necessarily fall."

Jail escapes in the early years were common. Poor building design and construction and lax security practices made it easy. Poor jail conditions didn't help. The 1861 Tulare County Grand Jury reported, "We find the jail unsafe as regards to security of prisoners. Having a dirt floor, the cells not being ventilated, all inmates upon incarceration in said prison, are instantly liable to contract sickness of a dangerous character. The evil, which is great, should be remedied immediately."

With the jail responsibility came the unpleasant task of carrying out punishment in capital offences. In the 1860s there were at least three men who forfeited their lives on gallows erected in Courthouse Square.

In 1890 the county jail was relocated from the courthouse to a new jail building across the street on the northeast corner of Church and Oak streets.

During the active years of Courthouse Square, county offices were housed in the courthouse buildings as well. But there were other less serious uses of Courthouse Square. During the early years, while the courthouse and jail buildings were being criticized, the grounds were being improved. Decorative fencing was built around the perimeter and grass and ornamental trees were planted. Native oaks were trimmed and diseased trees were removed. Picnics, musical concerts, political and patriotic gatherings were common with band concerts especially popular. Even courtrooms doubled as entertainment halls.

By the time of 20th century arrived, raised decorative granite curbing marked the square. More improvements were added or at least contemplated. Fish ponds, benches, a drinking fountain were added, and electric lights dotted the area.

After the 1952 earthquake, Courthouse Square ceased to exist. The block was still there of course, but the adventure had ended. This amazing piece of real estate in the heart of Visalia had seen it all. Now it rests quietly on the sideline.

City of Visalia Historic Recognition Program

I. Summary of HRP

The Historic Recognition Program (HRP) allows interested building owners an opportunity to be considered for a plaque to identify the building and its local historical significance to the community.

II. Program background

Founded in 1852, Visalia is the oldest town in the Valley between Los Angeles almost to Stockton. Visalia sprang up out of the middle of an oak forest and the earliest settlers built a log fort for security. Soon they abandoned the fortification and began building a community.

As one of the earliest inland communities, Visalia played a vital role in the growth and development of the Southern San Joaquin Valley and as a result became an important town in California history. The town's historic buildings are a reminder of the rich history of the land, people and events. The plaque would identify these structures as a visible, important link to our past.

III. Purpose of HRP

The purpose of HRP is to draw attention to the historic character of Visalia by identifying historic structures with plaques. Benefits include:

- Development and enhancement of community pride and charm;
- Education of the community about Visalia history.

IV. Plaque process

- The HPAC Committee will review 'qualified' structures nominated by either the owner of the building or members of the community, with the written consent of the building owner.
- By majority vote, the committee will determine the recipient of the plaque.
- Factors to be considered for buildings receiving a plaque are as follows:
 - Age;
 - Style;
 - Site of significant historical events;
 - Condition – including appearance, additions and alterations to the home;
 - Proper documentation on building history;
 - Other relevant information.
- Members of the HPAC committee may choose one or more buildings at a time to receive plaques.

- V. **Requirements for a structure to qualify for an interpretive marker are:**
- The building must be at least **75** years old.
 - The building must be researched for its authenticity, and at a minimum, the date of construction must be reasonably determined.
 - Research must be conducted by qualified historical research personnel approved by the City of Visalia Historic Preservation Advisory Committee (HPAC) and proper documentation must be provided to HPAC before a plaque can be placed on a building.
 - The building's exterior must be restored or properly maintained in accordance with its historical style and character.
 - In the event that a building has been moved from its original site, it must retain a sense of its historic architectural style and integrity.
 - The owner of the building must authorize the placement of the plaque on the building and assumes ownership of the plaque.
- VI. **Uniformity and standardization of markers**
- The plaques used in the HRP should be of the same size, design and material composition, unless an alternative is approved by the HPAC.
 - Mounting on commercial buildings - The plaque should be mounted between 5 and 6 feet above the ground level surface, in a conspicuous place, and the location must be agreed to by building owner.
 - Mounting on residential buildings – The plaque should be mounted in front of the residence, preferably not attached to the building. It should be located in an area readable from the sidewalk or other public right-of-way. Mounting should be done in accordance with approved method described by HPAC.
- VII. **Responsibility for the HRP plaques**
- Once mounted, all plaques become the property of the building owner.
- VIII. **Nomination of buildings for HRP**
- Individuals and/or organizations can nominate a building for the program, but only HPAC and the building owner can authorize a plaque for a building *through this program*.
 - Prior to HPAC consideration of a nomination, an "Application and Property Owner Authorization" form is required.
 - The signed agreement and confirmed site research meeting the intent of the requirements in Section V shall be considered a "qualified nomination."
 - Qualified nominations continue to be valid unless there has been a change of ownership of the structure, *of if alterations to the building have occurred since the nomination was determined to be 'Qualified'*.

IX. **Application to participate in HRP**

- Requests for consideration must be accompanied by a “Historic Recognition Program - Application and Property Owner Authorization” form. Participation in HRP is voluntary, with the Historic Preservation Advisory Committee making the final determination for the awarding of plaques.

X. These guidelines are subject to change by HPAC. There may be occasions which call for deviation from the guidelines, wherein HPAC will be the final determining body for consistency with the purpose and intent of the guidelines and requirements.

XI. The HRP program guidelines and requirements are in no way intended to limit the ability of a property owner to independently mount a historical plaque or marker on their building.

XII. This program is based upon independent funding through grants, donations or other means. The program may be suspended during times when adequate funding is not available.

XIII. Participation in this program does not confer any special “historic” status to a property or building.

**PALACE HOTEL BUILDING
OCT. 12, 1876**

**GOVERNOR WILLIAM IRWIN
ATTENDED GRAND OPENING.
CLAIMED AS
LARGEST, FINEST HOTEL
OUTSIDE SAN FRANCISCO.**

**VISALIA HISTORIC PRESERVATION PLAQUE
BY KAWEAH KOLLECTORS OF QUESTERS**

BANK OF ITALY 1923

**THIS CLASSIC REVIVAL STYLE
STRUCTURE WAS BUILT IN 1923
FOR THE BANK OF ITALY. IT WAS
RENAMED BANK OF AMERICA IN
1930 BY OWNER AMADEO GIANNINI.
PREVIOUSLY, THE BANK OF VISALIA
WAS LOCATED ON THIS SITE.**

**PLAQUE FUNDED BY
KAWEAH KOLLECTORS
OF QUESTERS**

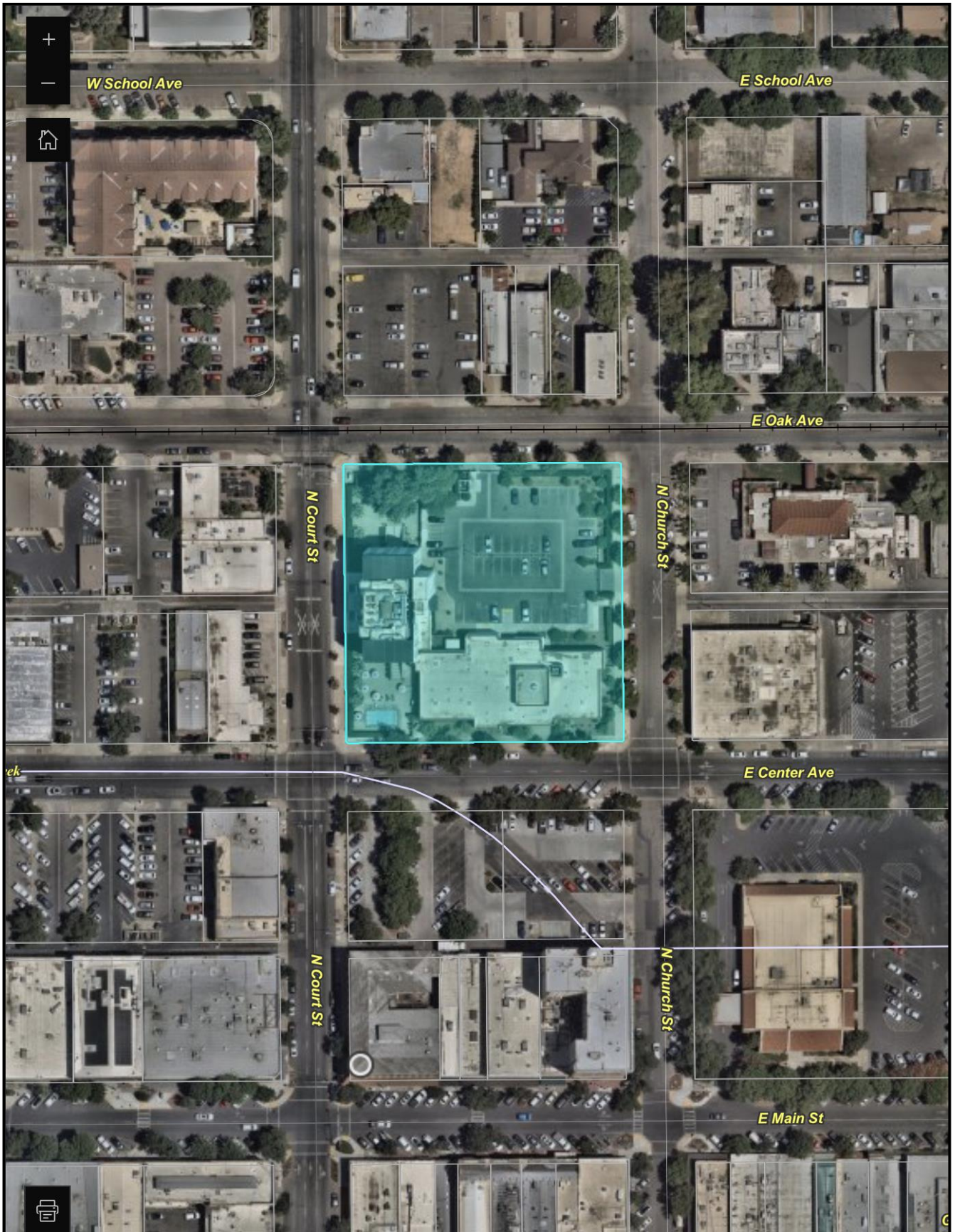
**CITY OF VISALIA
HISTORIC PRESERVATION
ADVISORY COMMITTEE**

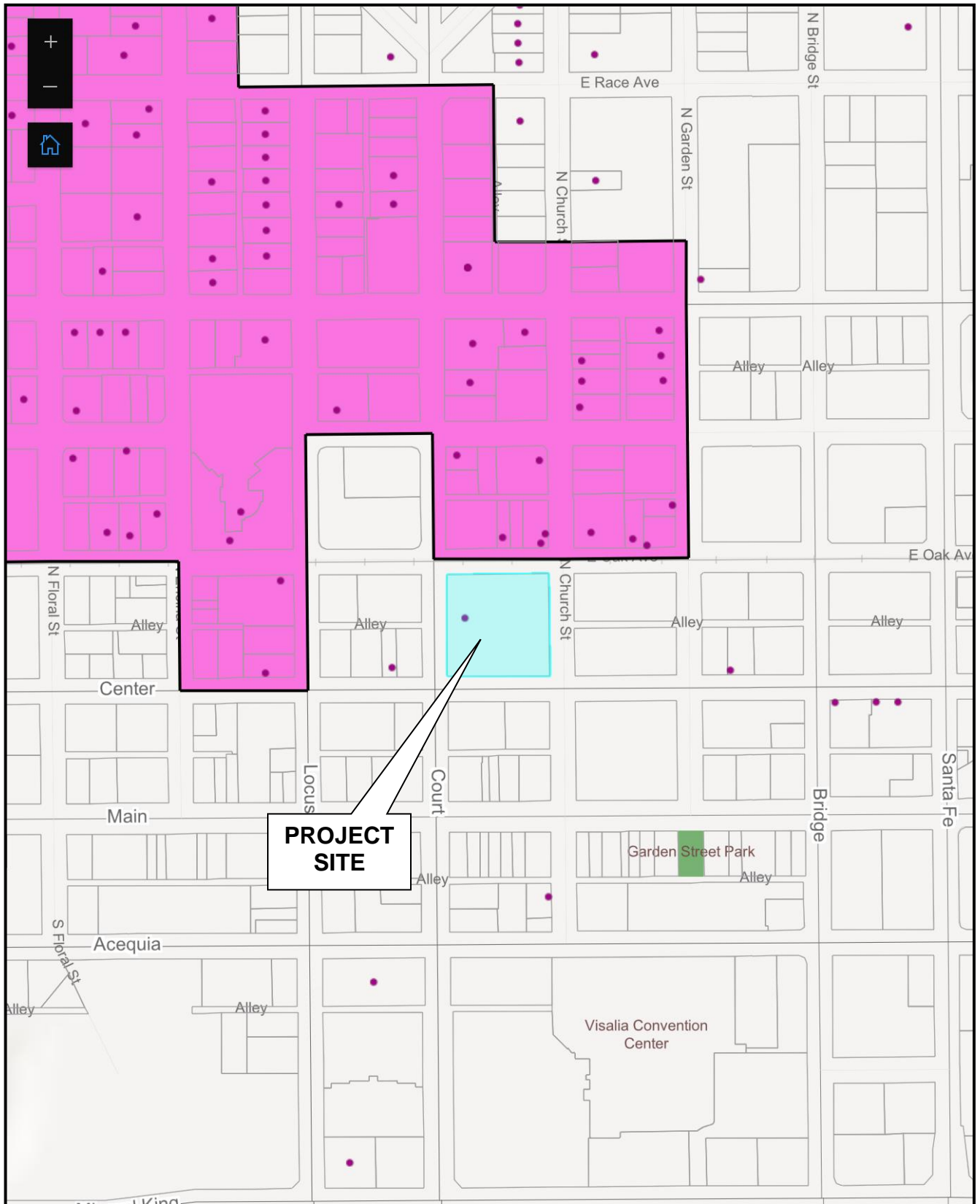
S. SWEET & COMPANY

**SWEET'S DEPARTMENT STORE,
A VISALIA LANDMARK FROM 1857
TO 1931, MOVED TO THIS SITE
AROUND 1859. A 1922 REMODEL
GAVE THE BUILDING ITS CURRENT
ROOFLINE. LINK'S CLOTHING
STORE, OPENING IN 1941, WAS
LOCATED HERE FROM 1974 TO 2014.**

**PLAQUE FUNDED BY
KAWEAH KOLLECTORS
OF QUESTERS**

**CITY OF VISALIA
HISTORIC PRESERVATION
ADVISORY COMMITTEE**







REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: July 24, 2024

PROJECT PLANNER: Fabian Urena-Marquez, Intern Planner
Phone: (559) 713-4197
E-mail: Fabian.Urena@visalia.city

SUBJECT: Historic Preservation Advisory Committee Item No. 2024-21: A request by Emmanuel Soto to construct a black steel fence, located within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project site is located at 619 West Goshen Avenue (APN: 093-173-006).

STAFF RECOMMENDATION

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

SITE DATA

The site is zoned R-1-5 and is located within the Historic District. The residence is listed on the Local Register of Historic Structures With a "Background" classification, and was noted as containing "Vernacular" architecture style. The site contains a single-family residence.



PROJECT DESCRIPTION

The applicant proposes placement of a 5-foot tall, black steel fence in the front yard setback of the project site (see Exhibit "A"). An entrance is included along the northern portion of the fence for pedestrian access to the residence. Per the elevation in Exhibit "B" the fencing has already been placed onsite, between 2007 and 2011. The fence was placed without HPAC review or Building Permit issuance. The applicant was notified of the issue by Code Enforcement staff in May 2024. The applicant states that the residence was purchased as is and that the previous owner did not obtain a building permit for the fencing.

DISCUSSION

Development Standards

Per the requirements of the R-1-5 Zone, fencing within the 15-foot front yard setback shall be no taller than three feet if solid or four feet if "50% open" (ex. chain link, picket, or open metal fencing). Per the applicant, the fencing is 5 ft tall, which exceeds the height limitation. In order to comply with the requirements of the Visalia Municipal Code, the applicant can either lower the fence height to 4 ft. or obtain approval of an Administrative Adjustment or Variance to permit

a taller height. Administrative Adjustments are limited to permitting deviations of no more than 20% of a required development standard. This would allow for a fence height of 4 feet, 9.5 inches. A Variance allows for any deviation but has to be approved by the Visalia Planning Commission. Condition No. 2 is recommended requiring that the applicant to either lower the fence to a height of four feet or obtain approval of an Administrative Adjustment or Variance to permit the height deviation. The specific permit to be employed will depend on the ultimate fence height proposed by the applicant.

Architectural Compatibility

The Historic Preservation Ordinance provides the HPAC with criteria to evaluate fencing proposals in the Historic District. Specifically, VMC Sec. 17.56.120.A emphasizes that *“Fencing proposals shall be used to form continuous cohesive walls of enclosure along the street, and shall be compatible with the architectural style of the main building and historic district.”*

Black steel fencing as shown in Exhibit “B” is called out within the Historic Preservation Ordinance as an appropriate fencing material. The fencing is also compatible with the Historic District as a whole, with many other properties along Goshen Avenue containing similar style fencing. In particular, proposals for black steel fencing have been recently approved by the HPAC locations nearby: 515 West Goshen in 2022 and 512 West Goshen Avenue in 2024.

FINDINGS AND CONDITIONS

For HPAC Item No. 2024-21 staff recommends that the Committee approve the fence request subject to conditions listed below, based upon the following:

1. That the building is listed on the Local Register of Historic Structures and is within the Historic District.
2. That the proposed fencing is consistent with residential uses in the Historic District.
3. That the proposed fencing is consistent with the Historic Preservation Ordinance and Historic Preservation Element.
4. That the proposed fencing design will not be injurious to the character of the Historic District.

And subject to the following conditions:

1. That the site be developed consistent with the site plan in Exhibit “A” and fence elevation in Exhibit “B”.
2. That the applicant shall lower the fence to a height of four feet or obtain approval of an Administrative Adjustment or Variance to permit the deviation in height. The specific permit to be employed shall depend on the ultimate fence height proposed by the applicant.
3. That the project undergoes the appropriate City permitting process for placement of a fence on the project site.
4. That any other exterior alterations to the site shall be brought before this Committee for review and approval prior to the issuance of any Building Permits and/or their installation or construction.
5. That all other City codes, ordinances, standards, and regulations shall be met.
6. That the approval from the Historic Preservation Advisory Committee shall lapse and become void twelve months after the date on which it became effective, unless the conditions of the approval allowed a shorter or greater time limit, or unless prior to the expiration of twelve months a building permit is issued by the city and construction is

commenced and diligently pursued toward completion on the site that was the subject of the approval.

ATTACHMENTS

- Exhibit “A” – Site Plan
- Exhibit “B” – Fence Elevation
- Aerial Map
- Historic District and Local Register Map

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.56.060, an appeal to the City Council may be submitted within ten days following the date of a decision by the Historic Preservation Advisory Committee (HPAC). An appeal shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street. The appeal shall specify errors or abuses of discretion by the HPAC, or decisions not supported by the evidence in the record. The appeal form can be found on the city’s website www.visalia.city or from the City Clerk.

EXHIBIT "A"



619 W Goshen Ave. Visalia 93291

Goshen Ave. (East to West), Johnson St. (North to South).

EXHIBIT "B"



HPAC Item No. 2024-21 – New Fence



Aerial Map



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: July 24, 2024

PROJECT PLANNER: Fabian Urena-Marquez, Intern Planner
Phone: (559) 713 - 4197
E-mail: Fabian.Urena@visalia.city

SUBJECT: Historic Preservation Advisory Committee Item No. 2024-19: A request by Dani LLC to construct a prefabricated white picket fence, located within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project site is located at 400 West Goshen Avenue (APN: 094-352-005).

STAFF RECOMMENDATION

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

SITE DATA

The site is zoned R-1-5 and is located within the Historic District. The residence is not listed on the Local Register of Historic Structures. The site contains a triplex and an attached carport.



PROJECT DESCRIPTION

The applicant proposes placement of a 3 foot, 4 inch tall white picket fence in the front yard setback, along the Goshen Avenue frontage and a portion of the Floral Avenue frontage (see Exhibit "A"). An entrance is included along the southern and eastern portions of the fence for pedestrian access to the residence. Per the elevation in Exhibit "B" the fencing has already been placed onsite without HPAC review or Building Permit issuance. The applicant was notified of the issue by Code Enforcement staff in June 2024.

DISCUSSION

Development Standards

Per the requirements of the R-1-5 Zone, fencing within the 15-foot front yard setback shall be no taller than three feet if solid or four feet if "50% open" (ex. chain link, picket, or open metal fencing). Per the applicant, the fencing is 3 feet, 4 inches tall, which meets the height requirement. Condition No. 2 is included requiring that the fence height be verified during a Building Permit review.

Architectural Compatibility

The Historic Preservation Ordinance provides the HPAC with criteria to evaluate fencing proposals in the Historic District. Specifically, VMC Sec. 17.56.120.A emphasizes that *“Fencing proposals shall be used to form continuous cohesive walls of enclosure along the street, and shall be compatible with the architectural style of the main building and historic district.”*

White picket fencing as proposed in Exhibit “B” is called out within the Historic Preservation Ordinance as an appropriate fencing material. The fencing is also compatible with the Historic District as a whole, with many other properties along Goshen Avenue containing similar style fencing. In particular, proposals for picket fencing have been recently approved by the HPAC for locations nearby: 415 West Goshen and 411 West Goshen Avenue, both in 2022.

FINDINGS AND CONDITIONS

For HPAC Item No. 2024-19 staff recommends that the Committee approve the fence request subject to conditions listed below, based upon the following:

1. That the building is not listed on the Local Register of Historic Structures and is within the Historic District.
2. That the proposed fencing is consistent with residential uses in the Historic District.
3. That the proposed fencing is consistent with the Historic Preservation Ordinance and Historic Preservation Element.
4. That the proposed fencing design will not be injurious to the character of the Historic District.

And subject to the following conditions:

1. That the site be developed consistent with the site plan in Exhibit “A” and fence elevation in Exhibit “B”.
2. That the fence shall not exceed a height of four feet. Compliance shall be demonstrated during Building Permit review.
3. That the project undergoes the appropriate City permitting process for placement of a fence on the project site.
4. That any other exterior alterations to the site shall be brought before this Committee for review and approval prior to the issuance of any Building Permits and/or their installation or construction.
5. That all other City codes, ordinances, standards, and regulations shall be met.
6. That the approval from the Historic Preservation Advisory Committee shall lapse and become void twelve months after the date on which it became effective, unless the conditions of the approval allowed a shorter or greater time limit, or unless prior to the expiration of twelve months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site that was the subject of the approval.

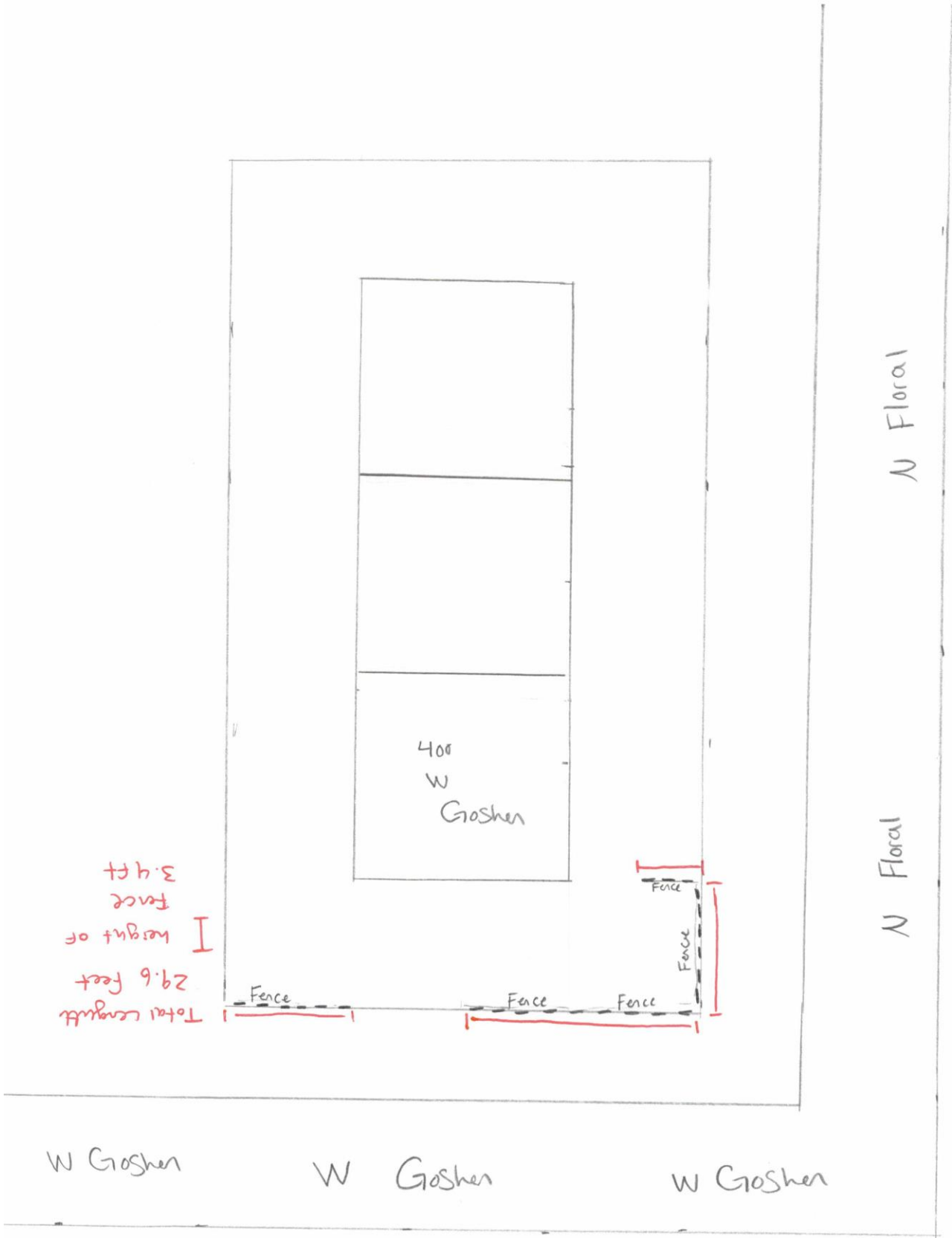
ATTACHMENTS

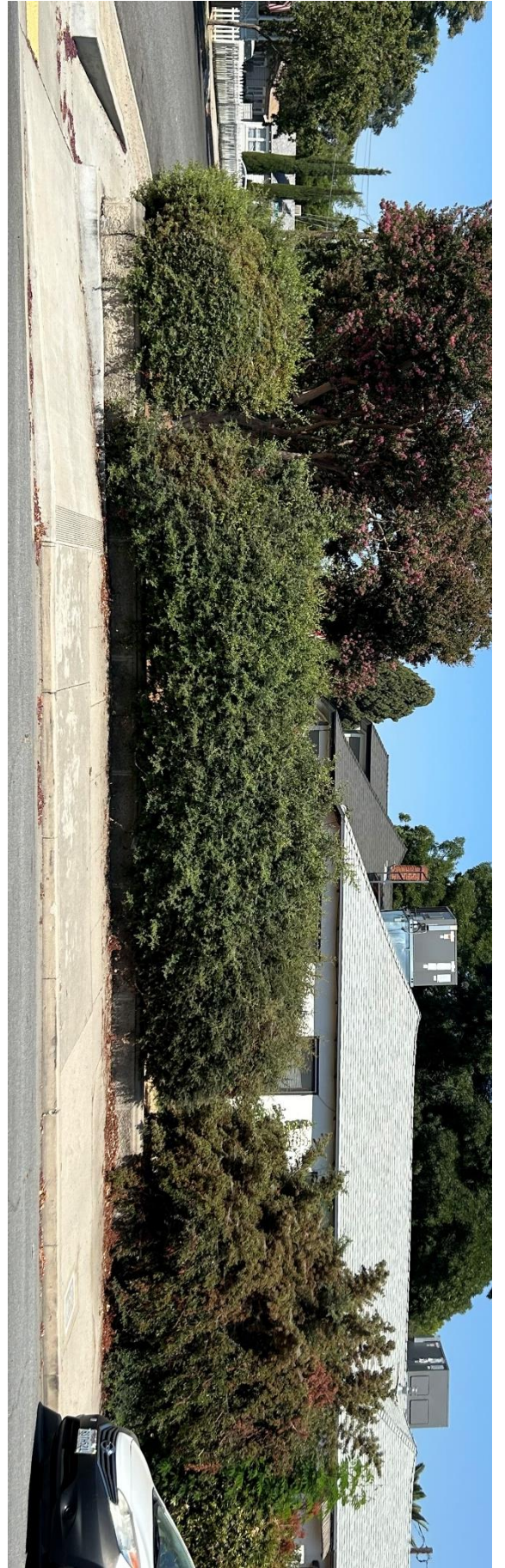
- Exhibit “A” – Site Plan
- Exhibit “B” – Fence Elevation
- Aerial Map
- Historic District and Local Register Map

APPEAL INFORMATION

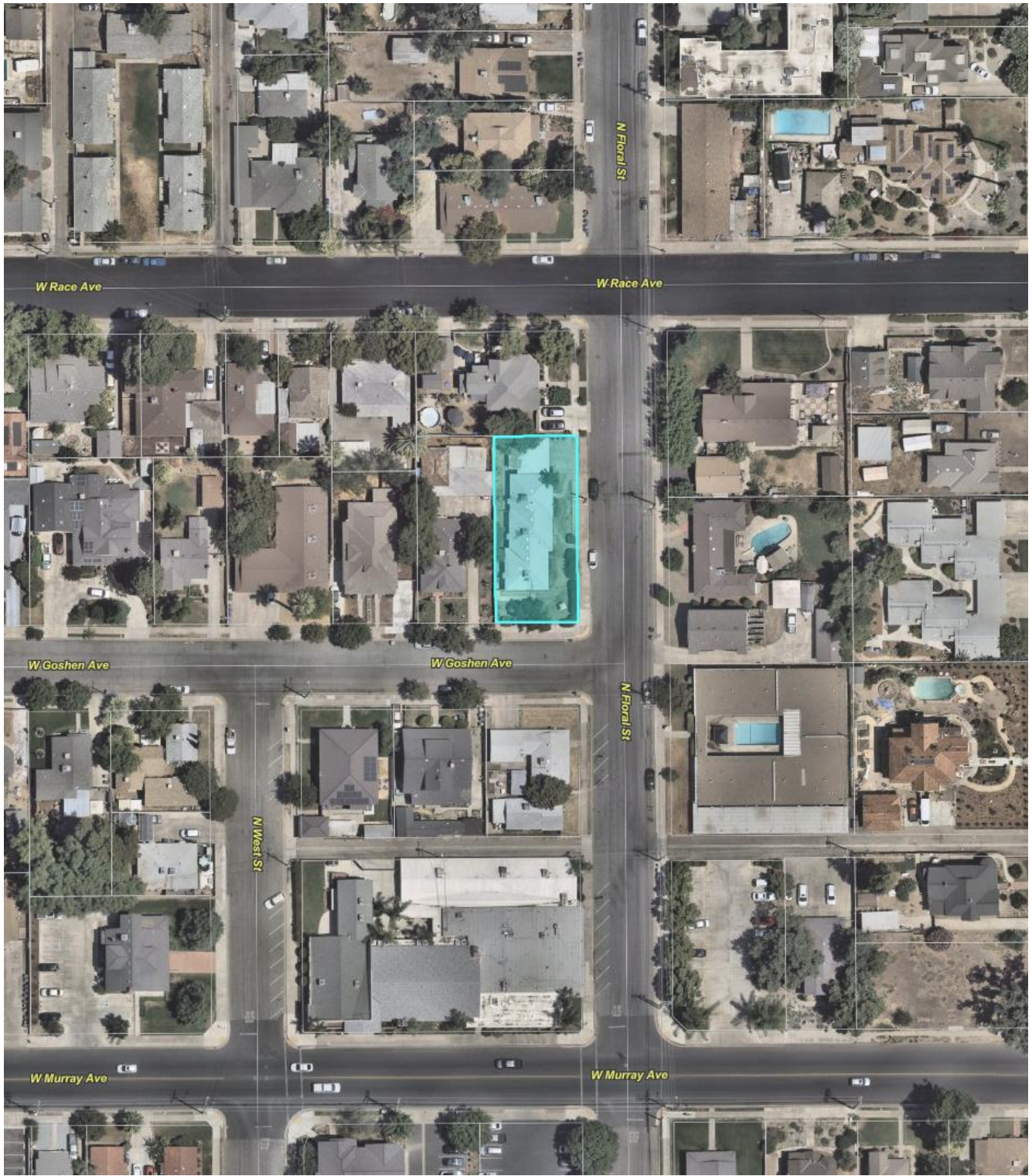
According to the City of Visalia Zoning Ordinance Section 17.56.060, an appeal to the City Council may be submitted within ten days following the date of a decision by the Historic Preservation Advisory Committee (HPAC). An appeal shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street. The appeal shall specify errors or abuses of discretion by the HPAC, or decisions not supported by the evidence in the record. The appeal form can be found on the city’s website www.visalia.city or from the City Clerk.

EXHIBIT "A"

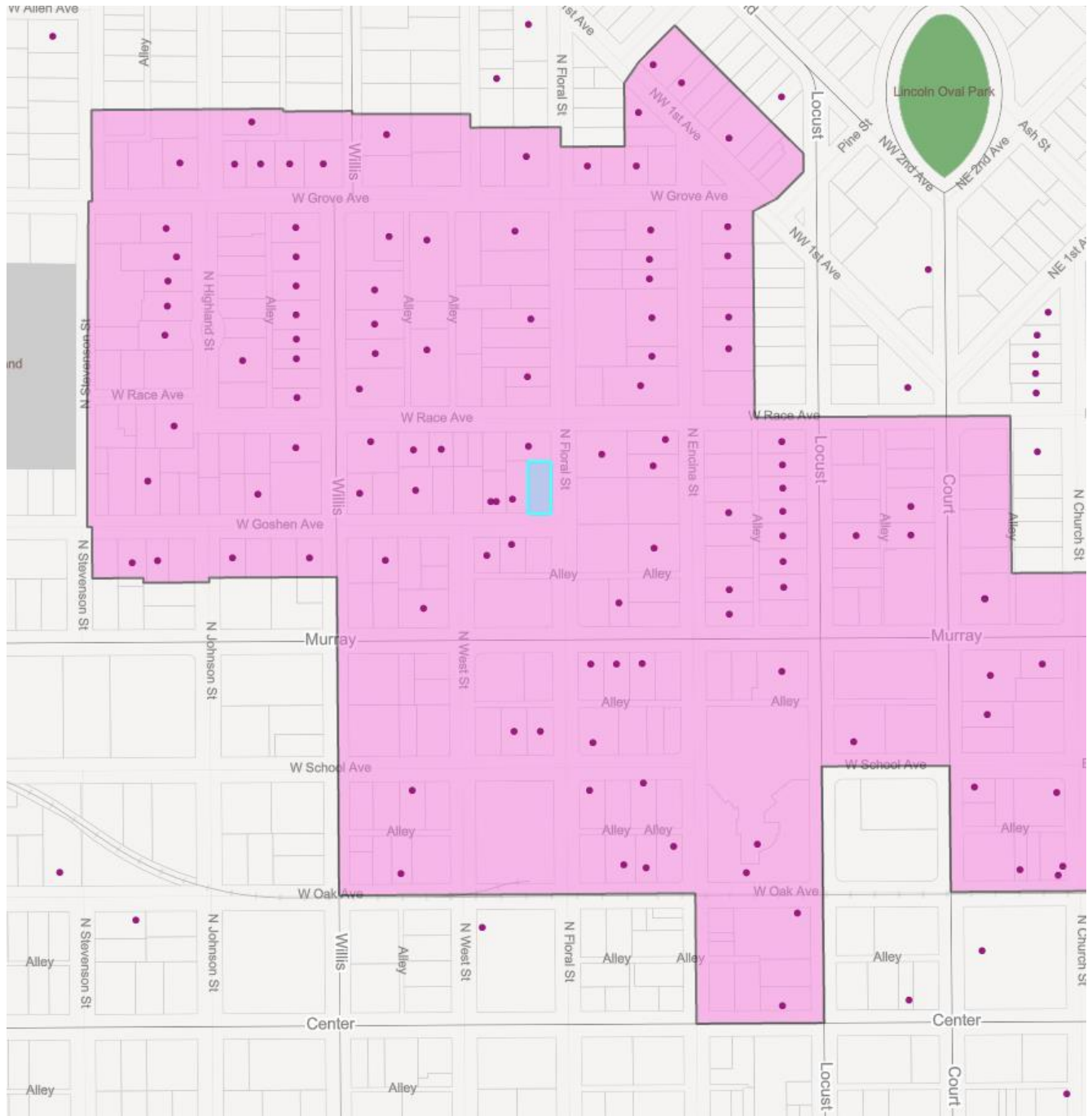




HPAC Item No. 2024-19 – New Fence



Aerial Map



Historic District and Local Register Map



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: July 24, 2024

PROJECT PLANNER: Nathan Perez, Planning Intern
Phone: (559) 713-4449
E-mail: nathan.perez@visalia.city

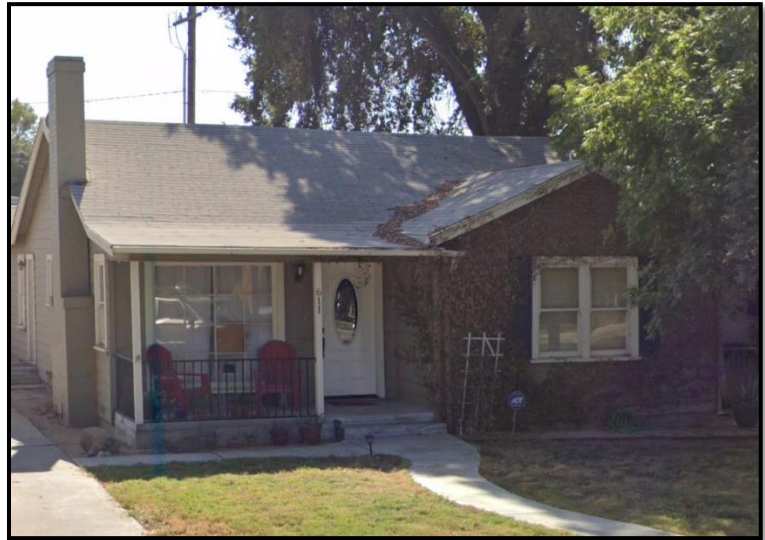
SUBJECT: Historic Preservation Advisory Committee Item No. 2024-20: A request by Chloe Gutierrez to replace a window on the front elevation of a residence located in the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 611 West Myrtle Avenue (APN: 096-154-003).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the proposed window replacement to the single-family residence, as modified in the findings and conditions of this report.

SITE DATA

The site is zoned R-1-5 (Single Family Residential, 5,000 square foot minimum site area) and is located within the Historic District. The residence is listed on the Local Register of Historic Structures with a "Background" classification. The site contains a single-family residence displaying "Craftsman" and "Bungalow" architectural elements.



PROJECT DESCRIPTION

Per the operational statement in Exhibit "C", the applicant is requesting approval to remove and replace the large, square window behind the front porch of the house. The work has already been conducted. Per the applicant, the replacement was recommended by their contractor, after a window panel was damaged (see 2023 Elevation in Exhibit "B"). The new window is a single pane that does not replicate the visible divisions of the previous window. Pictures of the window in its original and altered conditions are depicted in Exhibit "B".

DISCUSSION

Development Standards

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

Architectural Compatibility

A review of earlier photos of the site (See Exhibit “C”) suggest that the large front window has existed with three vertical and three horizontal muntins since at least 1994, a detail that is presumed original to the 1947 construction. On the neighboring parcel to the west, 613 West Myrtle Avenue, the main house features an identical window on its front elevation—a large 16 panel, square window with three vertical and three horizontal muntins. The remaining houses addressed to this section of West Myrtle between South Johnson and Willis Streets also feature muntins on the most prominent windows of their front elevations (these sites include 601, 606, 614, 615, and 616 W. Myrtle Ave.). As such, staff has included Condition No. 2 requiring that the new window be modified to include muntins that replicate the original 16 panel design.

FINDINGS AND CONDITIONS

For HPAC Item No. 2024-20 staff recommends that the Committee approve the window change out to the single-family residence, subject to the findings and conditions listed below:

Findings

1. That the project site is listed on the Local Register of Historic Structures and is within the Historic District.
2. That the proposed alteration to the single-family residence as conditioned is consistent with the surrounding area and the Historic District as conditioned.
3. That the proposed alteration to the single-family residence as conditioned is consistent with the Historic Preservation Ordinance and Historic Preservation Element as conditioned.
4. That the proposed alterations to the single-family residence as conditioned will not be injurious to the character of the Historic District.

Conditions

1. That the site shall be developed consistent with the site plan in Exhibit “A”, window elevations Exhibit “B”, and operational statement in Exhibit “C”, except as modified by the conditions below.
2. That the exterior face of the window shall be modified with window muntins to replicate the original windowpane pattern as shown in the 1994 picture in Exhibit “B”.
3. That the project undergoes the appropriate City permitting process for exterior alterations on the project site.
4. That the applicant shall obtain a Building Permit for the window replacement to the residence and accessory dwelling unit within one month from the date of the HPAC’s decision. If no permit is obtained within that timeframe, Staff will refer the project site to Neighborhood Preservation staff, to begin a Code Enforcement case on the property.
5. That any other exterior alterations to the site shall be brought before this Committee for review and approval prior to the issuance of any Building Permits and/or their installation or construction.
6. That all other City codes, ordinances, standards, and regulations shall be met.

7. That the approval from the Historic Preservation Advisory Committee shall lapse and become void twelve months after the date on which it became effective, unless the conditions of the approval allowed a shorter or greater time limit, or unless prior to the expiration of twelve months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site that was the subject of the approval.

ATTACHMENTS

- Exhibit “A” – Site Plan
- Exhibit “B” – Window Elevations
- Exhibit “C” – Operational Statement
- Aerial Photo
- Historic District and Local Register Map

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.56.060, an appeal to the City Council may be submitted within ten days following the date of a decision by the Historic Preservation Advisory Committee (HPAC). An appeal shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street. The appeal shall specify errors or abuses of discretion by the HPAC, or decisions not supported by the evidence in the record. The appeal form can be found on the city’s website www.visalia.city or from the City Clerk.

EXHIBIT A

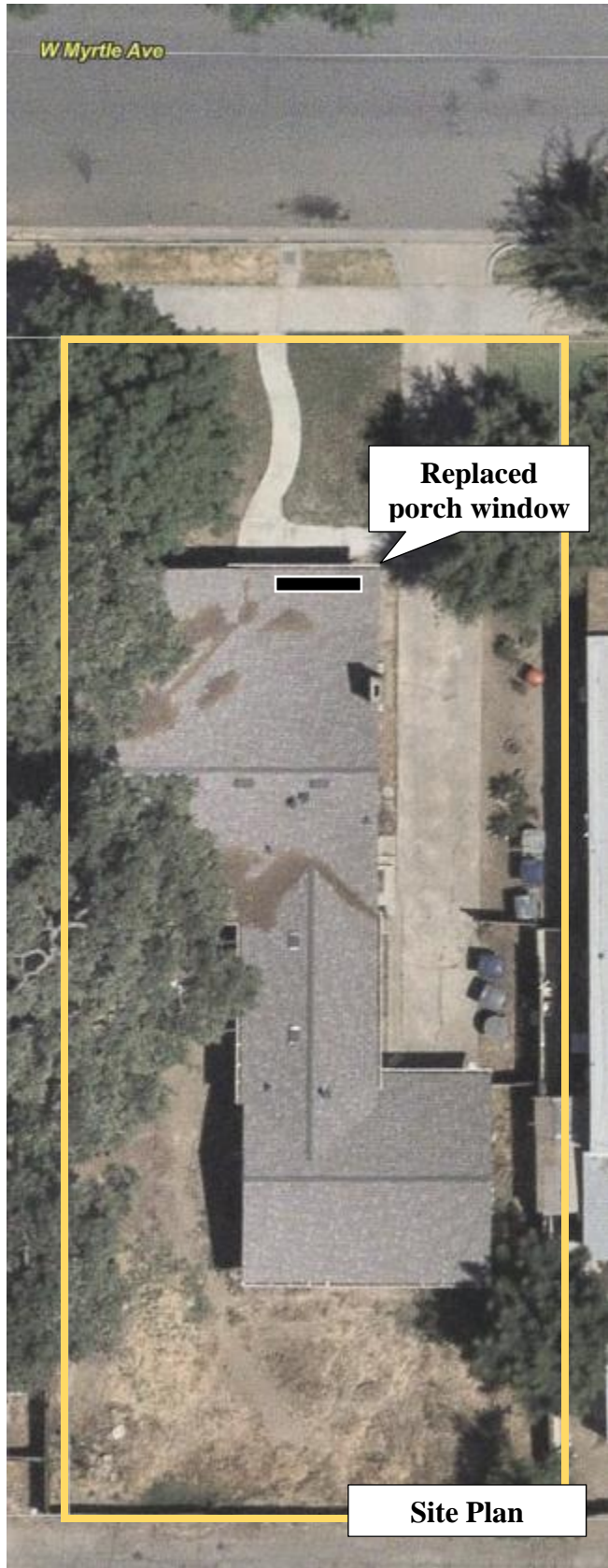
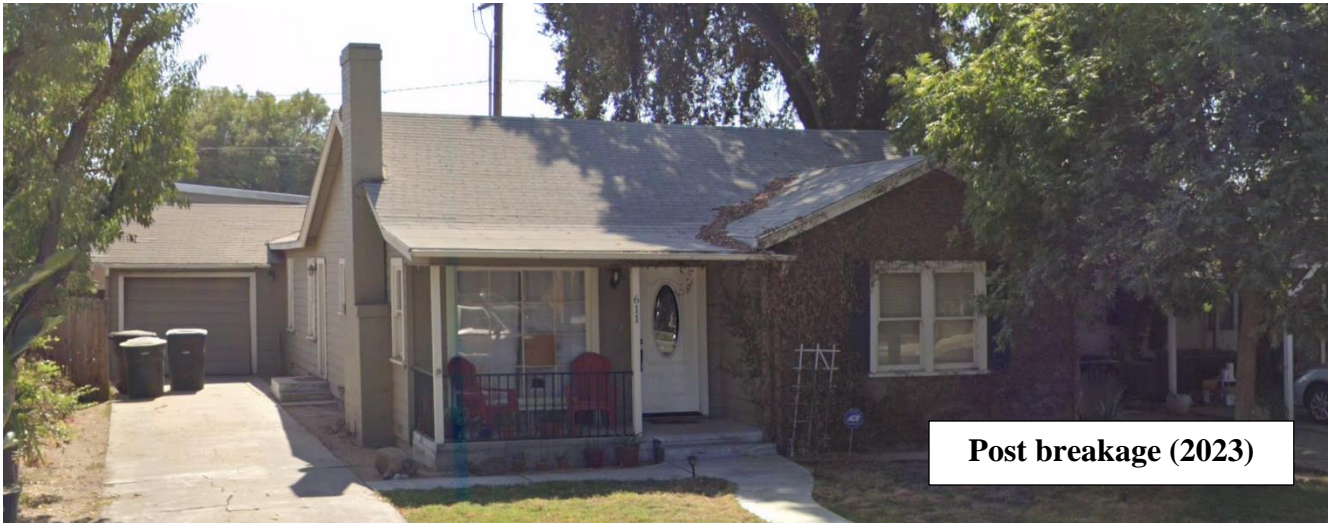


EXHIBIT B



Current window (2024)



Post breakage (2023)



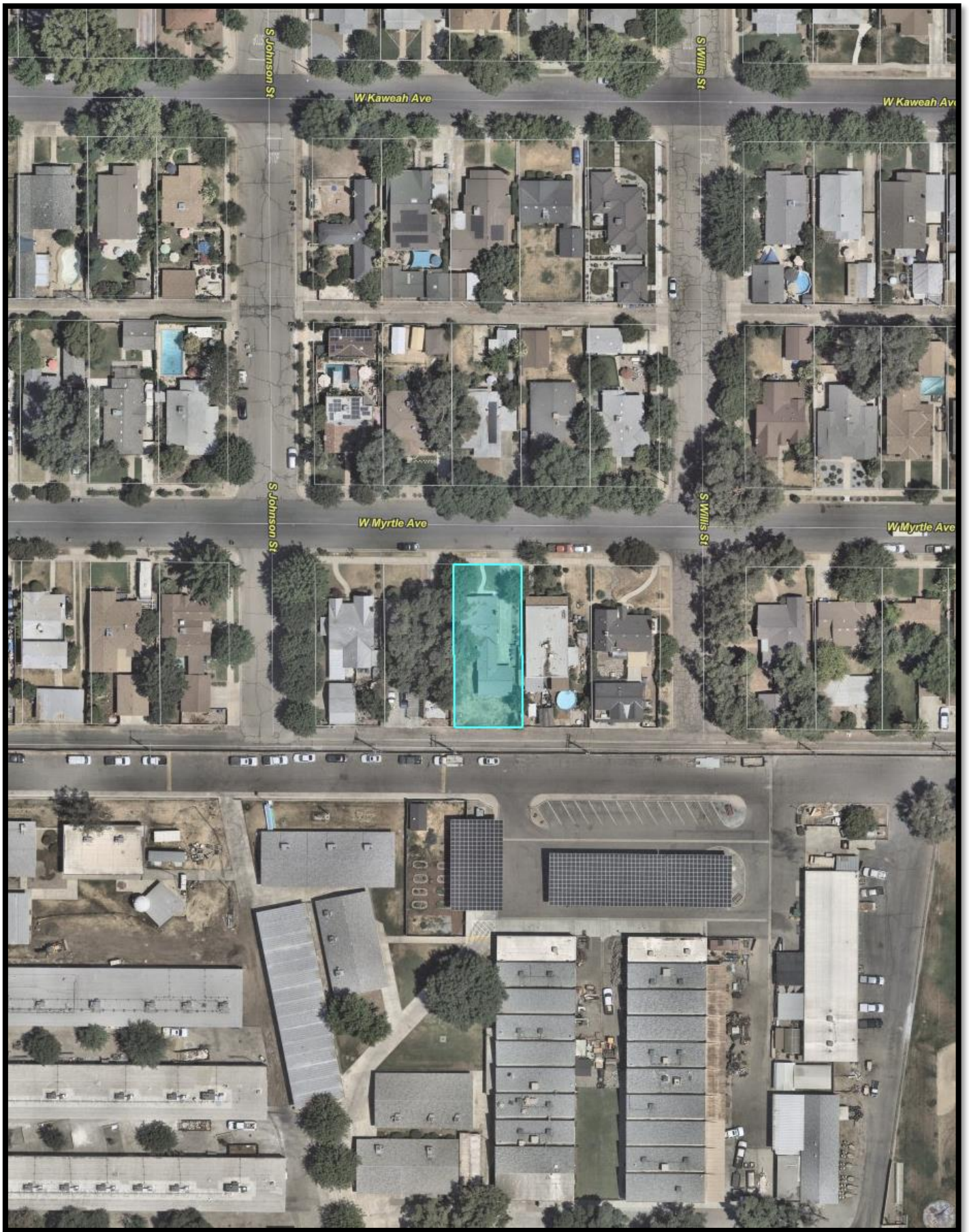
Historic survey (1994)

⑤
3-22-94

EXHIBIT C

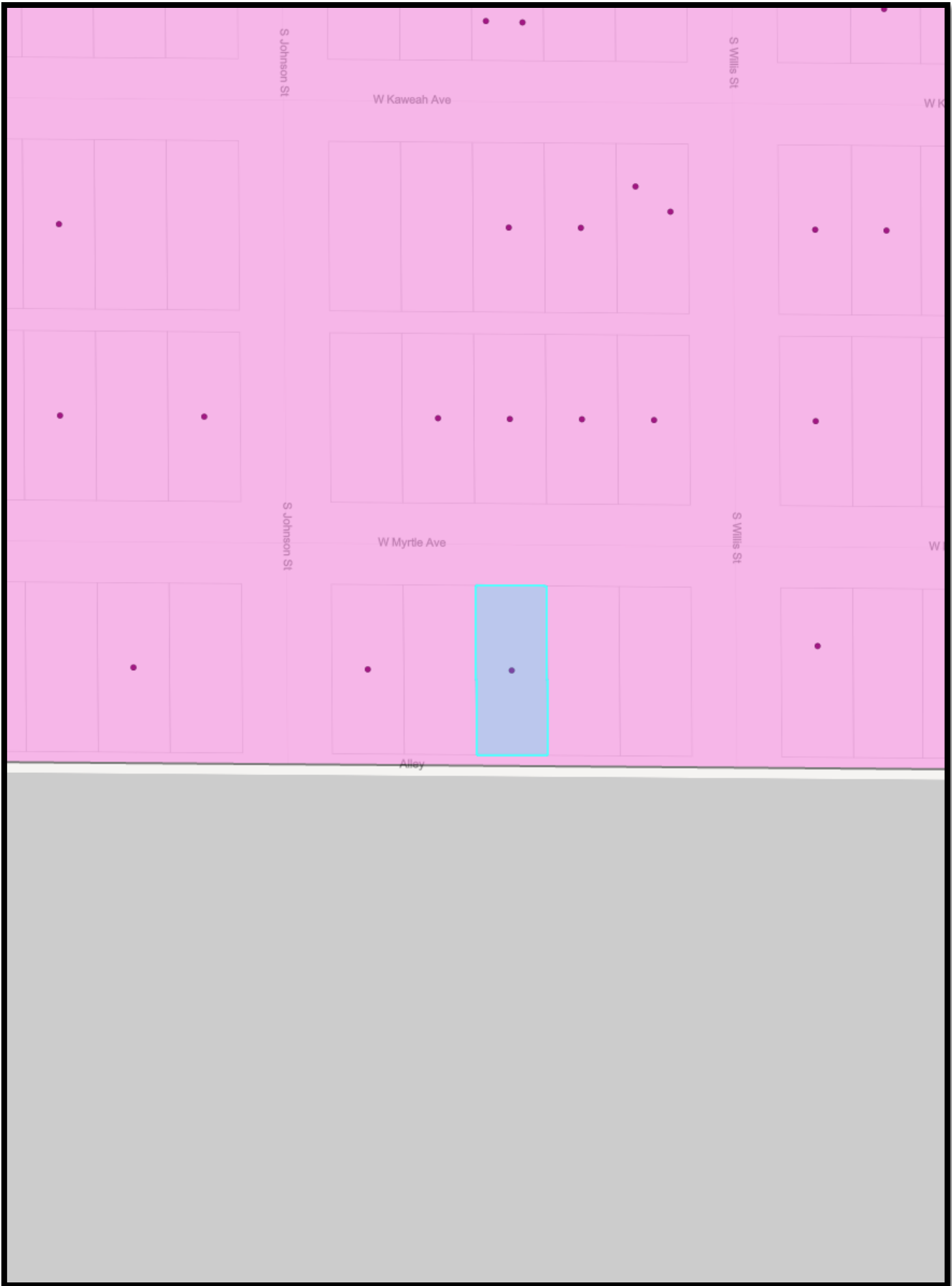
Operational Statement

My husband, Robert Gutierrez, and I, Chloe Gutierrez, replaced the front window of our house. We did this because our cat broke through the old one and left a giant hole that we had to cover with cardboard. The window company we went through recommended changing out the whole window. We were also told it would help with insulation. We replaced the window not realizing we would need a permit.



AERIAL MAP

HPAC Item No. 2024-20 – Window Change Out



HISTORIC DISTRICT & LOCAL REGISTER MAP

HPAC Item No. 2024-20 – Window Change Out



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: July 24, 2024

PROJECT PLANNER: Nathan Perez, Planning Intern
Phone: (559) 713-4449
E-mail: nathan.perez@visalia.city

SUBJECT: Historic Preservation Advisory Committee Item No. 2024-22: A request by Elias Cortez to conduct exterior alterations to a single-family residence in the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 411 W. Grove Avenue (APN: 093-164-003).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the exterior alterations to the single-family residence as conditioned by staff.

SITE DATA

The site is zoned R-1-5 Zone and is located within the Historic District. The residence is listed on the Local Register of Historic Structures with a "Focus" classification, exhibiting "Craftsman" and "Shingle" architectural elements.

The property contains a main residence with unique all-shingle siding exteriors. The site also contains a detached, alley-loaded garage in the rear yard with horizontal vinyl siding. Per the Historic Survey, the existing all-shingle residence, also referred to as the "Ferguson Home," was built in 1914 by engineer Carl Ferguson as one of the first homes in Visalia with solar heating, electric kitchen appliances, and air conditioning.



PROJECT DESCRIPTION

The applicant is requesting approval to conduct exterior alterations to the main single-family residence by removing the existing shingle siding (see Exhibit "B") and replacing it with 16" x 192" horizontal clapboard siding (see Elevations in Exhibit "C"). Though the plan set in Exhibit "C" provides an idea of the sort of renovations the applicant wishes to conduct in the future, the plans are to be ignored as the applicant has stated that no other exterior alterations are proposed at this time.

DISCUSSION

Development Standards

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

Architectural Compatibility

VMC Section 17.56.110.F (Local Register Structures) states that “*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.*” Per the elevations provided in Exhibit “B”, the existing shingle siding does appear to be in significant disrepair. The applicant maintains that the siding is rotting in Exhibit “D”. However, the proposed replacement siding (i.e. clapboard siding) does not reflect the design or texture of the original siding material that makes the Ferguson Home so unique. Replacement with clapboard siding would represent a significant loss of a unique and architecturally significant feature.



Staff notes that there is precedence for permitting the replacement of unique shingle siding. In 2022 the HPAC reviewed HPAC No. 2022-02, a similar proposal to replace the shake siding of the Craftsman bungalow at 415 N. Garden Street (see Figure 1). The siding at this location comes the closest to replicating the alternating siding shape of the Ferguson Home. In this case, with similarly dilapidated siding, the HPAC opted to permit replacement with a similar style siding material, which preserved the design of the original siding. As such, staff recommends inclusion of Condition No. 2 requiring the applicant to reside the single family residence using material similar in appearance to the existing shingle siding. This will preserve the unique shingle siding appearance of the Ferguson Home and maintain visual consistency with surrounding all-shingle Craftsman bungalow structures.

FINDINGS AND CONDITIONS

For HPAC Item No. 2024-22 staff recommends that the Committee approve the exterior alterations to the single-family residence subject to the findings and conditions listed below:

Findings

1. That the project site is listed on the Local Register of Historic Structures and is within the Historic District.
2. That the proposed alteration to the single-family residence as conditioned is consistent with residential uses onsite, the surrounding area, and the Historic District.
3. That the proposed alteration to the single-family residence as conditioned is consistent with the Historic Preservation Ordinance and Historic Preservation Element
4. That the proposed alteration to the single-family residence as conditioned will not be injurious to the character of the Historic District.

Conditions

1. That the site shall be developed consistent with the site plan in Exhibit "A".
2. That the applicant shall reside the single-family residence using material similar in appearance to the existing shingle siding on the structure, as depicted in Exhibit "B".
3. That the project undergoes the appropriate City permitting process for exterior alterations on the project site.
4. That any other exterior alterations to the site shall be brought before this Committee for review and approval prior to the issuance of any Building Permits and/or their installation or construction.
5. That all other City codes, ordinances, standards, and regulations shall be met.
6. That the approval from the Historic Preservation Advisory Committee shall lapse and become void twelve months after the date on which it became effective, unless the conditions of the approval allowed a shorter or greater time limit, or unless prior to the expiration of twelve months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site that was the subject of the approval.

ATTACHMENTS

- Exhibit "A" – Site Plan
- Exhibit "B" – Existing Siding
- Exhibit "C" – Proposed Building Elevations
- Exhibit "D" – Operational Statement/Project Application
- Aerial Photo
- Historic District and Local Register Map

APPEAL INFORMATION

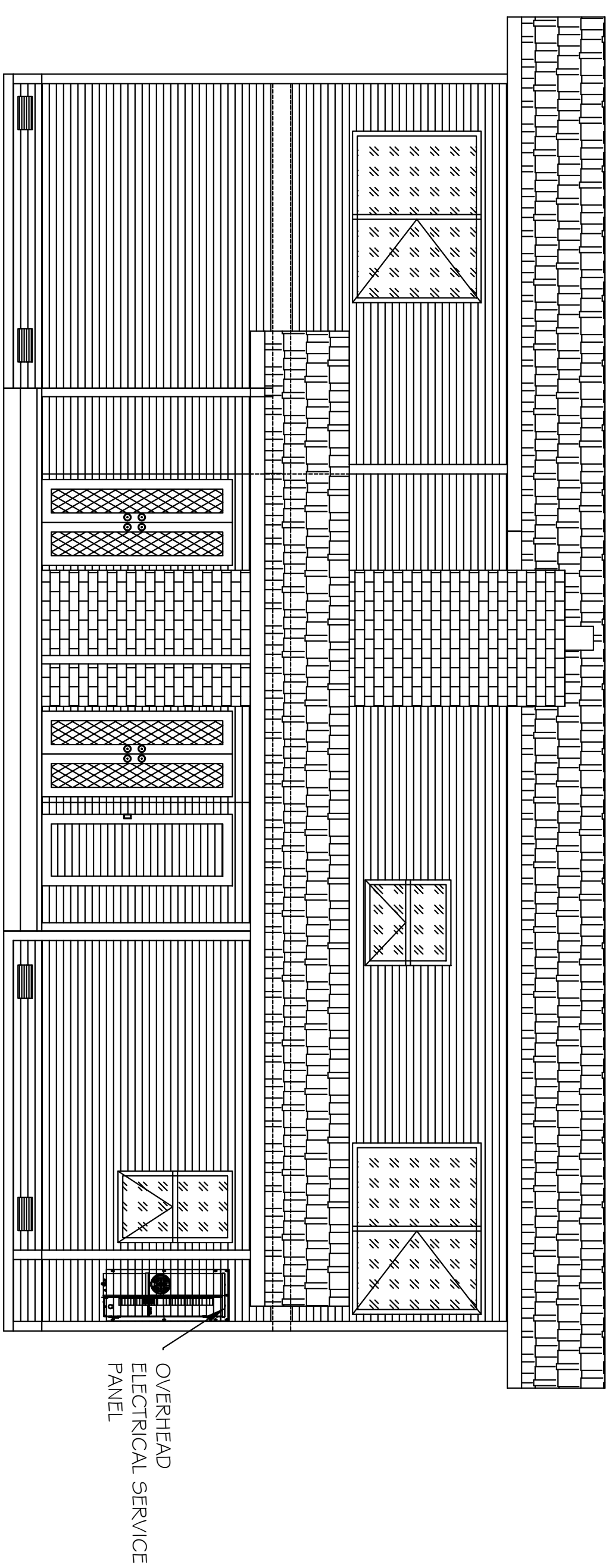
According to the City of Visalia Zoning Ordinance Section 17.56.060, an appeal to the City Council may be submitted within ten days following the date of a decision by the Historic Preservation Advisory Committee (HPAC). An appeal shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street. The appeal shall specify errors or abuses of discretion by the HPAC, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

EXHIBIT B

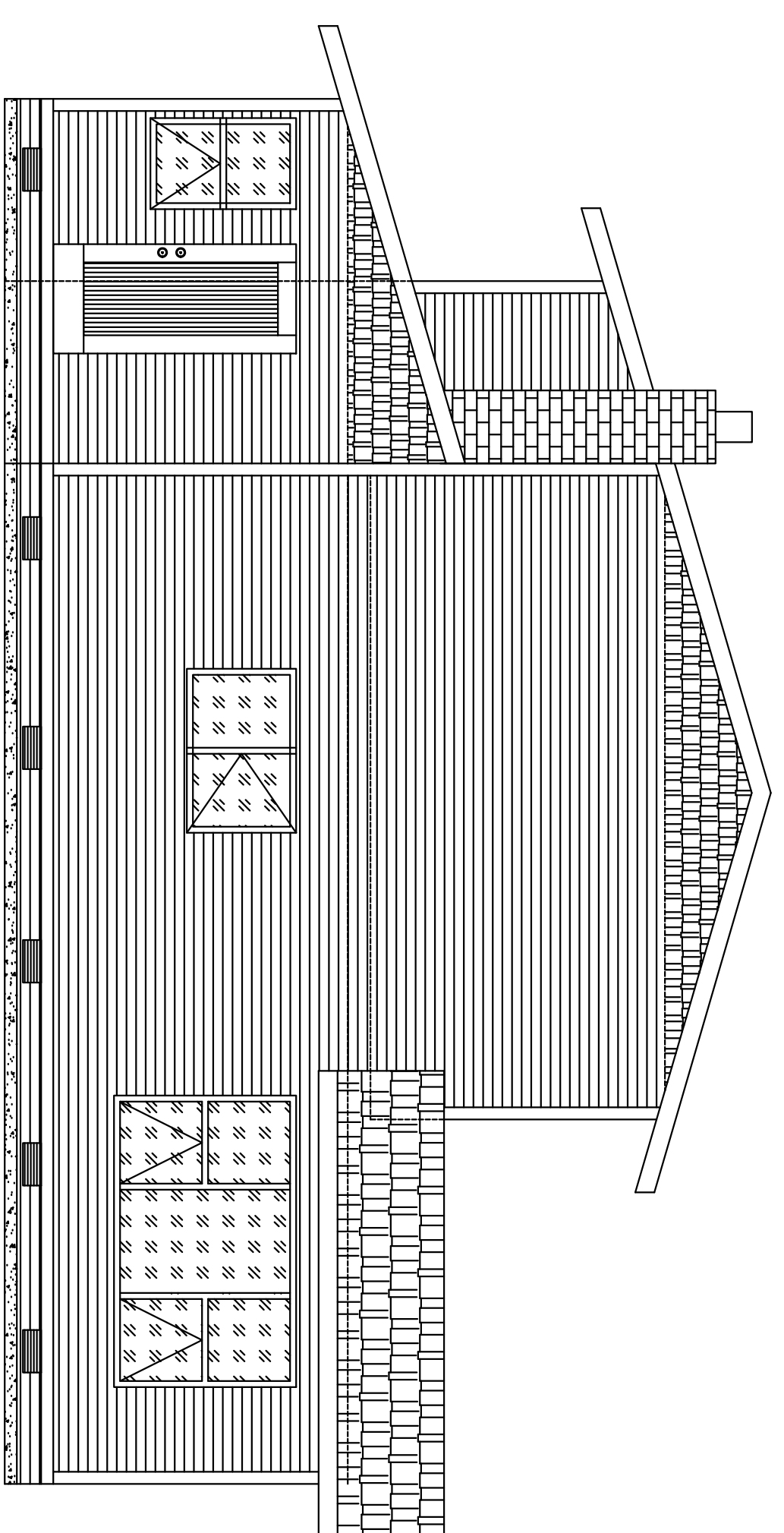


EXHIBIT C

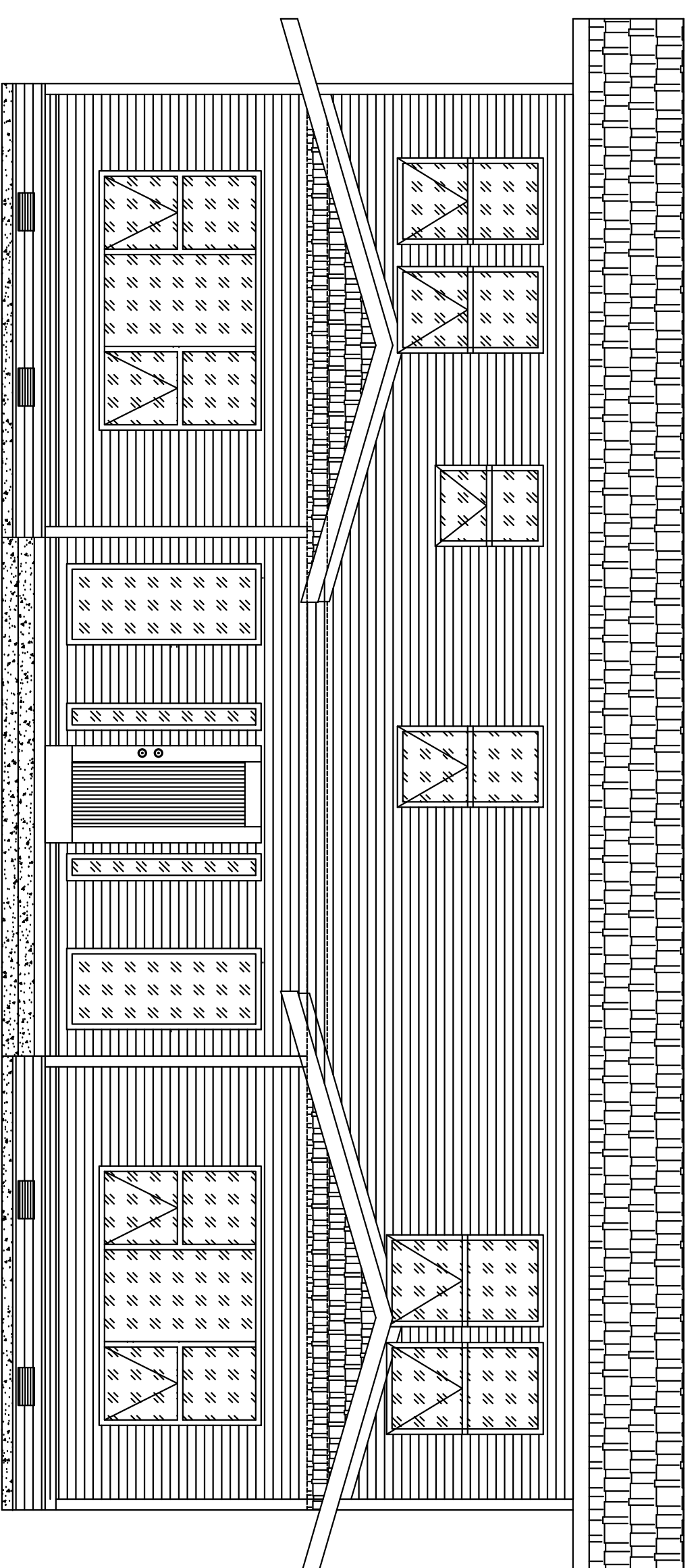
(E) SEE SHEET GPN FOR GENERAL ELECTRICAL NOTES:



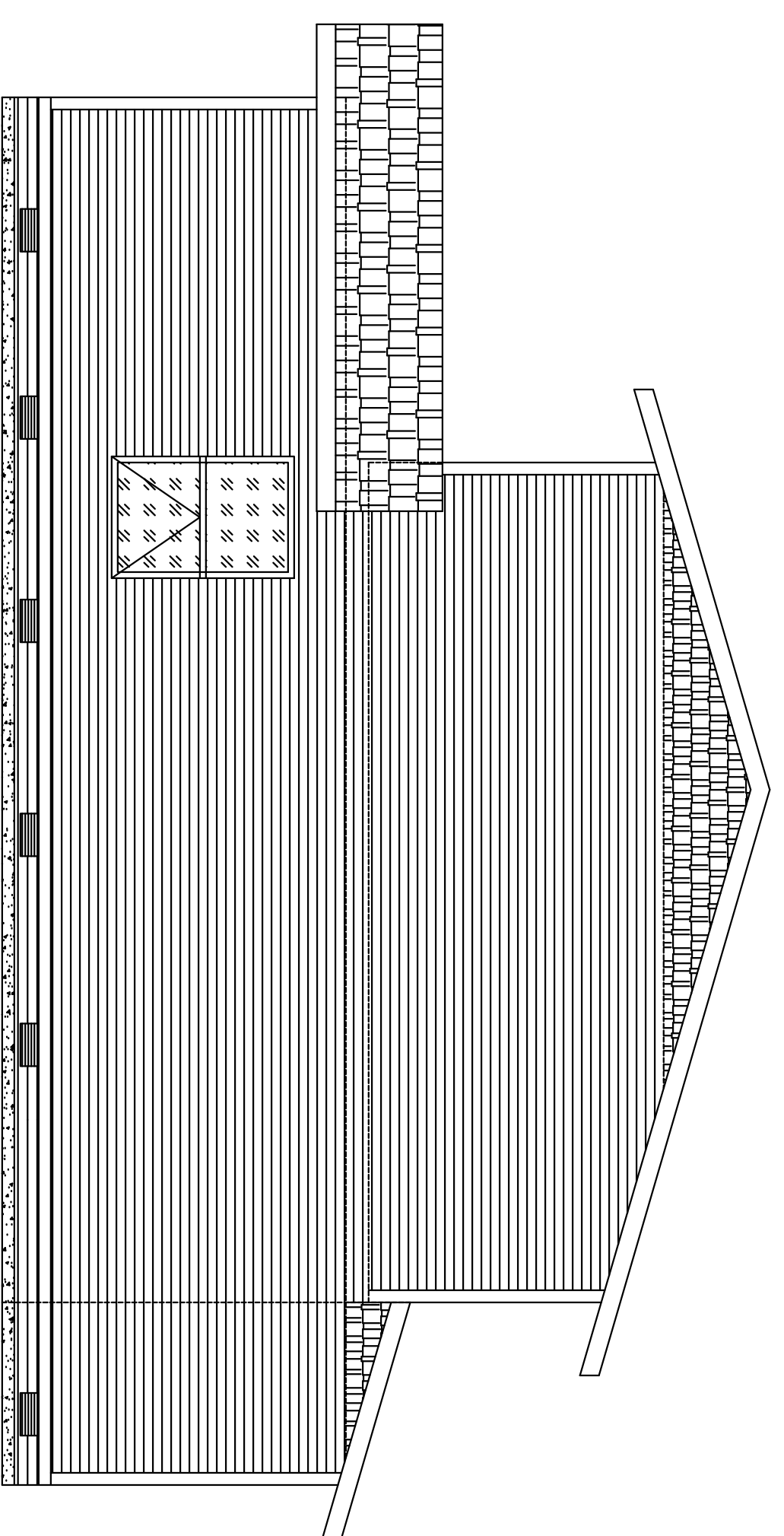
(EXISTING) SOUTH ELEVATION



(EXISTING) EAST ELEVATION



(EXISTING) NORTH ELEVATION



(EXISTING) WEST ELEVATION

(EXISTING) ELEVATION PLAN

TOTAL BUILDABLE LOT=9375 SQFT-TOTAL SQFT OF EXISTING HOME= 2125 =GARAGE 617 SQFT= PATIO 140 SQFT

DESIGNER
NATE MARTINEZ
nmarte71@gmail.com
209-872-9596

NATE
P O BOX 1352
RIVERBANK CA 95367
OWNERS ADDRESS
ELIAS CORTEZ
1404 DEL MAR AVE
MODOSTO CA 95350

PROJECT DESCRIPTION
PROPOSED REMODEL TO EXISTING SINGLE FAMILY HOME

ELIAS CORTEZ
411 W GROVE AVE
VISALIA CA 93291
APN # 093-016-003

REVISIONS
DATE
DATE
DATE
DATE
DATE

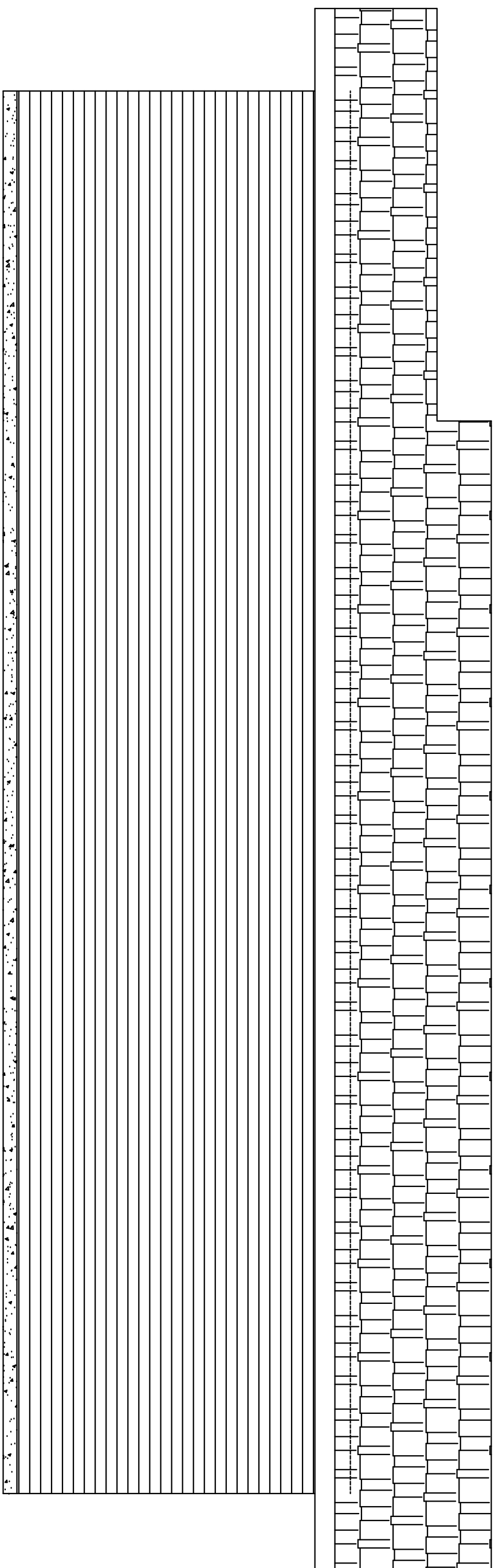
FILE DESCRIPTION
EXISTING HOME REMODEL

FILE DESCRIPTION
JOB-#05-08-24
APN-056-048-001
DRAWN BY-NM
SCALE AS NOTED
DATE=6.28.2024

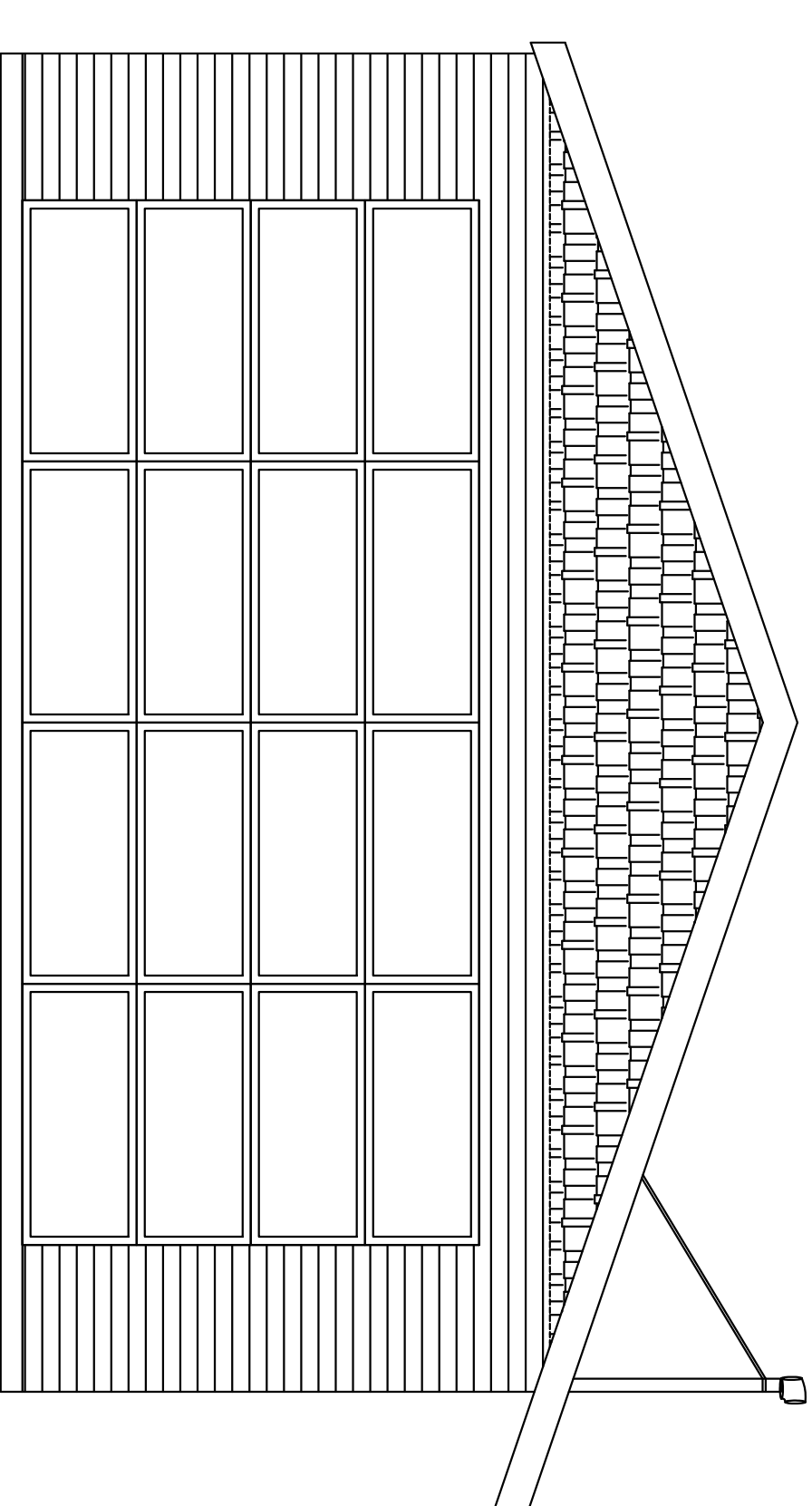
SHEET NUMBER

A02

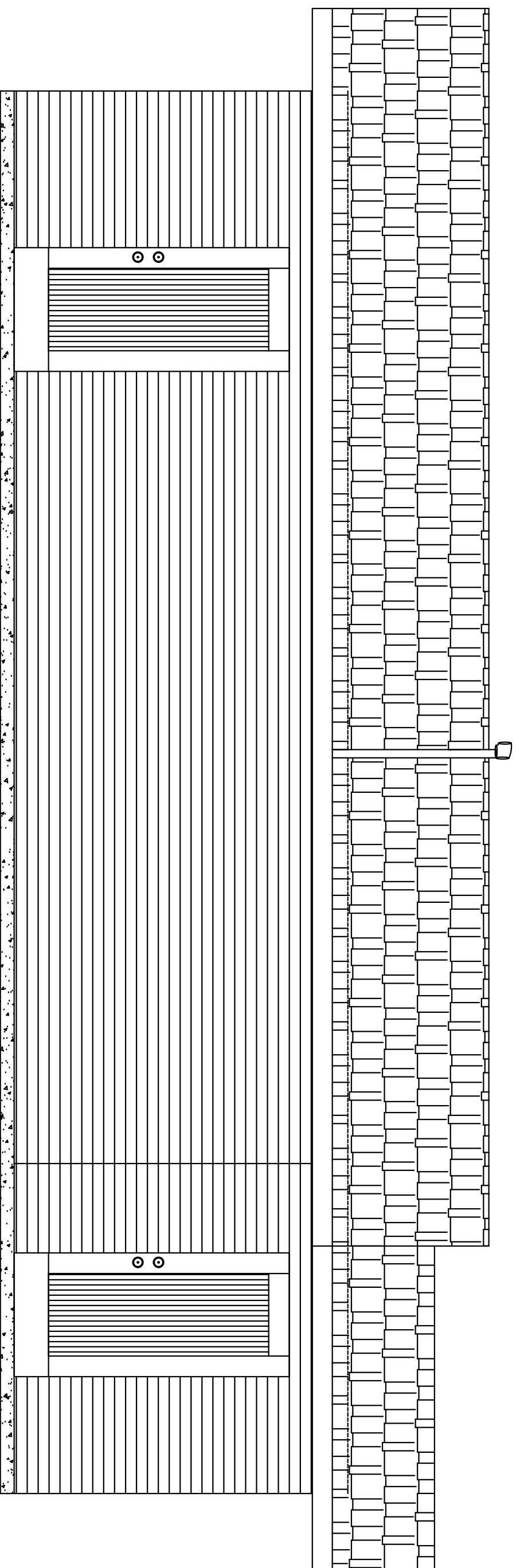
(E) SEE SHEET GPN FOR GENERAL ELECTRICAL NOTES:



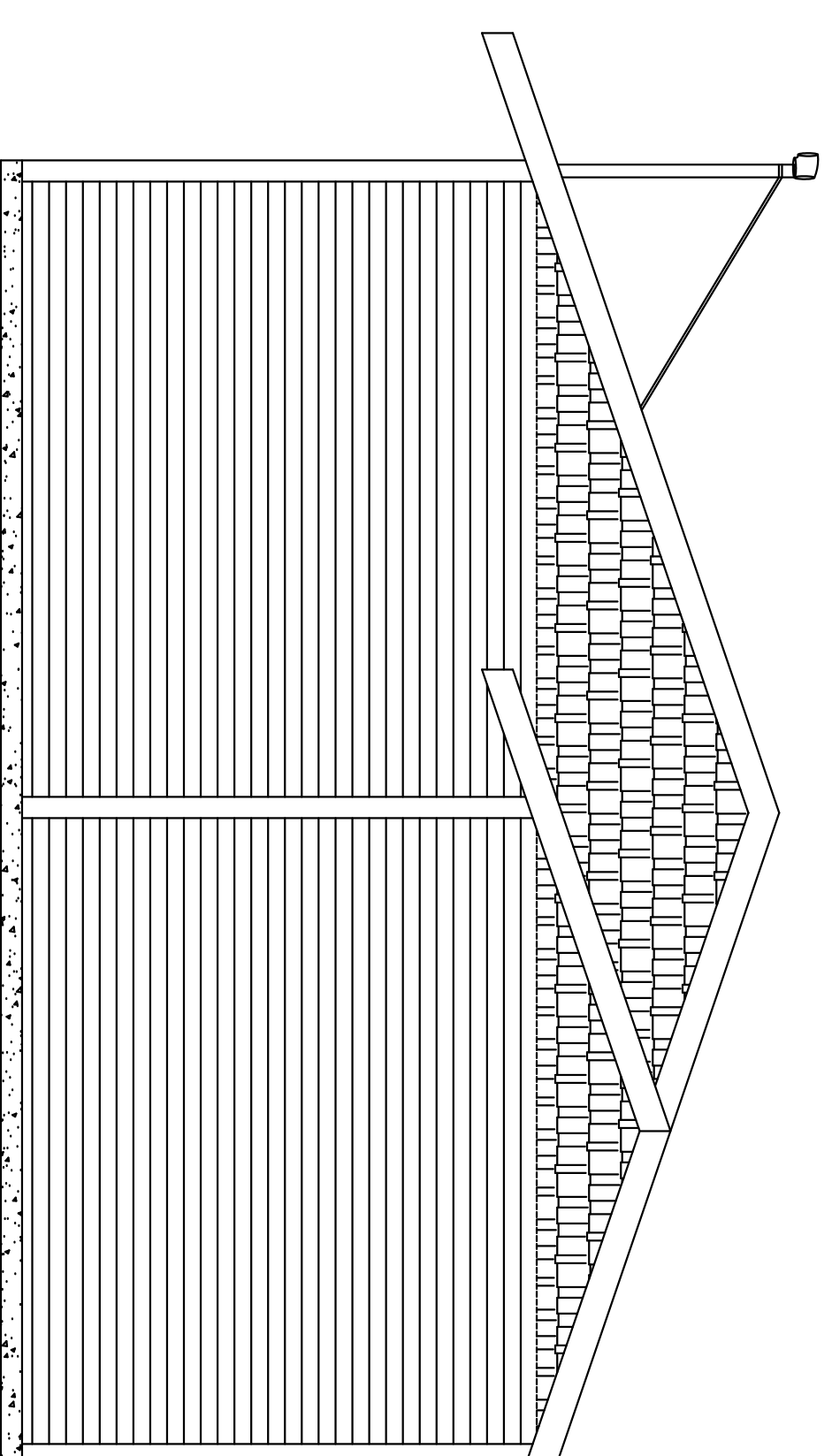
(EXISTING) SOUTH ELEVATION



(EXISTING) EAST ELEVATION



(EXISTING) NORTH ELEVATION



(EXISTING) WEST ELEVATION

(EXISTING) GARAGE ELEVATION PLAN

TOTAL BUILDABLE LOT=9375 SQFT-TOTAL SQFT OF EXISTING HOME= 2125 =GARAGE 617 SQFT= PATIO 140 SQFT

SCALE=3/8" = 1'-0"

DESIGNER
NATE MARTINEZ
 mnate71@gmail.com
 209-872-9596

NATE
 P O BOX 1352
 RIVERBANK CA 95367
 OWNERS ADDRESS
 ELIAS CORTEZ
 1404 DEL MAR AVE
 MODOSTO CA 95350

PROJECT DESCRIPTION
 PROPOSED REMODEL TO EXISTING SINGLE FAMILY HOME
 ELIAS CORTEZ
 411 W GROVE AVE
 VISALIA CA 93291
 APN # 093-016-003

REVISIONS
DATE
DATE
DATE
DATE
DATE

FILE DESCRIPTION
 EXISTING HOME REMODEL

FILE DESCRIPTION
 JOB-#05-08-24
 APN-056-048-001
 DRAWN BY-NM
 SCALE AS NOTED
 DATE=6.28.2024

SHEET NUMBER
 A03

EXHIBIT D

DocuSign Envelope ID: 46798F3A-ED0B-4343-81AE-36A12E31B54D



Project Address: _____
HPAC NO.: _____

CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE REVIEW APPLICATION

LOCATION OF PROJECT: 411 W Grove DATE: 6/28/24
APPLICANT/PROJECT CONTACT: Elias Cortez PHONE: 209-681-4651
APPLICANT ADDRESS: 1404 Del Mar Ave. Modesto, CA 95350
E-MAIL ADDRESS: eliasluisc209@gmail.com APN#: _____
PROPERTY OWNER: Elias Cortez
GENERAL DESCRIPTION OF PROJECT: Remove existing siding, replace with plank siding 16"x192"

BRIEF NARRATIVE/REASON FOR PROJECT: I want to give a refreshed look to this house while keeping it's historic feel. The siding it currently has is rotting and in poor condition.

NAME & PHONE NUMBER OF PERSON ATTENDING THE MEETINGS: 209-681-4651
RELATIONSHIP TO PROPERTY OWNER: Property owners

REQUIRED MATERIALS:
Completed application
Completed Agency Authorization form (if represented by an agent)**
2 copies of site plan, elevations, landscape plans, etc. (as necessary)
1 copy of 8-1/2" x 11" reduction of all plans
NOTE: Additional materials may be requested, as necessary
**If the property owner is not the applicant, an Agency Authorization must also be submitted.

Please provide the following information as it pertains to your project (drawings and a plot plan must be submitted with this application. These plans are for the HPAC process only. Building permits require a separate application and separate materials).

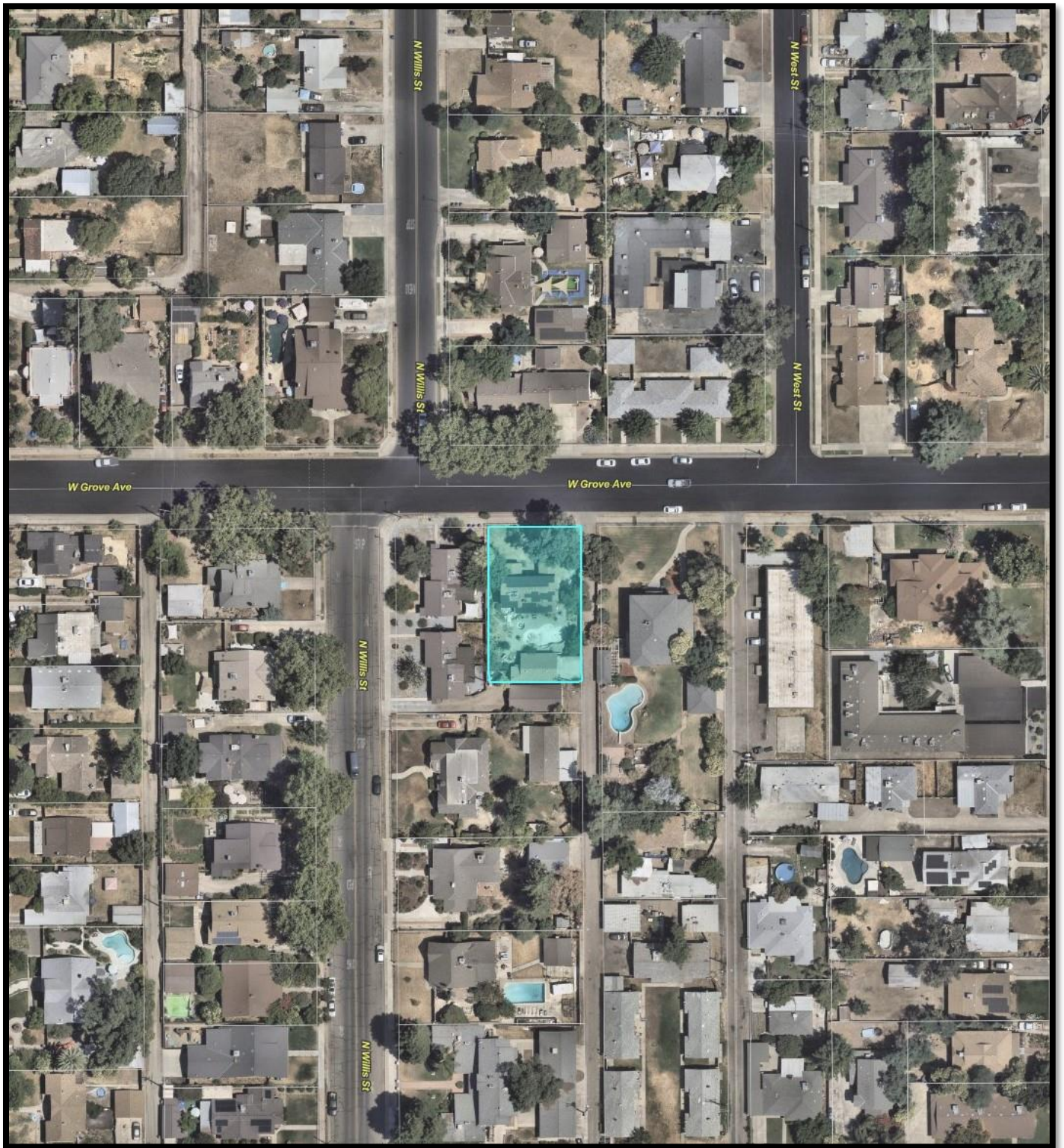
1. Type of Action (check one):
- New Construction Signs
 Alteration to existing structure Moving-New Location
 Other: _____
 Demolition - (May require inspection by the City of Visalia Building Division)
For further information contact Historic Preservation staff representative.

If moving or demolition permit – it is not necessary to complete the following questions.

2. Exterior Elevations:
- a. Proposed Materials on exterior elevation (type and description of siding and trims):

- b. Description and type of proposed windows and doors (include material of window frame):

AERIAL MAP



HISTORIC DISTRICT & LOCAL REGISTER MAP

