

HISTORIC PRESERVATION ADVISORY COMMITTEE

MEETING AGENDA

CHAIRPERSON:

Tyler Davis



VICE CHAIRPERSON:

Karen Ayala

COMMITTEE MEMBERS: Tyler Davis, Karen Ayala, Jay Hohlbauch, Jerome Melgar, Kim Lusk, Erick Arriaga, Jocelyn Duran

WEDNESDAY, APRIL 8, 2026

**CITY OF VISALIA ADMINISTRATION BUILDING
LOCATED AT 220 NORTH SANTA FE STREET, VISALIA CA 93292**

MEETING TIME: 5:30 PM

1. CALL TO ORDER
2. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Historic Preservation Advisory Committee (HPAC). You may provide comments to the HPAC at this time, but the HPAC may only legally discuss those items already on tonight's agenda.
3. MEETING MINUTES
 - A. March 11, 2026, Regular Meeting
4. PROJECT REVIEW
 - A. **HPAC Item No. 2026-07:** A request by Brad L. Maaske to add wood and chain link fencing to a site in the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 625 South Church Street (APN: 097-071-008).
5. DISCUSSION ITEMS
 - A. Committee and Staff Comments
 - i. Project Updates
 - B. Identification of Items for Future Agendas
6. 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.gov.

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.gov.

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.gov.

APPEAL PROCEDURE

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the HPAC. An appeal form with applicable fees shall be filed with the City Clerk at 220 North Santa Fe Street, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.gov or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON WEDNESDAY, APRIL 22, 2026

**MEETING MINUTES – MARCH 11, 2026, HISTORIC
PRESERVATION ADVISORY COMMITTEE**

**HISTORIC PRESERVATION ADVISORY
COMMITTEE**

MEETING AGENDA

Lusk absent. All
other members
present.

CHAIRPERSON:

Tyler Davis



VICE CHAIRPERSON:

Karen Ayala

COMMITTEE MEMBERS: Tyler Davis, Karen Ayala, Jay Hohlbauch, Jerome Melgar, Kim Lusk, Erick Arriaga, Jocelyn Duran

MEMBERS OF THE PUBLIC: Bruce McMahon, David Minyard

CITY STAFF: Cristobal Carrillo, Associate Planner

WEDNESDAY, MARCH 11, 2026

CITY OF VISALIA ADMINISTRATION BUILDING

LOCATED AT 220 NORTH SANTA FE STREET, VISALIA CA 93292

MEETING TIME: 5:30 PM

1. CALL TO ORDER – 5:30pm
2. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Historic Preservation Advisory Committee (HPAC). You may provide comments to the HPAC at this time, but the HPAC may only legally discuss those items already on tonight's agenda.

None.
3. MEETING MINUTES
 - A. February 25, 2026, Regular Meeting

A motion was made by Melgar, seconded by Ayala, to approve the meeting minutes. The motion was approved 6-0.

4. PROJECT REVIEW

- A. **HPAC Item No. 2026-06:** A request by Bruce McMahon 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 808 West Myrtle Avenue (APN: 096-151-009).

Staff presented its report and recommended that the HPAC approve the request as conditioned. The project applicant Bruce McMahon and property owner David Minyard were present and provided comments in support of the proposal. Discussion occurred regarding design of the project, in particular regarding the exposed rafter tails/rain gutters and gable vents. The Committee and applicant discussed possible alterations to improve compatibility. Following discussion, a motion was made by Melgar, seconded by Hohlbauch, to approve the request with the following modifications:

- That proposed Condition No. 2 be removed.
- That the roof brackets on the residence be maintained.
- That the new gable vents on the southern elevation be made of wood and match the look and proportions of the original gable vents.

The motion passed by a vote of 6-0.

5. DISCUSSION ITEMS

- A. Review of Draft Letter to the Visalia City Council – Tree Canopy Maintenance Within the Historic District

A motion was made by Ayala, seconded by Arriaga, to approve the proposed letter to the Visalia City Council concerning tree canopy maintenance in the Historic District. The motion was approved 6-0.

- B. Historic District Survey Project

The HPAC reviewed a list of properties located throughout City Limits, to survey and recommend for addition to the Local Register of Historic Structures. The following properties were chosen to pursue:

- 217 West Acequia Avenue (AT&T Building)
- 707 West Acequia Avenue (City of Visalia City Hall)
- 615 North Ben Maddox Way (Sequoia Walnut Growers Association Building)
- 737 North Ben Maddox Way (Tulare County Farm Bureau Building)
- 1712 West Beverly Drive
- 123 South Central Street
- 1845 South Court Street
- 1905 South Court Street
- 3011 North Demaree Avenue
- 1300 West Goshen Avenue (Visalia Cemetery Mausoleum)
- 1914 West Green Acres Drive
- 945 West Howard Avenue
- 1215 East Main Street (Southern California Edison Company Building)

- 2621 West Main Street
- 1414 West Meadow Avenue
- 1515 West Meadow Avenue
- 1016 East Mineral King Avenue
- 2244 East Mineral King Avenue
- 221 South Mooney Boulevard (Tulare County Courthouse)
- 915 South Mooney Boulevard (College of the Sequoias Administration Building)
- 248 North Ranch Street
- 2214 South Santa Fe Street
- 1639 West School Street
- 520 North Tipton Street
- 27000 South Mooney Boulevard (Tulare County Mooney Grove Park)

It was also requested that staff reach out to Tulare County staff in regard to de-listing “The Pioneer” statue, formerly located at Mooney Grove Park, from the National Register of Historic Places, as “The Pioneer” statue is no longer on the property.

A brief recess then occurred.

C. Committee and Staff Comments

i. Project Updates

Staff asked that members up for reappointment (Arriaga, Davis, Duran, and Melgar) send written verification to staff stating that they wish to be reappointed to the HPAC.

It was asked whether sites nominated to the Historic District/Local Register could be shared on the website, regardless of whether they are approved for designation. Staff stated they would research the issue.

D. Identification of Items for Future Agendas

None.

6. ADJOURNMENT – The meeting adjourned at approximately 7:30pm.



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: April 8, 2026

PROJECT PLANNER: Nolan Brown, Planning Technician
Phone: (559) 713-4359
E-mail: nolan.brown@visalia.gov

SUBJECT: Historic Preservation Advisory Committee Item No. 2026-07: A request by Brad L. Maaske to add wood and chain link fencing to a site in the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 625 South Church Street (APN: 097-071-008).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the proposal as conditioned by staff.

SITE DATA

The site is zoned R-1-5 and contains a triplex a detached garage currently undergoing conversion into an accessory dwelling unit. The project site is located within the Historic District and is not listed on the Local Register of Historic Structures.



PROJECT DESCRIPTION

The applicant is requesting approval to add wood and chain link fencing to the rear yard of the project site. Chain link fencing will be 6 feet tall, while the wood fencing will be 7 feet tall. Per the applicant the proposed fencing is for security purposes, to prevent access to the rear yard area where a detached garage is in the process of being converted into an accessory dwelling unit (ADU). The wood fencing will be located along the southern portion of the rear yard, while the chain link fencing will be placed along the alley to the west (see site plan and elevations in Exhibits "A" and "C").

The project site is subject to an open code enforcement case (CE250829), as development of the ADU and installation of the fencing began without issuance of a Building Permit. Please note, only the fencing is subject to HPAC review. Per State ADU law, the conversion of an existing structure into an ADU is not subject to HPAC review.

DISCUSSION

Development Standards

The wood fencing placed along East Sequoia Avenue does not meet the street side yard setback standards due to its location and height. It must be setback a minimum 5 feet from property line because it is 7 feet tall. The fence currently sits on the property line and must either be relocated to meet setbacks, or be reduced to a height of 3 feet. This requirement will

be enforced during Building Permit review and will need to be rectified before a Building Permit final inspection can be approved.

Architectural Compatibility

The wood fencing facing East Sequoia Avenue is considered compatible with other wood fencing within the Historic District, as well as with the structure onsite, which primarily contains wood siding exteriors. Chain link fencing proposed is not compatible with the main structure, but is located facing the rear alleyway, limiting visibility from both South Church Street and East Sequoia Avenue. As such, both fencing types would not interfere with the historic aesthetic of the existing structures onsite. Because of this, staff recommends approval.

Since the work has already been conducted without Building Permits, staff recommends the inclusion of Condition Nos. 2 and 3, requiring the applicant to obtain a Building Permit for the fencing within 60 days of the date of the HPAC's decision, and a passing final inspection within 90 days of the HPAC's decision.

FINDINGS AND CONDITIONS

For HPAC Item No. 2026-07 staff recommends that the Committee approve the proposed wall signage, based upon the following:

Findings:

1. The site is within the Historic District and is not listed in the Local Register of Historic Structures.
2. That the proposal is in keeping with the purpose and intent of the Historic Preservation Element and Ordinance.
3. That the proposal will not be injurious to the surrounding properties or character of the Historic District due to its compatibility with the surrounding area.
4. That the proposal will not be injurious to the character of the Historic District and surrounding area.

Conditions:

1. That the site be developed in substantial compliance with the Site Plan in Exhibit "A" and Proposed Fencing in Exhibit "C".
2. That the project undergoes the appropriate City permitting process.
3. The applicant obtain a Building Permit for all work conducted, and that permits be obtained within 60 Days of the date of HPAC's decision, and a passing final inspection within 90 days of the HPAC's decision.
4. That any significant changes in the operation of the proposed use, or any other changes to the exterior of onsite structures, be brought back to the Historic Preservation Advisory Committee prior to any review by the Planning Commission and/or issuance of a Building Permit.
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

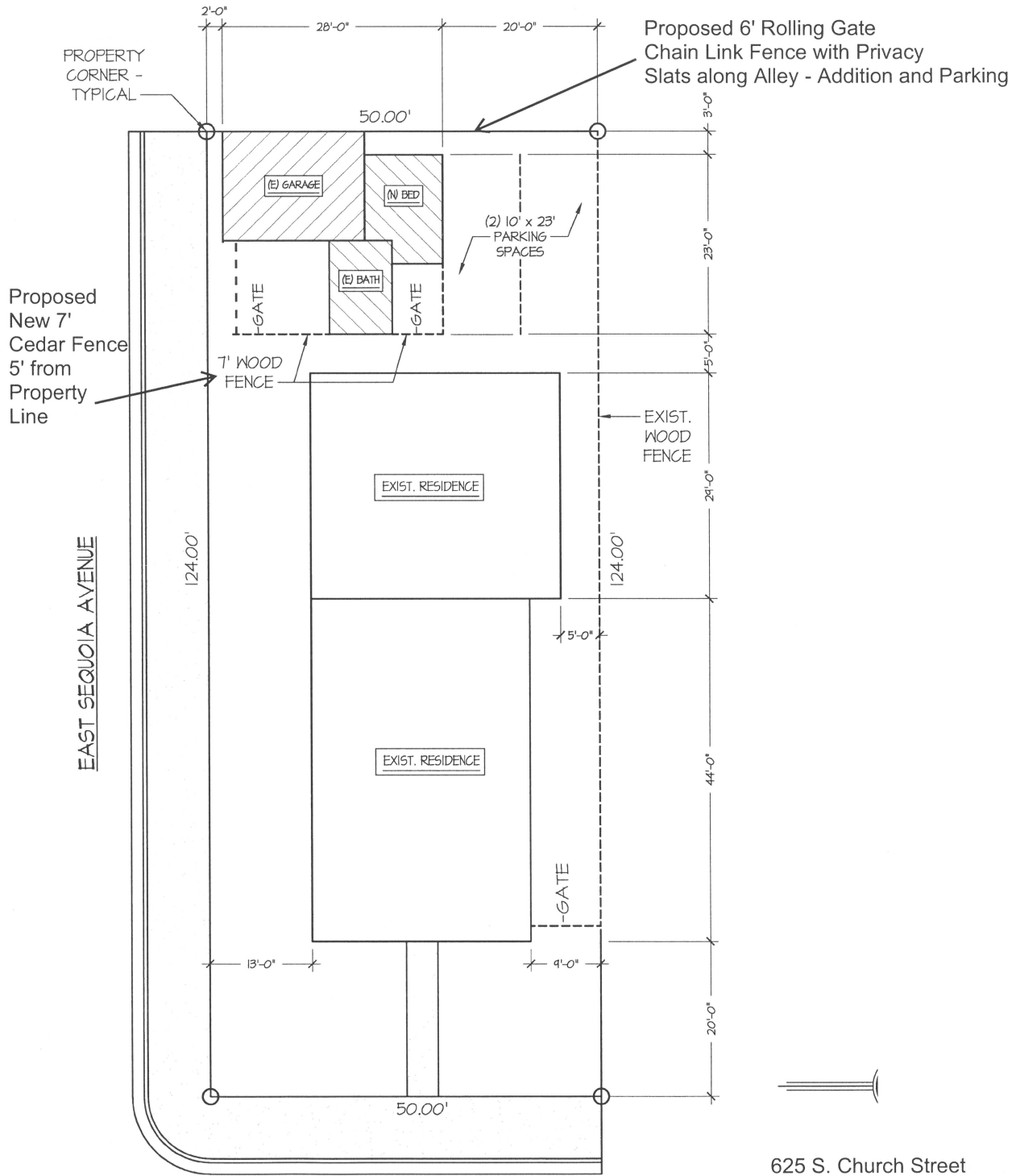
- Exhibit “A” – Site Plan
- Exhibit “B” – Building Elevations
- Exhibit “C” – Proposed Fencing
- Exhibit “D” – Historic District Survey Sheet
- Aerial Photo
- Historic District and Local Register Map

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

**Application for
Fences**



SITE PLAN

625 S. Church Street
Visalia, CA
APN: 097-071-008
Jose Oliva - Owner

1" = 10'-0"

EXHIBIT B



Front Elevation



Side Elevation



ADU

EXHIBIT C



EXHIBIT D

SURVEY FORM

Address: 625 S. Church Lot Size: Front 50'
Side 124'
APN #: Book 97 Block 071 Lot 8 Odd Shapes _____

FIELD SURVEY

- 1. Present Use: Vacant, Single Family, Duplex, Apartments, Vacant Lot, Commercial/Industrial, Institutional/Public, Offices, Other _____
- 2. Physical Description: Number of Stories 1
Roof Type: Gable, Hip, Flat, Gambrel, Jerkinhead, Other _____
Building Material: Wood, Shingle, Stucco, Brick, Concrete, Other _____
Style: Bungalow, Western Stick, Colonial Revival, Period/Tutor Revival, Vernacular, Queen Anne/Eastlake, Stick, Mission Style, Spanish Colonial Revival, Utilitarian, Other _____
- 3. Alterations: Yes, No, Maybe Comment: _____
- 4. Condition: Excellent, Good, Fair, Poor
- 5. Surroundings: Open Land, Landscaped lot, Residential, Commercial
- 6. Related Features: Architectural Details, Landscaping, Trees, Related Structures, Other _____

Photo Number: _____

Description: *part across front centered front door, all long windows. Square paired posts on porch. Lathiced vent in gable. Single car garage. Brackets in center end of gabled roof.*



HISTORIC RESEARCH

1. Present Owner: _____
2. Common Name: _____
3. Historic Name: _____
4. Original Owner: _____
5. Present Zoning: _____
6. Year of Original Construction: _____
7. Subsequent Alterations: _____
8. Architect: _____
9. Builder/Contractor: _____
10. Original Use: Single Family, Duplex, Apartments, Commercial,
 Industrial, Public/Institutional, Other _____
11. Past Uses: _____
12. Evaluation of Historical Importance: Associated with important event,
 Associated with important individual, Other _____
13. Main Theme of Historic Resource (check only one): Architecture,
 Arts & Leisure, Economic/Industrial, Exploration/Settlement,
 Government, Military, Religion, Social/Educational
14. Briefly State Historical Importance (dates, persons, events, etc.)

Sources: (list books, documents, surveys, interviews, and publishing dates)

Consultants Only Below Line

Architectural Style: _____

Details: _____

Evaluation: _____

Comments: _____

Aerial Map



Historic District and Local Register Map

