

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, March 26, 2025, at 5:30PM

CHAIR: Tyler Davis

VICE CHAIR: Karen Ayala

COMMITTEE MEMBERS:

Jay Hohlbauch, Jerome Melgar, Kim Lusk, Michael Tomola, Erick Arriaga

City of Visalia Community Development Building
315 East Acequia Avenue, Visalia CA

AGENDA

A. Citizen's Comments

B. Meeting Minutes

1. March 12, 2025, Regular Meeting

C. Project Reviews:

1. **HPAC No. 2025-04:** A request by Feras Al Rezk to conduct exterior alterations to an existing building, located within the O-C (Office Conversion) Zone. The project site is located at 918 West Main Street (APN: 093-225-009).

D. Discussion Items

1. Historic District Survey Project Update
2. Committee and Staff Comments
 - a. Project Updates
3. Identification of Items for Future Agendas

E. Adjournment

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

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

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.



MEETING MINUTES – March 12, 2025

CITY OF VISALIA **HISTORIC PRESERVATION ADVISORY COMMITTEE**

Wednesday, March 12, 2025, at 5:30PM

CHAIR: Tyler Davis

VICE CHAIR: Karen Ayala

COMMITTEE MEMBERS:

Jay Hohlbauch, Jerome Melgar, Kim Lusk, Michael Tomola, Erick Arriaga

Davis and Ayala
absent. All other
members present.

MEMBERS OF THE PUBLIC: None.

CITY STAFF: Cristobal Carrillo, Associate Planner

**City of Visalia Community Development Building
315 East Acequia Avenue, Visalia CA**

AGENDA

A. Citizen's Comments

None.

B. Meeting Minutes

1. February 12, 2025, Regular Meeting

A motion was made by Lusk, seconded by Tomola, to approve the meeting minutes. The motion was approved 5-0.

C. Discussion Items

1. Historic District Survey Project Update

Staff shared a draft version of the GIS web map being developed by City staff to depict the results of the Historic District Survey Project. Staff shared information on the various components of the map and received feedback from the HPAC.

2. Committee and Staff Comments

- a. Project Updates

Staff and HPAC discussed various Historic District and Local Register items, including scheduling of meetings for the various subcommittees and the Sequoia Legacy Tree removal ceremony.

Staff also discussed the possibility of touring the Delta Vector Mosquito Abatement facilities, noting that doing so would require noticing the tour as a public meeting. Staff noted that while they would arrange for a tour if requested,

it was recommended that the Committee focus more on activities that have a stronger connection to historic preservation.

3. Identification of Items for Future Agendas

None.

D. Adjournment

The meeting adjourned at 5:52pm.

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Preservation Advisory Committee may be found
Planner at 559-713-4443, or emailing





REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: March 26, 2025

PROJECT PLANNER: Catalina Segovia, Planning Technician
Phone: (559) 713-4449
E-mail: catalina.segovia@visalia.city

SUBJECT: **Historic Preservation Advisory Committee Item No. 2025-04:** A request by Feras Al Rezk to conduct exterior alterations to an existing building, located within the O-C (Office Conversion) Zone. The project site is located at 918 West Main Street (APN: 093-225-009).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) deny the request based on the findings and conditions within this report.

SITE DATA

The site is zoned O-C (Office Conversion) and contains a former residence that has been converted into a dental office. The project site is located within the Historic District and is listed on the Local Register of Historic Structures with a "Background" classification. The structure contains "Craftsman" and "Bungalow" style architectural elements.



PROJECT DESCRIPTION

Per the proposed building elevation and operational statement in Exhibits "C" and "D", the applicant proposes to conduct exterior alterations to the front façade of the structure, removing the existing wood siding and replacing with stone veneer. No other building exteriors are proposed for alteration.

The applicant states that the existing siding is in disrepair and requires an aesthetic improvement. The applicant states that the proposed brick veneer will be compatible with the existing stone columns and will improve the appearance of the project site.

DISCUSSION

Development Standards

The overall building footprint will not be altered because of the proposal. Existing setbacks and building heights will be maintained. Given the above, the proposal is consistent with the development standards of the Visalia Municipal Code.

Architectural Compatibility

VMC Section 17.56.110 (Local Register Structures) contains criteria for review of exterior alterations to structures listed on the Local Register. Criteria is aimed towards preserving original and distinguishing features of Local Register structures. This includes emphasis on the following:

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

The removal of the front façade wood siding is considered a significant alteration to a unique feature of the structure. While property owners in the Historic District are encouraged to maintain their properties, Section 17.56.110 establishes strict criteria for alterations to historic structures, particularly those listed on the Local Register. The existing wood siding is an original architectural feature that contributes to the building's historic integrity. The proposed stone veneer would not only remove historic fabric but would also introduce non-period material that conflicts with the standards for rehabilitation as referenced in the City's preservation guidelines. In particular, the stone veneer would conflict visually with the river rock employed on the porch columns, and with the wood siding on the remaining three building exteriors. Furthermore, the neighboring properties maintain their original wood exteriors, contributing to a cohesive streetscape that this alteration would disrupt. Lastly, the applicant has not demonstrated any structural necessity for the change, as shown in Exhibit "D".

Alternative approaches such as repair of the existing wood siding or replacement with like materials would better serve the preservation goals outlined in Section 17.56.010 of the Historic Preservation District Ordinance. Such actions would also not require HPAC review or approval, only the issuance of a Building Permit. Given the above, staff recommends that the HPAC deny the request.

FINDINGS AND CONDITIONS

For HPAC Item No. 2025-04 staff recommends that the Committee deny the request for exterior alterations to the structure in accordance with the findings listed below:

Findings:

1. That the building is within the Historic District and listed on the Local Register of Historic Structures.

2. That the proposal is not consistent with the surrounding streetscape or the Historic District. The application fails to demonstrate compliance with material preservation requirements. Furthermore, the neighboring properties maintain their original wood siding exteriors. Introduction of stone veneer to the street facing façade of the project site would disrupt the cohesion of the streetscape.
3. That the proposal is not consistent with the Historic Preservation Ordinance and Historic Preservation Element. The proposed alteration would destroy distinguishing original features of the historic structure, which is in conflict with Local Register criteria within the Historic Preservation Ordinance, which requires repair of deteriorating materials over replacement. Application of the stone veneer would also introduce an element onto the structure that is incompatible with other features of the building, such as the existing wood siding and river rock columns. This is also in conflict with the Historic Preservation Ordinance, which also discourages alterations that have no historic basis.
4. That the proposal will be injurious to the character of the Historic District. The neighboring properties maintain their original wood siding exteriors. Introduction of stone veneer to the building exterior would disrupt the cohesion of the streetscape. Furthermore, application of the stone veneer would introduce an element onto the structure that is incompatible with other features of the building, such as the existing wood siding and river rock columns.

Attachments

- Exhibit “A” – Site Plan
- Exhibit “B” – Existing Building Elevations
- Exhibit “C” – Proposed Building Elevation
- Exhibit “D” – Operational Statement
- 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"



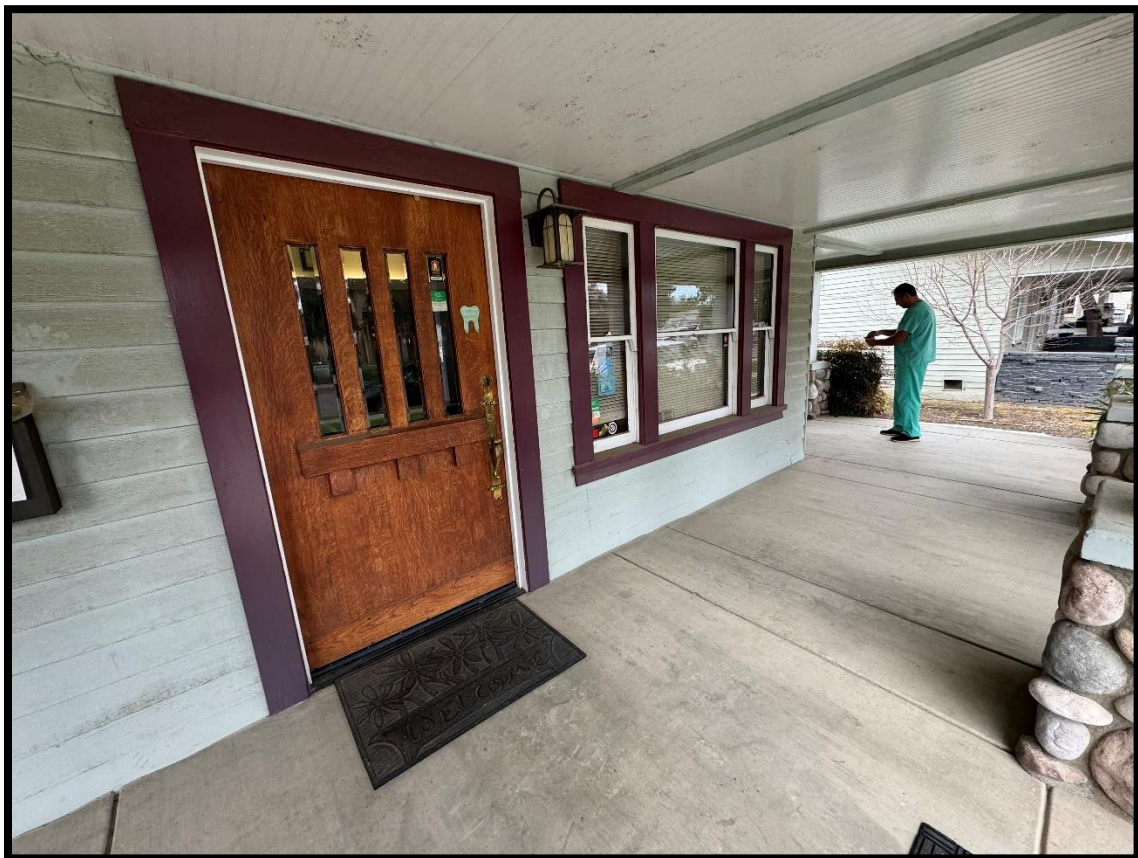
Location of proposed exterior alterations.

W Main St

EXHIBIT “B”

SOUTH







HPAC Item No. 2022-17 – 216 E. School Avenue – Establish Residence in D-MU Zone

WEST



EAST



NORTH

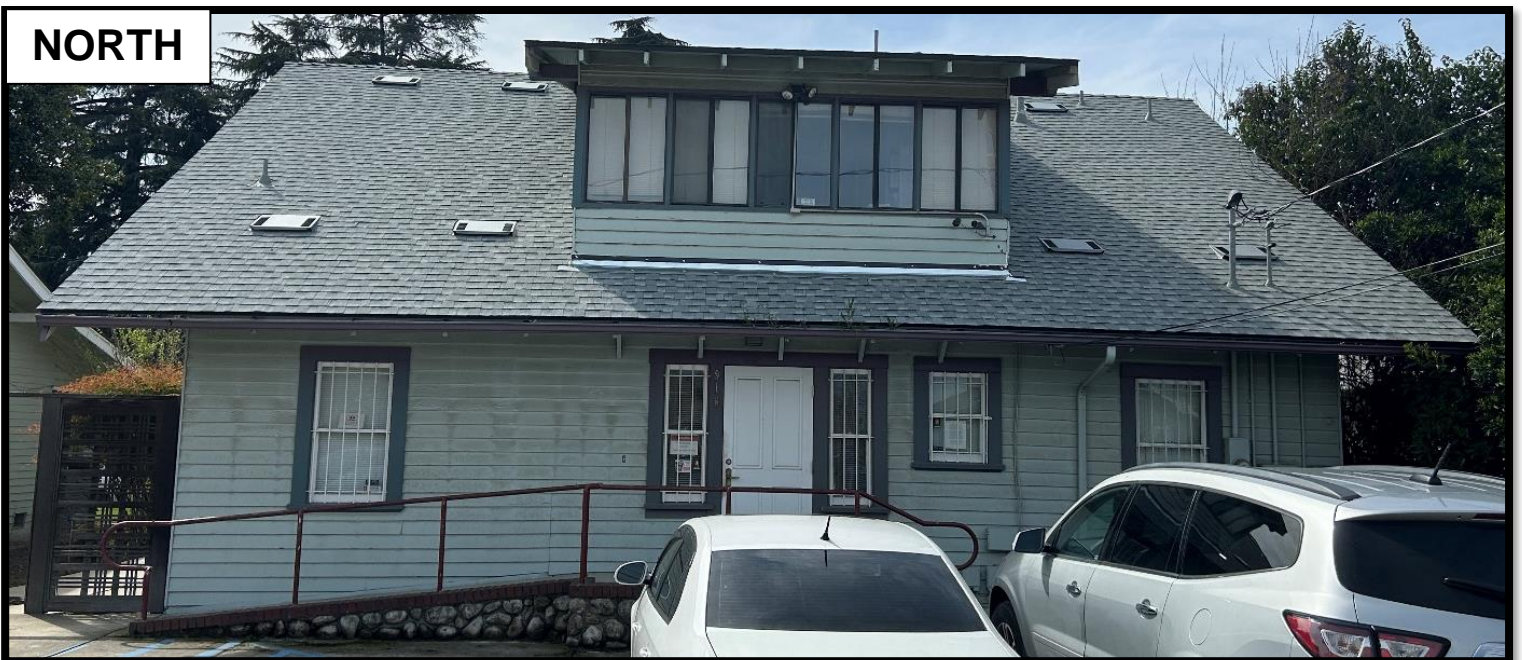


EXHIBIT "C"

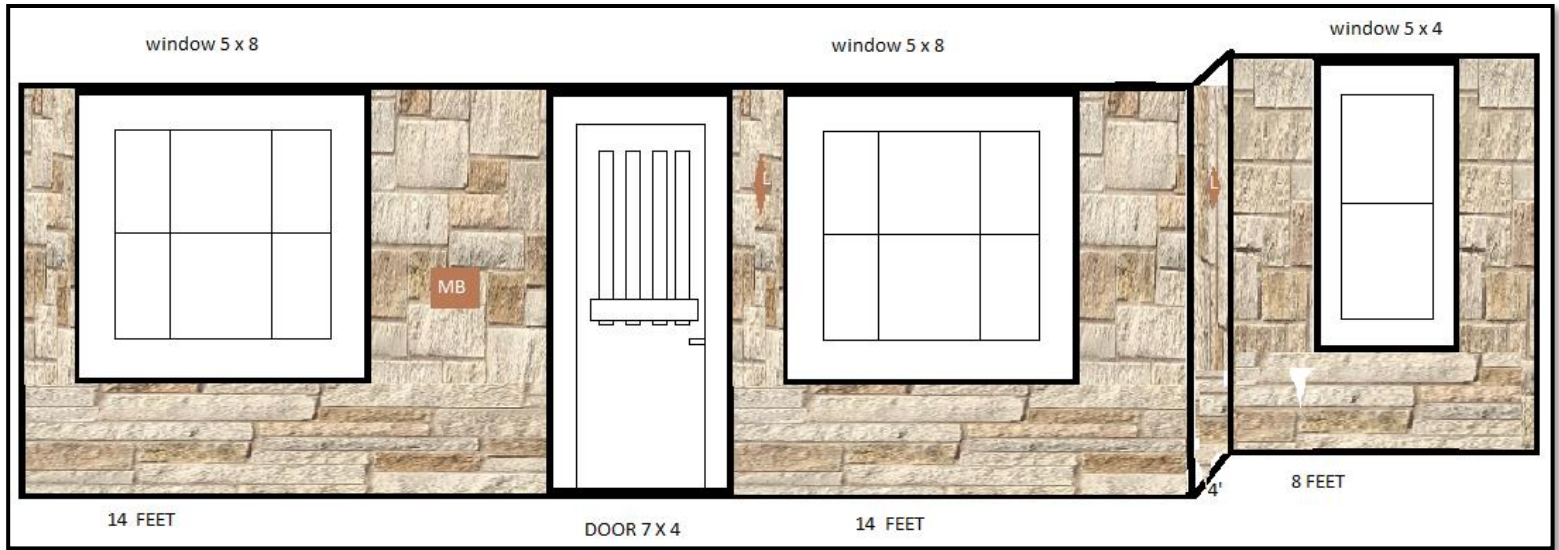


EXHIBIT "D"

1. Type of Action (check one):

☐ New Construction

☐ Signs

☐ Alteration to existing structure

☐ Moving-New Location

☒ Other: Add stone veneer to the front of the property

☐ Demolition - (May require inspection by the City of Visalia Building Division)

For further information contact Historic Preservation staff representative.

c. If masonry is used as an exterior material, please provide the following information:

Material: stone veneer

Size: 2 feet

Color: Light brown.

GOOD MORNING

THERE WILL BE NO CHANGES TO OTHER STRUCTURE.

NO COVERAGE FOR WINDOWS OR DOORS

THE FRONT WALL WEAR OFF AND THE LOOK IS NOT PROFESSIONAL., FRONT NEED REPAIR AND ESTHETIC TOUCH UP.

I have to be honest yes it can but i think the stone look will match the stone column and improve the look of the property.

On Tue, Mar 18, 2025 at 11:28 AM Cristobal Carrillo <Cristobal.Carrillo@visalia.city> wrote:

Thank you for the information. Is there a reason why the existing siding can't be repaired, or replaced with wood/hardie board siding of a similar appearance?

Cristobal Carrillo, Associate Planner

AERIAL MAP



HISTORIC DISTRICT AND LOCAL REGISTER MAP

