

**CITY OF VISALIA**  
**HISTORIC PRESERVATION ADVISORY COMMITTEE**  
**Wednesday, July 12, 2023, at 5:30PM**

CHAIR: Walter Deissler    VICE-CHAIR: Tyler Davis

COMMITTEE MEMBERS:  
Patty Kane, Jay Hohlbauch, Jordan Mulrooney, Karen Ayala

**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. Meeting Minutes**

1. June 28, 2023, Regular Meeting

**D. Project Reviews**

1. **HPAC No. 2023-15:** A request by Sonia Viruett for a freestanding sign, located within the O-C (Office Conversion) Zone. The project site is located at 432 South Church Street (APN: 097-052-007).

**E. Discussion Items**

1. HPAC/Building Advisory Committee – Subcommittee Assignment
2. Historic Recognition/Awards Program
3. Historic District Survey Project
4. Committee and Staff Comments
  - a. Project Updates
5. Identification of Items for Future Agendas

**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](mailto:cristobal.carrillo@visalia.city).

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



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**Wednesday, June 28, 2023, at 5:30PM**

CHAIR: Walter Deissler    VICE-CHAIR: Tyler Davis

**Kreps absent. All other  
members present.**

COMMITTEE MEMBERS:

Patty Kane, Michael Kreps, Jay Hohlbauch, Jordan Mulrooney, Karen Ayala

**MEMBERS OF THE PUBLIC: Sarah Catalina, Jacqueline Casillas**

**CITY STAFF: Cristobal Carrillo, Associate Planner**

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

**AGENDA**

**A. Citizen's Comments**

No public comment.

**B. Meeting Minutes**

1. June 14, 2023, Regular Meeting

A motion was then made by Kane, seconded by Hohlbauch, to approve the meeting minutes for June 14, 2023. The motion was approved 6-0 (Kreps absent).

**C. Project Reviews**

1. **HPAC No. 2023-13 (Continued Hearing):** A request by Rebecca Hernandez to remove and replace a freestanding sign within the O-C (Office Conversion) Zone. The project site is located at 904 West Main Street (APN: 093-225-007).

Staff requested a second continuance for the project as the no revised submittal had been submitted by the applicant. Public comment was received from Sarah Catalina and Jacqueline Casillas, with Downtown Realty, the group requesting the signage. Both Catalina and Casillas requested guidance from the HPAC on the design of the proposed signage. Discussion followed, with each of the HPAC members providing comments on what features the signage should include. Following discussion, a motion was made by Mulrooney, seconded by Kane, to continue the item to a future unspecified meeting of the HPAC, to allow time for the applicant to submit a revised signage proposal, incorporating the following recommendations:

- That the signage be more in keeping with the Craftsman/Arts & Crafts architecture of the existing building onsite;
- That more Craftsman/Arts & Crafts style ornamentation be placed on the signage, such as using two posts to hold the sign, with caps on the post;
- That the signage be secured to the frame/posts of the sign;

- That the signage contains design attributes similar to the signage located at 1004 W. Main Street.

The motion passed 6-0 (Kreps absent).

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

##### **1. City Council Reappointments of Committee Members**

Staff reported that the Visalia City Council approved the reappointments of Ayala, Hohlbauch, and Deissler.

##### **2. Historic Recognition/Awards Program**

The Committee discussed the potential of revising the guidelines for the Historic Recognition Program and reviving historic preservation awards in general. Discussion followed with the Committee requesting staff to contact former HPAC liaison Andy Chamberlain for information on possible awards guidelines that may have been used in years past. Mulrooney stated that he would obtain an estimate for the creation of new awards plaque. A motion was then made by Davis, seconded by Deissler to create a subcommittee to review the subject of an HPAC awards program. Davis, Deissler, and Kane volunteered to serve on the subcommittee.

It was then requested by Davis that staff send him the HPAC letter sent to the owner of 532 East Houston Avenue (encouraging the owner to apply for Local Register designation) to use as a template for a historic recognition letter.

##### **3. Historic District Survey Project**

The HPAC reviewed Areas B2, D1, and D2 of the Historic District Survey Project. A request was made by the Committee to create materials to keep track of HPAC reviews, including mapping and Excel spreadsheets.

##### **4. Committee and Staff Comments**

###### **a. Project Updates**

Staff reported that with his absence from the June 28, 2023, meeting, and per the policies of the City of Visalia Committees and Commission Handbook, Kreps would be removed from serving the remainder of his term on the HPAC. Staff stated that the City would publish a notice requesting applications to fill the vacancy.

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

None.

#### **E. Adjournment**

Staff stated that per the City Clerk a motion was not necessary to adjourn a meeting. Subsequently, the meeting was adjourned at 7:02pm.

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## REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: July 12, 2023

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

**SUBJECT:** Historic Preservation Advisory Committee Item No. 2023-15: A request by Sonia Viruett for a freestanding sign, located within the O-C (Office Conversion) Zone. The project site is located at 432 South Church Street (APN: 097-052-007).

### STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the proposed signage as described in the report and conditions.

### SITE DATA

The site is zoned O-C (Office Conversion) and contains a beauty salon and five-stall parking lot. The project site is located within the Historic District and is not listed on the Local Register of Historic Structures.

### RELATED PROJECTS

HPAC Item No. 2023-03: On February 22, 2023, the HPAC considered a request by Sonia Viruett for a Conditional Use Permit to establish a beauty salon, and add a freestanding sign, at 432 South Church Street. The HPAC approved the proposed signage and recommended approval of the Conditional Use Permit to the Visalia Planning Commission.

Conditional Use Permit No. 2023-05: On April 10, 2023, the Planning Commission considered a request by Sonia Viruett to establish a beauty salon at 432 South Church Street. The item was continued due to errors in the mailing of public notices. The Planning Commission subsequently considered the request on April 24, 2023, and approved the Conditional Use Permit as recommended by the HPAC.

### PROJECT DESCRIPTION

The applicant proposes the placement of an approximately five foot tall, 12 square foot freestanding sign for an existing beauty salon. The sign contains capped wood posts, an aluminum composite surface, and is located within the front yard setback of the project site (see Exhibits "A" and "B"). Signage was previously approved by the HPAC for the site on February 22, 2023 and is shown in Exhibit "C". However, the applicant changed the design of the freestanding sign and placed it onsite without obtaining a Building Permit. Per a site



inspection conducted by staff July 7, 2023, the original sign appears to have been used as a base for the new signage. A Code Enforcement case was created, and the applicant informed of the issue in June 2023. No other exterior alterations are proposed at this time.

## **DISCUSSION**

### Development Standards

Freestanding signs within the O-C Zone must be setback a minimum five feet from property line, be no taller than 6 feet, and not exceed 35 square feet in size. The proposed sign meets all requirements based on the exhibits provided and site inspection conducted. Condition of Approval No. 2 is included requiring the applicant to obtain all necessary approvals for placement of the freestanding sign, in this case a Building Permit. Compliance with development standards will be verified during Building Permit review and inspections.

Normally the Visalia Municipal Code (VMC) requires freestanding signs to contain sign bases that are not less than 50% of the width of the widest part of the sign. However, for sites that contain residential conversions of structures, VMC Section 17.48.110.C.7 allows for the placement of posts, so long as they are compatible with the structure onsite and maintain a residential character and appearance. For historic properties, this typically consists of signage on two posts, made of wood or wood like materials. Per the elevations provided, the proposed signage is considered appropriate.

### Architectural Compatibility

For the proposed signage, Visalia Municipal Code Section 17.56.050.C.4 permits the HPAC to approve, conditionally approve, or deny a sign application based upon its proposed design and/or materials. The freestanding sign posts are made of wood materials similar to the building exterior and other signage within the Historic District. The posts also contain caps that approximate the appearance of the exposed rafter tails on the beauty salon roof. Although the sign face is made of aluminum composite, it does not convey a metallic appearance, and it is compatible with the wooden posts. Given the above, staff believes the design and materials are historically compatible and recommends approval of the proposed signage.

## **FINDINGS AND CONDITIONS**

For HPAC Item No. 2023-15 staff recommends that the Committee approve the request, subject to the findings and conditions listed below:

### Findings:

1. The site is within the Historic District and is not listed on 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 as is consistent with the surrounding area, and the Historic District.

### Conditions:

1. That the project shall be developed in substantial compliance with the site plan in Exhibit "A" and signage elevations in Exhibit "B".
2. That the project undergoes the appropriate City permitting process.

3. That any significant changes to the exterior of onsite structures be brought back to the Historic Preservation Advisory Committee prior to issuance of a Building Permit.
4. That all other City codes and ordinances be met.
5. 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**

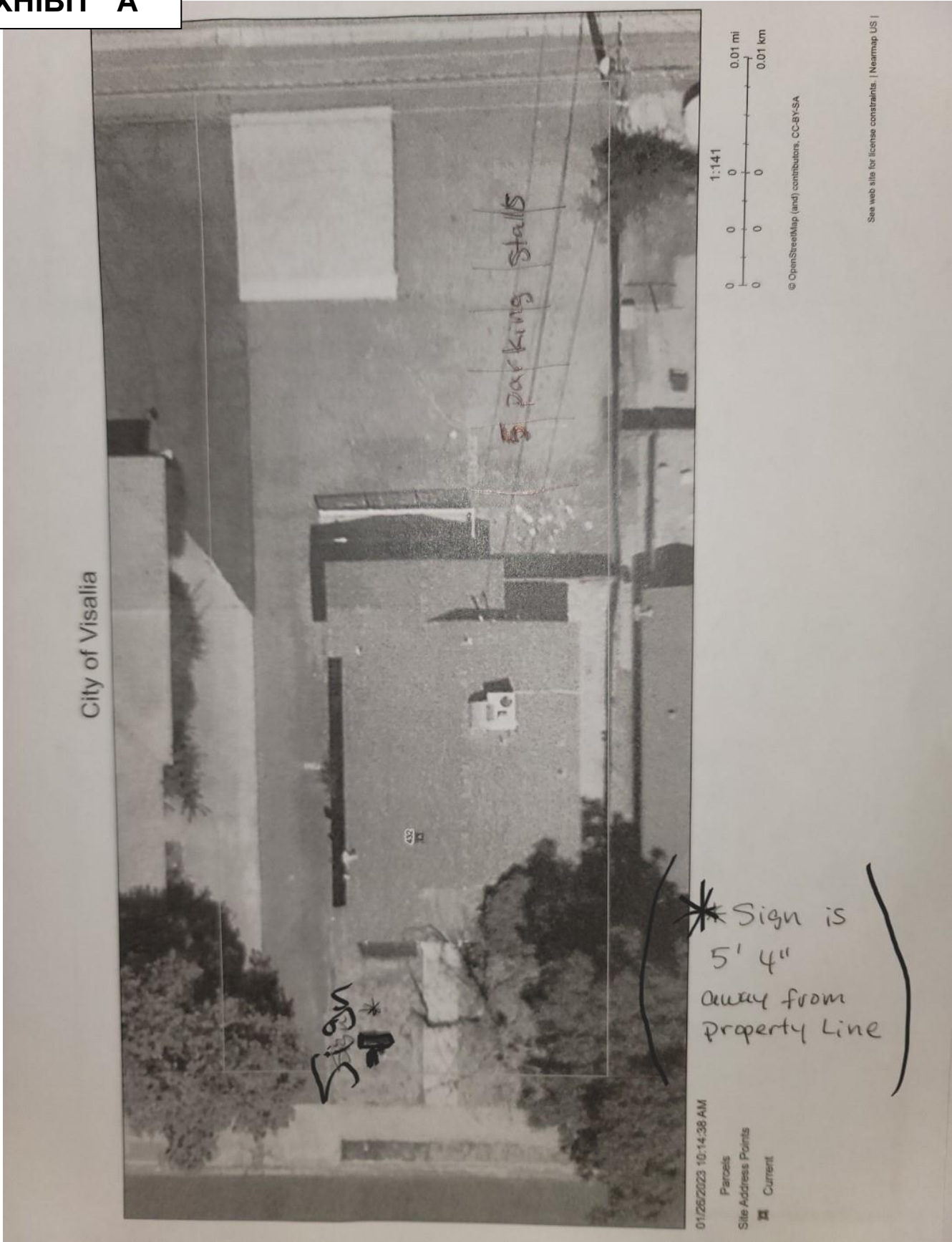
- Exhibit “A” – Site Plan
- Exhibit “B” – Proposed Signage
- Exhibit “C” – Previously Approved Signage
- Exhibit “D” – Building Elevations
- Aerial Map
- Historic District and Local Register Map

### **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](http://www.visalia.city) or from the City Clerk.



**EXHIBIT "A"**



HPAC Item No. 2023-03 – 432 S. Church Street – Beauty Salon CUP, Signage

**EXHIBIT "B"**



36" X 48.25" Aluminum Composite Signs Single Sided  
Applied to Front of Existing Sign and Contour Cut to Match Shape  
**\$207.45 + Tax**

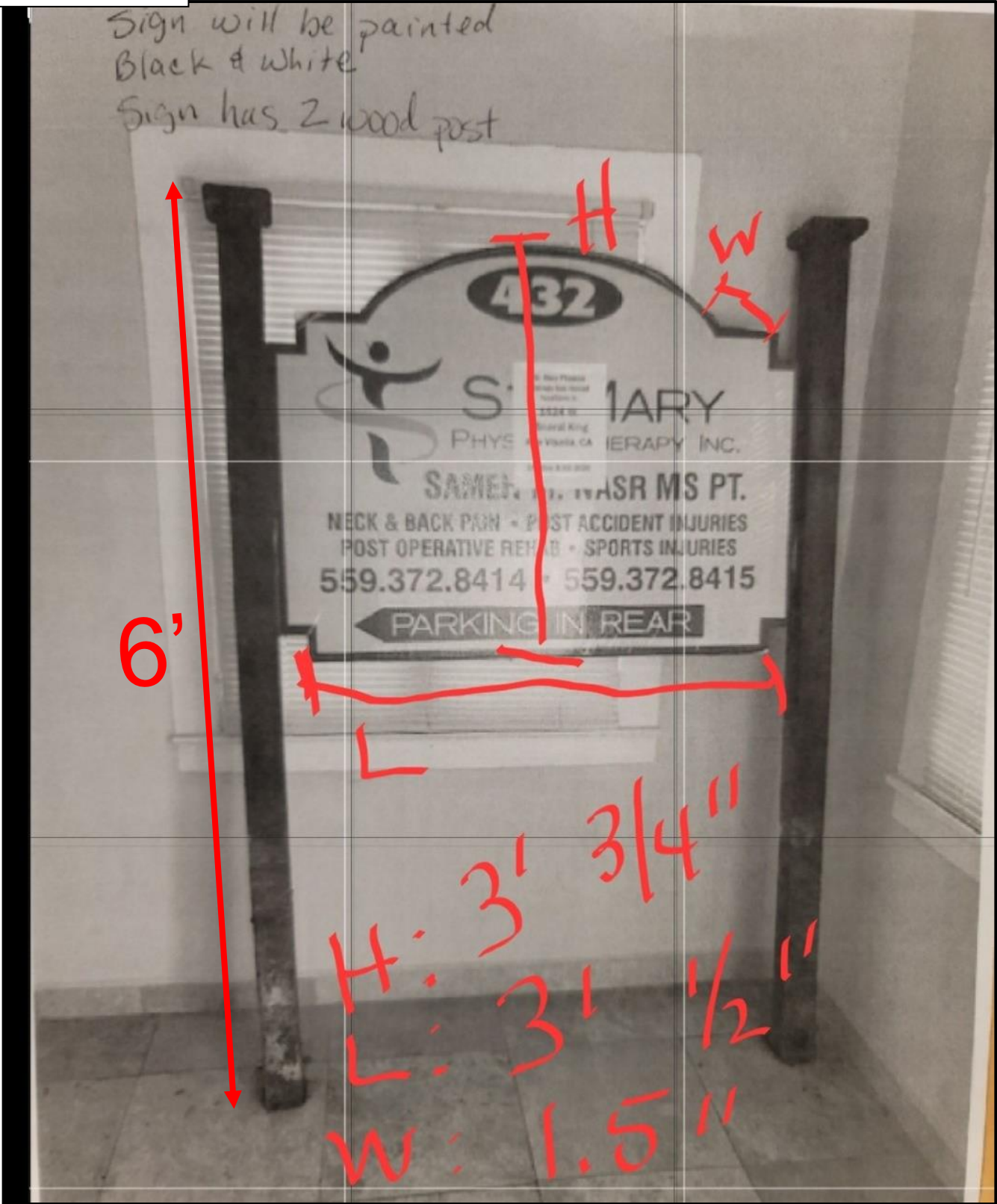
36" X 48.25" Aluminum Composite BLANK  
Applied to Back of Existing Sign and Contour Cut to Match Shape  
**\$75**

Paint Posts on Existing Sign to White - **\$23ea**

*NEW simple Sign Design*

**EXHIBIT "C"**

Sign will be painted  
Black & white  
Sign has 2 wood post



**EXHIBIT "D"**



**WEST**



**NORTH**



**EAST**

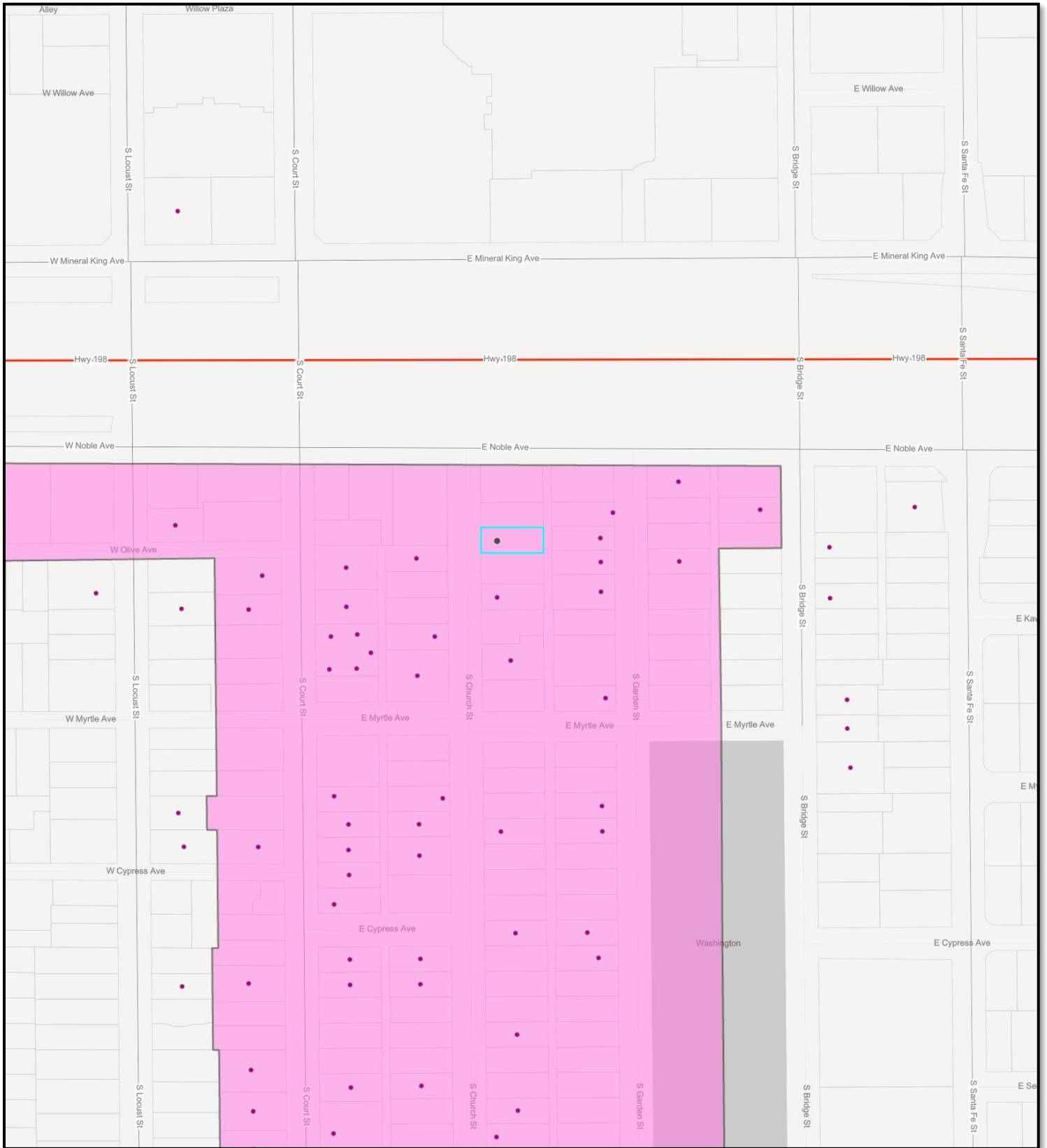


**SOUTH**

# Aerial Map



# Historic District and Local Register Map



# HPAC AWARDS EXPLAINER - 1990

## **1. *What are the historic preservation awards?***

Each year, the City of Visalia Historic Preservation Advisory Committee honors individuals who have performed extraordinary construction or continued maintenance to historical properties and structures in the city. This year was the ninth annual awards presentation, and five property owners were honored.

## **2. *What determines if a building is historical?***

The rule of thumb used by the State of California is any structure which is at least 50 years old. Visalia also has a historical district, generally surrounding the downtown area, and a list of historical structures which are of special concern. There are about 350 officially recognized historical structures. In addition, there are many "historical buildings" which are not in the historical district and which are not on the list of historic structures which are, nevertheless, historical and have special value.

## **3. *How are buildings nominated?***

Any person can submit a nomination, in writing, to the Historical Preservation Advisory Committee. The Committee members also nominate buildings for consideration. To be considered, the building must be in the city limits, be historic, and cannot be a previous award winner. 57 buildings have received awards in the past nine years.

## **4. *How is judging conducted?***

Staff takes pictures of the nominated properties and the Committee reviews these pictures and also goes out to each of the sites to look at them closely. The Committee has regular public meetings, and at one or two of these meetings, takes time to discuss the nominations. The Committee likes to have a strong consensus before seriously considering awarding a property an award. The Committee considers many factors in their evaluation, such as:

- \* Quality of maintenance and upkeep of the existing structure
- \* Architectural consistency and compatibility of exterior modifications
  - fences
  - roof vents, antennae and chimneys
  - repair work
  - new windows
- \* Quality of design and upkeep of landscaping
- \* Quality of signage, if it is a commercial property
- \* Architectural significance: does this building have a unique visual quality?

## **5. *Is it more expensive to remodel or improve a historic home?***



This depends on the age of the structure, materials used, and the extent of the remodel. Often, older buildings have additional structural improvements which need to be made during remodelling, due to factors such as termites, dry rot, and rust.

**6. What would be some of the issues someone would have to consider if they were going to improve a historical building?**

If it is in Visalia, call the city planning department to see if the Historic Preservation Committee needs to review the work first. If the improvements relate only to landscaping, interior work, painting, or reroofing with similar materials, the Committee does not review these types of jobs.

The work should be sensitive to the historical character of the home. For example, chrome porch pillars on a California bungalow house would be out of character of the historic structure. Work does not have to be extraordinary or expensive to make a historic property look impressive. Do little things like mow your lawn, keep the front painted, repair the roof when the shingles look worn, don't keep junk vehicles in the front driveway or on the front lawn.

**7. Who were the winners? Where are they located and why were they honored?**

Residential Awards

4  
Address: 632 N. Encina  
Owner: Dolly Maxwell  
Date Built: 1936, by Clyde Switzer  
Style: Vernacular  
In District: Yes  
On Register: No  
Notes: Park-like setting, with antique lamp posts. Originally built for an assessed value of \$5,200.

1  
Address: 714 N. Highland  
Owner: Jeanne Chandler  
Date Built: 1913, by Howard Parish  
Style: Bungalow  
In District: Yes  
On Register: Yes: Focus Structure  
Notes: The 1 and 1/2 story house has an asymmetrical facade with a large gabled dormer to the side of the porch. Park-like setting with outstanding heritage trees.

5  
Address: 513 S. Garden  
Owner: Debra Neeley  
Date Built: 1906, by W.S. Campbell  
Style: Colonial Revival  
In District: Yes  
On Register: Yes: Focus Structure  
Notes: L-shaped front porch with paired columns. The house has a complex, flaired roof-line.

### Commercial/Rehab Awards

2  
Address: 1420 W. Center  
Owner: Scott and Mitra Lyons  
Date Built: 1928 by R.B. Abbot (for \$3,600)  
Style: Bungalow  
In District: No  
On Register: No  
Architect: Ray Schlick.  
Contractor: Zotties Construction  
Notes: The southwest corner of the building, and the bay windows along the east side of the house are new additions.

3  
Address: 810 W. Acequia  
Owner: Rick and Susan Mangini  
Date Built: 1917 by W.G. Ferguson  
Style: Originally one story bungalow.  
In District: No  
On Register: No  
Architect: Mangini Associates.  
Contractor: Robert Self.  
Notes: Originally built as a one-story. In 1947, the attic was converted to living space. The gable over the porch and the bay window on the second story were additions done by the Manginis.

### **8. How were they honored?**

The winners were invited to a City Council meeting on June 13th. The Historic Committee presented a bronze plaque and a certificate to each winner.

# HPAC AWARDS NOMINATING CRITERIA - 1994

## NOMINATING CRITERIA

### 1. General Maintenance

The routine upkeep of the structure should be in good to excellent maintenance. By routine upkeep, it is meant that the exterior paint is in good shape; that the lawn looks manicured, or is at least in some kind of healthy condition; that the building materials that were used are still in decent shape...etc. The overall appearance of the structure and its immediate surroundings should give you a nostalgic feeling.

### 2. Architectural Features

Architectural features such as balance, symmetry, formal composition, expressions of diverse functions (window openings, walls, entrys, roof configurations, eaves,) and the choice and finish of materials. These features, if they are authentic, can be a very close measurement of the structure's relative age.

### 3. Consistency with Original Structure

The consistency of the structure's purpose from the original intent is another criteria to investigate when making nominating decisions. Does the structure still operate as it was intended when it was built? Are the spaces in the structure being wholly utilized as the way they were intended? Has the structure been altered to improve or to change the consistency?

### 4. Infill Consistency

If the structure has abandoned its original purpose, then has the infill utilized the structure to its upmost potential? Does the feel of the structure change for the better or the worse? Does it mesh well with its surroundings as it did before? These are the types of questions you should ask yourself when

confronted with a structure in this category.

5. Alterations/Additions

Alterations and additions to structures within the Historic District must go through HPAB in order to get any kind of permit. Through this process, we have managed to have some control over whether or not proposed alterations/additions were appropriate for the general character and feel of the neighborhood as well as the individual historic values of the structures themselves. When considering nominating criteria, concerned elements are of appropriateness, consistency with materials and finishes, the general feel of the building (Does it change?), architectural features (continued or altered?), type of construction...etc.

6. Moved and Saved Category

The concern with moving and saving a structure is the closeness to the original orientation of the building and the compatibility with the area it is moved to. For instance, if the front door was originally facing south, is it still facing south?

7. Special Features

Special features of a particular structure include mostly architectural features that stand out and date a structure by placing it into a specific time period (i.e. Colonial, Georgian, Federal, Greek Revival, Early Victorian, Victorian, and Twentieth Century).

8. Styles for Visalia: How to Recognize Them

Bungalow Style

- a. Gabled roof facing the street
- b. Shed dormer
- c. Wood shingle siding

- d. Tapered porch post
- e. Sun porch
- f. Battered porch piers
- g. Tapered porch posts
- h. King post
- i. Tie beam
- j. Rafters
- k. Wall plate
- l. Collar beam
- m. Knee braces
- n. Wide window openings
- o. Flared base
- p. Exterior chimney
- q. Small windows flanking chimney

### Stick

- a. Horizontal, vertical, and/or diagonal boards set against a plain surface
- b. Square bay windows
- c. Gabled roof
- d. Eaves with brackets for support

### Colonial Revival

- a. Slate tile roof or shingle roof
- b. Bevel siding
- c. Swan's neck pediment
- d. Single-light sash
- e. Large three-part window
- f. Glass-paneled door
- g. Oversize side lights
- h. Square sights in upper sash
- i. Single light in lower sash
- j. Striaight window heads
- k. Large pilastered and arcaded chimney stack
- l. Smoothe brick finish in Flemish bond with fine joints
- m. Board siding on facade
- n. Board siding on cheeks of oversize dormers
- o. Bay window
- p. Large balconied entry portico or porch

### Queen Anne/Eastlake

Queen Anne:

- a. Irregularity of plan and massing

- b. Different wall surfaces (i.e. brick for ground story with shingles and/or horizontal
- c. Bay windows, straight-topped windows, or round-arched windows
- d. Window panes set in lead or wooden sashes
- e. High and multiple roofs with ridges set at right angles
- g. A-roof is predominant
- h. Chimneys are paneled or modeled in cut or molded brick
- i. Classical small detailing

#### Eastlake:

- a. Massive and robust porch posts, railings, balusters and pendants
- b. Large curved brackets and scrolls at corners or projections
- c. Spindles and lattice work along porch eaves
- d. Often confused with Queen Anne and sometimes combined with it

#### Mission Style

- a. Stucco or plaster finish
- b. Arcades
- c. Red-tiled roof
- d. Curvilinear gable
- e. Projecting eaves with exposed rafters
- f. Canales (water spouts)
- g. Coping or top of parapet covered
- h. Bell tower
- i. Iron balconet
- j. Archivolts trim
- k. Piers
- l. Impost molding

#### Colonial Revival

- a. Enriched compound arch
- b. Iron window grilles
- c. Arcaded cornice
- d. Arcades supported by columns
- e. Carved and molded capitals
- f. Molded cornice
- g. Red tile roof
- h. Enriched classical door
- i. Enriched corbels
- j. Curvilinear gable
- k. Bell tower

- l. Niches
- m. Enriched cornice window head
- n. Plastered and arched portal
- o. Iron balconet
- p. Arched window opening
- q. Lintel-type window opening
- r. Loggia

### Ranch Style

- a. Gabled roof
- b. Long front porch
- c. Long side generally faces the street
- d. Common to residential neighborhoods of Visalia

### Shingle Style

- a. Gable roof with long slopes
- b. Multi-light casement windows
- c. Shingle siding
- d. Shingle-covered porch posts
- e. Two-story bays
- f. Pent roof
- g. Eaves close to the wall
- h. Multi-gabled roof
- i. Circular two-tiered porch
- j. One-story gabled porch
- k. Multi-light sash windows
- l. Undulating or wave-pattern shingle siding
- m. Conical roofed tower with hip knob and finial
- n. Gable end pent

### Period Revival: Tudor Revival

- a. Steeply pitched gable roof
- b. Half-timbering
- c. Closely related to the Ranch Style homes with the exception of the roof's steep pitch

### Vernacular

- a. May be of obvious style but built with unusual local material
- b. Particularly unique buildings which do not fit into any major style category

- c. Building forms expressing no identifiable style

#### Western Stick Style

- a. Gentle pitched gable roofs
- b. Projecting balcony
- c. Projecting second story porch
- d. Exposed and extended rafters with attenuated ends
- e. Projecting purlins
- f. Window sill
- g. Extended balcony sill
- h. Protruding balcony rail
- i. Casement-type window
- j. Shingle siding

#### Utilitarian

- a. Describes a functional emphasis of the structure
- b. Examples under this heading are:
  - Gas stations
  - Water towers
  - Some industrial buildings
  - Lamp posts
  - Drive-in restaurants

#### Commercial Italianate

- a. Brick structures with wooden trim
- b. Some are wooden structures that were stuccoed over at a later date
- c. Flat-fronted with a bracketed cornice and a parapet
- d. Sometimes topped with a cresting
- e. Tall and narrow windows symmetrically placed with flat or rounded tops and prominent lintels
- f. Ornamentation and elegant proportions

#### International Style

- a. Plain stucco or plaster surface
- b. Metal casement windows
- c. Absence of cornice or projecting eaves
- d. Curtain wall of glass



- e. Cantilevered balcony or upper floor
- f. Closed or boxed eaves
- g. Clerestory windows