

**CITY OF VISALIA**  
**HISTORIC PRESERVATION ADVISORY COMMITTEE**  
**Wednesday, July 26, 2023, at 5:30PM**

CHAIR: Walter Deissler    VICE-CHAIR: Tyler Davis

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

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

**AGENDA**

**A. Citizen's Comments**

**B. Meeting Minutes**

1. July 12, 2023, Regular Meeting

**C. Project Reviews**

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

**D. Discussion Items**

1. Consultation with HPAC – 112 East Oak Avenue
2. Review – Annual Report to the Visalia City Council
3. Historic Preservation Ordinance – Exterior Alterations and Building Permit Requirements
4. Historic Recognition/Awards Program
5. Historic District Survey Project
  - a. Review of Properties
6. Committee and Staff Comments
  - a. Project Updates
7. Identification of Items for Future Agendas

**E. Adjournment**

In compliance with the Americans Disabilities Act, if you need special assistance to participate in meetings call (559) 713-4443 (Staff Representative) 48-hours in advance of the meeting. For Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services. Visually Impaired - If enlarged print or a Braille copy is desired, please request in advance of the meeting and services will be provided as possible after the meeting. City Staff to the Committee is Cristobal Carrillo, Associate Planner, 559-713-4443, [cristobal.carrillo@visalia.city](mailto:cristobal.carrillo@visalia.city).

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



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

CHAIR: Walter Deissler    VICE-CHAIR: Tyler Davis

All members  
present.

COMMITTEE MEMBERS:

Patty Kane, Jay Hohlbauch, Jordan Mulrooney, Karen Ayala

MEMBERS OF THE PUBLIC: Jerome Melgar

CITY STAFF: Cristobal Carrillo, Associate Planner

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

**AGENDA**

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

Deissler nominated himself for Chair. The motion was seconded by Kane. No other nominations were received. The motion passed by a vote of 6-0.

Deissler nominated Davis for Vice-Chair. The motion was seconded by Kane. No other nominations were received. The motion passed by a vote of 6-0.

**B. Citizen's Comments**

None.

**C. Meeting Minutes**

1. June 28, 2023, Regular Meeting

A motion was made by Kane, seconded by Hohlbauch, to approve the meeting minutes for June 28, 2023. The motion was approved 6-0.

**D. Project Reviews**

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

Staff presented its report and recommended that the HPAC approve the signage request. No public comment was received. Discussion occurred regarding the angle of the signage. After discussion a motion was made by Kane, seconded by Hohlbauch, to approve the signage as proposed. The motion passed 6-0.

**E. Discussion Items**

1. HPAC/Building Advisory Committee – Subcommittee Assignment

Staff noted that with Michael Kreps no longer on the HPAC, a replacement would need to be assigned to the HPAC/BAC subcommittee. Staff stated that the subcommittee was tasked with reviewing requests for demolition of historic structures and providing a recommendation to the HPAC for consideration. Davis volunteered to serve on the

HPAC/BAC subcommittee. A motion was then made by Deissler, seconded by Hohlbauch, to assign Davis to serve on the HPAC/BAC subcommittee. The motion passed 6-0.

## 2. Historic Recognition/Awards Program

Staff stated that they had reached out to former HPAC Liaison and City Principal Planner Andy Chamberlain for information on awards guidelines from years past but had not received any information. Staff was directed to reach out to Chamberlain again. Kane recommended that the Awards Subcommittee review the various awards guidelines available, to which the HPAC agreed. Mulrooney reported that he had checked with a plaque maker and that an estimate would be forthcoming.

## 3. Historic District Survey Project

The HPAC reviewed Areas A23, A24, A32, A33, and D4 of the Historic District Survey Project.

## 4. Committee and Staff Comments

### a. Project Updates

Staff reported on ongoing efforts to have City communication staff publicize the vacancy on the HPAC.

## 5. Identification of Items for Future Agendas

Deissler requested that staff place an item on the agenda to discuss reviews of doors and other exterior alterations that don't require Building Permits. Staff also noted that the signage request for 904 West Main Street would likely return for HPAC review at the next regular meeting.

## F. Adjournment

The meeting was adjourned at 6:25pm.

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# City of Visalia



**To:** Historic Preservation Advisory Committee

**From:** Nathan Perez, Hourly Employee

**Date:** July 26, 2023

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

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## RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the proposal as revised by the applicant and described in the report.

## DISCUSSION

### History

On June 14, 2023, staff presented its report and recommended that the HPAC approve the request as modified and conditioned by staff. The HPAC determined that the wood flooring material proposed was inappropriate and requested that the applicant provide a revised proposal based on recommendations from the Committee. A motion was then made to continue the item to the June 28, 2023, meeting of the HPAC, to allow time for the applicant to submit a revised signage proposal with committee recommendations.

On June 28, 2023, staff requested a second continuance for the project as the no revised submittal had been submitted by the applicant. Public comment was received from Sarah Catalina and Jacqueline Casillas, proprietors of Downtown Realty, the group requesting the signage. Both Catalina and Casillas requested guidance from the HPAC on the design of the proposed signage. Discussion followed, with the HPAC providing guidance as listed below:

- That the signage be more in keeping with the Craftsman/Arts & Crafts architecture of the existing building onsite;
- That more Craftsman or Arts & Crafts style ornamentation be placed on the signage, (such as using two posts to hold the sign, with caps on the post);
- That the signage be secured to the frame/posts of the sign; and
- That the signage contains design attributes similar to the signage located at 1004 W. Main Street.

Both Catalina and Casillas noted that the wood flooring material proposed on the signage was also used for signage at another Downtown Realty location in Porterville, CA. They requested that the HPAC allow the wood flooring material to be used at the Visalia Downtown Realty location to maintain brand consistency with the office in Porterville. The Committee stated that the material would be acceptable, so long as the above guidance was incorporated into the revised signage proposal. The item was then continued to a future unspecified date.

### Revised Signage Elevation

The applicant submitted revised signage elevations as requested by the HPAC on July 18, 2023. As shown in revised Exhibit “B” the signage will include a wood boundary wrapped around the face of the signage and will be held aloft by two capped wooden posts.

With the addition of wood posts and caps, staff has determined that the revised signage is more compatible with the architecture and materials specific to the office onsite. As such, it is recommended that the signage be approved as proposed.

### **FINDINGS AND CONDITIONS**

Staff recommends that the committee approve HPAC Item No. 2023-13 as modified by staff based upon the following findings:

1. That the project site is within the Historic District and is listed on the Local Register of Historic Structures.
2. That the proposal is consistent with the surrounding area, and the Historic District.
3. That the proposal is consistent with the Historic Preservation Ordinance and Historic Preservation Element.
4. That the proposal will not be injurious to the character of the surrounding area and Historic District.

And subject to the following revised conditions:

1. That the site be developed consistent with the site plan in Exhibit “A”.
2. That the signage be developed consistent with the signage elevations in Exhibit “B”.
3. That the project undergoes the appropriate City permitting process for exterior alterations and fencing on the project site.
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**

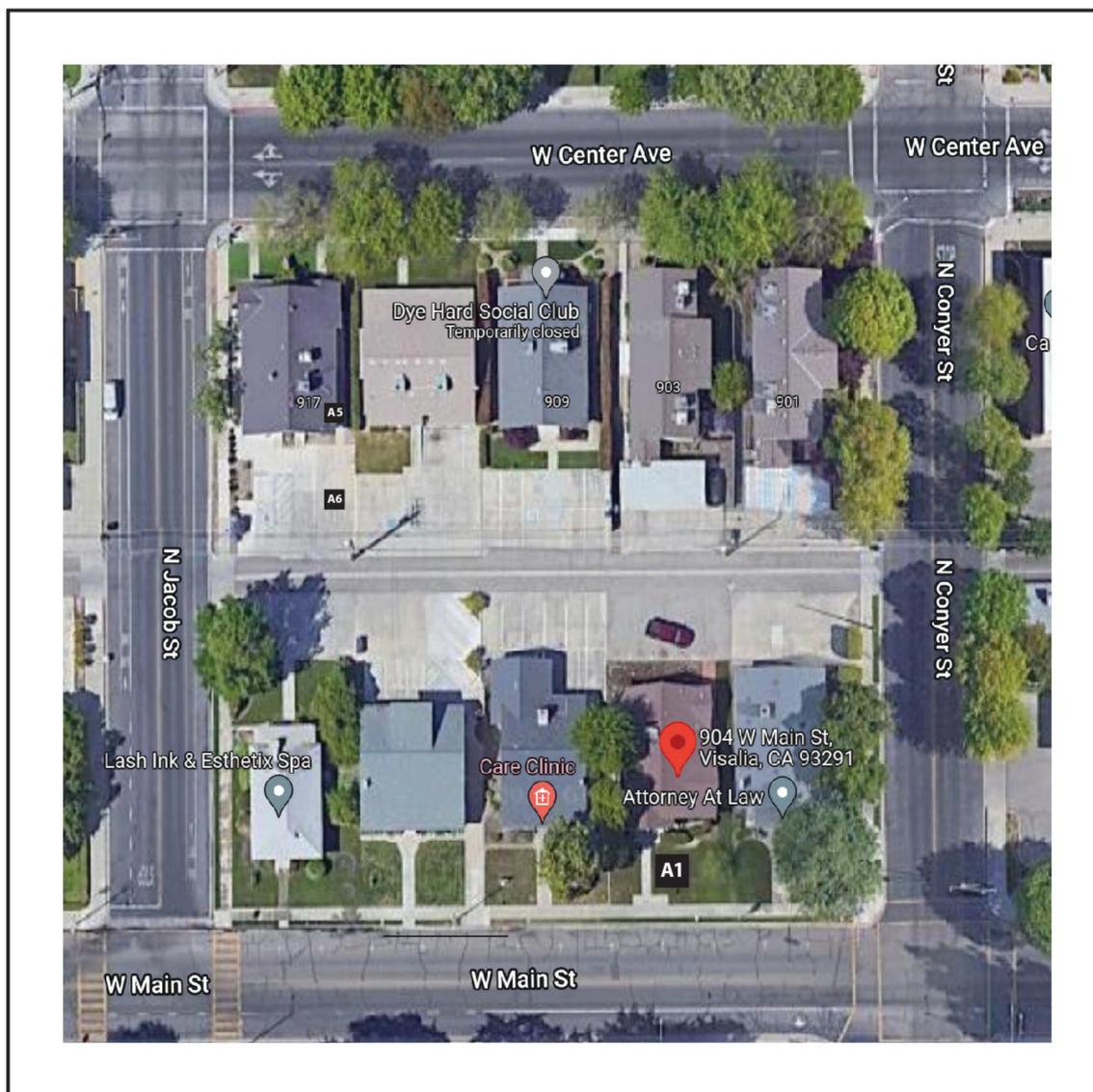
- Revised Exhibits “A” and “B” – Site Plan and Signage Elevations
- HPAC Item No. 2023-13, June 14, 2023 Staff Report
- HPAC Item No. 2023-13, June 28, 2023 Continuance Request

#### **APPEAL INFORMATION**

According to the City of Visalia Zoning Ordinance Section 17.56.060, an appeal to the City Council may be submitted within ten days following the date of a decision by the Historic Preservation Advisory Committee (HPAC). An appeal shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street, Visalia CA. The appeal shall specify errors or abuses of discretion by the HPAC, or decisions not supported by the evidence in the record. The appeal form can be found on the city’s website [www.visalia.city](http://www.visalia.city) or from the City Clerk.

# Project Proposal

*Downtown Realty Visalia*



Project:  
904 W MAIN ST, VISALIA, CA 93291

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# Project Proposal

*Downtown Realty Visalia*

FREE STANDING EXTERIOR SIGNAGE



## Owner/Landlord Approval

Name:

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Signature:

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Date:

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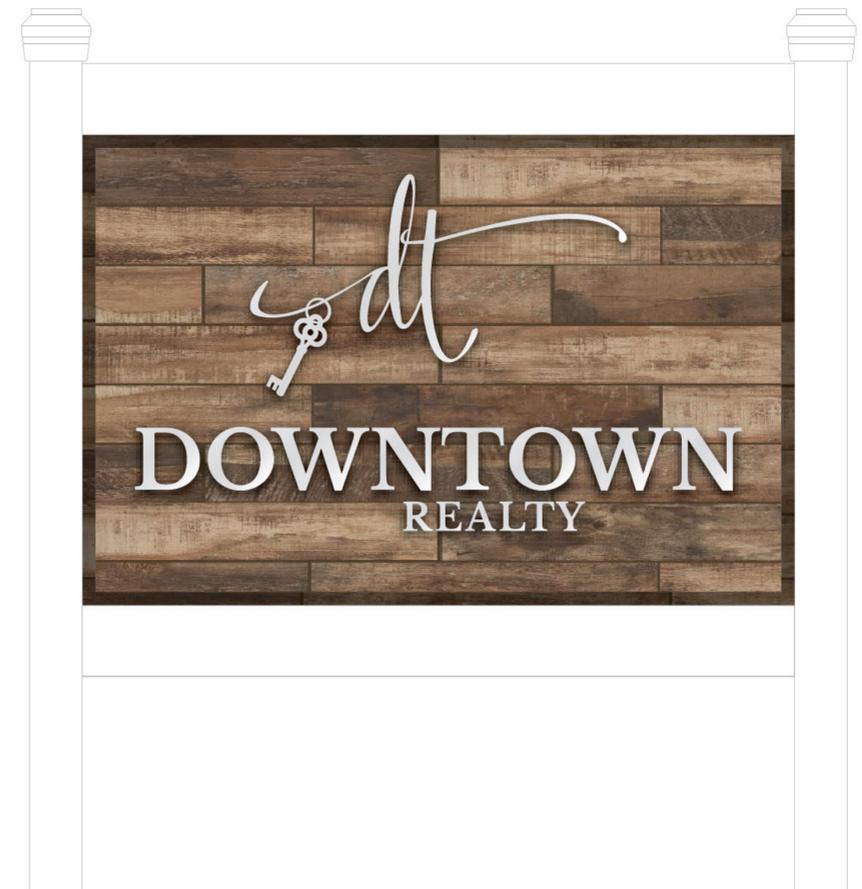
Project:  
904 W MAIN ST, VISALIA, CA 93291

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# Project Proposal

*Downtown Realty Visalia*

PAGE #	SIGN	LOCATION	TYPE	HEIGHT	WIDTH	SQ. FT.	Quantity
4-5	A <sup>1</sup>	BUILDING FRONT	FREE STANDING EXTERIOR SIGNAGE	5ft	5.67ft	28.35ft <sup>2</sup>	1



Project:  
 904 W MAIN ST, VISALIA, CA 93291

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# Project Proposal

*Downtown Realty Visalia*

## A1 FRAMING AND HANGING MATERIAL ( CONT.)

### SPECIFICATIONS:

**A1**     **13.5 FT<sup>2</sup>**     **Scale: 18mm to 1'**

#### Building Sign:

WOODEN FRAMING:	(4) 4" WIDE WOODEN POST FRAME
CONNECTION:	CONCRETE FOOTING
	18" INBEDMENT
	18" X 12" HOLE
	2500 PSI CONCRETE FILLED TO SURFACE

#### COLOR AND FINISHES:

WOODEN POST



Project:  
 904 W MAIN ST, VISALIA, CA 93291

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

HEARING DATE: June 14, 2023

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

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

### STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve HPAC Item No. 2023-13 as modified by staff and described in the report.

### SITE DATA

The site is zoned O-C (Office Conversion) and contains a single-family residence that has been converted into an office. The site is located within the Historic District and is listed on the Local Register of Historic Structures with a "Focus" classification. The structure displays "Craftsman Bungalow" architecture. The date of construction is 1912 according to the original City of Visalia Historic Survey.

### PROJECT DESCRIPTION

The applicant is requesting approval to remove an existing freestanding sign and replace it with a new freestanding sign as shown in the site plan and elevations in Exhibits "A" and "B". The new signage will be located on the southern portion of the project site, in view of West Main Street. The signage will be approximately five feet tall, with the sign face approximately 13.5 square foot in size. The sign will be made from tile wood flooring material with a metal frame border, and will hang from a steel post frame. No illumination is proposed.

### DISCUSSION

#### Development Standards

Visalia Municipal Code (VMC) Section 17.48.110.C. 5 requires that all freestanding signs be setback a minimum of five feet from a property line abutting a street, and at least 20 feet from any side property boundary. Per Exhibit "A", the new sign will be placed so as to meet the required setbacks. Based on the elevations provided in Exhibit "B", the proposed signage also complies with requirements for height and area, which must not exceed 6 feet and 35 square feet, respectively, in the O-C Zone.



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

### Architectural Compatibility

Visalia Municipal Code Section 17.56.050.C.4 permits HPAC review of signage requests in the Historic District/Local Register. However, it limits review only to design and/or materials. Signage materials typically considered compatible within the Historic District and Local Register sites are wood and stone, or materials that mimic the appearance of wood and stone. Signage must also conform to the materials found on structures located on the same site.

As shown in Exhibit “B” the sign face will include segmented wood flooring material with metal elements in the sign face and posts to offset the wood. The segmented wood proposed in the signage is not in keeping with the primarily wood shingle design of the structure. Nor does the building feature any metal elements similar to what the signage contains. The proposed metal frame is also of a shape not in keeping with other signage in the immediate vicinity. Signage surrounding the project site is primarily on posts or a base, and made of wood or stone (see Figure 1). The only element of the sign that is considered suitable is the way it is hung from a rail.

Given the above, it is recommended that that the signage be modified to increase compatibility with the structure and immediate vicinity. Recommended modifications are as follows:

- That the sign face contain only wood elements and that the backdrop of the sign be a solid wood surface with no segmentation;
- That the steel frame be changed to a wooden frame;
- That the sign be secured to the ground via a “real estate” sign shaped post (see Exhibit “D”), in order to preserve the hanging element, or that it be secured to the ground via two posts.
- That the sign frame contain end details similar to the gable roof of the structure (see Exhibit “D”).

These recommendations are included with Condition No. 1 of this report. Alternatively, the HPAC can continue the item to its next regular meeting of June 28, 2023, and request the applicant to provide a revised submittal for review.



## FINDINGS AND CONDITIONS

Staff recommends that the Committee approve HPAC Item No. 2023-13 as modified by staff based upon the following findings:

1. That the project site is within the Historic District and is listed on the Local Register of Historic Structures.
2. That the proposal as modified is consistent with the surrounding area, and the Historic District.
3. That the proposal as modified is consistent with the Historic Preservation Ordinance and Historic Preservation Element.
4. That the proposal as modified will not be injurious to the character of the surrounding area and Historic District.

And subject to the following conditions:

1. That the site shall be developed consistent with the site plan in Exhibit "A" and elevations in Exhibit "B", except as modified below:
  - a. That the sign face shall contain only wood elements and that the backdrop of the sign shall be a solid wood surface with no segmentation;
  - b. That the steel frame of the sign shall be changed to a wooden frame;
  - c. That the sign shall be secured to the ground via a "real estate" sign shaped post, as depicted in Exhibit "D", or that it be secured to the ground via two posts.
  - d. That the sign frame shall contain end details similar to the gable roof of the structure as depicted in Exhibit "D".
2. That the project undergoes the appropriate City permitting process.
3. 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.
4. That all other City codes, ordinances, standards, and regulations shall be met.
5. That the approval from the Historic Preservation Advisory Committee shall lapse and shall 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" – Signage Elevations
- Exhibit "C" – Building Elevations
- Exhibit "D" – Staff Recommended Signage Details
- Aerial Map
- Historic District and Local Register Map

### APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.56.060, an appeal to the City Council may be submitted within ten days following the date of a decision by the Historic Preservation Advisory Committee (HPAC). An appeal shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street. The appeal shall specify errors or abuses of discretion by the HPAC, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website [www.visalia.city](http://www.visalia.city) or from the City Clerk.

# Project Proposal

*Downtown Realty Visalia*



SIGNS • ELECTRICAL • LIGHTING

Project:  
904 W MAIN ST, VISALIA, CA 93291

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# Project Proposal

*Downtown Realty Visalia*



## Owner/Landlord Approval

Name:

\_\_\_\_\_

Signature:

\_\_\_\_\_

Date:

\_\_\_\_\_



Project:  
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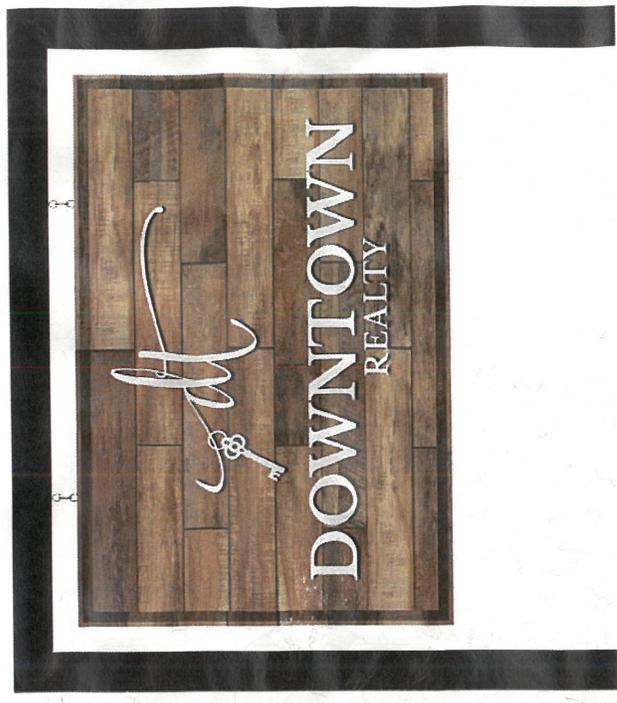
FREE STANDING EXTERIOR SIGNAGE

# Project Proposal

Downtown Realty Visalia

PAGE #	SIGN	LOCATION	TYPE	HEIGHT	WIDTH	SQ. FT.	Quantity
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4-5	A1	BUILDING FRONT	FREE STANDING EXTERIOR SIGNAGE	5ft	5.67ft	28.35ft <sup>2</sup>	1
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Project:  
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# Project Proposal

*Downtown Realty Visalia*

A1 FRAMING AND HANGING MATERIAL

## SPECIFICATIONS:

**A<sup>1</sup>** 13.5 FT<sup>2</sup> Scale: 18mm to 1'

### Building Sign:

FACES:

1" WOODEN BACKER WITH TILE WOOD FLOORING ADHERED OVER TOP.

1" METAL FRAME BORDER

DIMENSIONAL LETTERS/LOGO:

3MM BRUSH MILL ACM THAT WILL THEN BE MOUNTED TO SIGN WITH VHB TAPE AND SILICONE

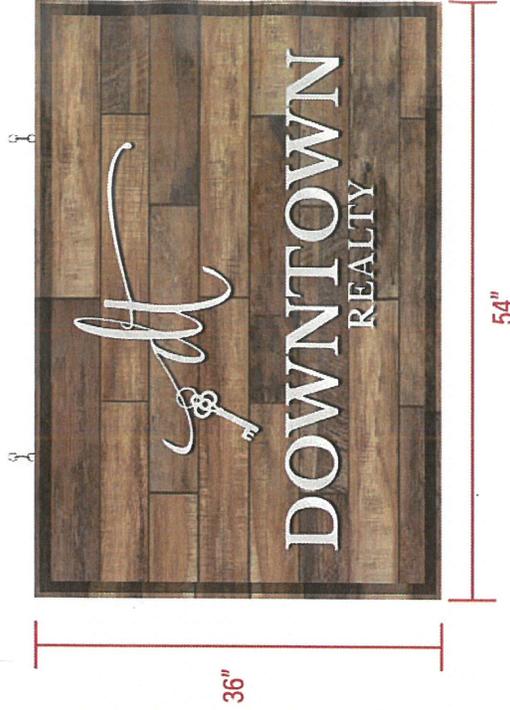
CONNECTION:

HILLMAN STEEL SCREW EYE HOOK WITH 3/16 IN. QUICK LINKS

COLOR AND FINISHES:

BRUSH MILL ACM

WOOD TILE FLOORING



Project:  
904 W MAIN ST, VISALIA, CA 93291

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# Project Proposal

Downtown Realty Visalia

PAGE 5

A1 FRAMING AND HANGING MATERIAL (CONT.)

## SPECIFICATIONS:

**A1** 13.5 FT<sup>2</sup> Scale: 18mm to 1'

### Building Sign:

STEEL FRAMING: (3) 4" WIDE STEEL POST WELDED INTO A 4" X 78" X 68" FRAME  
CONNECTION: CONCRETE FOOTING  
18" INBEDMENT  
18" X 12" HOLE  
2500 PSI CONCRETE FILLED TO SURFACE

### COLOR AND FINISHES:

■ STEEL POST



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Project:  
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**EXHIBIT "C"**

**SOUTH**



**NORTH**



**WEST**



**EAST**



**EXHIBIT "D"**

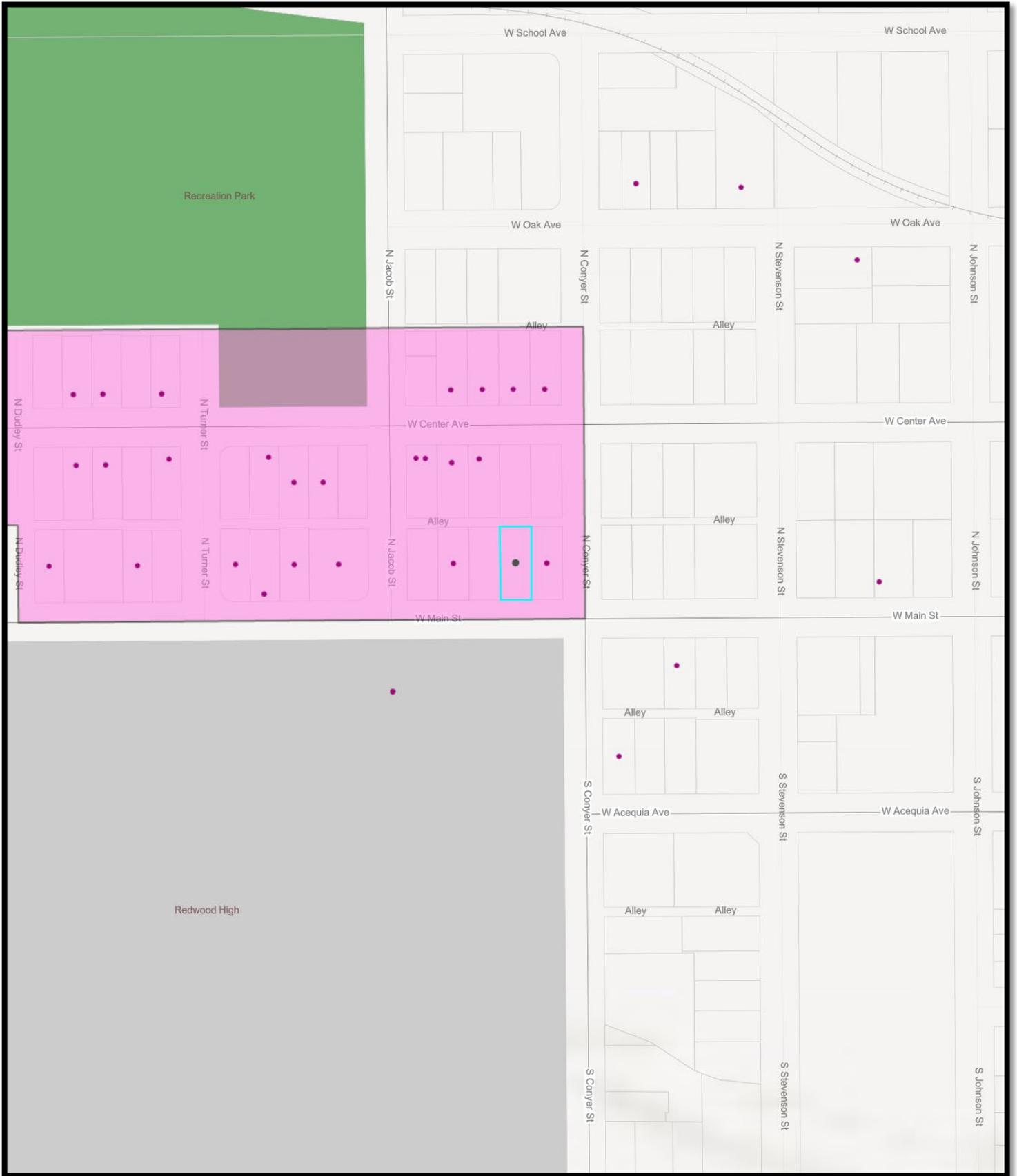


HPAC Item No. 2023-13 – New Signage



# AERIAL MAP

HPAC Item No. 2023-13 – New Signage



# HISTORIC PRESERVATION AND LOCAL REGISTER MAP

# ***City of Visalia***

## ***Memo***



**To:** Historic Preservation Advisory Committee  
**From:** Cristobal Carrillo, Associate Planner (559) 713-4443  
**Date:** June 28, 2023  
**Re:** A request to continue the public hearing for Historic Preservation Advisory Committee Item No. 2023-13 (Hernandez) to a future non-specific date.

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### **RECOMMENDATION**

Staff recommends that the Historic Preservation Advisory Committee (HPAC) continue HPAC Item No. 2023-13 to a future non-specific date. Staff's recommendation is due to delays in securing approval of revised signage from the property owner.

### **DISCUSSION**

Staff has received correspondence from Rebecca Hernandez, the project representative, requesting the HPAC continue HPAC Item No. 2023-13 for a new freestanding sign to a future unspecified date. Hernandez has stated that they have been unable to secure approval from the property owner for a revised signage design.

Staff supports the applicant's request for continuance as it will provide additional time for the applicant to consult with the property owner to revise the signage request.

### **ATTACHMENTS**

1. Correspondence from Rebecca Hernandez, June 22, 2023

RE: City of Visalia: Historic Preservation Advisory Committ...



Rebecca Hernandez <rhernand

To ● Cristobal Carrillo



4:17 PM

Retention Policy 45 Day Retention (45 days)

Expires 08/06/2023

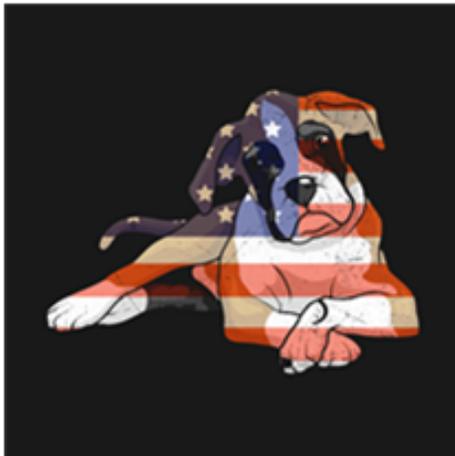
You replied to this message on 06/22/2023 4:18 PM.

Hi Cristobal,

We will need to reschedule for a "unspecified date" as we have not been able to get the changes approved by the owner.

As soon as I do, I will get them over to you.

Thank you,



**REBECCA HERNANDEZ**

Permit Expeditor

Office: **559.544.6133**

[RHernandez@McDivittSigns.com](mailto:RHernandez@McDivittSigns.com)

[www.McDivittSigns.com](http://www.McDivittSigns.com)

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# **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.

## 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

**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.