

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, April 10, 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. March 27, 2024, Regular Meeting

C. Projects

1. **HPAC Item No. 2024-05**: A request by Nicholas Champlin to replace fourteen windows on a single-family residence and seven windows on an accessory dwelling unit, located in the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 603 South Garden Street (APN: 097-072-002).

D. Discussion Items

1. St. Mary's Church Tower Update – 608 North Church Street
2. Historic Recognition/Awards Program
 - a. Guidelines Discussion
3. Lifestyle Magazine Article
4. Identification of Items for Future Agendas
5. Committee and Staff Comments
 - a. Project Updates
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.

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

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 or from the City Clerk.



MEETING MINUTES – MARCH 27, 2024

CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE Wednesday, March 27, 2024, at 5:30PM

CHAIR: Tyler Davis

VICE CHAIR: Patty Kane

Davis & Mulrooney
absent. All other
members present.

COMMITTEE MEMBERS:

Jay Hohlbauch, Jordan Mulrooney, Karen Ayala, Jerome Melgar

MEMBERS OF THE PUBLIC: Joel Glick, Larry Lewis, Rick Owens, Chris Taylor, Ron Vanderweerd, Glass Shop Employee #1, Glass Shop Employee #2

CITY STAFF: Cristobal Carrillo, Associate Planner

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

AGENDA

A. Citizen's Comments

None.

B. Minutes

1. March 13, 2024, Regular Meeting

A motion was made by Melgar, seconded by Hohlbauch, to approve the meeting minutes for March 13, 2024. The motion was approved 4-0.

C. Projects

1. **HPAC Item No. 2024-03:** A request by Joel Glick to replace eight wood windows for the Creative Center building, located in the QP (Quasi-Public) Zone. The project site is located at 616 North Bridge Street (APN: 094-095-001).

Staff presented its report and recommended that the HPAC deny the request. Public comment in favor of the proposal was received from Joel Glick, Larry Lewis, Rick Owens, Chris Taylor, and Bill Huott (e-mail).

The HPAC approved a 10-minute recess (motioned by Melgar, seconded by Hohlbauch) for the applicant to provide window samples. The HPAC reconvened at 6:18pm. Following discussion, a motion was made by Ayala, seconded by Melgar, to approve the proposal with modifications requiring installation of Milgard Trinsect windows, with surface divided lines (muntins), full wood window screens for the four windows visible from the public street (on the north and south building exteriors), and half window screens for the four windows on the eastern building elevation. The motion passed by a vote of 4-0.

2. **HPAC Item No. 2024-04:** A request by Gloria McPhail and Larry Lewis to replace four windows for a single-family residence, and replace a garage door for a detached garage, located in the D-MU (Downtown Mixed Use) Zone. The project site is located at 415 North Garden Street (APN: 094-272-004).

Staff presented its report and recommended that the HPAC approve the request with conditions. Public comment in favor of the proposal was received from Larry Lewis, Rick Owens, Rick Owens, Ron Vanderweerd, and Bill Huott (e-mail). Following discussion, a motion was made by Melgard, seconded by Hohlbauch, to approve the proposal as recommended by staff. The motion passed by a vote of 4-0.

D. Discussion Items

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

The Committee tabled discussion on this item to the April 10, 2024, meeting.

2. Historic Preservation Month Proclamation

A motion was made by Ayala, seconded by Melgar, to approve the proclamation application and send it to the Visalia City Clerk for consideration. The motion was approved 4-0.

3. Lifestyle Magazine Article

The Committee discussed edits to the draft Lifestyle Magazine article. It was requested that the item be added to the April 10, 2024, meeting agenda.

4. Identification of Items for Future Agendas

None.

5. Committee and Staff Comments

- a. Project Updates

None.

6. Historic District Survey Project

- a. Review of Properties
- b. Discussion of Properties Outside the Historic District

The Committee tabled discussion on these items to the April 10, 2024, meeting.

D. Adjournment

The meeting was adjourned at 7:17pm.

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REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: April 10, 2024

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

SUBJECT: Historic Preservation Advisory Committee Item No. 2022-05: A request by Nicholas Champlin to replace fourteen windows on a single-family residence and seven windows on an accessory dwelling unit, located in the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 603 South Garden Street (APN: 097-072-002).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the proposed window replacement to the single-family residence and accessory dwelling unit (ADU), as specified 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 and ADU, all displaying "Vernacular" architectural elements.



PROJECT DESCRIPTION

Per the operational statement in Exhibit "D" the applicant is requesting approval to remove and replace 14 windows on an existing single-family residence and seven windows on an existing ADU. The work has already been conducted and was self-reported to Planning Division staff by the applicant during inspections for a reroof to the accessory dwelling unit. Per the applicant, the window replacement was "*necessitated because the original windows were damaged beyond repair due to vandalism from homeless break-ins*". The proposed alterations are depicted in the site plan, floor plans, and pictures in Exhibits "A", "B", and "C":

DISCUSSION

Development Standards

The building footprints for the residence and ADU 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

Per a review of photos from previous years (see Exhibit “E”), it appears that the original windows were removed from the residence between 2019 and 2020. The applicant states that the windows for the ADU were also removed close to that time. The window replacement has largely



maintained the appearance of the residence, except for the removal of window screens, which were present on the original structure. As such Condition of Approval No. 1.a is recommended requiring the replacement of wood window screens on the main residence, covering the entirety of each window. This will help to obscure the new windows and preserve the residences historic aesthetic.

Changes conducted to the ADU have little effect on the historic aesthetic of the project site. The ADU is in the rear yard of the property, behind the main residence, and is not visible from the public right of way. Despite the window removal, original features such as wood vertical siding and exposed rafter tails remain in place, preserving most of the ADU’s historical integrity. As such, staff recommends approval of the window replacement to the ADU, with the caveat that window screens not be required since their application would not improve upon the site’s historic street appeal. Furthermore, it cannot be verified that window screens were present on the original structure.

Lastly, Condition of Approval No. 2 is included requiring that the applicant obtain a Building Permit for the window change out to the residence and ADU. Condition of Approval No. 3 is also recommended requiring the applicant to obtain a Building Permit 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. This further ensures that Building Permits are obtained by the applicant, and inspections conducted for the window replacement.

FINDINGS AND CONDITIONS

For HPAC Item No. 2024-05 staff recommends that the Committee approve the window change out to the single-family residence and ADU, 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 alterations to the single-family residence and accessory dwelling unit are consistent with residential uses onsite, the surrounding area, and the Historic District.
3. That the proposed alterations to the single-family residence and accessory dwelling unit are consistent with the Historic Preservation Ordinance and Historic Preservation Element.
4. That the proposed alterations to the single-family residence and accessory dwelling unit 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”, floor plans in Exhibit “B”, windows in Exhibit “C”, and operational statement in Exhibit “D”, except as modified by the conditions below:
 - a. That wood window screens covering the entirety of each window shall be placed on all the windows for the main residence.
2. That the project undergoes the appropriate City permitting process for exterior alterations on the project site.
3. 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.
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” – Floor Plans
- Exhibit “C” – New Windows
- Exhibit “D” – Operational Statement
- Exhibit “E” – Street View Pictures
- Aerial Photo
- Historic District and Local Register Map

APPEAL INFORMATION

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EXHIBIT A

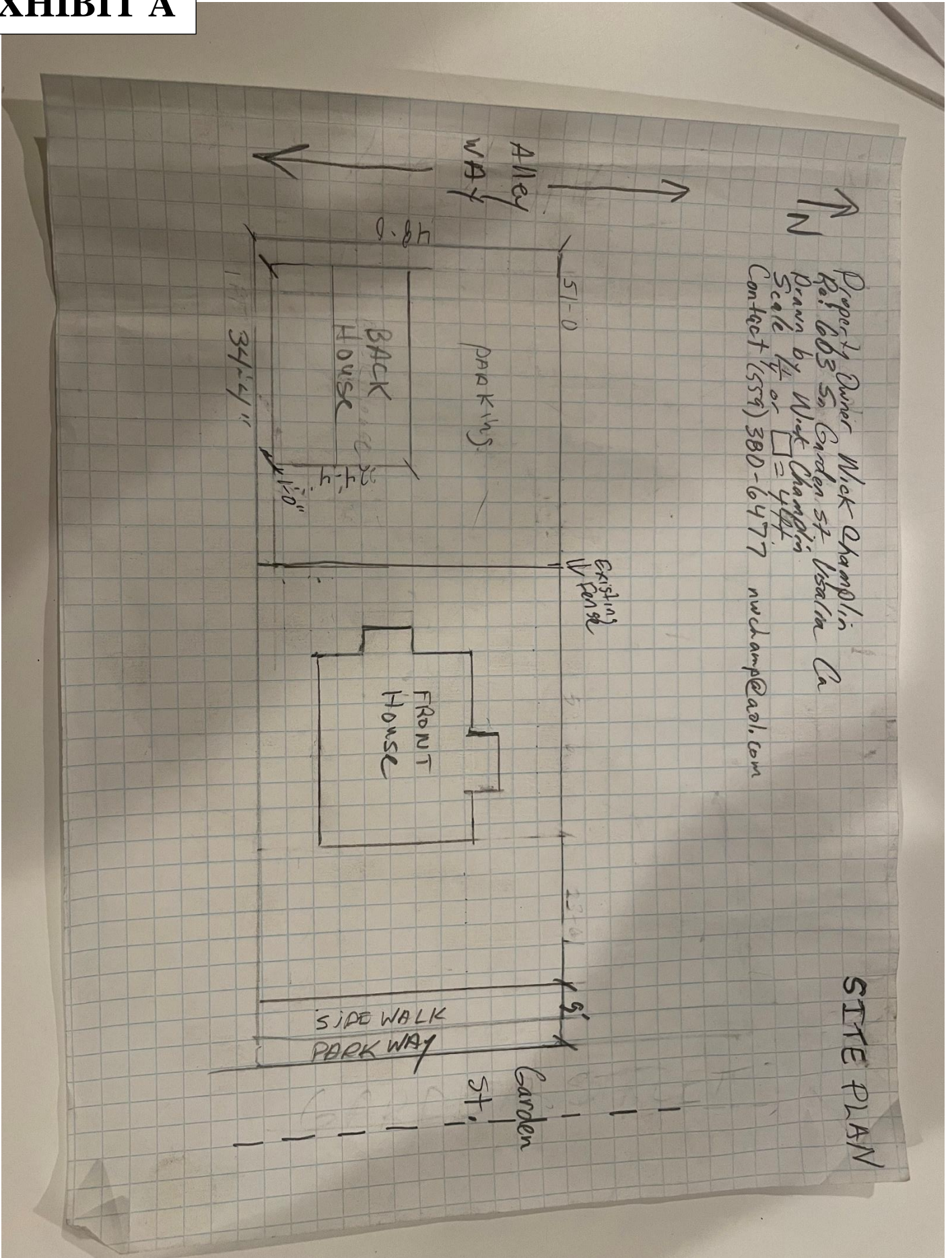
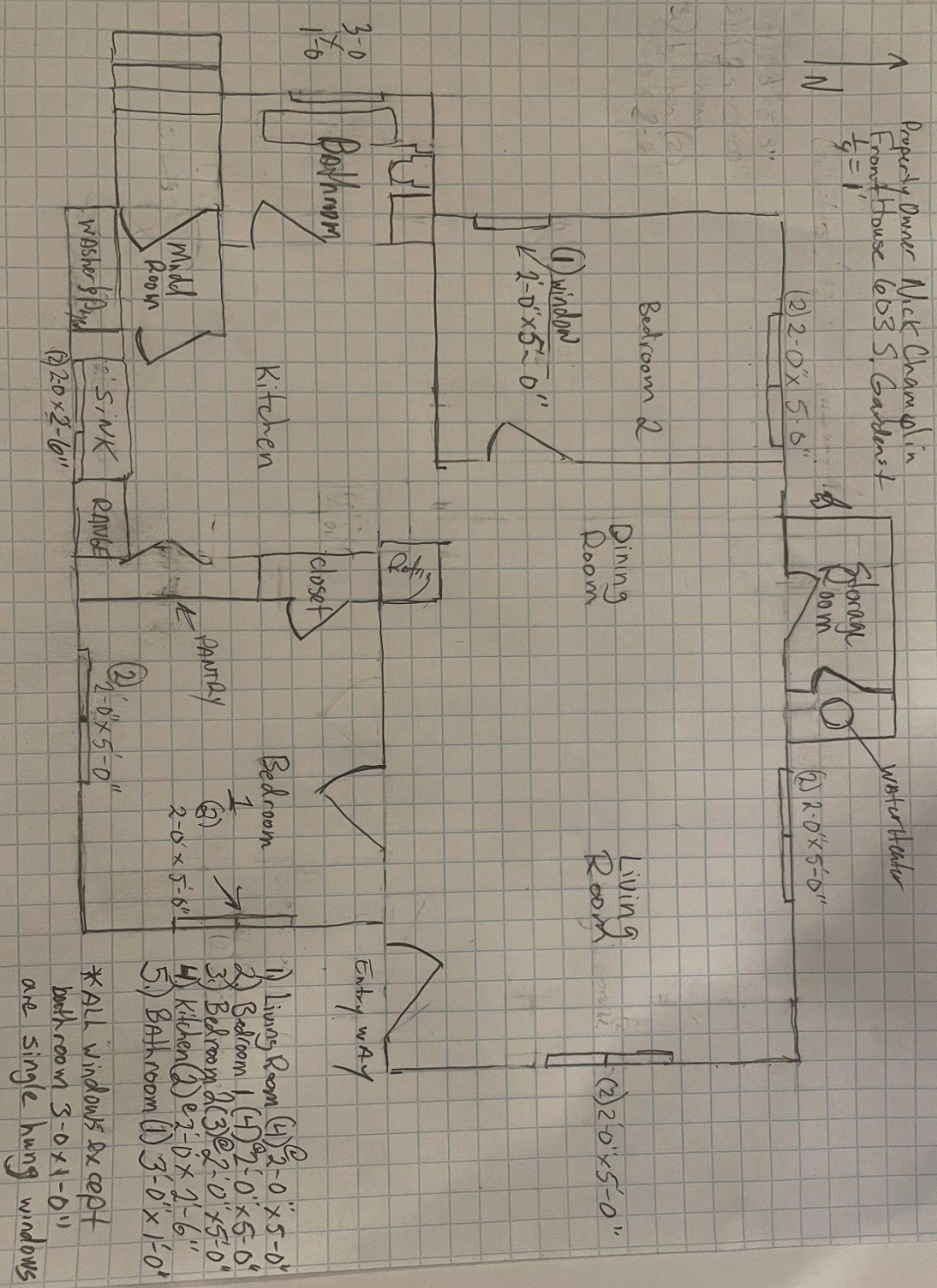
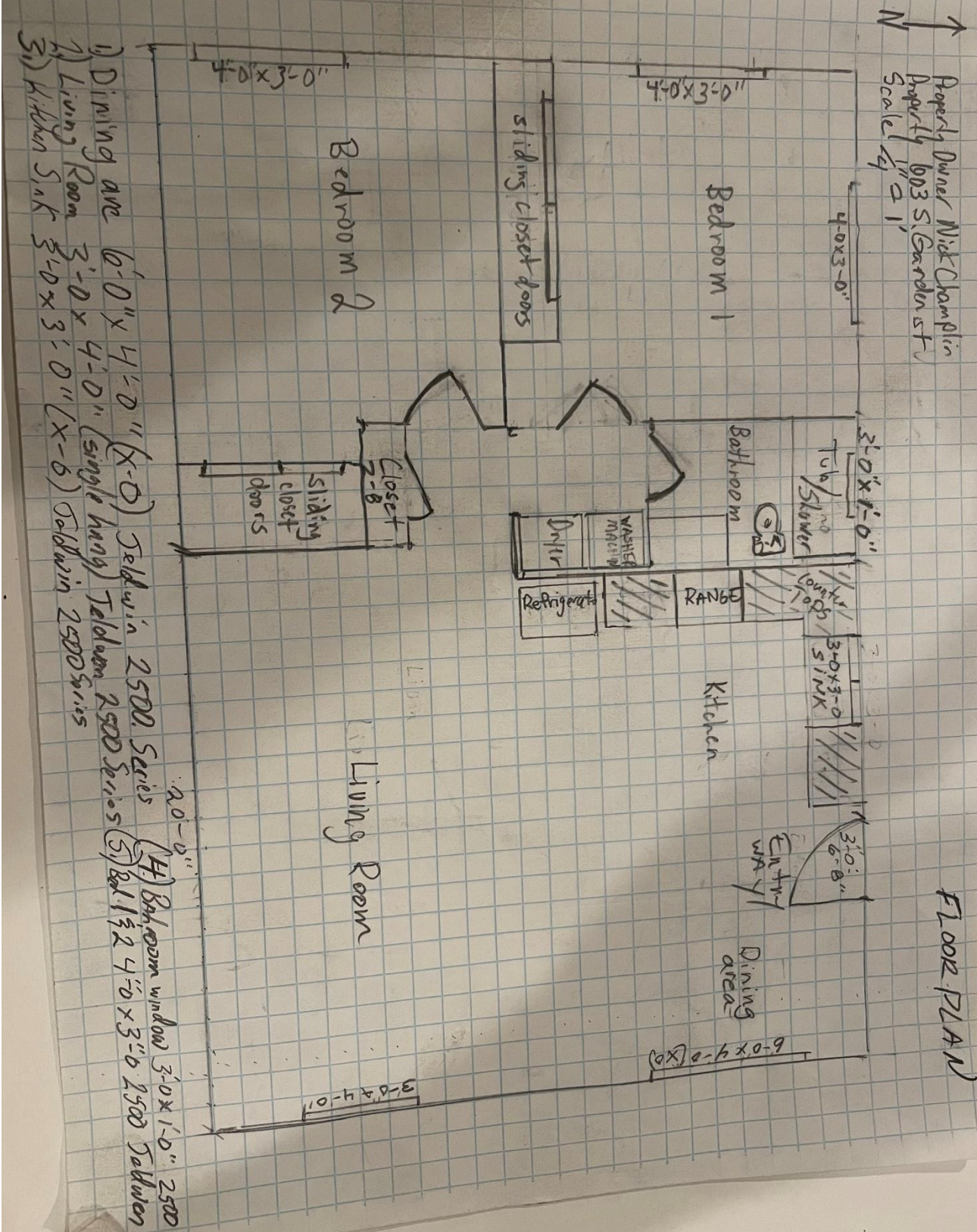


EXHIBIT B





FLOOR PLAN

EXHIBIT C



Builders™ Vinyl (V-2500)

Economical, energy-efficient vinyl windows that are low maintenance by design.

8 Models Available

Minimal Maintenance Level

Price Range

LIMITED WARRANTY



Builders™ Vinyl (V-2500) Double-Hung

A popular traditional window, the double-hung features upper and lower sash that slide open vertically and tilt in for easy cleaning.

COMPARE THIS PRODUCT



Builders™ Vinyl (V-2500) Fixed Picture

Frame a striking view and enjoy more natural light with a picture window. This fixed window does not open.

COMPARE THIS PRODUCT



Builders™ Vinyl (V-2500) Fixed Half Round

Featuring a half-circle design, this non-operational window brings in light where you want it.

COMPARE THIS PRODUCT



Builders™ Vinyl (V-2500) Fixed Octagon

Create interest with the classic shape of an octagonal fixed window. This non-operational design is a great way to add additional natural light.

COMPARE THIS PRODUCT



Builders™ Vinyl (V-2500) Bay

Bay windows feature joined windows with a shelf for plants or decoration.

COMPARE THIS PRODUCT





HPAC Item No. 2024-05 – Window Change Out



HPAC Item No. 2024-05 – Window Change Out



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HPAC Item No. 2024-05 – Window Change Out



HPAC Item No. 2024-05 – Window Change Out



HPAC Item No. 2024-05 – Window Change Out

EXHIBIT D

To Whom It May Concern:

Operational Statement:

The historic house located within the charming district of Visalia, California, will serve as a long-term rental property, meticulously preserved to maintain its architectural integrity and cultural significance. Our operational objectives are structured to ensure the seamless management and preservation of this heritage property while providing a comfortable and enriching living experience for tenants. Key operational goals include:

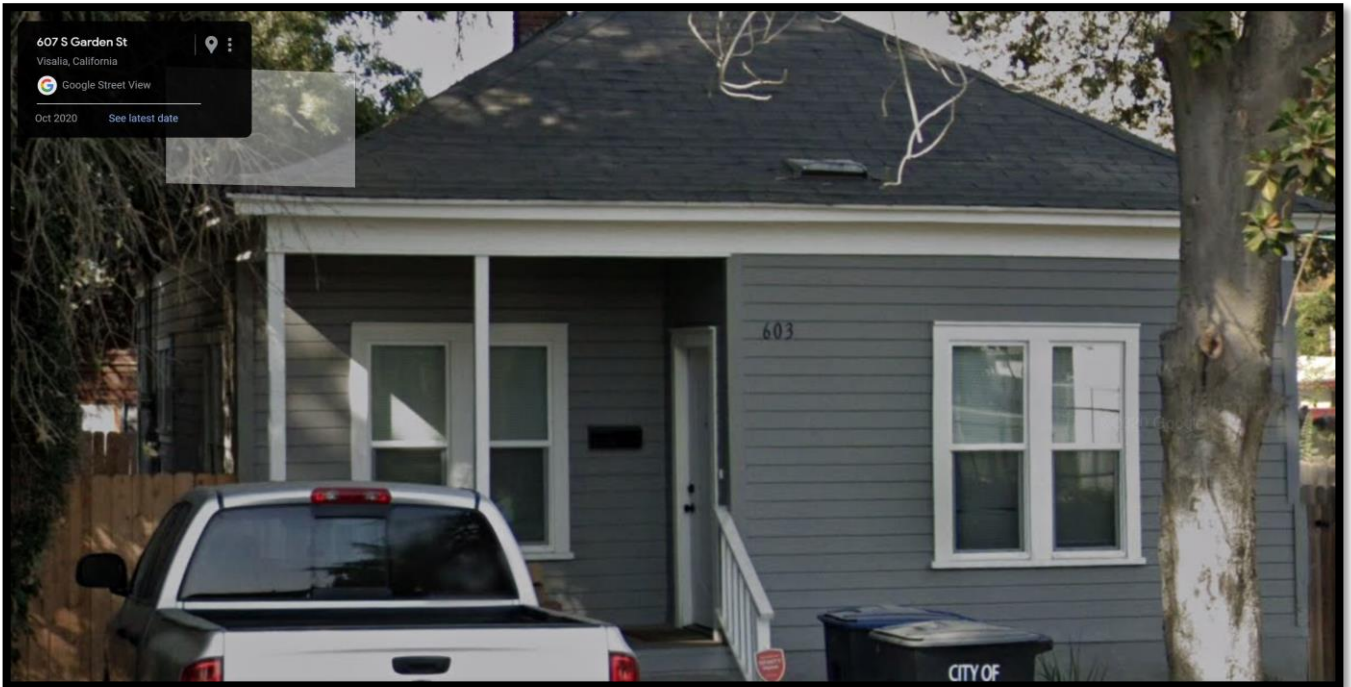
1. **Preservation and Maintenance:** Upholding the historical character and aesthetic charm of the house through regular maintenance, restoration, and adherence to historical preservation guidelines set forth by Visalia's local authorities.
2. **Tenant Experience:** Prioritizing tenant satisfaction by offering well-maintained living spaces, responsive property management services, and fostering a sense of community within the historic district.
3. **Regulatory Compliance:** Ensuring full compliance with local ordinances, zoning regulations, and historic preservation laws to safeguard the property's status and contribute positively to the neighborhood's cultural heritage.
4. **Sustainable Practices:** Implementing environmentally sustainable practices, such as energy-efficient upgrades, waste reduction initiatives, and responsible landscaping techniques, to minimize the property's ecological footprint and promote long-term sustainability.
5. **Community Engagement:** Engaging with the local community through outreach programs, historical tours, and educational initiatives to foster appreciation for the rich heritage of Visalia and promote responsible stewardship of historic properties.
6. We have replaced 14 windows on the main residence and 7 windows on the back residence. The work has already been completed and was necessitated because the original windows were damaged beyond repair due to vandalism from homeless break-ins.

By adhering to these operational principles, we are committed to maintaining the legacy of this historic house in Visalia's historical district while providing a high-quality rental experience for long-term tenants.

Sincerely,
Nick Champlin
Owner
559-380-6477

EXHIBIT E



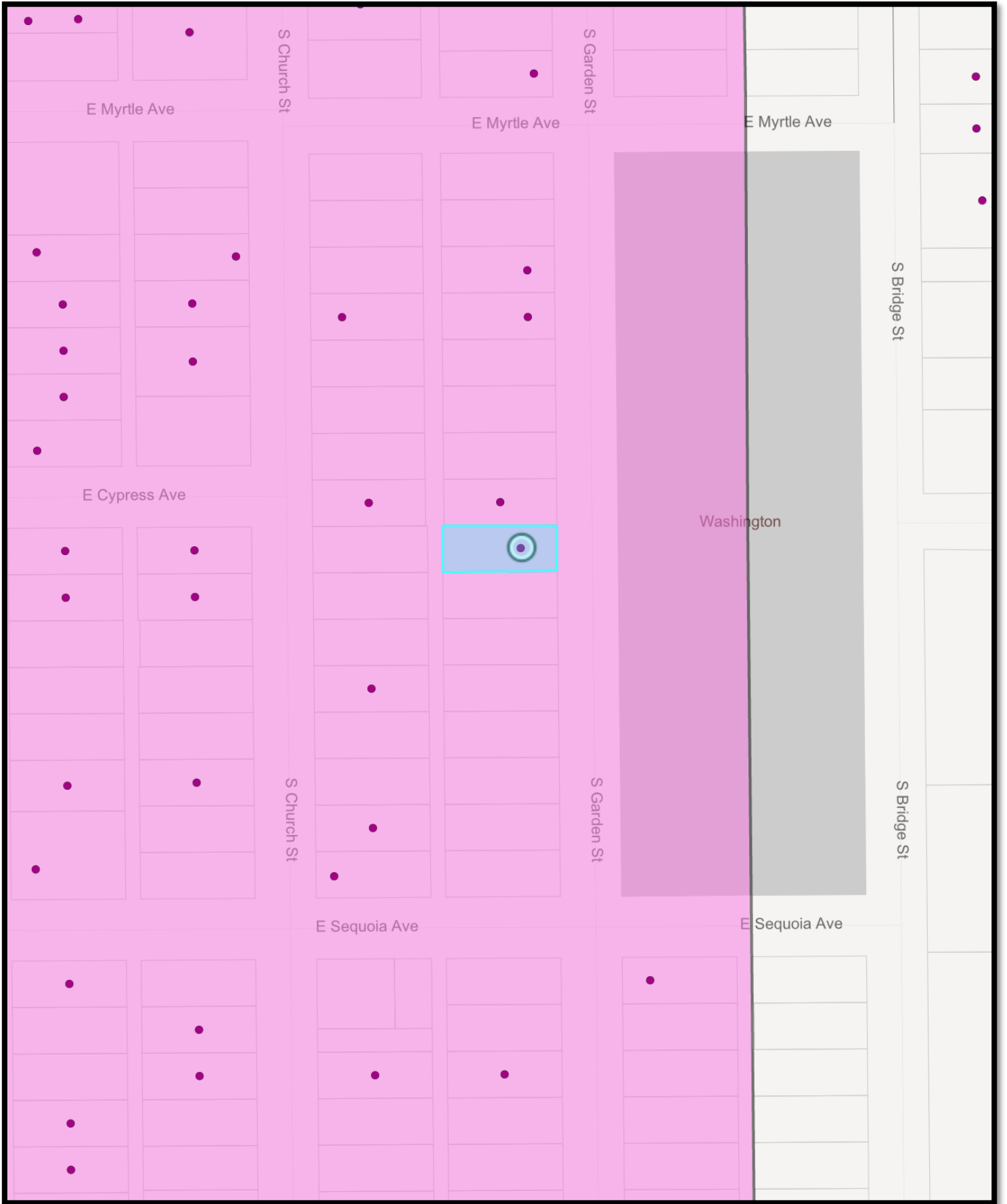




HPAC Item No. 2024-05 – Window Change Out



AERIAL MAP



HISTORIC DISTRICT & LOCAL REGISTER MAP

HPAC Item No. 2024-05 – Window Change Out

City of Visalia Historic Recognition Program

Program Summary

Visalia's historic buildings are a reminder of the area's rich history of the land, people and events. The City of Visalia's Historic Recognition Program (HRP) allows interested building owners the opportunity to be considered for a plaque identifying their building and its local historical significance to the community.

- The plaque identifies these structures as a visible and important link to our past and draws attention to Visalia's historic character.
- The program is open to both residential and commercial properties and applies to building exteriors only.
- The City of Visalia's Historic Preservation Advisory Committee (HPAC) in conjunction with city staff manages the HRP.

Qualification Requirements

- The building must be at least 50 years old as of the date of the application.
- HPAC and city staff will research the building for authenticity, date of construction, site of significant historical event and other factors.
- Exterior renovations and alterations should be sensitive to the historic nature and style of the property. (Refer to [Visalia Architectural Style Guide](#) located on the city website for details regarding architectural style information and examples in Visalia.) Architectural features should be consistent with the structure's original design.
- HPAC reviews general maintenance and routine upkeep of the building, including exterior paint, landscape. Overall appearance should be good to excellent condition.
- Buildings need not be located within the Historic District. There are many buildings included on the Local Register of Historic Structures that are not within the Historic District.

Nominations

- Nominated buildings must be within the Visalia city limits and not be a previous award recipient.
- Individuals and organizations may nominate a building for the program by submitting a letter to Planning Division city staff.
- HPAC determines if the nominated building meets the qualification requirements.
- Qualified nominations are valid until a change of ownership or alterations to the building have occurred since the nomination was determined to be authorized.

Judging

- HPAC and/or city staff will take photos of nominated properties. HPAC will review any historic property documentation provided by city staff along with the photos and may also conduct a site review.

- At regular public HPAC meetings (second the fourth Wednesdays of each month) the committee discusses the nominations. The committee considers the quality of design of exterior modifications in evaluating the nominations including but not limited to:
 - fences
 - roof vents, chimneys
 - repairs
 - replaced windows
 - signage (commercial properties)
 - architectural significance

Plaque Awards

- Plaques, along with a letter of acknowledgement, are awarded to the building owner by the City of Visalia and HPAC.
- The building's owner is responsible for placing the plaque on the building and assumes ownership of the plaque.
- These guidelines do not prevent a property owner from independently mounting a historic plaque or marker on their building.

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