

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, July 10, 2024, at 5:30PM

CHAIR: Tyler Davis

VICE CHAIR: Patty Kane

COMMITTEE MEMBERS:

Jay Hohlbauch, Karen Ayala, Jerome Melgar

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

AGENDA

A. Citizen's Comments

B. Minutes

1. June 26, 2024, Regular Meeting

C. Discussion Items

1. 513 North Encina Street – Nomination to National Register of Historic Places
2. Appointment of Kim Lusk and Michael Tomola to HPAC – July 15, 2024 Visalia City Council Meeting
3. Historic Recognition/Awards Program
 - a. Guidelines Discussion
 - b. Nomination of Properties
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.

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

information about the Historic Preservation Advisory Committee may be found by contacting Cristobal Carrillo, Associate Planner at 559-713-4443, or emailing cristobal.carrillo@visalia.city.

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 – JUNE 26, 2024

CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE Wednesday, June 26, 2024, at 5:30PM

CHAIR: Tyler Davis

VICE CHAIR: Patty Kane

COMMITTEE MEMBERS:

Jay Hohlbauch, Karen Ayala, Jerome Melgar

All members
present.

MEMBERS OF THE PUBLIC: Oscar Rubio, Gabriel Jacquez, Stefani Moreno, Ronald Moreno, Sylvia Roberts, Steve Sparshott, Kim Lusk, Michael Tomola

CITY STAFF: Cristobal Carrillo, Associate Planner

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

AGENDA

A. Citizen's Comments

No comments from the public.

B. Minutes

June 12, 2024, Regular Meeting

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

C. Projects

1. **HPAC Item No. 2024-15 (Continued Hearing)**: A request by Oscar Rubio to remodel an existing fourplex, located within the D-MU (Downtown Mixed Use) Zone. The project site is located at 530 North Locust Street (APN: 094-355-002).

Staff presented its report and recommended that the HPAC approve the request as conditioned. Public comment in support of the proposal was provided by applicant Oscar Rubio. Additional public comment was provided by Kim Lusk. Discussion occurred regarding the proposed improvements, including whether the building should be stuccoed and if the front window for Unit 530 should be restored. Following discussion, a motion was made by Kane to approve the proposal with the following modifications:

- That the large window on the west side of Unit 530 be centered;
- That the smaller window on the west side of Unit 530 be removed;

- That Condition of Approval No. 6 be added requiring repair of the stairs for Unit E, and that the stairs maintain an appearance like the stairs on the northern building exterior; and
- That wood window trim, 1" x 5" in size, be applied to all the windows and doors on the western building exterior of the main building. Windows on the 2nd floor shall contain trim on all sides except the side adjacent to the first-floor roof.

The motion was seconded by Melgar. The motion passed by a vote of 4-1 (Davis against).

2. **HPAC Item No. 2024-16:** A request by Ronald Moreno to construct a wrought iron fence, located within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project site is located at 512 West Goshen Avenue (APN: 093-165-006).

Staff presented its report and recommended that the HPAC approve the request as conditioned. No public comment was received. Following discussion, a motion was made by Hohlbauch, seconded by Ayala, to approve the proposal. The motion passed by a vote of 5-0.

3. **HPAC Item No. 2024-17:** A request by Gabe Jacquez to construct a chain link fence for the Christian Faith Fellowship church, located within the D-MU (Downtown Mixed Use) Zone. The project site is located 320 North Court Street (APN: 094-281-002, 003).

Staff presented its report and recommended that the HPAC approve the request as conditioned. Public comment in support of the proposal was provided by applicant Gabriel Jacquez. Additional public comment was provided by Kim Lusk. Discussion occurred regarding the proposed improvements, including comments from the applicant detailing neighborhood conditions that he believe necessitated the fences installation. Following discussion, a motion was made by Ayala to approve the proposal with the following modifications:

- That Condition of Approval No. 3 be removed requiring the removal of chain link fencing located along North Court Street, as it is no longer applicable; and
- That a condition be added requiring "*That the front entrance security gate along North Court Street be included with the building permit submittal for the chain link fencing.*"

The motion was seconded by Kane. The motion passed by a vote of 5-0.

4. **HPAC Item No. 2024-18:** A request by Sylvia Roberts to conduct exterior alterations to a detached garage being converted into an accessory dwelling unit, located within the O-C (Office Conversion) Zone. The project site is located at 719 South Court Street (APN: 097-024-011).

Staff presented its report and recommended that the HPAC approve the request as conditioned. Public comment in support of the proposal was provided by applicant Sylvia Roberts and project consultant Steve Sparshott. Discussion occurred regarding the proposed improvements. During this time staff noted that Condition of Approval No. 5 would need to be removed as it was included in error. Following discussion, a motion was made by Melgar to approve the proposal with the following modifications:

- That Condition of Approval No. 5 be removed as it had been included in error.

The motion was seconded by Kane. The motion passed by a vote of 5-0.

D. Discussion Items

1. Cancellation of July 10, 2024, HPAC Meeting

Staff stated that the Visalia City Council and Planning Commission had both cancelled their upcoming meetings due to the Independence Day holiday and asked if the HPAC wished to do the same. The Committee expressed a desire to hold the regularly scheduled meeting. As such the meeting of July 10, 2024, was not cancelled.

2. Appointment of Kim Lusk and Michael Tomola to HPAC – July 15, 2024, Visalia City Council Meeting

Staff shared that the nominations of both Lusk and Tomola would be considered at the July 15, 2024, meeting of the City Council. Davis stated that he would attend the meeting.

3. Historic Recognition/Awards Program

- a. Guidelines Discussion
- b. Nomination of Properties

No discussion occurred.

4. Identification of Items for Future Agendas

None.

5. Committee and Staff Comments

- a. Project Updates

Staff stated that a letter had been received from the California Department of Parks and Recreation, Office of Historic Preservation, requesting comment on the nomination of the structure at 513 North Encina Street to the National Register of Historic Places. Davis stated that this should be discussed at the next HPAC meeting.

6. Historic District Survey Project

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

No discussion occurred.

E. Adjournment

The meeting adjourned at 7:53pm.

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Received



State of California • Natural Resources Agency

JUN 03 2024

Gavin Newsom, Governor

**DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION**

City of Visalia
Administration

Armando Quintero, Director

Julianne Polanco, State Historic Preservation Officer
1725 23rd Street, Suite 100, Sacramento, CA 95816-7100
Telephone: (916) 445-7000 FAX: (916) 445-7053
calshpo.ohp@parks.ca.gov www.ohp.parks.ca.gov

May 29, 2024

Mayor Brian Poochigian
City of Visalia
220 N. Santa Fe Street
Visalia, CA 93292

RE: National Register of Historic Places Nomination for Hyde, Jeremiah D. and Mary, House

Dear Mayor Poochigian:

The State Historical Resources Commission (SHRC) at its next meeting intends to consider and take action on the nomination of the above-named property to the National Register of Historic Places (National Register). Details of that meeting are on the enclosed notice. The National Register is the federal government's official list of historic buildings and other cultural resources worthy of preservation. Listing in the National Register provides recognition and assists in preserving California's cultural heritage. If the item is removed from the scheduled agenda, you will be notified by mail. Local government comments regarding the national Register eligibility of this property are welcomed. Letters should be sent to California State Parks, Attn: Office of Historic Preservation, Julianne Polanco, State Historic Preservation Officer, 1725 23rd Street, Suite 100, Sacramento, California 95816. So that the SHRC will have adequate time to consider them, it is requested, but not required, that written comments be received by the Office of Historic Preservation fifteen (15) days before the SHRC meeting. Interested parties are encouraged to attend the SHRC meeting and present oral testimony.

As of January 1, 1993, all National Register properties are automatically included in the California Register of Historical Resources (California Register) and afforded consideration in accordance with state and local environmental review procedures.

A copy of the nomination has been included for your review. Supplemental information on the National register and the California Register programs is available on our website at the following address: <http://ohp.parks.ca.gov>. The federal requirements covering the National Register program are to be found in the National Preservation Act of 1966, as amended, and in Federal Regulations 36 CFR Part 60. State law regarding the California Register is in the Public Resources Code, Section 5024. Should you have questions regarding this nomination, please contact the Registration Unit at amy.crain@parks.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Julianne Polanco".

Julianne Polanco, State Historic Preservation Officer

Enclosures: Nomination, Meeting Notice



**DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION
STATE HISTORICAL RESOURCES COMMISSION**

Julianne Polanco, State Historic Preservation Officer
1725 23rd Street, Suite 100, Sacramento, CA 95816-7100
Telephone: (916) 445-7000
Info.calshpo@parks.ca.gov www.ohp.parks.ca.gov

Armando Quintero, Director

COMMISSION MEMBERS

Bryan Brandes, Chair
Janet Hansen
Lee Adams III
Bryan K. Brandes
Alan Hess
Luis Hoyos
René Vellanoweth, PhD

MEETING NOTICE

Pursuant to Government Code Section 11133, board members/commissioners of a state body may participate in public meetings remotely. The public may observe, provide public comment during the public comment periods, and otherwise observe remotely in accordance with Bagley-Keene Open Meeting Act.

FOR: State Historical Resources Commission Quarterly Meeting

DATE: Friday, August 2, 2024

TIME: 9:00 A.M.

PLACE: California Natural Resources Agency
Auditorium
715 P St
Sacramento, CA 95814

The Commission Meeting will also occur through teleconference, available via Zoom through CAL*SPAN. Dial-in access will also be available.

Information on how to log in or phone in to this meeting, including web address and passcodes, will be posted no later than July 19, 2024, at <http://ohp.parks.ca.gov>.

If you need special accommodations pursuant to the Americans with Disabilities Act, please call Executive Secretary, Monica Newman, at (916) 445-7000. Questions regarding the meeting should be directed to the Registration Unit at (916) 445-7000. In accordance with the *Bagley-Keene Open Meeting Act* an agenda for this meeting will be published on the Office of Historic Preservation website no later than July 19, 2024.

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

DRAFT

Historic name: Hyde, Jeremiah D. and Mary, House

Other names/site number: _____

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 513 N. Encina Street

City or town: Visalia State: California County: Tulare

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

<u>Signature of certifying official/Title:</u>	<u>Date</u>
<u>State or Federal agency/bureau or Tribal Government</u>	

In my opinion, the property meets does not meet the National Register criteria.

<u>Signature of commenting official:</u>	<u>Date</u>
<u>Title:</u>	<u>State or Federal agency/bureau or Tribal Government</u>

Hyde, Jeremiah D. and Mary, House
Name of Property

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Hyde, Jeremiah D. and Mary, House
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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u>1</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u>1</u>	structures
<u> </u>	<u> </u>	objects
<u>2</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions.)

WORK IN PROGRESS

Hyde, Jeremiah D. and Mary, House
Name of Property

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN:

Stick/Eastlake

Materials: (enter categories from instructions.)

Principal exterior materials of the property: brick, weatherboard, asphalt roof

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Jeremiah D. and Mary Hyde House is a large two-story, wood-frame house, facing east, clad in wood dropped siding and designed in the Eastlake style. Most of the original exterior trim remains intact. Every elevation is highly ornamented. The house is topped by a complex roof composed of a hipped central portion crowned by a narrow, flat deck ringed by a decorative cast iron railing. Three projecting gables pierce the roof on the east, north, and south elevations. The overhanging roof eaves are supported by decorative brackets, while the frieze is composed of narrow vertical wood siding. Two tall elaborate corbelled interior brick chimneys pierce the roof. The house retains its original floor plan and virtually all of its original Eastlake ornamentation including doors and trim, an elaborate front staircase and many original mantlepieces. The original wood floors also remain. A contributing carriage house, contemporaneous with the main house, is located southwest of the house and was converted into a rental apartment circa 1980. Two post-period of significance noncontributing resources are a prefabricated storage shed in the northeast corner of the property and a swimming pool immediately north of the house. Hyde House retains all aspects of historic integrity.

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Narrative Description

Setting

The house is on a quiet residential street with sidewalks. Most of the neighboring houses are of a later date than Hyde House. A metal rail fence sitting atop a brick curb separates the house and lawn from the sidewalk in front. The lawn is grass with a scattering of small trees and shrubs. A simple concrete sidewalk leads from the gate to the front porch. The house is located near the center of its original 1/3 acre lot.

Main House

Contributing Building

Hyde House faces east and is topped with a complex roof composed of a hipped central portion crowned by a narrow, flat deck ringed by a decorative cast iron railing, with three projecting gables on the east, north, and south elevations. The overhanging roof eaves are supported by decorative brackets. The frieze is composed of narrow vertical wood siding. Located at the level of the second floor is a stringcourse of decorative molding with a pronounced top slope that visually separates the two levels of the house. Each corner is finished with a narrow corner board. Two tall elaborate corbelled interior brick chimneys pierce the roof. The house sits on a brick foundation.

The two-bay, one-story shed-roofed front porch, located at southeast corner of the façade, is accessed by a set of brick steps with highly decorative and unusual newels into which terminate railings composed of heavy turned balusters with a wide molded handrail. The porch is supported by heavy turned posts on pedestals, with incised Eastlake ornament, connected by a railing matching that on the steps. The porch is further accented with a spindled frieze. At the entrance, instead of the spindled frieze, an ornament of turned molding in a cross pattern is used. Located on the porch roof above the entrance is a pediment supported by brackets attached to the posts flanking the porch entrance. The tympanum of the pediment is filled with heavy molding in a triangular shape somewhat reminiscent of a sunburst. The front entrance is composed of double-leaf glazed doors covered with double-leaf screened doors with a screened transom. To the south of the entrance doors is a single window opening filled with stationary louvered blinds. Both the door and window trim include corner blocks with incised ornament. On the second floor directly above the porch are two window openings trimmed like the one below. The southern window has stationary louvered blinds and the northern window opening contains a single one-over-one wood window. The northern window has operable louvered sash.

North of the front porch is a projecting two-story bay with a two-story semi-hexagonal bay window composed of four one-over-one wood sash windows on each level. The front facing gable end is filled with turned spindles in a grid pattern. The gable is ornamented with bargeboard consisting of alternating rosettes and raised rectangular panels. The wall under the projecting gable is covered with decorative wooden shingles and contains a rectangular louvered vent flanked by fan-shaped ornament. Paired large decorative brackets support the projecting

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gable roof. The area above the second-floor windows is filled with coffered wooden paneling with rosettes set in the recessed panels of the coffering. The first-floor windows in the bay are topped by pediments similar to the pediment topping the entrance to the front porch area with one over each of the side angled windows and one over the two located in the front of the bay.

The north elevation is configured similar to the façade except that the porch, located on the northeast corner, has a two-story shed roof and an entrance off the porch into the side wall of the projecting gable bay on both levels. This porch is accessed via a set of brick steps like those on the façade, including the distinctive newels. The porch is supported by heavy turned posts connected by a railing matching that on the steps and is further enhanced with a spindled frieze.

The two-story projecting bay to the west of the porch has a rectangular bay, rather than the semi-hexagonal bay of the façade, composed of one, one-over-one wood sash on the side of the projecting bay window and three, one-over-one sash across the front of the bay window. The gable ornament and the surface decoration on this bay are the same as that on the semi-hexagonal bay on the facade.

To the west of the projecting bay, a former one-story shed-roofed porch was enclosed with a brick wall to create a kitchen. This brick wall contains a new window and a single-leaf entrance. This entrance is accessed via a set of brick steps with a cast iron rail. The door is sheltered by a screen door. The actual entrance door is a half-glazed door; the top containing a window with margin lights and the bottom containing three panels, the top one oriented horizontally over two oriented vertically. A narrow transom occupies the space from the top of the wall to the bottom of the roof allowing the original decorative frieze of turned spindles to be visible. The western end of the enclosed porch contains a new multi-paned sliding window over a wood-sided wall. This window is sheltered by an aluminum shed awning. A single one-over-one, wood sash window is located on the second floor above the kitchen addition near the projecting bay.

Stretching across the entire width of the west, or rear, elevation, is a lattice-enclosed, shed-roofed porch. Chamfered posts divide the back porch into four bays with the second bay from the north left open while the remaining bays, including those on the ends of the porch infilled with lattice panels. A simple decorative spindle frieze occupies the area between the lattice panels and the porch roof. Three irregularly spaced one-over-one, wood windows are located on the second floor.

The south elevation contains a projecting gable-roofed bay in the center. This bay is ornamented similar to the bay on the north elevation but without the pediments over the first-floor windows. Instead, this area is filled with three panels of decorative wood shingles directly below the second-floor windows and a simple area of siding above the first floor windows. In addition, this bay does not include windows on the side elevations as this bay is shallower than that on the north elevation. To the west of the projecting bay are two one-over-one, wood sash windows on each floor. To the east the wall is devoid of fenestration.

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The double-leaf front doors open into a small vestibule. Upon entry to the left is a small powder room. A second set of double-leaf doors open into the entrance hall. Each leaf retains its original finish and contains a large panel of decorative etched glass incorporating a stylized floral motif set above three panels: the top one oriented horizontally and the bottom two oriented vertically. A single-light transom with the same decorative glass panel as those in the doors tops the doors. The door surround is the original stained trim with corner blocks containing an incised crosshatch design. The entrance hall contains the original open well staircase that rises in three runs, starting on the western wall, to the second floor. The stair railing is a decorative fretwork composed of turned spindles and square, wooden panels. Newels composed of turned and chamfered sections are located at the first step and at each of the landings. The staircase retains its original wood finish. A historic light fixture, that has been electrified, is suspended from a decorative plaster medallion. The original wood floor remains.

From the entrance hall, access is provided via two single-leaf paneled doors with their original finish into the parlor on the north wall, and the dining room on the west wall. These doors have five panels with two large rectangular panels on top oriented vertically, a central horizontally oriented rectangular panel and two smaller square panels below. Access to the parlor is through the door located in the north wall. The parlor is lighted by a semi-hexagonal window to the east. Opposite the bay window are pocket doors, with their original wood finish, opening into the dining room. A decorative wood beaded frieze is set within the door opening. The original wood floor remains in this room. Original door and window trim with corner blocks decorated with incised crosshatched designs in their original finish remain throughout the room.

The dining room is located at the center of the house and opens into the other formal rooms, as well as the kitchen. Directly opposite the pocket doors that separate the dining room from the parlor is the only fireplace on the first floor. The mantelpiece is a very fine Eastlake example with its original finish turned posts supporting a wood mantel shelf. Above the shelf is a centrally located mirror flanked by open shelves supported by smaller turned posts. The back wall of each of these shelves is decorated with incised stylized floral motifs. Above the mirror a decorative coved piece completes the mantelpiece. Green and yellow tiles, original for the most part, surround the firebox. To the north of the fireplace is the door into the kitchen. The north wall of this room is dominated by the rectangular bay window. The door to the north porch is located on the east wall of this room and is a partially glazed door with a window with margin lights on top and panels below. A historic electric light fixture is suspended from a central plaster medallion. The original wood floors remain in this room. Original door and window trim with corner blocks decorated with incised crosshatched designs in their original finish remain throughout the room.

The morning room is located to the south of the dining room and is accessed via an original five-panel door from the dining room. The morning room is lit solely by the rectangular bay window located in the southern wall. To the west of this room is a vestibule containing a built-in cabinet with leaded-glass doors. A circa 1900 Colonial Revival column screen visually separates the morning room from the vestibule. This screen consists of two unfluted Roman Ionic columns set on top of engaged plinths set in the opening between the vestibule and the morning room. The

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door and window trim in this room was replaced, likely when the column screen and cabinet were added, and are in a simpler Colonial Revival style than the original trim used in other first floor rooms. This area was likely remodeled after the house was purchased by Mr. Hannah in 1899.

From the vestibule, a single leaf painted paneled door opens into a butler's pantry that then opens into the kitchen. The original kitchen space was expanded into the one-story north porch circa 1980. The original chamfered porch posts and decorative spindle screen remain exposed. On the south wall of the kitchen, in addition to the entrance to the butler's pantry, are two doors: the central one opens into the servant's dining room and the enclosed back stairs beyond and the last door on the south wall opens into a closet below the stairs. A door in the west wall opens into the lattice-enclosed back porch. The kitchen was remodeled circa 1980 and still retains original doors and window trim, as well as one original built-in shelf located on the east wall adjacent to the door to the butler's pantry.

The second floor contains four bedrooms, a bathroom, and a small maid's room. Accessing the second floor from the front stairs, at the top of the stairs a hallway runs to the west where it continues to the enclosed back stairs. Two historic light fixtures are suspended from the ceiling in the hallway. The east bedroom, located above the parlor, is accessed near the top of the front stairs. This room is lit by a large semi-hexagonal bay window and has a door that opens to the second floor of the north porch. This bedroom opens into the north bedroom through a single-leaf door in the west wall. There is a small closet also on the west wall. The door and window trim in this room is of a simple Colonial Revival type similar to that located in the morning room; the doors are the original five-panel design. A decorative medallion is located on the ceiling and the light fixture is a non-historic ceiling fan. A picture rail encircles the room.

The north bedroom, located above the dining room, contains the only fireplace on the second floor. The mantelpiece is of a simple Eastlake design. A sink is located in an arched recess to the left of the fireplace. A rectangular bay window is located on the north wall and a partially glazed door located in the east wall opens onto the second floor of the north porch. A small closet opens off the south wall. This room opens into the east bedroom, the central hall, and the west bedroom. The door to the west bedroom is located to the north of the fireplace. The doors, as well as the door and window trim in this room, are original to the house and are five panels as seen before. The trim includes corner blocks with incised decoration that have been painted.

The west bedroom is located above the kitchen. Two single one-over-one wood windows are located in this room, one on the north and one on the west wall. In addition to the door to the north bedroom, this room has a door opening into the back hallway. The back hall is lit by a single one-over-one, wood window. At the extreme west end of the back hall, access is gained to the enclosed back staircase that runs along the west exterior wall of the house. To the east of this staircase is a small maid's room. East of this is the one full bathroom in the house. Most of the fixtures, including toilet and sinks, date from the late twentieth century. A circa 1900 claw-footed cast iron bathtub, possibly installed after the house's purchase by Mr. Hannah in 1899, remains. All of these spaces retain original paneled doors and original door and window trim.

Hyde, Jeremiah D. and Mary, House
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The south bedroom, located above the morning room, is lit by a rectangular bay window. An original marble sink is located in the southwest corner of the room. A historic gas light fixture, since electrified, is suspended from a decorative ceiling medallion. The doors, as well as the original door and window trim remain in this room.

Carriage House

Contributing Building

Located to the southwest of the main house is a carriage house, built circa 1888. This one story, asphalt shingle clad hip-roof building is clad in dropped siding like the main house and is approximately 15 by 18 feet. The east elevation has centered double-leaf glazed doors. A row of wood wheel-like decorations is located on each end of the east elevation as well as the top of the east elevation. The northern elevation has a double window and a single-leaf door. Referred to as a garage from its mid-twentieth century use, the interior was reconfigured for residential use circa 1980, including the addition of a bathroom and kitchen.

Storage Shed

Noncontributing Building

A prefabricated storage shed is located in the northeast corner of the property. This shed is typical of the many prefabricated storage sheds sold by many big box retailers and has no architectural or historic significance. It is approximately 8 by 10 feet and is of wood frame construction with pressed wood vertical siding and a front facing gable roof of asphalt shingles. Based on Google map images, the shed was installed circa 2015.

Swimming Pool

Noncontributing Structure

A swimming pool is located immediately north of the house. This pool is an in-ground concrete pool with a concrete deck. The east and west ends have apses. The pool is approximately 12 by 30 feet, and based on Google map images, was installed circa 2010.

Alterations

Hyde House has had very few alterations. The kitchen was enlarged and remodeled circa 1980 and the bathroom fixtures were replaced, except the bathtub, also circa 1980. The carriage house was remodeled into an apartment circa 1980. The landscape is largely as it was historically with the exception of the pool added circa 2010 and the fence across the front added circa 2000.

Conversion into a bed and breakfast inn is planned. To accommodate this new use, the kitchen will be returned to its original size and the side porch recreated. The existing upstairs bathroom will be divided into two bathrooms with a new entrance into one of them from the south bedroom. Two large existing closets in the east and north bedrooms will be converted into bathrooms and a sink will be added for the east bedroom in the doorway from that bedroom into the north bedroom. The closet in the maid's room will be converted into a bathroom as well.

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Integrity

Hyde House retains all aspects of integrity and easily conveys its historic significance.

Location: Hyde House occupies its original lot since construction in 1888. The lot is its original size. The house faces east toward the street as it has always done. The original carriage house remains as well. Only the pool and the small storage shed have been added. Therefore, the property retains integrity of location.

Design: Hyde House retains its original exterior decorative elements. The house also retains its original floor plan. It also retains most of its original millwork, much of it with its original finish, including a grand front staircase and an elegant Eastlake mantlepiece in the dining hall.

Materials: The house retains its original timber frame, white-painted siding, windows, and doors, as well as decorative Eastlake inspired architectural elements such as turned posts and spindle work friezes. The interior retains most of its original millwork and most of the millwork retains its original finish. Therefore, Hyde House retains a very high degree of integrity of materials both on the interior and exterior to convey its historic significance.

Workmanship: Hyde House retains most of its original materials and workmanship from the period of significance. Therefore, Hyde House retains integrity of workmanship.

Feeling: Hyde House has the character of a late nineteenth century house. The houses surrounding Hyde House on all sides vary in design and age thus reflecting the growth and development of the neighborhood that has been the setting for the house since its construction in 1888. Therefore, Hyde House retains integrity of feeling.

Association: Hyde House retains the significant materials and design that were part of its original construction and its use as a private residence. Therefore, Hyde House retains integrity of association.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1888

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Jeremiah D. and Mary Hyde House is eligible for the National Register of Historic Places at the local level of significance under Criterion C in the area of Architecture. The house embodies the distinctive characteristics of the Stick/Eastlake style including its massing; employment of porches; oversized porch posts, railings, balustrades, bargeboards, and braces; curved brackets, scrolls and other stylized elements placed at every corner or projection; beaded spindles; widely overhanging eaves; and stickwork on the porches. The period of significance is 1888 when the residence was built.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

History of Visalia, California

In the fall of 1852, a group of pioneers built a stockade on the north bank of Mill Creek in an area known as Four Creeks. The fort, which was sixty feet square and built with oak trees cut on site, was the home of some thirteen families including that of Nathaniel Vise. On November 1, 1852, Vise announced that he had located and surveyed a new town called Visalia in Four Creeks. Originally from Visalia, Kentucky, a town named for his family, Vise named the new town after his hometown. Early growth in the town can be attributed in part to the gold rush along the Kern River. The gold fever brought many transient miners through Visalia along the way and when the lure of gold failed to materialize, many returned to Visalia to live and raise families. In 1858, Visalia was added to John Butterfield's Overland Stage route from St. Louis to San Francisco, prompting the development of saloons and hotels. Visalia grew quickly spurred also by livestock, railroads, hydroelectric power and abundant water for irrigation. Its population jumped from 548 in 1860 to 1412 in 1880, doubled to 2,885 in 1890, 5,753 by 1920 and one hundred years later had reached 142,000. Visalia is the county seat of Tulare County and is the oldest town between Stockton and Los Angeles.

Jeremiah Hyde

The house at 513 Encina Street was built in 1888 by Jeremiah and Mary Hyde. According to his obituary on April 16, 1897, in the Visalia *Daily Delta*, Hyde was a native of New York who moved first to Santa Cruz where he published the *Santa Cruz Sentinel*. In the mid-1860s, he moved to Visalia and operated a general merchandise business with his brother, R. E. In the 1870s, he was named the register of U. S. lands in the area. He also owned farmland and held extensive real estate holdings.¹ He was active in community affairs as is evidenced by his

¹ *Daily Delta* (Visalia, California), April 16, 1897, 2.

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election to the city council in 1880 and as an organizing member of the Board of Trade in 1888.² Hyde also started the Hayes and Wheeler Club in 1876, was a founding member of the Visalia Savings Bank in 1891, and was a member of the Ancient Order of United Workmen.³

On February 12, 1899, the *Daily Delta* reported that “Mrs. J. D. Hyde is desirous of selling her elegant home, with the intention of going elsewhere to reside. One of her sons is now at college and her other son will enter college next year, and Mrs. Hyde will make her home at Berkley.”⁴ In October of the same year, the *Visalia Tulare Delta* reported that J. A. Hannah had bought the Hyde house and that it “is the best residential property in Visalia.”⁵

Criterion C: Architecture

Eastlake Style

The Eastlake movement was named after the English architect Charles L. Eastlake following the release of his influential book *Hints on Household Taste in Furniture, Upholstery and Other Details* published in London in 1868 and later in 1872 in Boston. His book became so popular that six editions were printed in eleven years.⁶ Eastlake was one of the so-called design reformers of mid-nineteenth century England who, repulsed by the what they considered to be bad design produced by the increasing use of machines in the production of decorative arts as well as the hold that revival styles, especially the Rococo Revival, had on the decorative arts, advocated for a return to the handicraft and construction methods employed in the Medieval period.

Eastlake in particular advocated for straightforward and simple furniture and decorative art inspired by English Gothic ornament.⁷ His furniture designs exhibited geometric ornaments, spindles, low relief carvings, and incised lines. These furniture designs then inspired the use of angular, notched, and carved features on buildings. Previously, furniture makers had imitated architectural forms. In the case of the Eastlake Style, this process was reversed; the architectural details of Eastlake houses were actually copied from the furniture found inside the houses.⁸ According to author Marcus Whiffin, Eastlake was flattered by the popularity of his book in America, but that he did not like the way that it translated into architecture, calling it “extravagant and bizarre.”⁹

In regard to the Eastlake style of architecture, Whiffin stated that “most Eastlake buildings would be classifiable as Stick Style or Queen Anne if they were not transmogrified by a distinctive type

² *Tulare County Times* (Visalia, California), May 8, 1880, 5; *Tulare Advance Register* (Visalia, California), January 13, 1888, 3.

³ *Tulare County Times*, August 5, 1876, 5; *Tulare County Times*, January 29, 1891, 7.

⁴ *Daily Delta*, February 12, 1899, 4.

⁵ *Visalia Tulare Delta*, October 19, 1899, 3.

⁶ Lester Walker, *American Shelter* (Woodstock, NY: The Overlook Press, 1981), 156.

⁷ Joseph T. Butler, *The Arts in America: The 19th Century* (New York: Charles Scribner's Sons, 1969), 325.

⁸ Walker, 156.

⁹ Marcus Whiffin, *American Architecture Since 1780* (Cambridge, MA: MIT Press, 1985), 123-124.

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of ornament. This ornament is largely the product of the chisel, the gouge, and the lathe.” This ornament is clearly influenced by Eastlake’s Neo-Medieval furniture designs. Virginia and Lee McAlester, echoing Whiffin’s point, explain that the Stick Style is defined primarily by its architectural detailing that incorporated the use of decorative wooden elements applied to the wall surface creating an effect reminiscent of Medieval half-timbered houses. This effect essentially outlined the structure of the house on its surface.¹⁰ The use of these applied stick-like elements led to the style being called the Stick Style. As noted, this architectural decoration was often inspired by elements specific to Eastlake’s furniture designs, thus linking his name with the Stick Style. The McAlesters further define the Stick style, or the Eastlake style, as a transitional style linking the preceding Gothic Revival with the subsequent Queen Anne. The McAlesters describe all three of these styles as “free adaptations of Medieval English building traditions.” They further state that unlike the earlier Gothic Style, this style emphasized the decoration of the wall surface itself, not just limiting the architectural decoration to the doors, windows and cornices.¹¹ In California, stick style buildings are often called Stick-Eastlake even if they lack distinctive Eastlake details.¹²

As quoted by Wiffen, Eastlake found the translation of his designs into American architecture as “extravagant and bizarre.”¹³ Eastlake was opposed to the mass production of design which used modern machinery to quickly and easily produce vast quantities of goods that were loosely inspired by earlier decorative periods especially the Rococo of mid-eighteenth century France. Early Eastlake inspired architectural details tended to follow his ideals. For example, early Eastlake inspired porches incorporated massive, oversized turned posts and railings reminiscent of his furniture. As time progressed, these elements became more curvilinear and even Baroque in style. These changes were made in part so that these architectural elements could be more easily mass produced; made by the machines, mechanical lathes, to which Eastlake had been so opposed. As is true of much American architecture of this period, many, if not most, of these decorative architectural pieces were ordered from catalogs and assembled on location somewhat like a giant piece of furniture.¹⁴

Specific characteristics of the Eastlake style are curved brackets; posts of porches and exposed framing members of roofs bearing a marked resemblance to table legs; rows of spindles in friezes or fascias; elaborately detailed gable ends with incised boards, pendants, and brackets; and the use of numerous porches and bay windows. The Eastlake, or Stick, style was widely employed in the United States until about 1900.

The “Local Register of Historic Structures in the City of Visalia,” as updated on August 1, 2022, lists three hundred and forty-nine buildings, sixteen of which are in the Eastlake style. Of these

¹⁰ Virginia Savage McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984), 255.

¹¹ *Ibid.*, 256.

¹² Architectural Styles in the American West: Stick and Stick-Eastlake.
https://noehill.com/architects/style_stick.aspx (accessed on April 5, 2024).

¹³ Whiffin, 123-124.

¹⁴ Walker, 156.

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sixteen residences, only two are two stories, including Hyde House. The design of the house at 518 N. Locust does not have the exuberant detailing exhibited at Hyde House. The other Eastlake residences inventoried on the list are very simple one-story houses with limited Eastlake detailing. None of these has the high degree of style elements found at Hyde House.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Butler, Joseph; Garrett, Wendell D.; Gowans, Alan; and Norton, Paul F. *The Arts in America: The 19th Century*. New York: Charles Scribner's Sons, 1969.

City of Visalia Historic Preservation Advisory Committee web page.
https://www.visalia.city/government/committees/historic_preservation_advisory_committee.asp. Accessed April 4, 2024.

Daily Delta (Visalia, California). April 16, 1897; February 12, 1899.

McAlester, Virginia Savage and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.

Tulare Advance Register (Visalia, California), January 13, 1888.

Tulare County Times (Visalia, California), August 5, 1876; May 8, 1880; January 29, 1891.

Visalia Tulare Delta, October 19, 1899.

Walker, Lester. *American Shelter*. Woodstock, NY: The Overlook Press, 1981.

Whiffin, Marcus. *American Architecture Since 1780*. Cambridge, MA: MIT Press, 1985.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: City of Visalia Historic Preservation Advisory Committee

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Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property less than one acre

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1. Latitude: 36.334399

Longitude: -119.297523

Verbal Boundary Description (Describe the boundaries of the property.)

Tulare County Parcel # 094353011000

Boundary Justification (Explain why the boundaries were selected.)

The lot historically associated with the property.

11. Form Prepared By

name/title: Nancy H. Bell

organization: Vicksburg Foundation for Historic Preservation

street & number: 1107 Washington Street

city or town: Vicksburg state: MS zip code: 39183

e-mail: vburfoundation@aol.com

telephone: (601) 636-5010

date: December 2022; Revised February 2023, April 2024

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Jeremiah D. and Mary Hyde House
City or Vicinity: Visalia
County: Tulare
State: California
Photographer: Joshua Cain
Date Photographed: October 14, 2022

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 18 Front (east) façade of main house, view to west
- 2 of 18 Front (east) façade; close up of porch and view to carriage house, view to west
- 3 of 18 Front façade and north elevation, view to southwest
- 4 of 18 North side of rear (west) elevation
- 5 of 18 South side of rear (west) elevation and south elevation
- 6 of 18 South elevation and view of carriage house
- 7 of 18 Carriage house, view to northwest
- 8 of 18 Storage shed, view to west
- 9 of 18 Dining room, view to northwest
- 10 of 18 Dining room, view to northeast
- 11 of 18 Vestibule, view to west
- 12 of 18 Main stair, view to south

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- 13 of 18 Main stair, view to south
- 14 of 18 Second floor of main stair, view to east
- 15 of 18 Second floor, back hall, view to east
- 16 of 18 Second floor, east bedroom, view to northeast
- 17 of 18 Second floor, north bedroom, view to north
- 18 of 18 Second floor, north bedroom, view to southwest

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

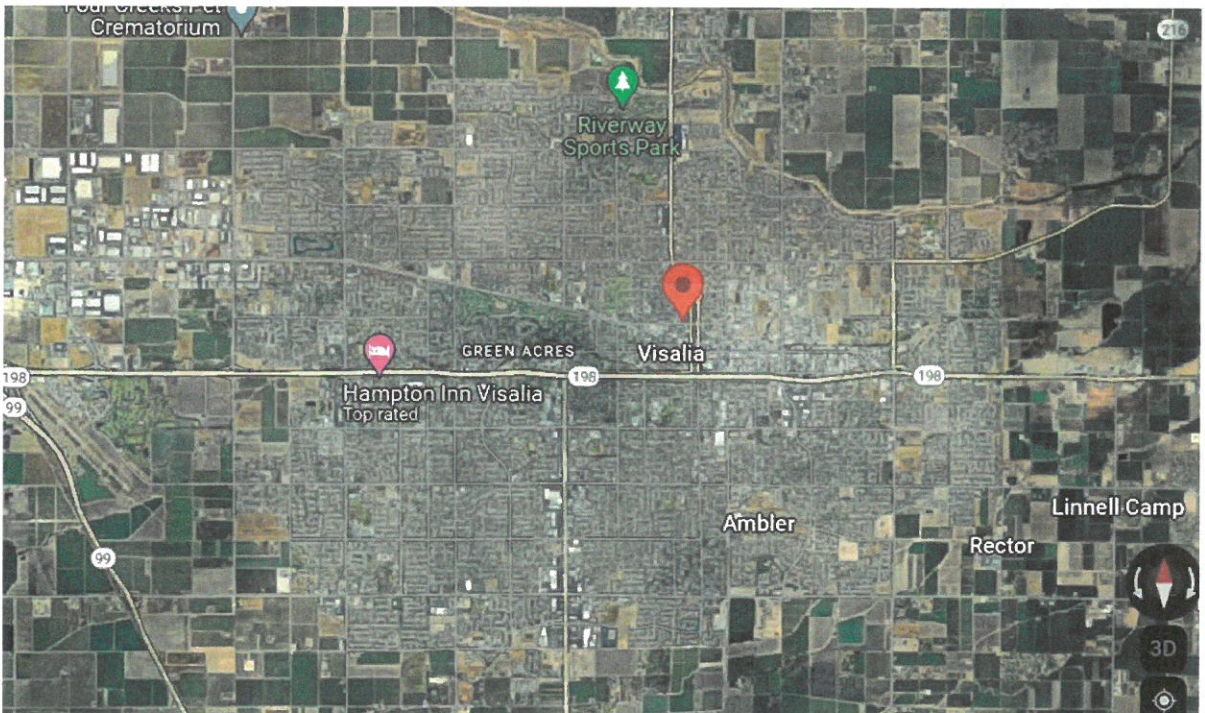
Hyde, Jeremiah D. and Mary, House
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Location Maps

Latitude: 36.334399

Longitude: -119.297523

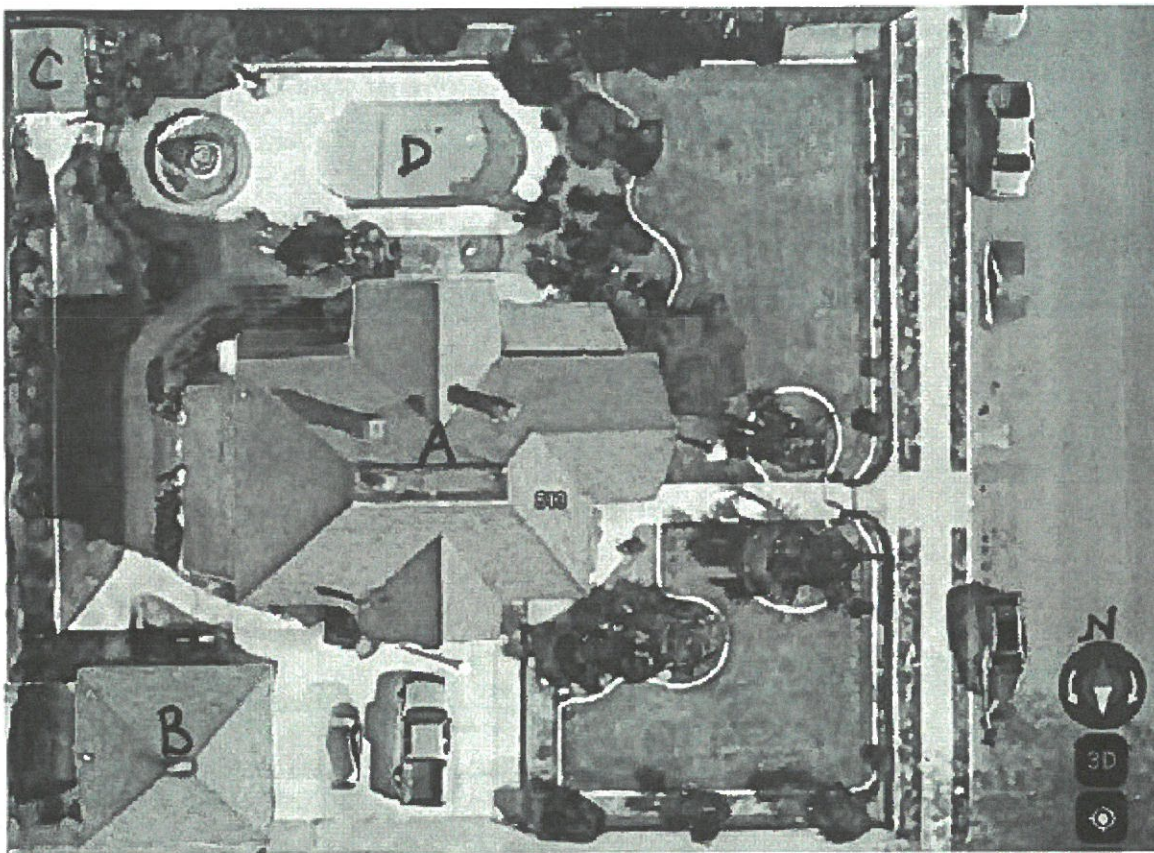


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Sketch Map

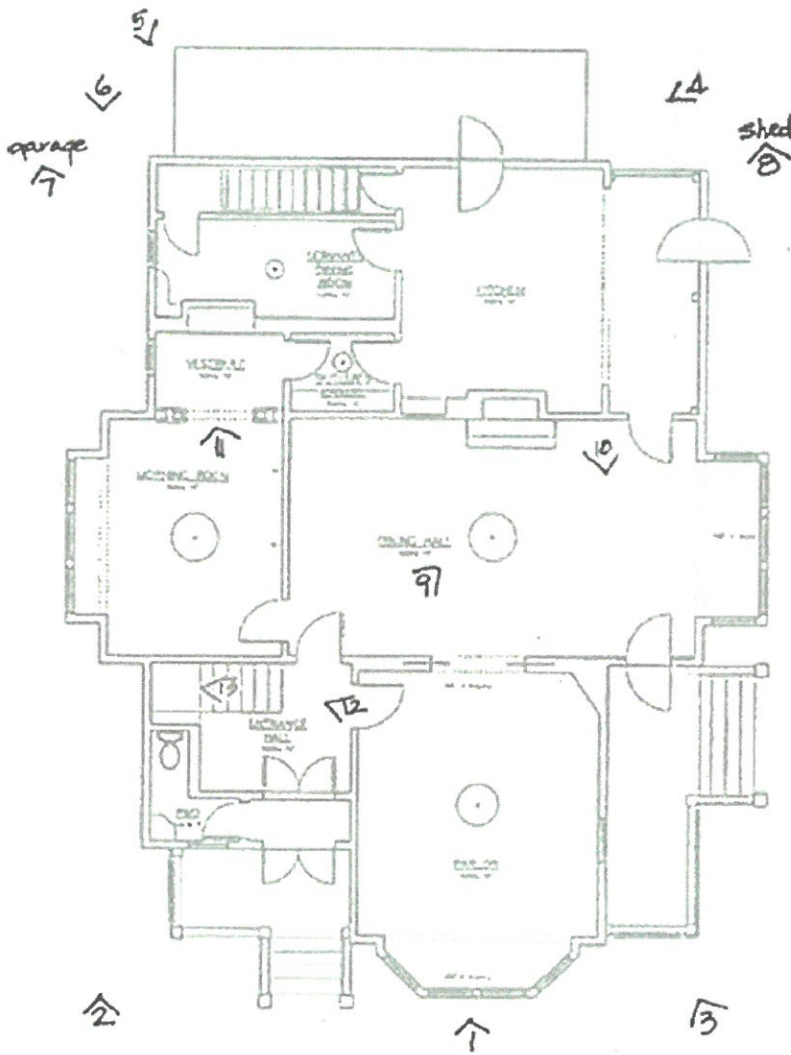
- A. Main House (contributing)
- B. Carriage House (contributing)
- C. Storage Shed (noncontributing)
- D. Swimming Pool (noncontributing)



Hyde, Jeremiah D. and Mary, House
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Photo Key 1 of 2 (First Floor)



Hyde, Jeremiah D. and Mary House

513 N. Encina Street

Visalia, CA

First Floor Photo Key

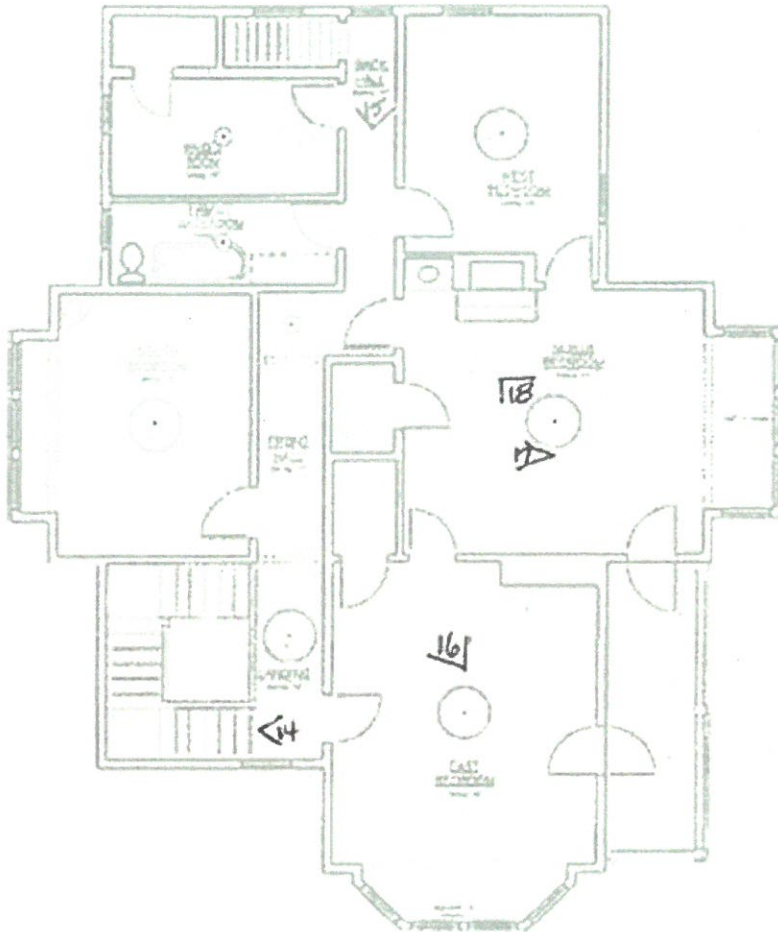
1/16-inch equals 1 foot



Hyde, Jeremiah D. and Mary, House
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Photo Key 2 of 2 (Second Floor)



Hyde, Jeremiah D. and Mary House

513 N. Encina Street

Visalia, CA

Second Floor Photo Key

1/16-inch equals 1 foot



Hyde, Jeremiah D. and Mary, House
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Photo 1 Front (east) façade of main house, view to west



Photo 2 Front (east) façade; close up of porch and view to carriage house, view to west



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Photo 3 Front façade and north elevation, view to southwest



Photo 4 North side of rear (west) elevation



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Photo 5 South side of rear (west) elevation and south elevation



Photo 6 South elevation and view of carriage house



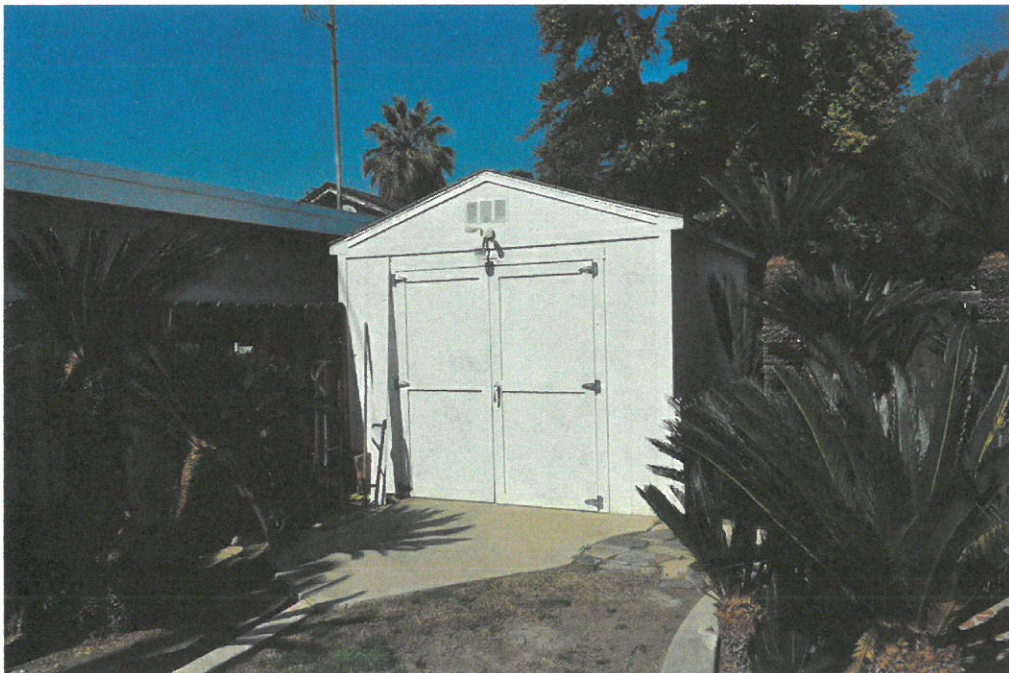
Hyde, Jeremiah D. and Mary, House
Name of Property

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Photo 7 Carriage house, view to northwest



Photo 8 Storage shed, view to west



Hyde, Jeremiah D. and Mary, House
Name of Property

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Photo 9 Dining room, view to northwest



Photo 10 Dining room, view to northeast



Hyde, Jeremiah D. and Mary, House
Name of Property

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Photo 11 Vestibule, view to west



Photo 12 Main stair, view to south



Hyde, Jeremiah D. and Mary, House
Name of Property

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Photo 13 Main stair, view to south



Photo 14 Second floor of main stair, view to east



Hyde, Jeremiah D. and Mary, House
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Photo 15 Second floor, back hall, view to east



Photo 16 Second floor, east bedroom, view to northeast



Hyde, Jeremiah D. and Mary, House
Name of Property

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Photo 17 Second floor, north bedroom, view to north



Photo 18 Second floor, north bedroom, view to southwest

