

**CITY OF VISALIA**  
**HISTORIC PRESERVATION ADVISORY COMMITTEE**  
**Wednesday, March 13, 2024, at 5:30PM**

CHAIR: Tyler Davis      VICE CHAIR: Patty Kane

COMMITTEE MEMBERS:  
Jay Hohlbauch, Jordan Mulrooney, Karen Ayala, Jerome Melgar

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

**AGENDA**

**A. Citizen's Comments**

**B. Minutes**

1. February 28, 2024, Regular Meeting

**C. Discussion Items**

1. Project Update – 434 & 436 South Garden Street
2. Committee Terms Discussion
3. Historic Recognition/Awards Program
  - a. Guidelines Discussion
4. Identification of Items for Future Agendas
5. Committee and Staff Comments
  - a. Project Updates
  - b. Lifestyle Magazine Article
6. Historic District Survey Project
  - a. Review of Properties
  - b. Discussion of Properties Outside the Historic District

**D. 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).

## **APPEAL PROCEDURE**

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



# MEETING MINUTES – FEBRUARY 28, 2024

## CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE Wednesday, February 28, 2024, at 5:30PM

VICE-CHAIR: Tyler Davis

COMMITTEE MEMBERS:

Patty Kane, Jay Hohlbauch, Jordan Mulrooney, Karen Ayala, Jerome Melgar

MEMBERS OF THE PUBLIC: Clay Ipsen, Derek Farmer

CITY STAFF: Cristobal Carrillo, Associate Planner

All members  
present.

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

### AGENDA

#### A. Election of Chair and Vice-Chair

Kane nominated Davis for Chair. The motion was seconded by Ayala. No other nominations were received. The motion passed by a vote of 5-0-1 with Davis abstaining.

Ayala nominated Kane for Vice-Chair. The motion was seconded by Hohlbauch. No other nominations were received. The motion passed by a vote of 5-0-1 with Kane abstaining.

#### B. Citizen's Comments

None.

#### C. Minutes

1. February 14, 2024, Regular Meeting

A motion was made by Ayala, seconded by Mulrooney, to approve the meeting minutes for February 14, 2024. The motion was approved 6-0.

#### D. Discussion Items

1. Consultation with HPAC – 320 North Church Street

The HPAC accepted and provided comment on a presentation from Clay Ipsen for the future development of a three-story office/residential building at 320 North Church Street. Additional comment was provided by Derek Farmer. The Committee provided guidance on what architectural features it would like to see incorporated into the building.

2. Project Update – 434 & 436 South Garden Street

Staff stated that it was still gathering information. The item was subsequently postponed to the meeting of March 13, 2024.

3. Historic Preservation Month Proclamation

It was requested that the proclamation be discussed at a later meeting date, closer to May 2024 [Note: Staff will agendaize discussion of the proclamation for March 27, 2024.] Davis requested that the previously submitted proclamation application be sent to him for review.

4. Historic Recognition/Awards Program

The Committee discussed the revised plaque designs submitted by former HPAC member Walter Deissler. On a motion from Kane, seconded by Hohlbauch, the Committee voted 6-0 to approve the following award plaque design:



Davis stated that he would draft a request to the City Council for funding of the new award plaques through the Commissions/Committee funding program. A goal was set to award a plaque in 2024.

Staff recommended that the Committee also draft guidelines for the granting of awards. It was requested that staff agendaize a discussion on awards guidelines for the March 13, 2024, meeting. It was also requested that previous guidelines developed by former HPACs be provided to the Committee for review.

The Committee then discussed what should occur with the eight original award plaques currently in possession by staff. Davis recommended that all eight plaques be awarded in 2024, with new plaques created in 2025, using the new City logo.

5. Identification of Items for Future Agendas

It was requested that a discussion of HPAC Committee terms be placed on the March 13, 2024, meeting agenda.

## 6. Committee and Staff Comments

### a. Project Updates

Staff provided updates on projects within the Historic District and Local Register. This included discussion of a request by property owner Niki Schwan for recommendations on a fence contractor for 533 North Locust Street. Both Melgar and Hohlbauch stated they would provide recommendations to staff to share with Schwan.

Davis also discussed the demolition of two architecturally significant residences located at 110 and 128 Martin Street, outside the Historic District and Local Register.

Melgar shared that he had reached out to Lifestyle Magazine to write an article about historic streetscapes in Visalia. It was requested that discussion of the article be placed on the March 13, 2024, meeting agenda.

## 7. Historic District Survey Project

### a. Review of Properties

The HPAC conducted a review of areas A41, A42, A46, A47, B31, and C49.

## E. Adjournment

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**CITY OF VISALIA**  
**HISTORIC PRESERVATION ADVISORY COMMITTEE**  
**TERMS**

**1. Tyler Davis, Chair**

- a. 1<sup>st</sup> term (partial): 6/2021 – 6/2022 (Completing existing term of member who resigned).
- b. 2<sup>nd</sup> term: 7/2022 – 6/2024

**2. Patricia Kane, Vice-Chair**

- a. 1st term: 4/2018 – 6/2020
- b. 2nd term: 7/2020 – 6/2022
- c. 3<sup>rd</sup> term: 7/2022 – 6/2024 (terms out after June 2024).

**3. Karen Ayala**

- a. 1<sup>st</sup> term (partial): 1/17/2023 – 6/30/2023 (Completing existing term of member who resigned)
- b. 1<sup>st</sup> full term: 7/1/2023 – 6/30/2025

**4. Jay Hohlbauch**

- a. 1<sup>st</sup> term: 7/2020 – 6/2022
- b. 2<sup>nd</sup> term (partial): 7/2022 – 6/2023
- c. 2<sup>nd</sup> full term: 7/1/2023 – 6/30/2025

**5. Jordan Mulrooney**

- a. 1<sup>st</sup> term (partial): 5/2022 – 6/2022 (Completing existing term of member who resigned).
- b. 1<sup>st</sup> term: 7/2022 – 6/2024

**6. Jerome Melgar**

- a. 1<sup>st</sup> term (partial): 11/6/2023 – 6/30/2024 (Completing existing term of member who was removed).

**7. Vacant (formerly Walter Deissler)**

- a. 1<sup>st</sup> term (partial): \_\_\_ – 6/30/2025 (Will complete remaining term of Walter Deissler)

## **COMMITTEES AND COMMISSIONS HANDBOOK**

### ***Term Limits and Replacement Process***

Term length for all members of Committees/Commissions is standardized to two-year terms. All terms begin on July 1<sup>st</sup> and end on June 30<sup>th</sup>.

Each committee member may serve three (3) two-year terms (for a total of six years). After serving for six years on a committee, a person must remain off for one year before reapplying to that same committee. This does not prohibit the person from immediately applying to a different committee or commission.

Because member turnover may periodically cause some difficulty in obtaining a quorum, a member's term may be temporarily extended for an additional six months by the committee.

Last updated March 8, 2024

# **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.

**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.

## 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