

**HISTORIC  
PRESERVATION  
ELEMENT**

**CITY OF VISALIA**

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HISTORIC PRESERVATION ELEMENT

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## PREFACE

The following historical account was provided by Annie R. Mitchell. Miss Mitchell, a retired school administrator and a descendant of a pioneer family, is the foremost authority on Visalia's history.

### VISALIA

*Visalia, a city of fine homes, churches, schools, stately trees and beautiful gardens, is the oldest city between Stockton and Los Angeles. Throughout its century plus history Visalia has been the principal trading center of the southern San Joaquin Valley. Its citizens have faced and solved many major community problems by working together harmoniously.*

*The city is located on the fertile delta of the Kaweah River. The area was originally inhabited by the peaceful Yokuts Indians who saw the pastoral quietness of their homeland broken by a procession of Spanish soldiers, padres, trappers, traders, explorers, miners, and settlers.*

*No longer do staccato hoof beats re-echo down Visalia streets as cowboys come and go. No longer do plodding ox teams bring in supplies from Stockton or San Francisco. No longer do cattle or sheep kick up clouds of dust as they are driven through town. No longer do rebel yells and cheers for Jeff Davis greet Union soldiers from nearby Camp Babbitt. No longer do bandits and bad boys inhabit saloon row or shoot it out with the law. All of these vestiges of the old frontier have faded into the stream of history but Visalia retains the vigor and vitality of the old West.*

*Visalia's name is a reminder of its beginning. The first settlers came in 1852 and built a log stockade. A marker now locates the site of Fort Visalia. One of the settlers was the ebullient pioneer Nathaniel Vise. Seeing the location as a potential community he filed a land claim and named his dream after his own hometown, Visalia, Kentucky.*

*Visalia grew slowly and substantially. Community needs were met first. A school and a church were established in 1852. The next year a store and a grist mill were built. The mill owners diverted water from the creek to power the mill and water their corn field creating the first diversion of river water for irrigation purposes in the southern valley.*

*In 1853 the people of Tulare County voted to move the County Seat from Woodsville to Visalia. The courthouse was a rented home until the County could afford to build one in 1857. From 1852 until it was incorporated in 1864 the Board of Supervisors governed Visalia.*

*In the early 1850s the small cow town suddenly came alive. The catalyst was the discovery of gold along the Kern River, White River and the mountain gulches. Thousands of people rushed to the new fields. Heavily loaded wagons began to serve the mining camps of Tailholt, Keyesville, Linn's Valley, Glennville, Whiskey Flats, and Havilah. Visalia, as the only established community in the county, faced all of the advantages and problems of rapid growth. Business boomed as blacksmiths, tinsmiths, harness and saddle makers, carpenters, teamsters, gunsmiths, and stage drivers were needed. So were doctors, lawyers, druggists, assayers, and other professional people.*

The most significant event of the 1850s was the arrival of the first Butterfield Overland Stage in Visalia on October 8, 1858. People were no longer isolated from the rest of the country for mail and newspapers began arriving in the record breaking time of 23 days. Visalia was a timetable station and it is fitting to recall that the lone passenger on that first overland trip wrote that Visalians showed the first enthusiasm and hospitality they had received since leaving Fort Smith, Arkansas.

By the end of the decade the town had a public school building, a hotel, and a newspaper. The first issue of the Tulare County Record & Fresno Examiner rolled off the press June 25, 1859. The next year the Pacific & Atlantic Telegraph line reached Visalia and the newspaper which had changed its name to Visalia Delta could print timely news.

The decade of the 1860s was marred by a series of natural disasters. In 1862 the valley was inundated by a major flood. In 1864 there was not enough rainfall to bring up the feed and livestock starved to death on the plains. The livestock industry was just beginning to recover when a massive flood poured over the valley again in 1868.

Visalia businessmen were saved by another gold rush when the precious metal was found in Owens Valley. Visalia was once more the nearest source for supplies. Money was raised and the Hockett and Jordan Toll Trails were built into Owens Valley to expedite travel and trade.

Men of vision realized that it was necessary to have more than one major source of income. The valley was still a vast open cattle range which made farming impossible. Many cattlemen derisively called farmers, "sand lappers" and opposed development of a railroad which would facilitate farming and create fenced rangeland.

The era of the cattle baron is a vital part of Visalia's history. It is the story of the open range, rodeos, range wars, the famous Visalia Stock Saddle, and the struggle between cattlemen and sheep men. In 1872 a railroad was built through the valley and in 1874 the legislature passed the No Fence Law making it mandatory to fence in range land.

Visalia residents wanted and needed a railroad and worked diligently for it. Mass meetings were held and at one time a substantial sum was raised to buy rights of way to give to the railroad. The first warning of trouble came when Stockton was by-passed for the railroad created town of Lathrop. As the rails snaked down the valley in 1872 the railroad created the towns of Modesto, Merced, Fresno, Goshen, Tulare, Tipton, Pixley, Delano, and Sumner. Visalians, knowing the importance of a railroad to the continued development of their community, raised money and built two feeder railroads which met the main line at Goshen and Tulare. Concurrently, business in Visalia was bolstered by the mining excitement at Mineral King. Visalia was the source of supplies for the miners and the approximately 3,000 people who stayed there during the summer months.

The railroad brought problems to some and solved problems for others. For the first time bulk transportation was possible and the open range was slowly replaced by grain fields. Cattle barons were replaced by bonanza wheat kings. By the middle 1880s California was the leading producer of grain in the nation; and most of the wheat, barley, and oats were raised in the valley.

Population tripled and in order to meet the needs of an expanding community the people of Visalia voted to incorporate as a City of the Sixth Class on February 27, 1874.

In the eighth decade of the century the growing communities of Porterville, Tulare, Traver, and Dinuba competed for business but people from all parts of the county came to Visalia to do their major trading. The raw western village had become a town. The first Annual Fair and Stock Show drew hundreds of visitors where the principal attraction was horse racing. The exhibits of fresh and dried fruits gave an inkling of the next economic upheaval. The catalyst for this new era would be a dependable source of water.

Unfortunately, none of the rough hewn cabins and buildings of our pioneer period remain. However, many houses included in the historic survey were built in the next period of development which extends approximately from 1870 to 1910.

This was an era of innovative, rapid economic and social change. Those changes may be appreciated by comparing ornate, stiff and stately Victorian homes with the California bungalows which utilized wood, stone, and earthen colors which blended with the building site.

The changes which exemplify this era may be grouped under these patterns: changes in use of water, changes in crop patterns, changes in land use, evolvement of conservation and transportation and changes in life styles.

There is no argument that the development of the San Joaquin Valley will depend upon the intelligent use and distribution of water.

Visalia, situated on the delta of the Kaweah River, has had more than an academic interest in water usage. Since its founding in 1852 the community has undergone devastating floods interspersed with extremely dry years.

During the early years the Kings, Kaweah, and Tulare Rivers had been tapped for irrigation water under the age old doctrine of riparian rights. As people came in and developed farms away from the rivers, the right of appropriation, then illegal, was used. A cycle of dry years in the 1877-1878 period focused attention on the conflict between the two doctrines. Enraged farmers dynamited dams and tore out headgates and ditch companies began to hire shotgun men to patrol the ditches.

In 1887 the legislature passed the Wright Act which allowed irrigation districts to be formed in order to bond and tax themselves. Litigation between people and ditch companies began and it has been said that most of the California law on water rights came from decisions made by Tulare County judges. Local attorneys became specialists on water law and were hired by litigants all over California.

However, the single event that ushered in the age of small farms did not materialize until the early 1890s. John J. Cairns, who farmed near Lindsay, successfully demonstrated that water could be pumped from the underground water table. Within two decades small farms where citrus, deciduous fruits, grapes, olives, and alfalfa were raised took the place of large fields of cereal grains. Land companies and private owners sold these small farms with water rights and in so doing changed the old land pattern of ownership.

Fruit trees, olives, and grapes spread like a green carpet across the once dry plains. What did that mean to Visalia? It meant rapid growth. It meant more business, more trade, and an increase in the functions of government. It meant that lumbermen in the mountains had to furnish more material for homes, businesses, and fencing.

The most far reaching event of the 1890s was the utilization and transmission of hydro-electric power from the Kaweah River. The man behind the plan was Ben Maddox, editor of the Visalia Times. He wrote, "Electricity can make our orchards prolific, run our cars, drive our machinery, lighten our darkness and make thousands of people comfortable and happy."

The largest and most exuberant celebration ever held in Visalia took place September 9, 1897 when the Valley Railroad pulled into Visalia. After decades of trying, Visalia was on a main line. A short time thereafter the Santa Fe took over the railroad, and Visalia boasted of a mainline and two feeder railroads.

The first automobile arrived in Visalia in 1900 after a five hour trip from Fresno. Thus the age of gasoline was ushered in and enthusiastically embraced.

Land patterns were often disrupted by roads. Supervisors began to spend more time on constructing and improving roads than upon any other part of county business. The age of gasoline made it necessary to pass new laws. Service stations and garages began to displace blacksmith shops and livery stables. Stages offered mass transportation and made shopping in larger communities more attractive. The age of gasoline also created tourism and enormously increased population mobility.

Visalia is the gateway to the national parks of the nearby Sierra Nevada. The creation of those parks began with conservationists in Visalia, who were appalled by the devastation and waste perpetrated by lumbermen.

Hugh tracts of trees were decimated without thought of reforestation for future generations. Watersheds which were vital for valley agriculture were also destroyed. Conservationists began a long and bitter battle to conserve our forests. That struggle culminated in 1890 when Congress created Sequoia National Park, Giant Forest, and General Grant National

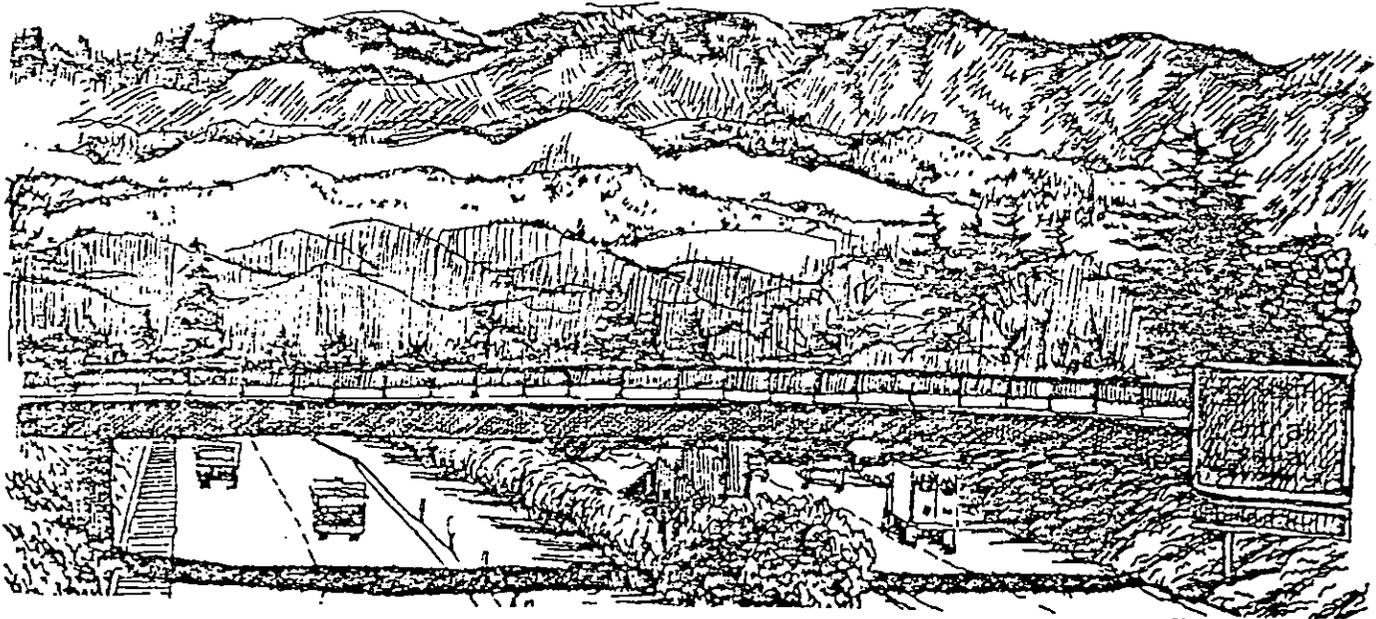
Park. In 1909 the same group induced the Board of Supervisors to buy 100 acres (now Mooney Grove) in order to save the last remnant of the once great oak forest which had covered much of the Kaweah River delta.

All of these changes were reflected in the life style of Visalia. Railroads and then automobiles made it possible to attract new business. Merchandise was readily available. Fairs and exhibits attracted attention and new settlers. People found work in canneries, creameries, dairies, packing houses and in Visalia's Sugar Beet Factory. Electricity not only made life easier but cut down on the need for domestic helpers.

There were also setbacks. In 1913 a freeze was severe enough to kill fruit trees. The national flu epidemic of 1918 disrupted life in Visalia to the point where the schools were closed and converted into hospitals. In 1924 only 4.06 inches of rain fell and range feed did not grow. That same year hoof and mouth disease quarantined most of the counties in the state and thousands of cattle were destroyed. Cars entering Tulare County as well as other areas had to be driven through creosote. Those on foot had to walk through the same smelly stuff.

There were also events which still affect life in Visalia. In 1923 the people voted to change their form of city government to one operating under a charter. In 1919 Colonel R.B. Marshall presented his Marshall Plan for distribution of water in California. He lived to see much of that plan incorporated into the Central Valley Project which will affect the valley for years to come.

Visalia has grown from Fort Visalia into a city. Nature has been partial to this garden spot of the valley. Its citizens are proud of their past but they are not afraid to break new frontiers. They had adjusted to sweeping economic changes which have made Tulare County one of the richest agricultural counties in the nation. As the hub of commercial activity for the county, Visalia looks to the future with vigor and enthusiasm.



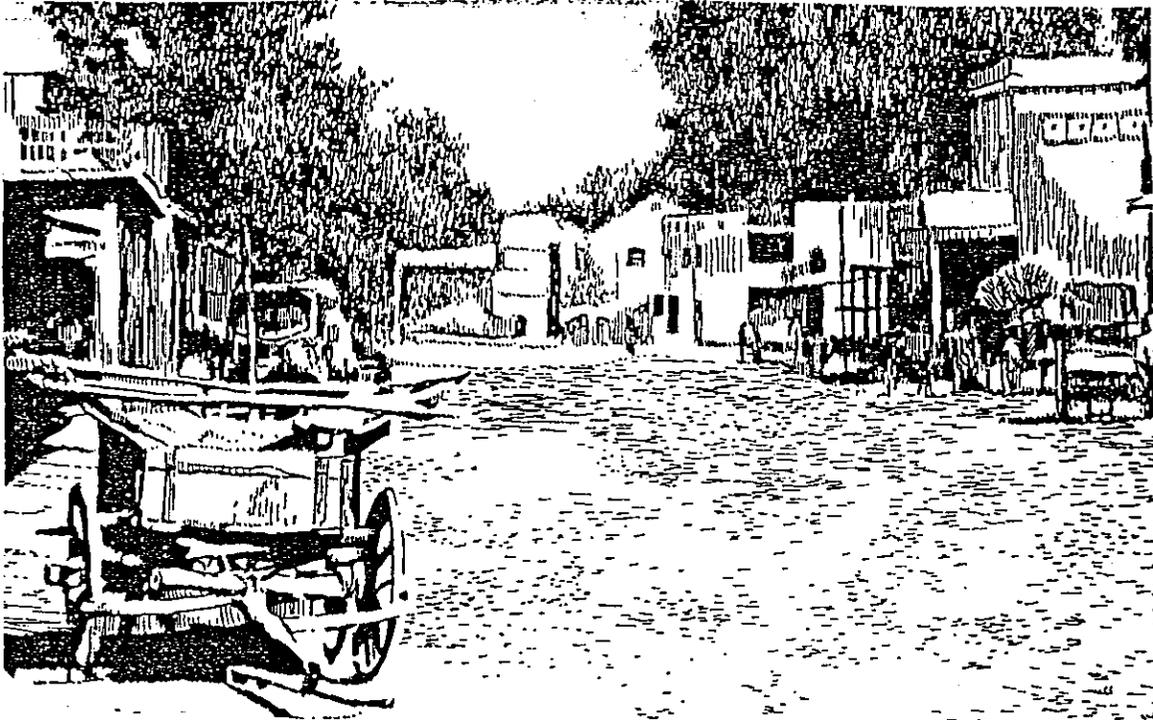


# Introduction

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## I. INTRODUCTION

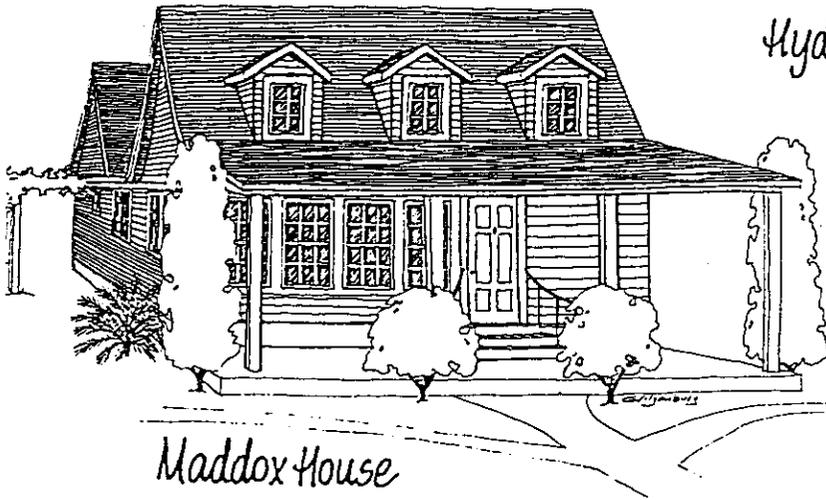
Visalia is the oldest city in the San Joaquin Valley south of Stockton. First settled in 1852, it was given its name by Nathaniel Vise, who named it after his home town of Visalia, Kentucky. Visalia was made the County seat in 1853 and in 1874 was incorporated as a City of the sixth class. The City also acted as the supply center for several nearby gold rushes, and spurred by this activity, Visalia grew steadily during the 1850s and 1860s. Although Visalia's role as a supply center was important, its primary industry during the 1850s and 60s was livestock.



The Southern Pacific Railroad first built a line through the Valley in 1872, creating many new towns in the process. Originally bypassed by the railroad, Visalians raised the money to run feeder lines from the main tracks back to Visalia. The newly available transportation system triggered a change in the agricultural economy from cattle to field crops (primarily wheat, barley and oats). The next major economic change was brought about by the availability of irrigation water, and resulted in the conversion of large grain fields to small farms, where the now familiar crops of citrus, grapes, olives and deciduous fruits were raised.

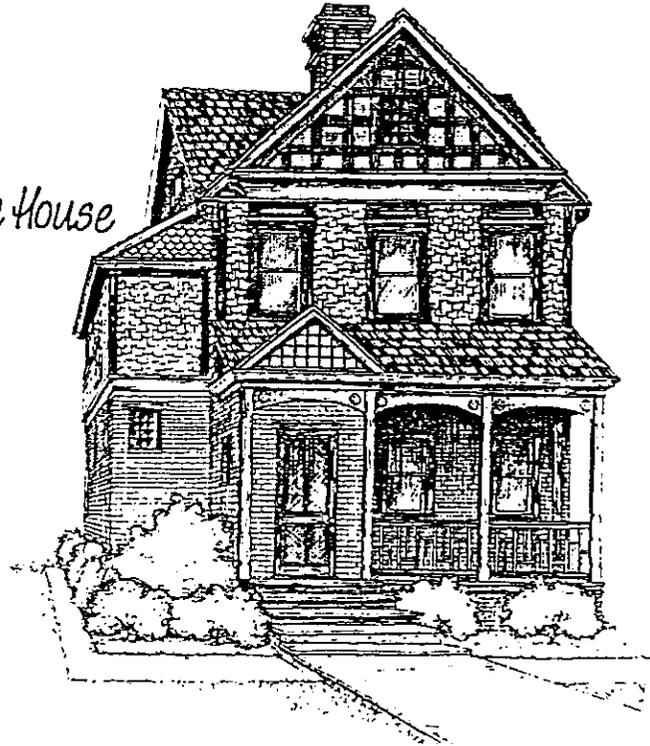
The 1890s saw the production and transmission of hydro-electric power from the Kaweah River and its first use in homes and factories. In 1897, the Valley Railroad (shortly to become the Santa Fe Railroad) opened a main line to Visalia. Shortly thereafter the first automobiles were introduced to the area, and the building of roads became a major concern. In 1923, local citizens voted to become a Charter City, and that Charter still serves as a basis for current city government.

Few if any structures remain from the City's earliest history. The Maddox House, presently occupied by the Shakespearean Festival Foundation, is located behind the City/County Library. It is reputed to be the spot where Nathaniel Vise first pitched his tent, and is the oldest homesite in continuous use in the City. The Hyde House on South Court Street, built in 1886, was occupied by a descendant of the original family until 1972. The property was then donated to the City of Visalia and has been listed in the National Register of Historic Places.



*Maddox House*

*Hyde House*



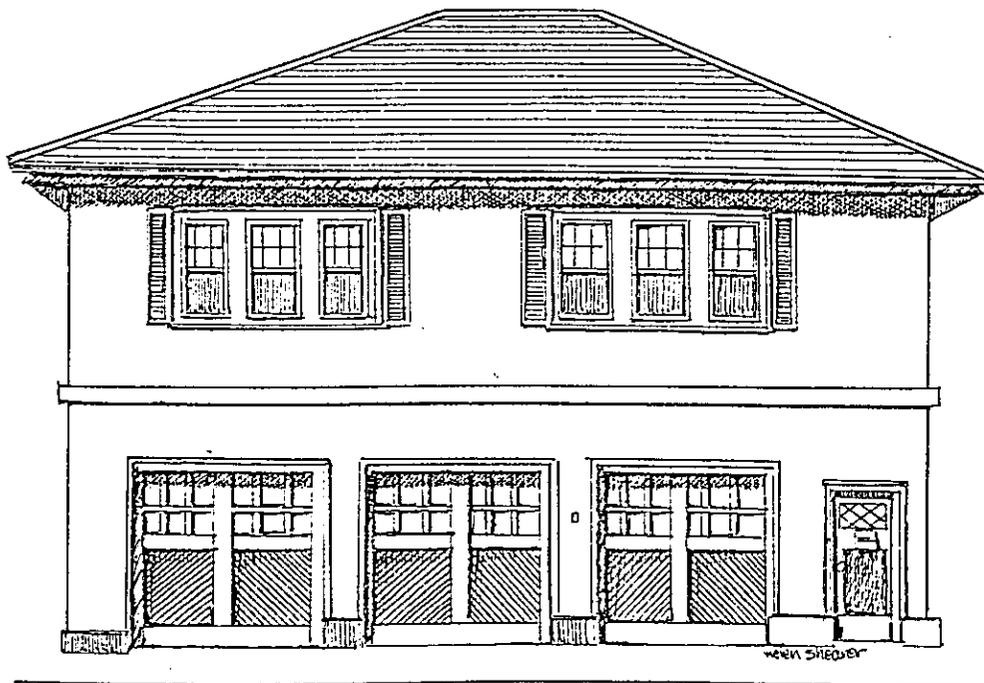
Many other structures of historic and architectural significance are located throughout the City, including representations of most of the major American architectural styles of the late 1800s and early 1900s. It is only recently that these structures have been recognized as valuable and irreplaceable resources which are worth saving whenever possible. This document represents a continuing commitment on the part of the City of Visalia to promote the preservation of the important historic aspects of the community.

#### THE HISTORIC PRESERVATION ELEMENT

The General Plan is a comprehensive, long-term *general* plan for the physical development of the city. It contains statements of development goals and policies, standards and proposals formulated by the city, as well as explanatory maps and diagrams. The General Plan is composed of nine mandatory parts, each concerning a different subject, which are known as "elements". The mandatory elements include the following: Land Use, Circulation, Housing, Safety, Seismic Safety, Scenic Highways, Noise, Open Space and Conservation. Together, these elements form the basis for guiding the total development of the city. Other elements which further refine the city's development policies are permitted as the City Council deems necessary.

The Historic Preservation Element is an element of the General Plan of the City of Visalia. It is what is known as a "permitted" element because it is not among the nine elements which cities and counties are required to adopt as part of their general plan. The Government Code of the State of California (Section 65303) authorizes the preparation of a historical preservation element "for the identification, establishment, and protection of sites and structures of architectural, historical, archeological or cultural significance..." For the purposes of this element, the historic area is defined by the following general boundaries: Houston Avenue on the north, Giddings Avenue on the west, Tulare Avenue on the south and Santa Fe Avenue on the east.

A plan for historic preservation can contribute to the cultural, economic and physical well-being of the community. The physical environment of the City is enhanced by the preservation and recognition of historic architectural styles as well as its remaining historic sites. Older structures add diversity and interest to the community. Historic landscaping and street settings offer a change of pace and evoke images of a more tranquil, less hurried existence, thus adding to the small town character of a community. Historic structures often contain beautifully unique materials and examples of craftsmanship which cannot be duplicated in modern times without tremendous cost.



*The Carriage House*

Important social and cultural benefits can be realized through historic preservation as well. The character of a community is reflected in its homes and buildings, and preservation of historic structures provides a tangible link with the past, thus providing a key to understanding our heritage and identity. Preservation reinforces pride in the community and neighborhood.

Preservation also makes sense from an economic viewpoint. In a time of increasing housing costs, historic homes can be viewed as resources rather than impediments to progress. Restoration and rehabilitation of older structures are very real alternatives to the purchase of newer, costlier structures. The cost of new materials increases the value of older structures. Examples of rehabilitation and restoration of homes and businesses are occurring throughout the older parts of the city, indicating that such projects are economically feasible. Successful renovation makes property more valuable and can give rise to a chain reaction of property improvements in a neighborhood. Evidence of a community commitment such as this to the older portions of the city can result in increasing the availability of private financing for further improvements to the area. Thus a positive, self-supporting cycle of events is created.

For some time, the future of the historic areas north and south of Highway 198 was in doubt. City policies and programs, in conjunction with the operation of the private market system, are turning the situation around. The residential neighborhood atmosphere is being re-established in the older areas of the city, and residents have been drawn back into the mainstream of the community. These are the types of actions which will help to insure that blight will not become a problem in the older sections of Visalia, as has been the case in so many other communities.

There are several advantages to including Historic Preservation as part of Visalia's General Plan. The adoption of the Historic Preservation Element insures that the goals and policies which it contains will carry equal weight with city policies concerning other related subjects, such as housing, land use and circulation. By providing assurances that these special areas of the city will survive, current and potential property owners are able to plan for the future and make a strong commitment to their neighborhoods. The Historic Preservation Element will increase community awareness of the distinct character and charm of the historic districts and enhance the status of the area as a living and working environment.

#### EXISTING POLICIES

Many city policies which have been in effect over the years have had an impact upon the historic area of the city. Some are responsible for the improvements already visible in the area; some policies have recently undergone change; others have been counterproductive, and change is called for. This section will examine former and existing policies which are pertinent to historic preservation. Three of the mandatory General Plan elements - Land Use, Circulation, and Housing - contain goals and policies which impact upon the historic area of the community.

#### LAND USE

The Land Use and Circulation Element of the Visalia General Plan was adopted in August, 1976 following several months of public input and hearings. The Land Use Element, as amended in May, 1978, specifically refers to the City's commitment to historic preservation in the following policy:

Due to the unique character and historical significance of many of the homes located within an area north of the downtown, a historical preservation element of the Visalia General Plan shall be adopted to preserve the historic nature of the area.

Until such time that a historic preservation element is adopted, residential zoning shall be maintained within the area north of Murray Street between Conyer and Santa Fe. Offices may be developed within this area as a special zoning exception where the offices are in keeping with the historic nature of the area and the specific structures involved.

This policy will assure that the integrity of primarily residential neighborhoods will remain intact.

Other policies contained in the Element bear a less obvious relationship to historic preservation by contributing to the overall economic health of the older areas. The policy of prohibiting further commercial growth south of Packwood Creek and residential growth to the southwest, and directing new development to the northeast area of the city, will result in the downtown area being once again located in the geographic center of the community. This convenience of location will contribute to increased commercial activity in the central business district and help to discourage any trend toward decline in the area.

In line with this goal, the city will shortly be undertaking a comprehensive study of the downtown with the object of developing a master plan for the area. The plan will address, among other things, circulation, parking, design, and land use relationships. The existence of historic structures in the downtown area will be one of the considerations of the study, using this Element as a guide.

The 1976 Land Use Element, in conjunction with subsequent amendments and changes of zone, represents a major change in city policy with respect to the location of multiple family dwellings in the historic area. From the mid-1950s until December of 1977, the older residential areas north of the downtown had been zoned for multiple family residential purposes at a fairly high density. There were several reasons why this policy was instituted, which reflect the prevailing attitudes and values in the mid-fifties. Homes which we might now consider to be of historic value were, at that time, viewed merely as aging, deteriorating structures in need of replacement. The multiple family zoning was intended to encourage (and often did) the demolition of these older homes and their replacement with new multiple family structures. A side effect of that policy has been the conversion of some of the older residences into apartments. The actions of the City during this time period also reflected these prevailing attitudes by the methods in which public improvements were made, often including the demolition of structures which might now be viewed as historically significant. Additional

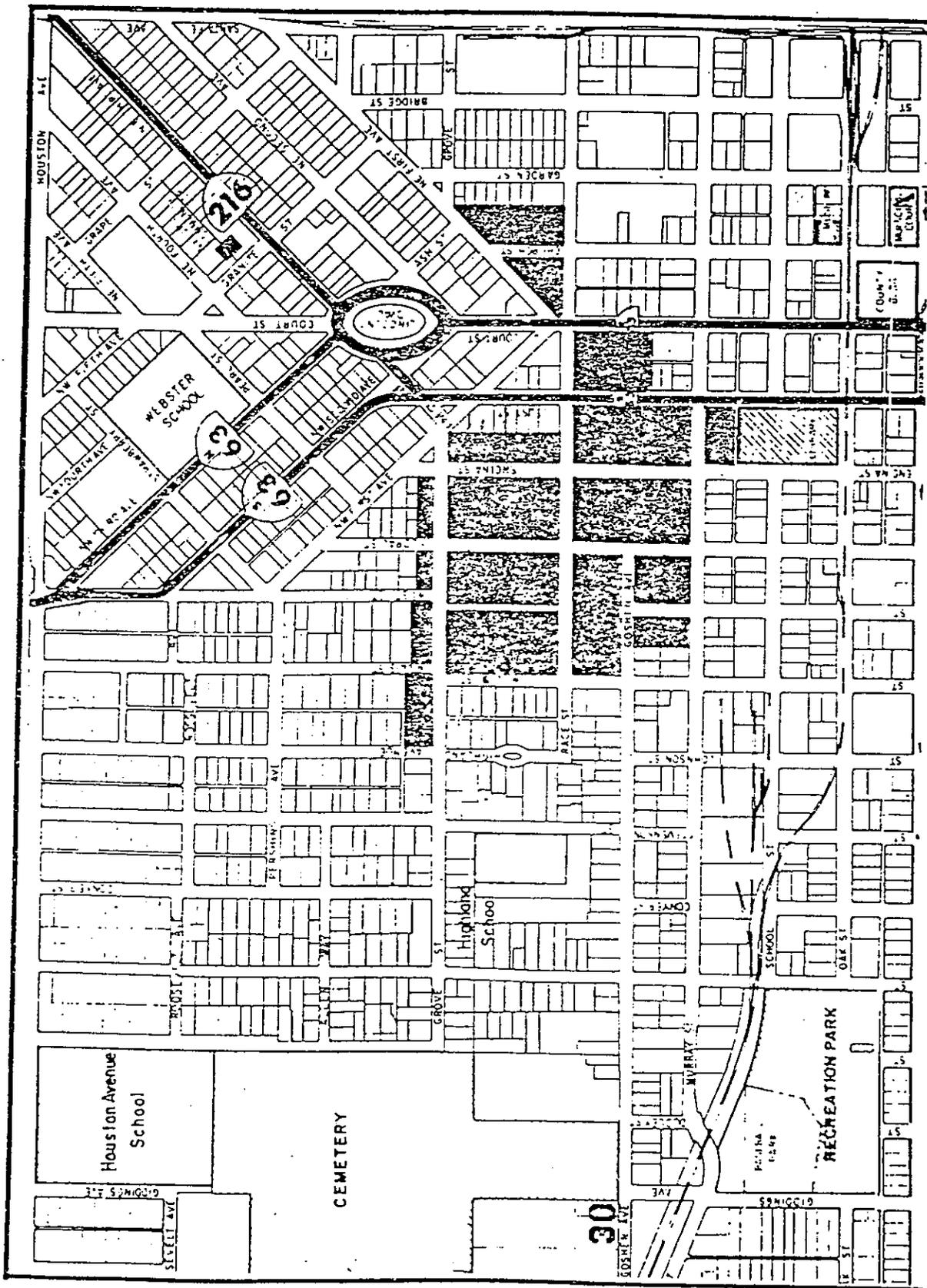
problems - such as lack of open space and insufficient parking facilities - have arisen because of the marginal size of some lots and the higher density standard created by zoning policies of the 60s and early 70s.

Another goal of establishing a multiple family district north of the downtown was to revitalize the downtown business district. The belief at the time was that, by increasing the number of people living in the area, more commercial activity would be generated downtown. Whether or not this policy succeeded in maintaining the downtown as a regional retail center is debatable; however, it did create an environment which brought more young people and children to live in the area, which had an invigorating effect on the neighborhoods.

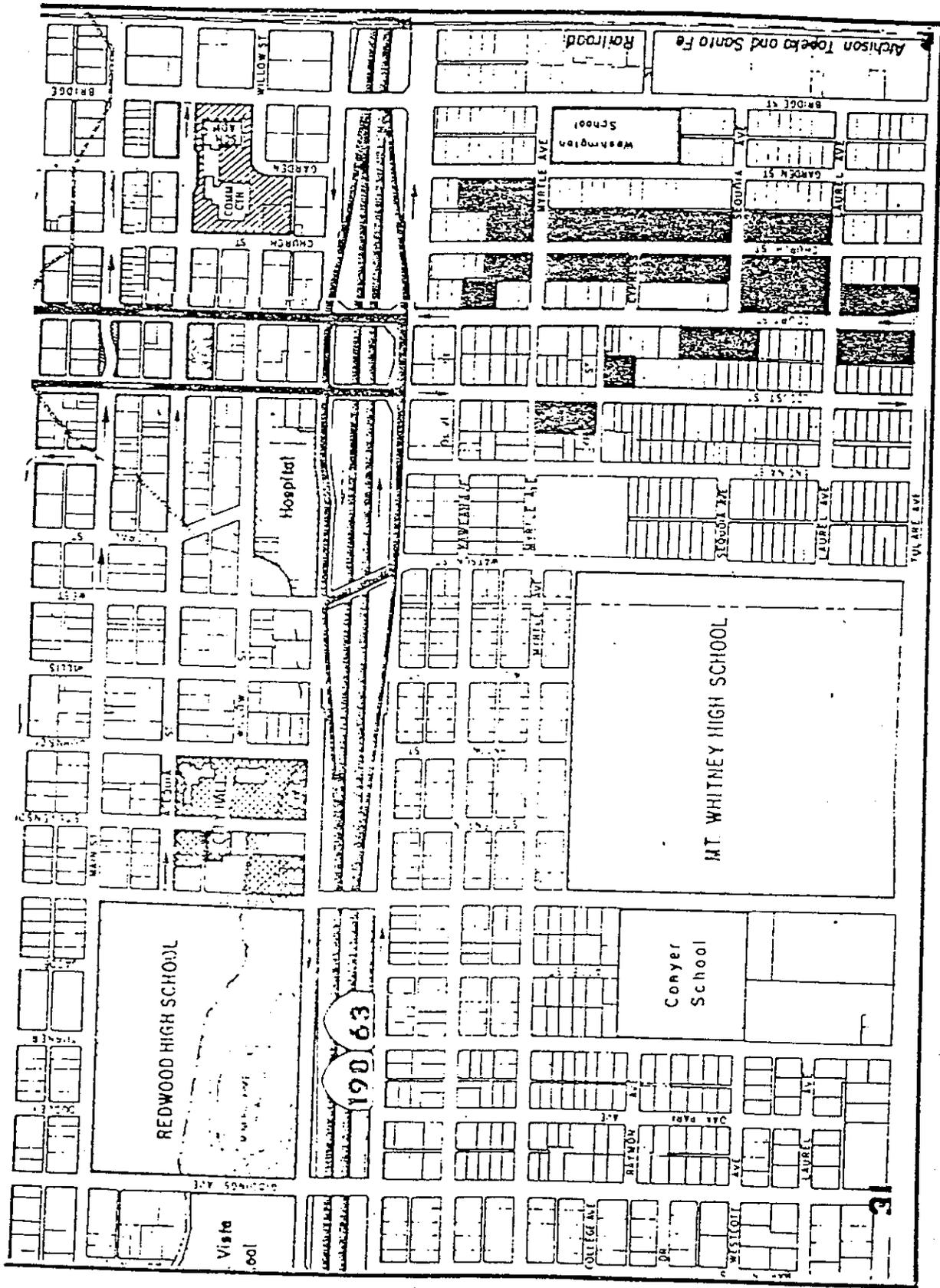
In the mid-1970s, owners of some of the older residences in the historic area began to express their concerns over continued multiple family development and conversions at Planning Commission and City Council hearings. They were worried about the increasing trend away from owner-occupancy in the area, which can lead to property maintenance problems. They were also concerned with maintaining the character of their neighborhoods as primarily single family residential. What used to be viewed as redevelopment was now being recognized, in some cases, as an intrusion into neighborhoods which once again were showing the potential to succeed as groupings of primarily owner-occupied, single family dwellings. At the very least, residents wanted the City to exercise more control over the design of new multiple family structures.

The zoning in effect at the time, and the lack of a specific plan to deal with issues raised by historic preservation, had left the City Council with no alternative but to approve the construction of apartments. As a result, the Council in early 1977 adopted an urgency ordinance establishing an interim historic district, (the map entitled "Interim Historic District" is shown on pages 9 and 10) within which a conditional use permit would be required for any proposed multiple family structure. The Conditional Use Permit process called attention to the city's historic areas and the difficulty of insuring compatibility between multiple family units and the historic single family dwellings. The zoning remained multiple-family, but the conditional use permit process could be used by the city to control certain design features of the new structures. The Council recognized that this was only a temporary solution to the problem, and that it would be necessary to develop a historic preservation plan based upon thorough research and analysis of the area involved.

In December of 1977, the Council took another step toward preserving the residential area north and south of the downtown as primarily single family by reclassifying most of the multiple family zoning to a single family residential zone (R-1-6). This action on the part of the Council represented a commitment on their part to the preservation of the historic area of the community. It was at this time that the Council formed the Historic Preservation Committee, a citizens committee charged with describing and researching Visalia's historic structures. The Council also broadened the scope of the historic district to include all property located within Houston, Giddings, Tulare and Santa Fe Avenues. The Historic Preservation Committee has been charged with reviewing all project proposals (e.g. zone changes, use permits, site plans) within those boundaries, until a historic preservation plan and ordinance could be adopted setting definite standards for development within the historic area.



# Interim Historic



District 1979

## THE HISTORIC PRESERVATION COMMITTEE

The members of the Historic Preservation Committee were appointed by the City Council in November of 1977. The membership of the committee consists of Visalia residents with a largely lay interest in architecture and historic preservation, most of whom live within the historic area. Specialists on the committee include architects, contractors, a historian and a genealogist. Members are appointed to one-year terms and may be reappointed by the Council upon expiration of their terms.



The stated goals of the Committee are to insure that the historic cultural characteristics of the community are preserved; to insure the economic success of the older sections of the community; and to promote resident interest and pride in the neighborhood and community.

One of the first tasks of the committee was to define the area to be comprehensively surveyed to determine historical significance. The survey area selected by the committee was bounded by Houston Avenue on the north, Santa Fe Avenue on the east, Tulare Avenue on the South, and Giddings Street on the west. This area is shown on the map entitled "Survey Area Boundaries" found on page 17 in Chapter Two of this Element. These boundaries are referred to as the "historic area" throughout the Element, but are further refined into a "historic district" in Chapter Four. Specific projects which the Committee has undertaken include a survey of all structures in the historic area, the development of the Historic Preservation Element, a publication on historic structures in the community, design of walking tours of historic neighborhoods, presentations to local civic groups and restoration of the Hyde House. The Committee has developed plans for the restoration and eventual use of the Hyde House, which received City Council approval. The Committee members have devoted a considerable amount of time to this and its other activities, and their dedication and enthusiasm have contributed greatly to the historic preservation effort in Visalia.

## CIRCULATION

The Circulation Element of the Visalia General Plan identifies streets which will be major traffic carriers, as well as outlining the goals and policies which relate to circulation in the City. The Circulation Element designates major arterials and collector streets in the historic area as follows:

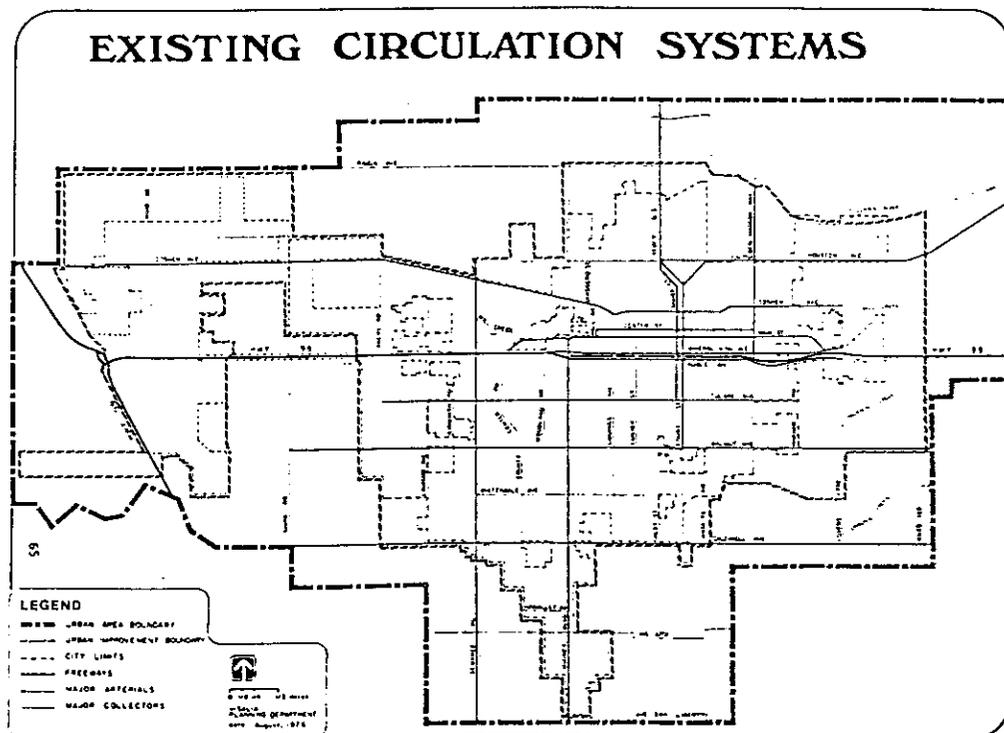
### Major Arterials

Court/Locust Street  
Goshen Avenue  
Main Street  
Mineral King Avenue  
Noble Avenue  
West Street

### Collectors

Giddings Avenue  
Conyer Street  
Santa Fe Avenue  
Goshen/Murray  
Center Street  
Tulare Avenue

Almost all of the above-mentioned streets are bounded by some residential structures. People who reside on these streets, especially those which are major arterials, must live with greater traffic volumes, more trucks, and cars traveling at generally higher speeds. These conditions, which result in greater noise and safety problems, detract from the livability of a single family residential neighborhood. The designation of major arterial streets in existing residential areas causes disruption of the existing neighborhood. In this light, the redesignation of Court/Locust south of Highway 198 as a major arterial produced some controversy. With its designation, concern focused on eliminating truck traffic and minimizing the impact of through traffic on the residential character of the area.



New neighborhoods can be designed to minimize the impact of major streets through methods such as landscaped buffers, frontage roads, and by backing lots up to those streets. In older areas, the result has often been the

conversion of single family residential neighborhoods to multiple-family and commercial areas. Most of the property adjoining the streets listed above is in fact already zoned for multiple-family residential, commercial and professional offices. The real problem arises when streets which are not designed for other than minimal residential traffic are used for other purposes. It is also most difficult to deal with this problem in an equitable manner.

The City, through its Circulation Element and other planning policies, has attempted to resolve these problems. Proposed commercial, office and multiple family uses are reviewed to assure that sufficient off-street parking is provided and that access is properly designed. The Circulation Element recommends that truck traffic be routed only onto designated arterial streets. A plan to enforce this policy is currently under study by city staff. Selective use of traffic barriers may prove helpful in discouraging non-neighborhood through traffic from using minor streets.

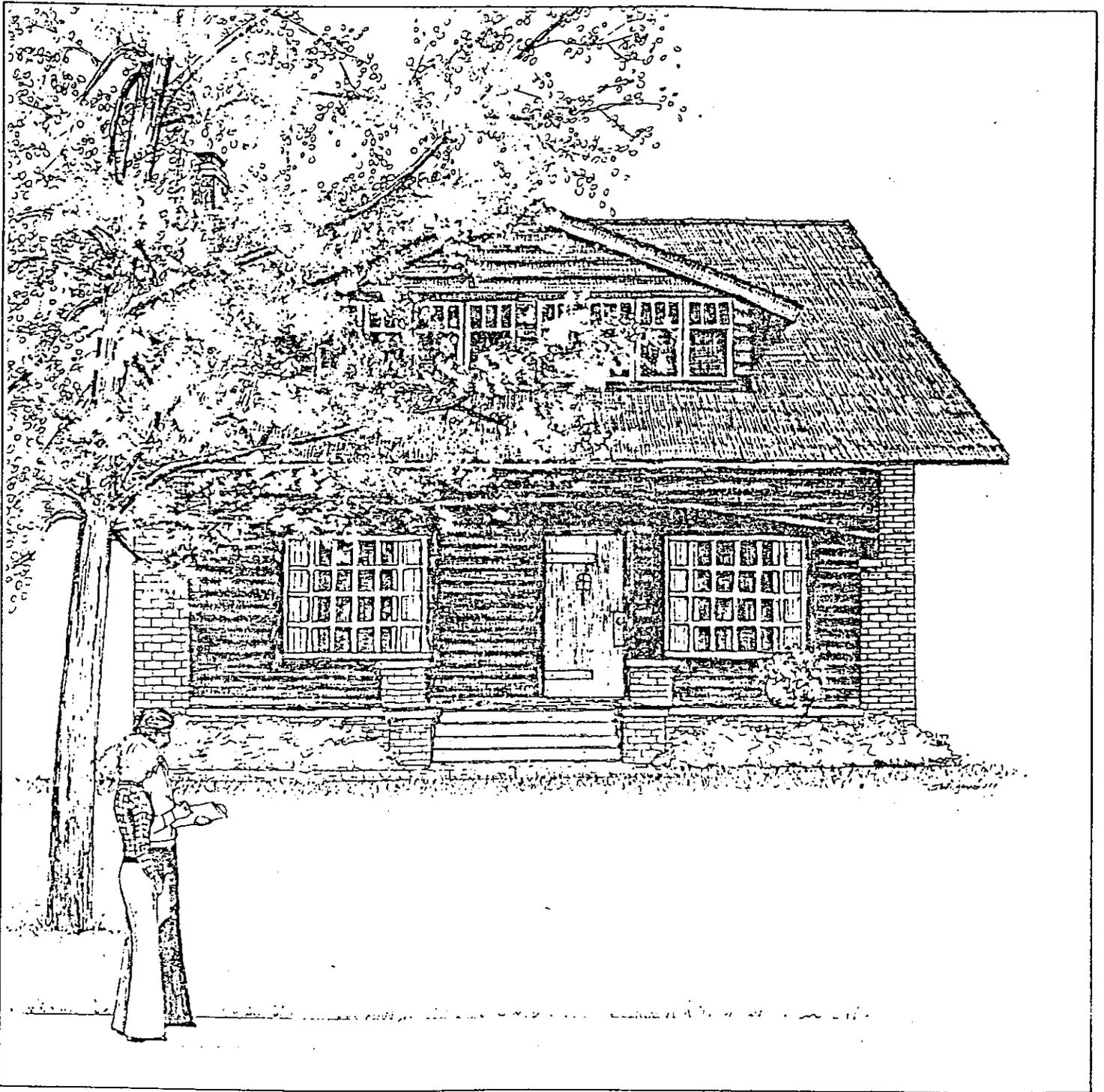
#### HOUSING ELEMENT

The Housing Element of the General Plan was adopted by the City Council in 1977 and is currently under revision. This Element recognizes the need for more standard housing, and promotes the conservation of the existing housing stock in addition to the construction of new units.

The Housing Element recommends investigation of a tax policy which would encourage rehabilitation, rather than penalizing it through higher assessments. The voters of the State of California last year rejected a proposal which would have deferred the higher assessment for five years. However, the voters approved Proposition 13, which will have much the same effect. By limiting property taxation to 1% of market value at time of sale or construction, and restricting reassessment to 2% per year, the amount of a tax increase following property improvements will be considerably less than it would have been under the old system.

#### OVERVIEW OF REMAINING CHAPTERS

Chapter 2 immediately following contains the results of the historic survey, including a discussion of the survey methods used and a selective presentation of architectural descriptions of historic structures. The following chapter, entitled Land Use and Circulation, contains a description of the existing land use relationships and public facilities. Chapter 4 outlines the goals, objectives and policies of the City which will promote historic preservation in the community. This chapter also contains a section on plan implementation, which includes a discussion of the respective roles and responsibilities of the public, private, and non-profit sectors of the community. Included in the Appendix is the Local Register of Historic Places compiled from the historic survey.



Survey

2

## 2. THE HISTORIC SURVEY

The primary purpose of the historic survey was to provide documented information which could be used to develop a historic preservation plan. Information gathered during the survey and through subsequent research was used to determine which properties in Visalia have historic significance.

The survey also provides essential information for the completion of State Historic Resources Inventory forms. This inventory is consulted by any State agency which may be planning a project in the City of Visalia, to determine whether that project may affect a local historic structure, in which case alternatives to the project are considered.

The survey also provides a reliable source of information for city staff to consult when public or private projects are proposed within the historic area. The availability of this information assures that the impact of a project upon historic structures will not be overlooked. The survey results are also available to the public, and represent a valuable tool for community education and information.

### HOW THE SURVEY WAS CONDUCTED

Beginning in March of 1978 the City conducted a comprehensive survey evaluating every structure within the historic area. The area surveyed was bounded by Houston Avenue on the north, Santa Fe Avenue on the east, Tulare Avenue on the south, and Giddings Avenue on the west (shown on the map entitled "Survey Area Boundaries" on page 17). This area comprises approximately one-fifth of the total area of the city, containing some 3,000 structures. The boundaries of the survey area were chosen to include the original townsite and early subdivisions of the city, as well as concentrations of buildings of possible historic significance, as determined by a "windshield survey" of the area. Isolated structures of potential significance outside the historic area were also surveyed.

All of the survey work was done by volunteers enlisted primarily from the community with the help of the Historic Preservation Committee. Volunteers were solicited through a multi-media advertising campaign which stressed what needed to be done, and what volunteers would learn in the process. A training seminar was then organized to educate the community volunteers. Training included instruction on how to complete the survey forms, how to identify architectural styles, and how to describe structures and sites in detail.

Approximately 160 people attended the training session, which was held on a Saturday in March, 1978. Over the course of the next five months, the survey was conducted with the help of an estimated 100 volunteers. The survey area was divided into work areas which were individually mapped for easy reference. Area coordinators from the Historic Preservation Committee were assigned to oversee the volunteers surveying each of these areas. Committee members surveyed areas not completed by volunteers, as well as the isolated structures located outside the original survey area.

The Historic Preservation Committee monitored and analyzed the completed forms and survey results on a block-by-block basis. The survey process outlined above enabled Committee members to utilize their own time and technical resources to the maximum degree. The extensive use of community volunteers to undertake a major portion of the survey work was a great help, in that it allowed Committee members to spend more time on research and analysis, rather than time-consuming field work.

#### SELECTION AND CLASSIFICATION

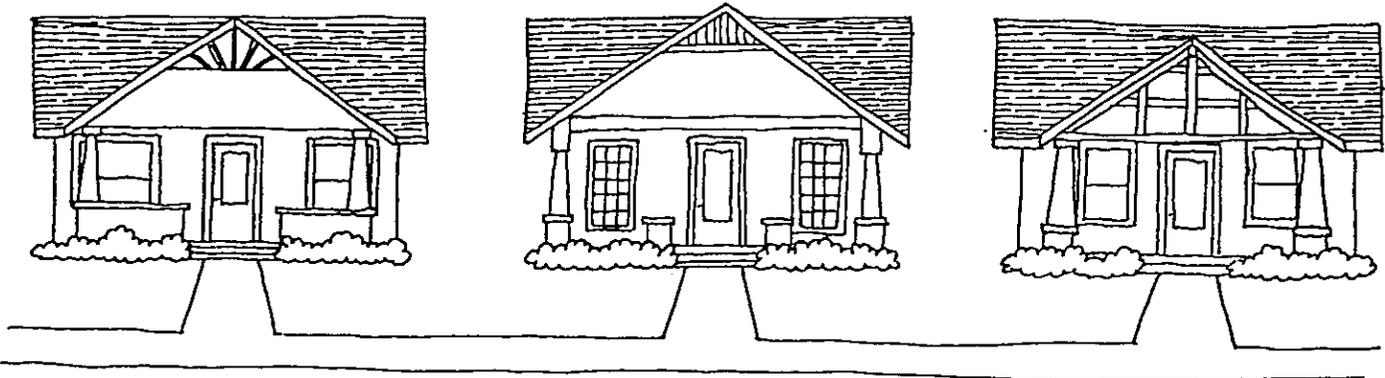
All of the data gathered during the survey was reviewed by architects on the Historic Preservation Committee. This review process included the classification of structures by architectural style. The best examples of each style were then chosen by the selection subcommittee, with the help of a consultant, for inclusion in the inventory forms to be submitted to the State. In addition to the architectural analysis, historic research was conducted to establish the year of construction, architects and the original owners of structures whenever possible. This initial research was then reviewed by historians serving on the Committee. Structures associated with significant people or events were noted at this time.

Structures which were found to be significant were placed into three classifications developed by the Committee: exceptional, focus, and background. These terms are defined as follows:

Exceptional - any structure, building, site, area, natural feature or project having pre-eminent historical/cultural, architectural, archaeological, or aesthetic significance. Exceptional structures should be considered for nomination to the National Register of Historic Places\*. Examples include the downtown Post Office, the Masonic Temple, and the Fox Theatre.

\*The National Register of Historic Places is the official list of the Nation's cultural resources worthy of preservation. Listing in the National Register makes property owners eligible to be considered for Federal grants-in-aid for historic preservation through State programs. Listing also provides protection through comment by the Advisory Council on Historic Preservation on the effect of federally financed, assisted, or licensed undertakings on historic properties. All nominations to the National Register are made by the State through the State Office of Historic Preservation. Federal agencies may also nominate properties under their jurisdiction or control through designated Federal representatives.

- Focus** - any structure, building, site, area, natural feature or object having significant historical/cultural, architectural, archaeological or aesthetic value. Focus structures, such as the old City Library and the church located at 726 S. Court Street, are of good to excellent quality and should be considered for local recognition and protection to encourage wise management of this resource.
- Background** - any structure, building, site, or object that contributes to the over-all character of an area. Background structures are not unique in and of themselves, but contribute as a group to the visual fabric of Visalia and are important in a more general historical context. The many bungalow-style homes in Visalia which were built in the 1930s are an example of this type of structure.

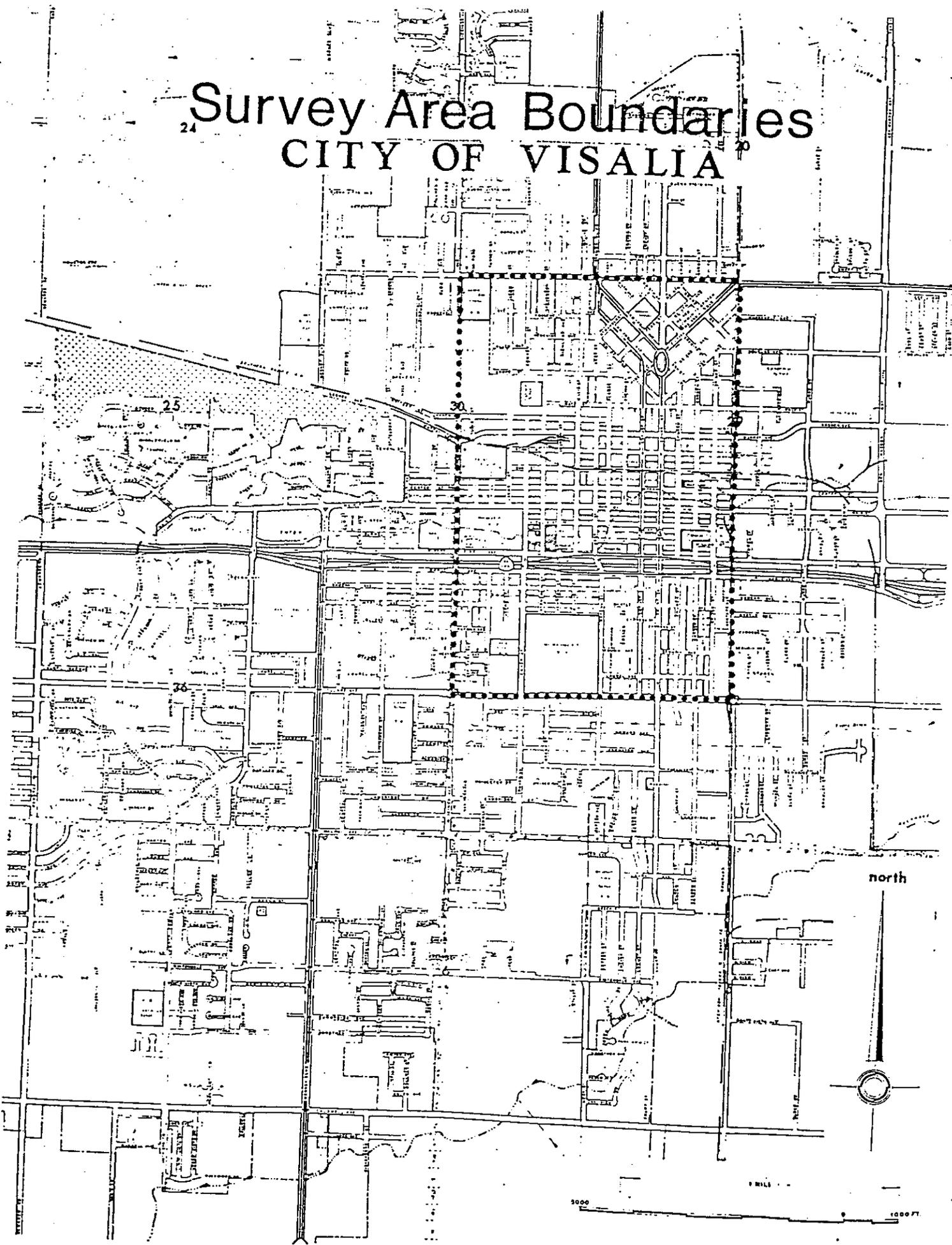


All structures classified as significant - that is, all exceptional, focus and background structures - are to be included on a local register of historic places. The local register will be important in helping to preserve significant structures scattered throughout the community. The register identifies the structures, their location, and contains a description of the reasons for their significance. Information on each structure is available at the Planning Department in City Hall. The classification and documentation of these and additional structures is viewed as an ongoing process. The location and classification of these structures are contained in the appendix. Examples and definitions of some architectural styles found in Visalia are included within this chapter.

# Survey Area Boundaries CITY OF VISALIA

24

25



north

1000

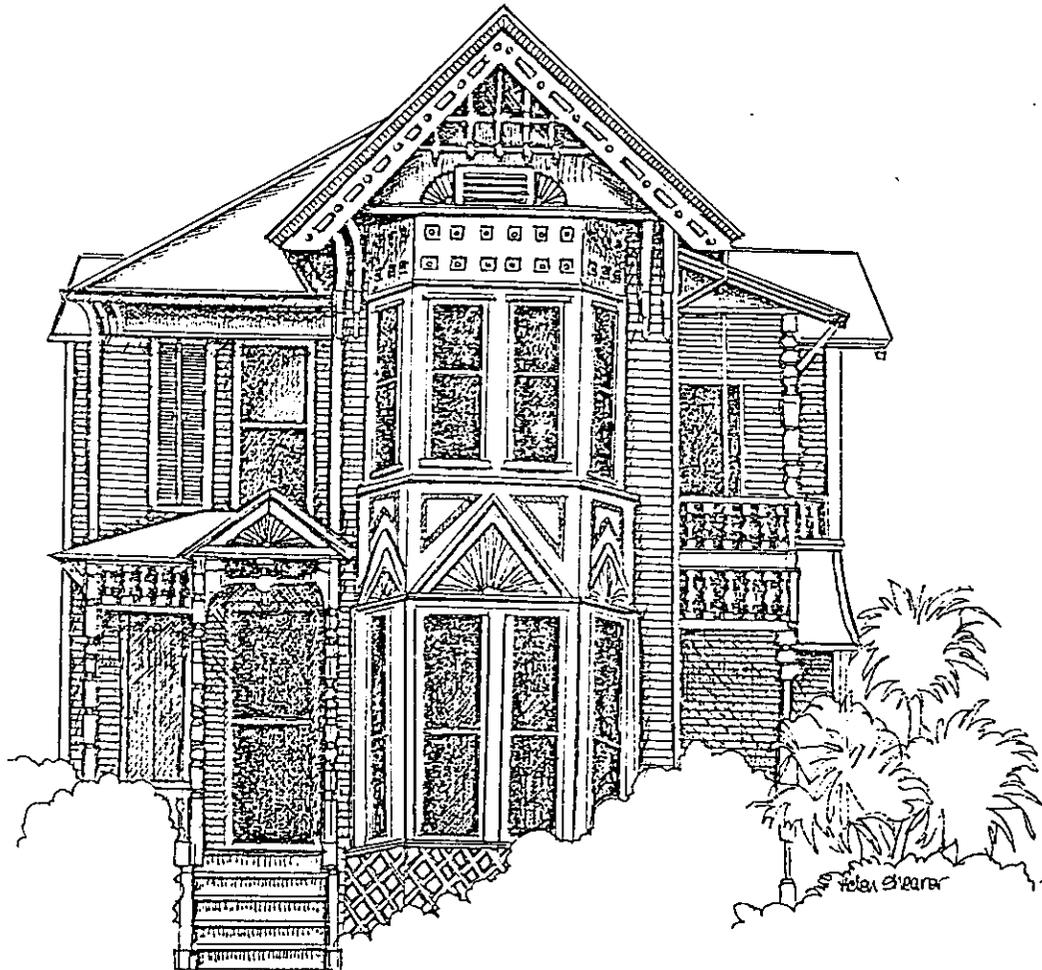
1000 FT.

## Architectural Styles Found in Visalia

The examples given represent only a few of the architectural styles which can be found in Visalia, but serve to give the reader a brief introduction to the characteristics of several major styles.

### Queen Anne/Eastlake (ca. 1870-1900)

The Queen Anne, Stick and Eastlake styles were variations on the Victorian theme, and were often used in combination. The Eastlake style took its name from an English interior designer, and is furniture-like in its detailing. Decorative ornamentation adorns porches, windows and roof eaves and includes large curved brackets and scrolls, knobs, carved panels, spindles and lattice work, and perforated gables and pediments. These light, fragile elements contrast with heavy, massive railings, balusters and porch posts to produce a vivid three-dimensional quality. The Hannah House, located at 513 North Encina Street, is an example of the Stick/Eastlake style.

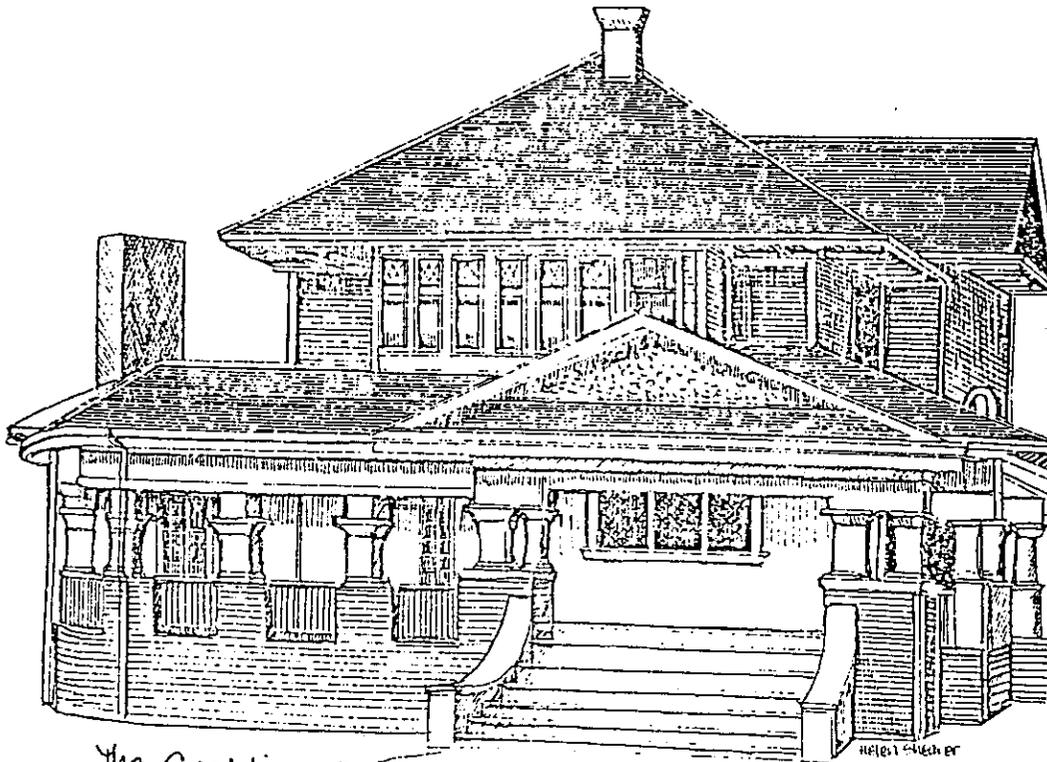


513 North Encina

The most characteristic feature of the Queen Anne style is the presence of a corner tower or turret, cylindrical or polygonal in shape. The tower is commonly topped by a bulbous or conical roof called a "witch's cap". Several different colors and textures of materials are often used together on a building exterior, such as brick, shingles and clapboard. Bay windows are a common feature, as are leaded and stained glass windows. Queen Anne structures are asymmetrical in form, and the combination of gabled roofs, high chimneys and turrets produces a picturesque silhouette. A good example of the style can be found at 617 North Encina Street. The house was originally constructed in about 1883, but the characteristic turret was not added until several years later.

Colonial Revival (ca. 1890-1915)

The Colonial Revival style represented a turning away from the excesses of the Queen Anne/Eastlake styles to simpler, more classical lines. Colonial detailing includes pediments, large columns, corner pilasters, classical doorways and shuttered windows. The style is characterized by a symmetrical, balanced arrangement of windows and doors. Large entry porches are dominated by massive columns. Exteriors are most often composed of clapboard or brick, covered by a gabled or hip roof. The Spalding house, located at the southwest corner of Grove and Encina Streets, is an excellent example of a Colonial Revival dwelling.

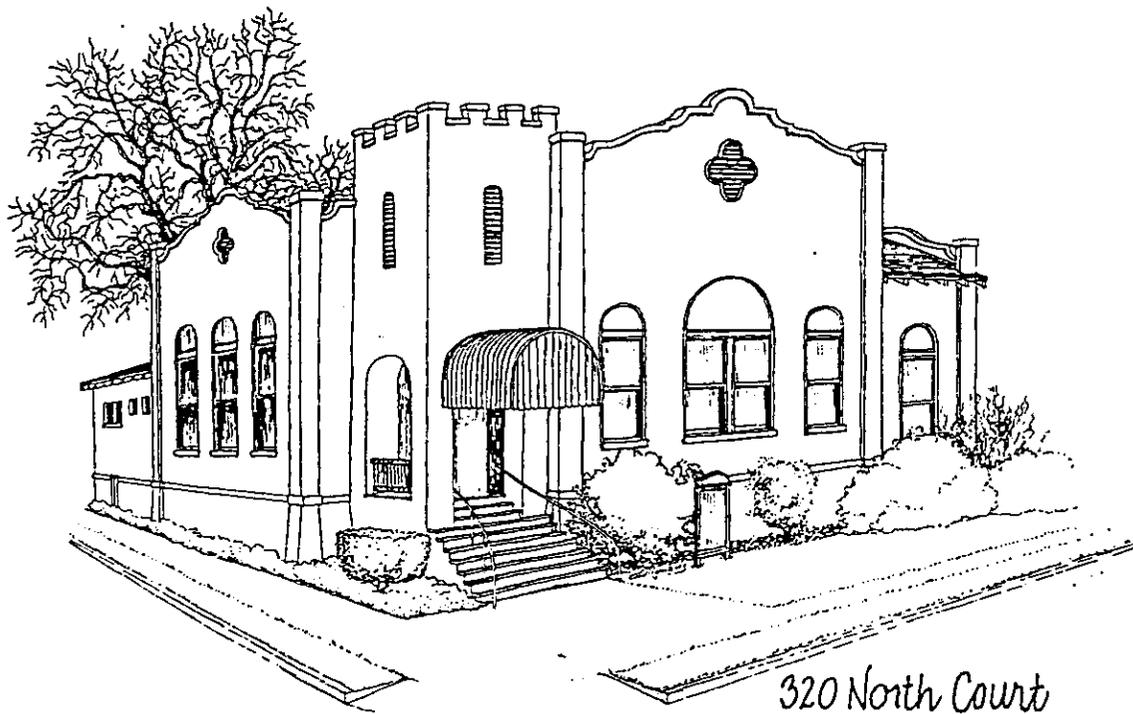


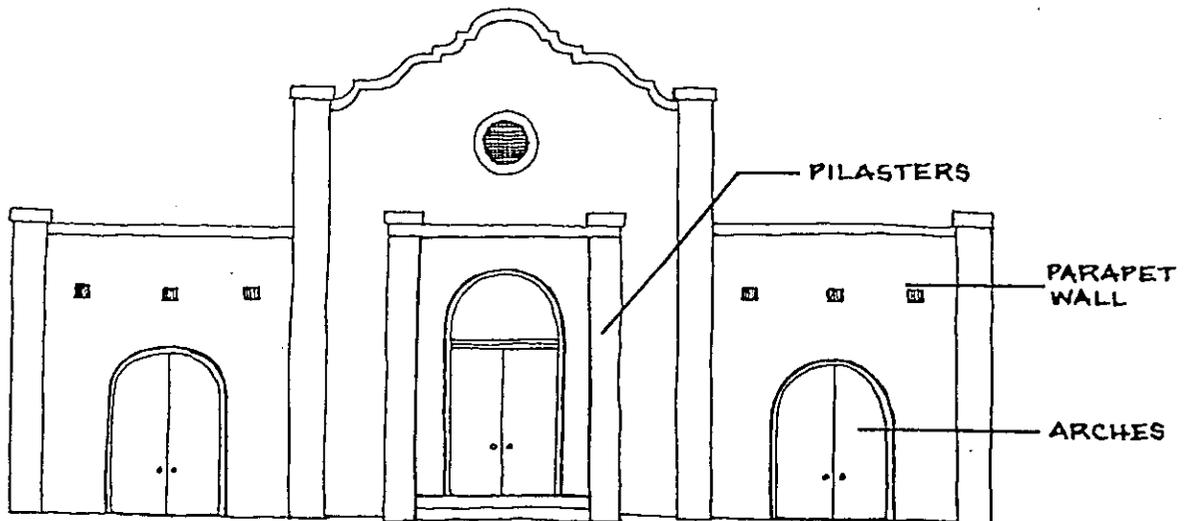
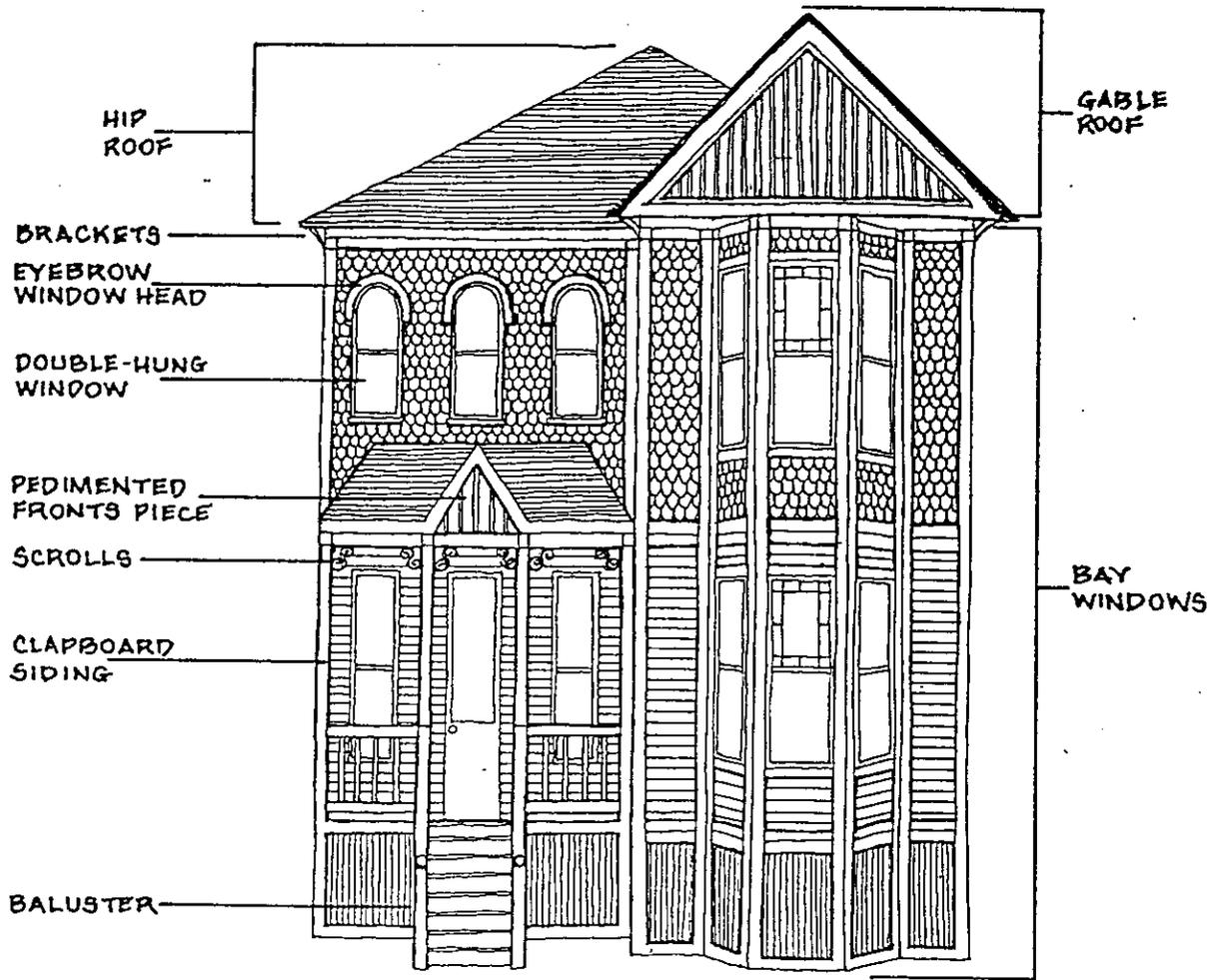
*The Spalding House*

California's Spanish and Mexican heritage is reflected in the Mission and Spanish Colonial Revival styles.

Mission Style (ca. 1890-1920)

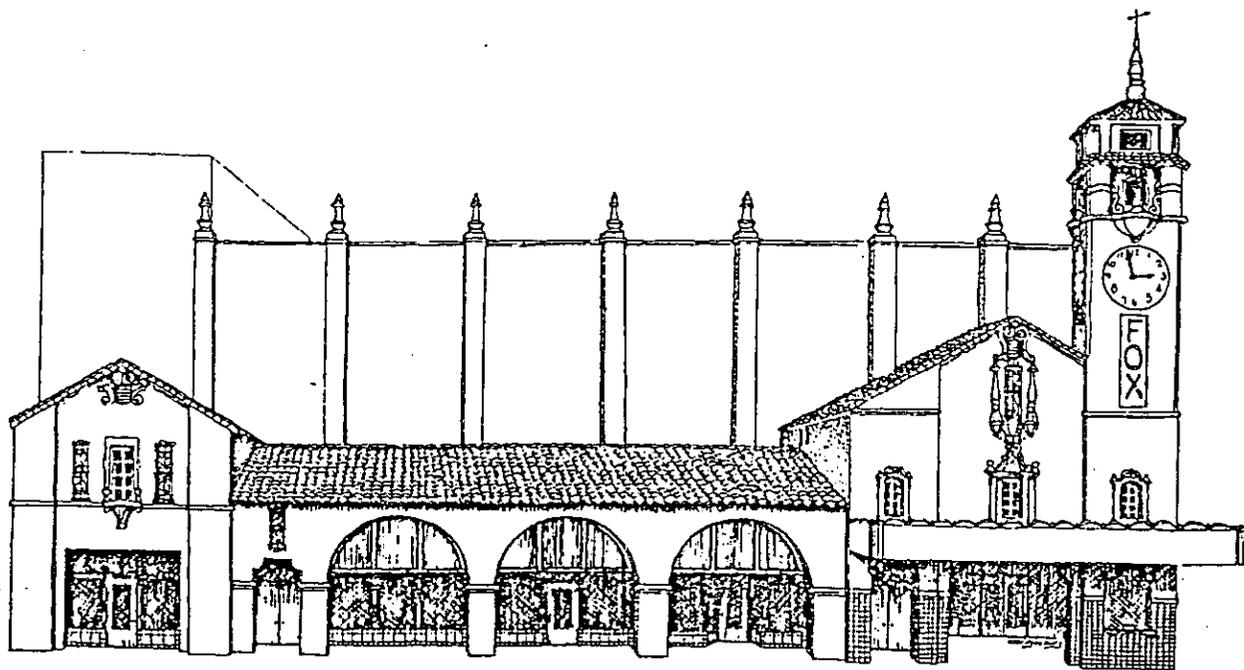
The Mission Style is characterized by low-pitched red tile roofs and plain plastered or stucco walls. The smooth-surfaced walls are punctuated by rounded arches for doors and windows. Decoration and detailing are minimal. Parapets, towers and curvilinear gables, characteristic of the Spanish missions, are common features of this style. Towers are topped by domes or pyramidal tiled roofs. Two local examples of the Mission style are the Depot Restaurant (formerly the Southern Pacific Railroad Depot) at 207 East Oak Street, and a small church building located at 320 North Court Street.





Spanish Colonial Revival (ca. 1915 - 1941)

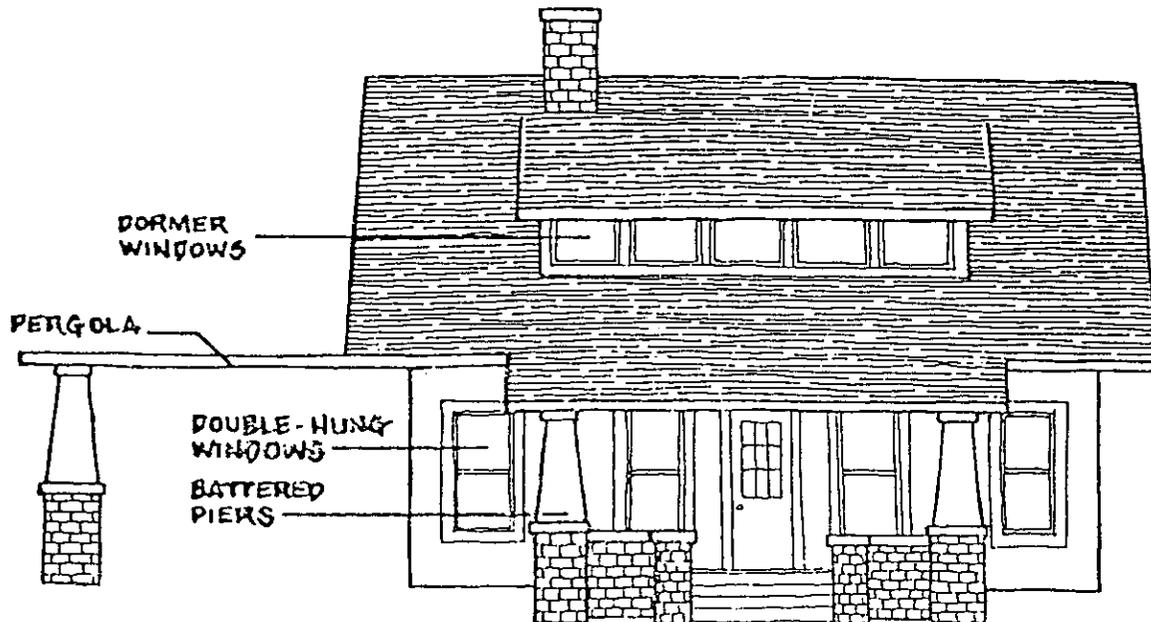
While incorporating many of the elements of the Mission Style - low-pitched, red tile roofs, towers, parapets, and white stucco or plaster walls - the Spanish Colonial Revival Style is much more decorative and lacks the simplicity of form of the Mission style. Arches are supported by piers or columns, and walls are richly ornamented with Terra Cotta or cast concrete. Common features include balconies, arcades and windows of various sizes, often ornamented with wooden or wrought iron railings and grilles. Houses of this style were related to the outdoors through the use of french doors, terraces and pergolas. The Fox Theatre on the corner of Main and Encina Streets is an excellent example of the Spanish Colonial Revival style.



*Fox Theatre*

### Bungalow (ca. 1890 - 1940)

One of the most common architectural styles to be found in Visalia and in other California cities is the bungalow. It is characteristically a one-story structure with a broad, gently-pitched gabled roof. The roof overhangs a front porch which is often supported by battered piers. Natural materials are commonly used in the construction of bungalows, such as shingles, wood siding, and foundations made of brick or stone. Beams and other structural members are often exposed. Dormer or "eyebrow" windows may punctuate the roofline, and even some two-story houses - termed "bungalohighs" - demonstrate bungalow characteristics.



### Historic Groupings

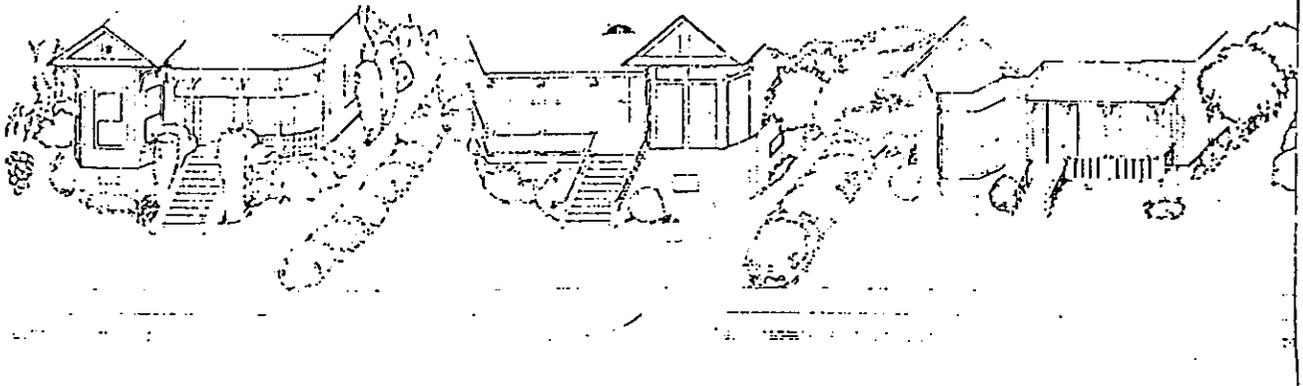
Visalia has several distinctly different groupings of historic structures which are identified and described below (and shown on the map entitled "Historic Groupings" on pages 29 and 30). For example, the grouping centered around the 500 block of North Locust Street is characterized as a Victorian district. The spacing of buildings, landscaping, and building proportions all represent variations on a specific style and period of development. Another grouping, which centers around Kaweah and Noble Avenues (just north of Mt. Whitney High School), was built much later and has a totally different feel to it. The rhythm and spacing between buildings is distinct, as are the landscaping and setbacks. Buildings found in the Locust Street district would be totally out of place in the Kaweah Avenue grouping, and vice versa. It is important to recognize the differences between these historic groupings and to take them into consideration when developing plans for these areas. In that way, the compatibility and consistency within these special groups can be maintained.

The locations of the various historic groupings are noted on the maps which follow.

#### North Locust Street Victorian Groupings

This district is a grouping of five stick style Victorians. They are located on the west side of North Locust Street in the 500 block. Landscaping features link the structures together, adding to the continuity of the grouping. These Victorian structures were built high off the ground in order to provide space under the houses to trap cool air. The houses also had a feature called balloon framing which allowed air to pass from the ground level to the attic. The air traveling from the cool air storage under the house to the attic and out the vents helped to cool the houses in the summertime.

The high ceilings and double hung windows also aided in the heating, cooling, and ventilation of the house. By opening the tops of the windows, warm air escaped. The high ceiling provided a storage place for the warm air until it had a chance to escape. By opening the lower windows on the north side of the house, the interior door transoms, and the upper windows on the second story of the south side of the house, a cross-ventilation pattern was established which also helped to cool the house. The large double windows also provided a good light source for the pre-electric-age residents.



Many of the details seen on the houses in the Locust Street group, as well as the Encina Street group, were milled in special shops outside Visalia. The details, such as turned posts, panels, brackets, and vents, were sold by catalogue.

### Church Street Victorian Cottage Groupings:

This grouping consists of five Victorian cottages which are located on the west side of the 600 block of North Church Street. The structures are Victorian, but are Vernacular in nature. This means that while they exhibit certain basic Victorian form features, they are utilitarian in their details. Vernacular Victorians were built almost exclusively with locally available materials. Square posts were used to support the porch roofs instead of turned posts.



The similar proportions, details, and landscaping of the properties in this group are very good examples of what "typical" housing must have looked like at the turn of the century. This group, like the Locust Street group, has had very few alterations to the exteriors of the structures.

### Encina Street Victorian Grouping:

The grouping of structures on the 600 block of North Encina Street is characterized as Victorian and Colonial Revival. Many changes have occurred over the years on this street, making it an interesting mixture of architectural styles. The original structures on the west side of the street were probably all Victorians built before 1900. Later, the original house on the southwest corner of Encina and Grove was removed. A new house was then built in the Colonial Revival style. Colonial Revival styles were built in the transitional period (1900-1915) between periods of Victorian and Bungalow dominance.

The Colonial Revival style, which is exemplified by the Spalding house, is characterized as being bulky and massive. Column supports are more massive than necessary for actual structural support. Floor furnaces were more popular by this time and, as a result, ceilings dropped somewhat in order to heat the homes more easily.

The structure at 617 North Encina has undergone several major remodelings which have transformed it from a simple structure not too dissimilar to the houses in the Church Street district, to the very good example of the Queen Anne/ Eastlake style structure that it is today.

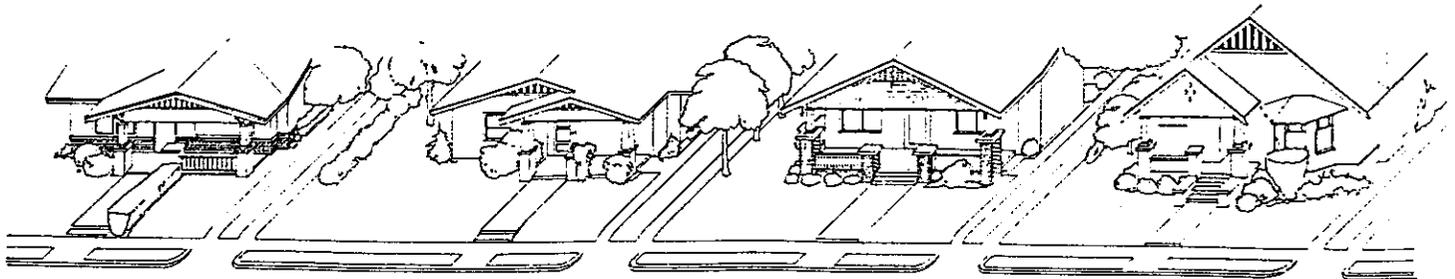
Willis Street Craftsman Bungalow District:

This is a grouping of six Craftsman Bungalows on the west side of the 700 block of North Willis Street. This district also includes the houses surrounding the oak tree in the road on North Highland Street. Bungalows have broad gently-pitched gables. Craftsman Bungalows are built with a mixture of natural looking materials such as stone, bricks, shingles and wood. The materials are left unpainted to provide an earthy feeling. The Craftsman Bungalows in this district were built between 1905 and 1920.



The South Locust Street and Noble Avenue Bungalow Districts:

These districts include the groups of bungalows in the 600, 700 and 800 blocks of South Locust Street and the twelve blocks bordered by Conyer Street, Noble Avenue, Watson Street and the north end of Mt. Whitney High School.





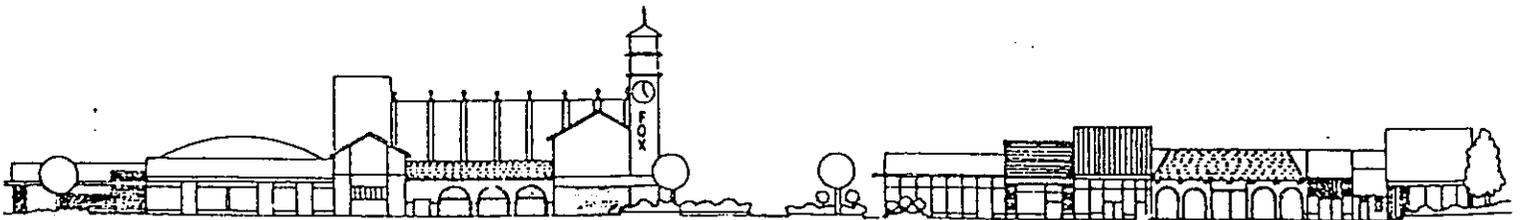
While these districts do not contain many outstanding individual structures, the value in these districts is in the homogeneity of basic style and spacing. These districts are dominated by structures with the proportions of simple bungalows: built low to the ground, with broad, gentle sloping eaves. Variety was added to some of the structures by adding Mission Revival, Tudor or Period Revival details and interpretations. These districts were developed in the 1920s and 1930s. They should be conserved intact, as their value to the community will grow with the passage of time. No other districts can boast the size and homogeneity of these two districts. With consideration given for future preservation and enhancement, these districts may become two of the more outstanding areas in the valley.

### Historic Areas

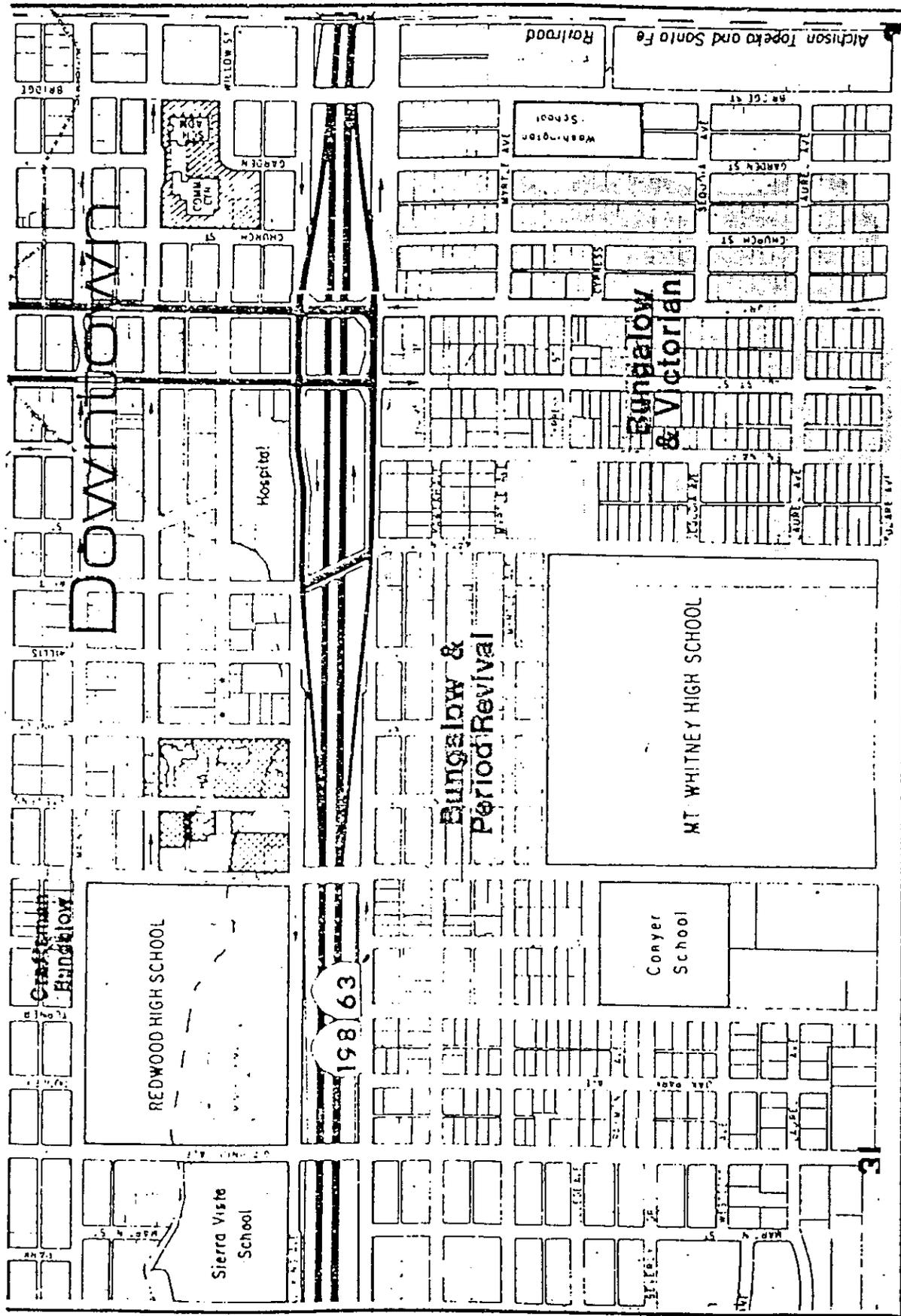
There are also areas which have high concentrations of historic resources which represent a variety of styles and periods of development. These areas include South Court Street and Church Street, Race Street and Grove Street. Within these areas Eastlake, Stick and Queen Anne Victorian Styles may be found next to Craftsman bungalows, California bungalows, and period revival structures. These areas are very interesting due to this variety and mix of styles.

### Downtown

The final area which should be noted is downtown. This is the oldest commercial area in the city and it is largely responsible for the early success of the city as a viable community. Downtown has always been a dynamic place which has changed to suit the needs of the community and the region. Unfortunately, new developments did not always respect the value of the historic structures. Many of the original buildings have been destroyed or severely altered. There are, however, also many structures which are either reasonably intact or capable of being restored. The remaining structures which are intact give us a limited but appreciative understanding of what the old downtown once looked like.



# GROUPINGS



Sources

Blumenson, John J.-G., Identifying American Architecture, a pictorial guide to styles and terms, 1600-1945, American Association for State and Local History, 1977.

- Gebhard, David and Robert Winter, A Guide to Architecture in Los Angeles & Southern California, Peregrine Smith, Inc., 1977.

Whiffen, Marcus, American Architecture Since 1780, A Guide to the Styles, the M.I.T. Press, 1969.

### 3. Existing Land Use Patterns

This chapter will examine the existing conditions and present relationships between residential, office, commercial and industrial development within the historic area. The chapter also includes a discussion of public facilities, along with an analysis of emerging trends and patterns which can be observed within the area.

The existing land use pattern of the historic area is shown on the map entitled "Existing Land Use", on pages 33 and 34. Commercial uses are largely concentrated within the area between Highway 198 and Oak Street, which is five blocks north of the highway. Warehouse and highway commercial uses dominate the eastern end of this area, near Santa Fe Avenue. The area south of the highway is predominantly single family residential, with a considerable number of multiple family dwellings located throughout on a fairly random basis. The oldest single family residential area is located north of the downtown. Apartments are scattered, but tend to have more units than those located south of the highway. A high concentration of multiple family dwellings is located just southwest of the Lincoln Oval, north of Race Street. This particular neighborhood has the highest percentage of multiple family housing found within Visalia, at a level of approximately 37 percent.

In some areas of the city, incompatibilities between various land uses and historic structures have developed over the years, due to changes in demand for certain types of uses. An incongruous mixture of uses has resulted in some cases. As an example, several buildings originally used for residences are now surrounded by commercial buildings within a commercially zoned district. The goals and policies developed in Chapter 4 will attempt to deal with these types of situations.

#### Residential

Historic residential structures are found throughout the City in concentrations ranging from isolated single structures to entire blocks. Although there is a broad range of residential architectural styles to be found in Visalia, there are also areas with a high degree of significant historic resource concentration, which are largely homogeneous with respect to architectural style and period of development. Elements such as building mass, height, proportions and symmetry, as well as lot spacing and landscaping, are also fairly homogeneous. This type of development can be found on the 500 block of North Locust Street (Victorian cottages), the 700 block of North Willis Street (Craftsman bungalows), and in the California bungalows located in the general area of South Locust Street and Noble Avenue.

Other areas which also have high concentrations of historic residences display a wide variety of styles, representing several different periods of development. A Victorian cottage may sit next to a Craftsman bungalow, which is next to a modern apartment building, adjacent to a simple 1937 bungalow. These types of relationships are typically found on the older residential streets (Church, Garden, Court and Locust) south of Highway 198. It is difficult to establish common design elements such as rhythm, spacing, building mass and proportion, and landscaping from one structure to the next, but the streets, setbacks and overall density of these

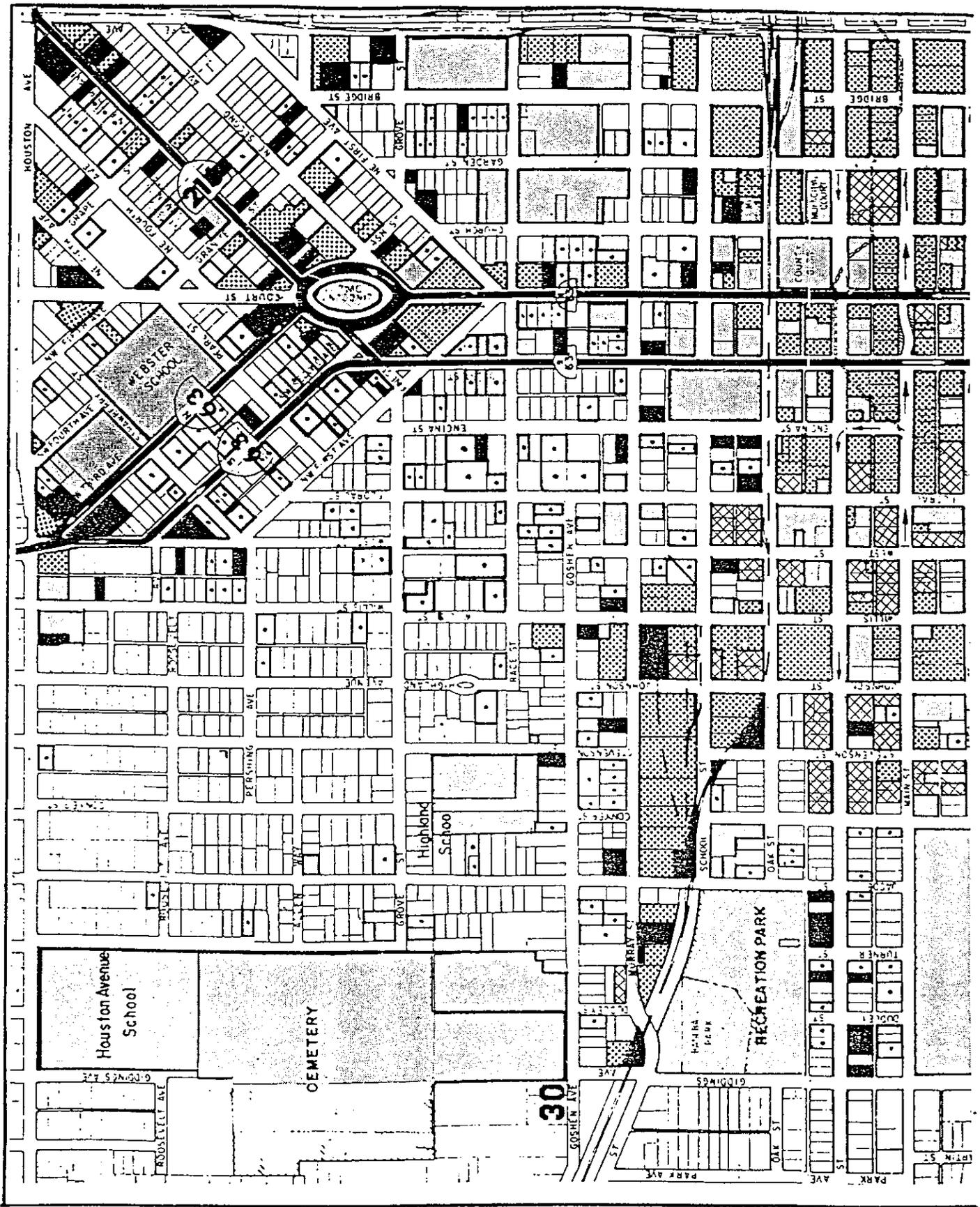


# Land Use & Circulation

3

Taken from a map drawn by E. S. Moore, depicting Visalia in 1888.

- |                          |                              |                                    |
|--------------------------|------------------------------|------------------------------------|
| 1. COURT HOUSE           | 7. IRON WORKS & PLANING MILL | 14. ENGINE HOUSE                   |
| 2. SCHOOL HOUSE          | 8. WAGON SHOP                | 15. GAS WORKS                      |
| 3. METHODIST CHURCH      | 10. COUNTY HOSPITAL          | 16. LUMBER YARDS                   |
| 5. M. E. CHURCH SOUTH H. | 11. WATER WORKS              | 17. CUMBERLAND PRESBYTERIAN CHURCH |
| 6. CATHOLIC CHURCH       | 13. ARMORY HALL              |                                    |



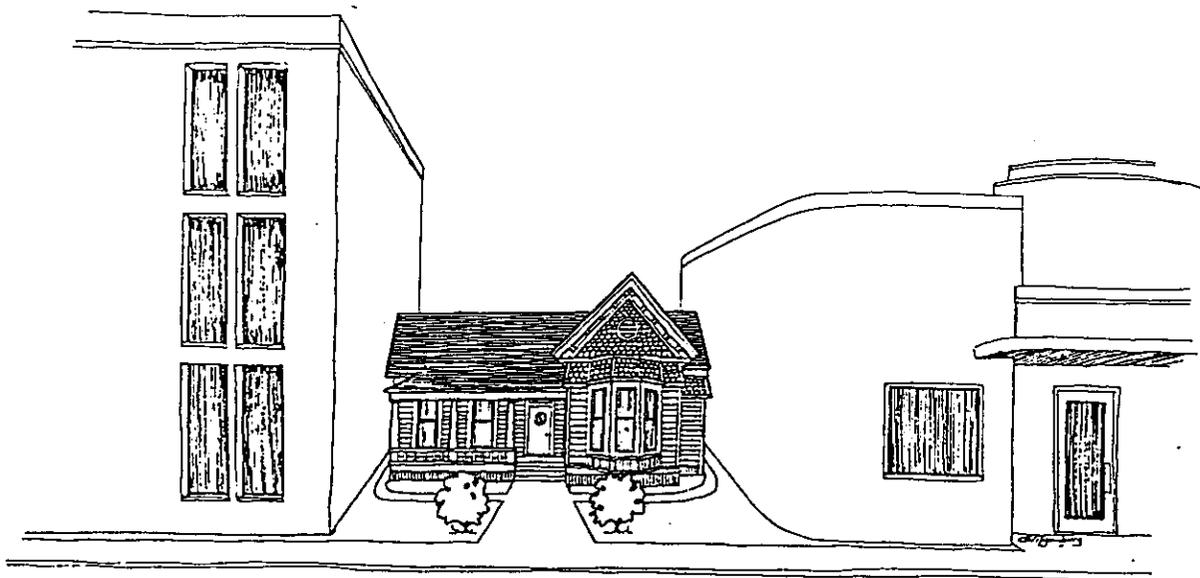
EXISTING

areas were designed for low density residential uses. Higher density residential uses do exist in these areas, with varying degrees of compatibility. The more successful examples have been designed to be compatible with surrounding structures in terms of style, setbacks, landscaping and parking arrangements.

At present, encroachment by commercial and multiple family structures has posed a threat to historic residences in the community, but need not result in the destruction of buildings with historic value. The area north of the downtown is designated for professional offices in the Land Use Element of the General Plan, and a significant amount of office development has taken place within the last few years. New buildings have been constructed on lots which were already vacant, and some existing structures have been demolished. As new offices are located in the area, the situation often occurs that one or two residences remain among the new uses. At that point, the neighborhood is usually no longer desirable as a residential environment.

Some residences are of no historic significance and would cost more to repair than they are worth. Structures such as these should be replaced. Others are structurally sound, and may or may not be historically significant. An encouraging trend has been the increasing number of conversions of old residences to office and commercial uses, many with outstanding results. Of particular encouragement is the fact that these projects have been undertaken through private initiative, which indicates that such conversions are indeed economically feasible.

Infilling, or the developing of vacant property within otherwise built up areas, presents a different set of challenges. Building materials, proportions and designs for new commercial and office buildings and apartments are usually quite different from those of historic residential structures. Historic homes cannot reasonably be duplicated in style, materials or craftsmanship. New development, especially in areas which are relatively homogeneous in style, can be designed in a sensitive manner so that the features which give these areas character and charm are not overly disturbed.



New construction within the historic area is certainly not to be discouraged; it is a sign of economic health. For the first time in many years, new single family dwellings are being built in the area, in neighborhoods which were, at one time, on the verge of decline. When designed with the overall appearance of the neighborhood in mind, new construction lends a dynamic air to an area. All buildings were new at one time, and the juxtaposition of different styles is a visible representation of the different periods of development in Visalia. As agricultural land controls become more stringent and the cost of developing in new areas increases, infilling becomes a more attractive opportunity. Infilling also represents an efficient use of city services and facilities which are already provided within the historic area.

Maintenance of structures can prove to be a problem for a variety of reasons: the age of the building, the cost involved, difficulty in finding the proper materials, and ownership by absentee landlords who may not spend enough time or money on property maintenance. Older residences which have been well maintained are among the most beautiful in the city, with interesting details and textures and mature landscaping. Many properties which have suffered from a lack of maintenance contain great potential for restoration and rehabilitation, as evidenced by many successful examples in the historic area.

Unfortunately, in some cases rehabilitation has been undertaken which is not consistent with the design of the original structure - facades have been covered, porches enclosed, and modern building materials used to replace original ones. The result, while not entirely pleasing, is often an improvement in the structure's condition. However, if rehabilitation is consistent with the building design, it can transform an ordinary residence into one which is outstanding, thereby also increasing its value.

Efforts by property owners to maintain and improve their property are to be encouraged. The underlying problems which can prevent this from occurring are not easily solved, but must be dealt with. Policies regarding encroachment, infilling and property maintenance are delineated in Chapter 4 of this element.

#### Commercial

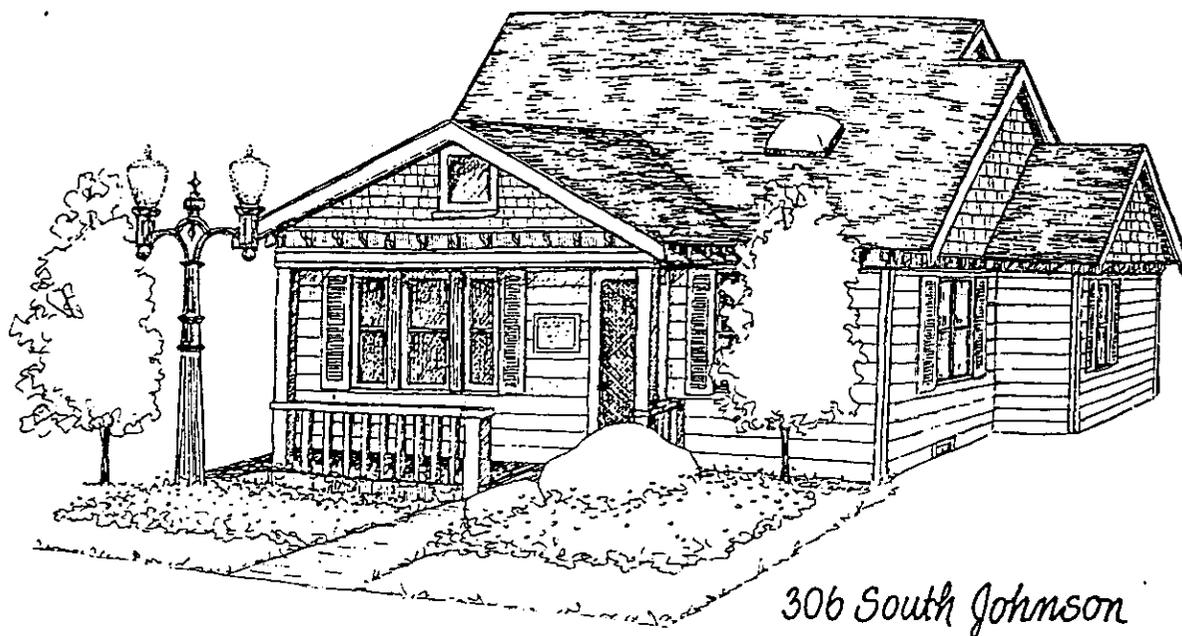
Most of the historically significant commercial buildings are found in and around downtown Visalia, and in the transition area between the downtown and established residential areas to the north. The concentration of significant structures varies within this area, as does the amount of alteration which has occurred. In some areas, such as Main Street, the facades of most of the older structures have been altered through the use of modern materials, including plastic, aluminum and stucco. Restoration of these structures to their original appearance is feasible in many cases and is to be encouraged.



*The Depot*

A high concentration of historic buildings occurs in the Depot Restaurant area. Examples include the Depot itself, the present Southern Pacific Railroad Depot, the Welfare Department, the old County Jail building, and the creamery buildings. Styles vary from Victorian to Mission to Moderne; uses include a restaurant, public building, studios, shops, offices and residences. Many businesses occupy structures originally designed for other uses. Throughout the rest of the downtown area, isolated historic commercial and residential structures can be found next to modern buildings. Several excellent examples of well-maintained commercial buildings (including the Post Office and the Masonic Temple) are located throughout the area.

The presence of these older structures interspersed with more modern ones, especially those which were not originally intended for commercial use, raises the issues of finding alternative uses for these structures. Because many were originally built for residential use, their landscaping and plot plans were not designed to accommodate other than single family uses, and provision of adequate parking and access can prove to be a problem. Innovative design solutions, and the issuance of variances when necessary, can alleviate these problems. The many examples of older homes which have been successfully converted to offices and commercial uses, such as antique stores and restaurants, is testimony to the potential for further conversions. The conversion of a structure to a use for which it was not originally intended is called "adaptive reuse", and the results can often be more attractive than would have been the case if a new structure were built.



Historic residences are not the only structures with the potential for adaptive reuse. Several historic commercial and industrial buildings have already been converted to other uses in the area north of downtown, with excellent results. Examples include The Depot Restaurant, the shops across the street to the north (which used to be a creamery), and the Ice House Theatre complex. The existence of these fine examples of adaptive reuse demonstrates their economic feasibility.

Another concern in the commercial areas is the continued maintenance and rehabilitation of older structures. Proper building maintenance is essential to the continued economic existence of a building and its surrounding areas. Just as poorly maintained structures and areas often repel business, good maintenance can foster the economic health of an area. Well designed restorations, such as old homes now used for professional offices, restaurants and antique shops, add not only to the value of the buildings, but also to the surrounding area.

Sometimes rehabilitation is done strictly for utilitarian purposes, such as the addition of asbestos shingles as siding to ease cooling requirements. This type of rehabilitation may make a building more livable but, unless properly done, may have an adverse effect on the aesthetics of a structure. At the time some of these renovations were made, few alternatives were available in building materials. Recent developments in technology and materials now provide more choice in the matter. New requirements for insulation and provision of handicap facilities, if enforced without consideration given to the historic and architectural significance of

some buildings, can also compromise the aesthetic value of these structures. The State has recently developed a model building code designed for application to structures deemed by a city to be of historic significance. This code recognizes the difficulties inherent in bringing older structures up to current code standards, and establishes different safety criteria for these buildings. If adopted by the City of Visalia, this code will provide owners of historic properties with greater flexibility in restoring their structures.

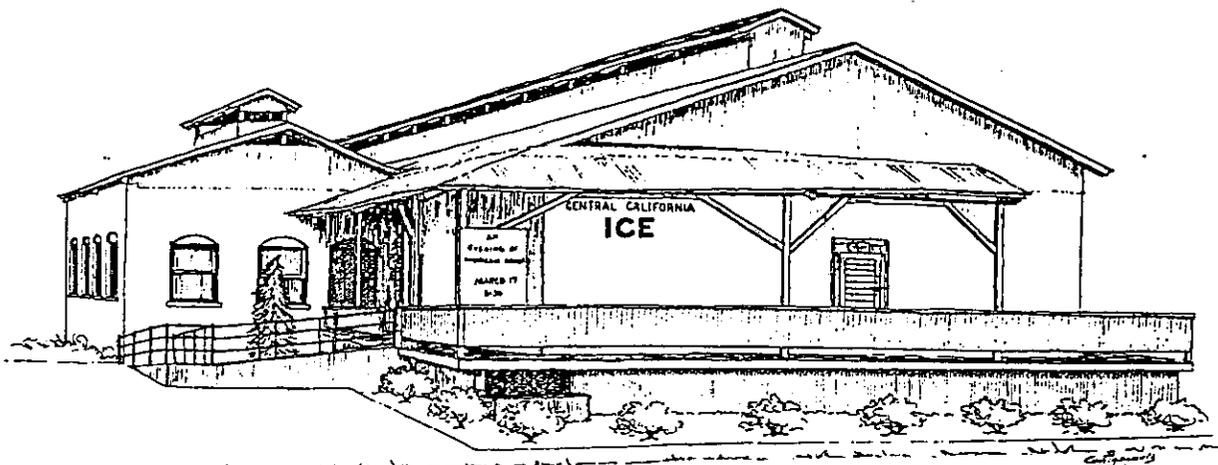
The limited availability of vacant sites within the commercial areas provides an opportunity for infilling with new structures which enhance those already existing. As is the case with residential structures, it is important that new construction be compatible with adjacent structures with respect to building mass, materials and style.

Several trends are becoming evident with regard to development in and around the downtown area. The decision made in the 1960s to locate Kaweah Delta District Hospital south of the downtown assured that the general area would become devoted to medical offices, as it has. Professional offices of all types have begun to dominate the area just north of the downtown, and there is an increasing trend for office uses to expand further to the north, where many historic homes are located.

The heavy commercial and light manufacturing uses found to the east of the downtown will also in all likelihood be replaced by office uses one day. An increasing number of office developments is being approved along Noble Avenue where commercial zoning is already present. The low vacancy rate and limited supply of vacant land in and around the downtown, accompanied by the relatively high demand for office and commercial space, has created pressure for expansion of the downtown area to accommodate these uses. Whether this expansion will be turned upward or outward is a policy decision which must be made, taking into consideration such factors as land prices, the effects upon historic preservation efforts, and the best interests of the downtown as a whole.

#### Public Facilities

The historic area of Visalia is well served by public facilities, actually containing a rather high proportion of such facilities in terms of the area's size and population. The area contains two senior high schools (Mt. Whitney and Redwood) which together draw students from a wide area of the County. Four elementary schools are also located within the area. The City/County Library and Senior Citizens Center are found in the historic area, along with several government offices, City Hall, (including the police and fire departments), the Social Security Administration, the Tulare County Welfare Department and Visalia Municipal Court. Two hospitals, the L.J. Williams Theater, the Convention Center and Visalia Unified School District offices are also located within this area. In addition, three neighborhood parks (Lincoln Oval, Jefferson and Recreation Parks) and Senior Citizens Park can be found in the area.



*Ice House Theatre*

The historic area, as with all areas of the City, is served by various City services and public utilities. At the present time, City services include the City-owned sewer service, a water system supplied by the California Water Service Company, natural gas by the Southern California Gas Company, electrical power by Southern California Edison Company and telephone by Pacific Telephone Company. Additional municipal services include police and fire services, refuse disposal, road maintenance, street sweeping and storm drainage.

Public facilities which are physically located on or below the ground are often referred to as "infrastructure". Examples of infrastructure include roads and storm drain, sewer and water lines. All represent a considerable investment on the part of the City with regard to their installation, replacement and maintenance. Replacement, maintenance and repair of water lines is the responsibility of the California Water Service Company. The condition of existing sewer and storm drain lines in the historic area is generally good. The problems which do exist are due to the fact that the capacity of sanitary sewer lines in some areas is smaller than modern needs would dictate. However, this has not created any significant problems as yet.

Storm drainage also poses no great problem, although the increased level and density of development within the historic area has created a greater amount of runoff. Installation of curb and gutters and the increased amount of lot coverage and pavement resulting from commercial and multiple family development as opposed to the typical large landscaped yards surrounding single dwellings have all contributed to the increased runoff. However, the minor flooding problems which occasionally develop

are not severe enough to cause property damage. A new storm drain system installed in the northwest portion of the historic area in 1979 alleviates storm drainage problems which occurred in that neighborhood. In the older areas of the community, storm water used to drain into the sanitary sewer system, creating temporary problems with the sewage treatment plant during heavy storms. The system is gradually being converted to separate lines, as is the case with the area just mentioned. Mill Creek runs through the historic area, underground much of the way. The City maintains the underground area and checks it annually for needed improvements.

Because the historic area is the oldest developed area of the city, several of the roads are in need of repair. However, the miles of streets which need repairs is not out of proportion to other areas of the City. Capital improvements, including road repairs, are scheduled each fiscal year as part of the city budgeting process. The selection of roads for repair is based upon a rating system of road conditions, as well as road usage and other related factors. Repairs are allocated fairly evenly throughout the city on the basis of these criteria.

The Southern Pacific and Santa Fe railroad tracks run through the historic area, down the middle of the street in many cases. The city is pursuing federal grant monies to provide automatic signals at several points within the area. The slow speed at which the trains travel through town greatly reduces the potential safety hazard involved.



*old railroad depot*



## 4. Policies and Implementation

### Introduction

This chapter addresses the goals and policies which the City proposes to adopt to further historic preservation in Visalia. This chapter also proposes boundaries and criteria for creating a historic district, within which all new development will be subject to special review procedures.

The chapter concludes with a discussion of the various entities which will be involved in the implementation of this element: the public, private, and non-profit sectors of the community. While the City, through adoption of this Element and subsequent actions, can do much to strengthen historic preservation efforts in the community, ultimately the major task lies with the private sector and the general public if the effort is to prove successful.

### GOALS AND POLICIES

- I. GOAL: TO ASSURE THE RECOGNITION OF THE CITY'S HISTORY THROUGH THE PRESERVATION OF HISTORIC SITES, STRUCTURES AND FEATURES.

POLICIES: It shall be the policy of the City of Visalia:

1. To initiate efforts to raise community awareness regarding the history of the City and its physical development, and promote recognition of its role in the region.
2. To assure that, to the extent possible, historically and/or architecturally significant sites, structures and features are restored. Appropriate sites and structures should be nominated to the National Register of Historic Places and other state and local registers.
3. Where a change of use occurs, the conversion of existing older structures to new uses, with minimal alterations to building or site appearance, shall be encouraged.

In order to encourage the extended use and upgrading of historic structures, the City should consider waiving the zoning regulations of the municipal code and building code requirements, where practicable, when it is determined that adherence to the letter of the ordinance would alter a site or structure in an undesirable manner.

4. To promote quality restoration and rehabilitation of historic structures.

- a. The City should adopt the California Historical Building Code.
  - b. The City shall consider using future redevelopment funds and other funding sources to provide low-interest loans for the rehabilitation and restoration of structures within the historic area.
5. To assure that no structure listed on the local register shall be torn down until all alternative solutions have been exhausted.

II. GOAL: TO ASSURE THAT HISTORIC RESIDENTIAL AREAS ARE MAINTAINED AS HEALTHY, COHESIVE NEIGHBORHOOD UNITS THROUGH EFFECTIVE LAND USE AND CIRCULATION POLICIES, AND TO ASSURE CONSISTENCY OF APPEARANCE WITHIN THE HISTORIC AREA.

POLICIES: It shall be the policy of the City of Visalia:

1. To promote the single family residential character of the single family neighborhoods identified on the land use plan through the continual upgrading of physical facilities (e.g. streets, street lighting, sidewalks, alleys, sanitary sewers etc.).
2. To encourage the preservation and enhancement of existing landscaping, and the installation and maintenance of new landscaping within the historic district. The City shall strongly consider initiating a street tree program within the historic area.
3. The undergrounding of utility lines shall be pursued and encouraged.
4. To define a historic district, within which all development and rehabilitation shall be reviewed for compatibility with the adjacent uses, block and neighborhood. Compatibility shall be reviewed in terms of both site and building design. A historic preservation advisory board shall be established to review all public and private projects within the established district, and projects involving local register structures located outside of the district. The advisory board shall also be invested with the following responsibility.
  - a. To offer assistance in the form of information and referral to applicants who are developing restoration projects, and to provide information on available grants and loans for restoration and rehabilitation of historic structures.
  - b. To identify and recognize all historic areas, sites, structures, and features by placing them on a local register.

- c. To initiate efforts to educate the public to the significance of historic areas, sites and structures and the cultural and social events associated with them.
  - d. To make available for purchase by owners plaques to identify all structures, sites and features on the local register. The owners of property on the local register shall be encouraged to display their plaques for public information.
  - e. To encourage local financial institutions to make property improvement loans within the historic area.
  - f. To encourage the restoration of interiors through education and assistance to the public.
5. In order to assure that a property is not included within the local register which does not warrant inclusion, the register shall be reviewed annually and certified by the Planning Commission and the City Council.



525 N. Court

### Residential

As was mentioned in the discussion of existing land use, various concentrations and mixtures of single and multiple family structures are found throughout the historic district. The residential land use policies proposed here attempt to reflect these varying conditions. The land to be designated residential contains a high concentration of historically significant structures.

The majority of the residential area has been left in the single family zoning category which may be considered for multiple unit rezoning under certain conditions. By maintaining and reinforcing the single family zoning in this area, a cohesive neighborhood unit can be promoted. The conditions under which multiple family zoning would be allowed include compatibility of site design, setbacks, landscaping and parking appearance, height, building materials, location of heating and air conditioning units, etc. The nature of adjacent structures and block, traffic access and percentage of the area which is already multiple family should also be taken into account. The multiple family development which is allowed should be low density (duplexes and triplexes maximum on any individual lot) due to small size of most available lots and the ability of low-density units to better blend in with the desired single family character.

### Office

The Land Use Element of the General Plan currently designates the area north of downtown to School Street for office use, and specifies that offices may be considered as far north as Race Street depending upon their impact on historic structures. The Land Use Element further specifies that the office location issue shall be clarified in completing the Historic Preservation Element. With the pressures of a rapidly expanding downtown office core, which is actually pushing not only north but south and west as well, it is clear that provisions should be made for additional office space.

The office area recommendations are based upon proximity to the downtown, existing office and commercial uses, and the location of historic structures. Once again, the office designation in these areas is only appropriate if site and building design are compatible with existing structures. To the extent possible, the existing buildings -- particularly those of historic significance-- should be converted to office use, rather than being demolished and new structures built. Where this is not feasible, provisions should be made to thoroughly explore the possibility of building relocation before granting project approval. The proposed office uses can be reviewed for site and structural appearance and be required to blend with the adjacent housing areas before any project is approved.

### "Office Reserve"

The area north of Redwood High School (bounded by Main Street on the south, Jacob Street on the east, Recreation Park on the north, and Giddings Avenue on the west) and the two block immediately west of the library (bounded by Murray Street (both sides), Encina Street, School Street and West Street) have been designated Residential/Office Reserve. Because of the amount of automobile and foot traffic present in these neighborhoods, the present low-density residential use is not ultimately the most appropriate. However, an immediate transition to office uses is somewhat premature, would not promote efficient use of the land and could result in land use conflicts with existing residences. Also, the pending Downtown Study will address the proper amount and location of future offices, both within and outside the downtown area. Therefore, these two areas have been designated "Office Reserve", the intent being that they will be considered for possible rezoning (city-initiated) when the Downtown Study is concluded.

### Commercial

No changes have been proposed here for the downtown commercial area. It is recognized that the core area is quite dynamic and is undergoing pressure for expansion which may bring about many changes. It is recommended that any study of the downtown remain sensitive to its impact upon the historic areas to the north and south.

The area generally bounded by Divisadero, Murray and Floral Streets and the Southern Pacific Railroad tracks is currently zoned C-2.5 (commercial) and contains a mixture of service commercial uses, warehouses, residences and offices. It is proposed here that the majority of this area remain commercial and that the remaining portion which contains mostly apartments be designated for residential.

### Land Use Guidelines

The specific land use areas are shown on the following map. All street descriptions, unless otherwise specified, include both facing sides of the street.

### Residential

- The area generally bounded by Goshen on the south, Stevenson on the west, Grove on the north and Locust on the east shall be designated for residential purposes.
- The area south of Highway 198 shall be designated for residential purposes.
- Low density multiple family zoning may be allowed based upon the following criteria:
  - traffic access
  - site design compatibility
  - building design compatibility
  - the historic significance of the adjacent structure and block
  - the location and percentage of existing multiple family uses.

### Office

- The areas shown on the map which follows shall be designated for professional offices subject to review of both proposed site plan and building design.

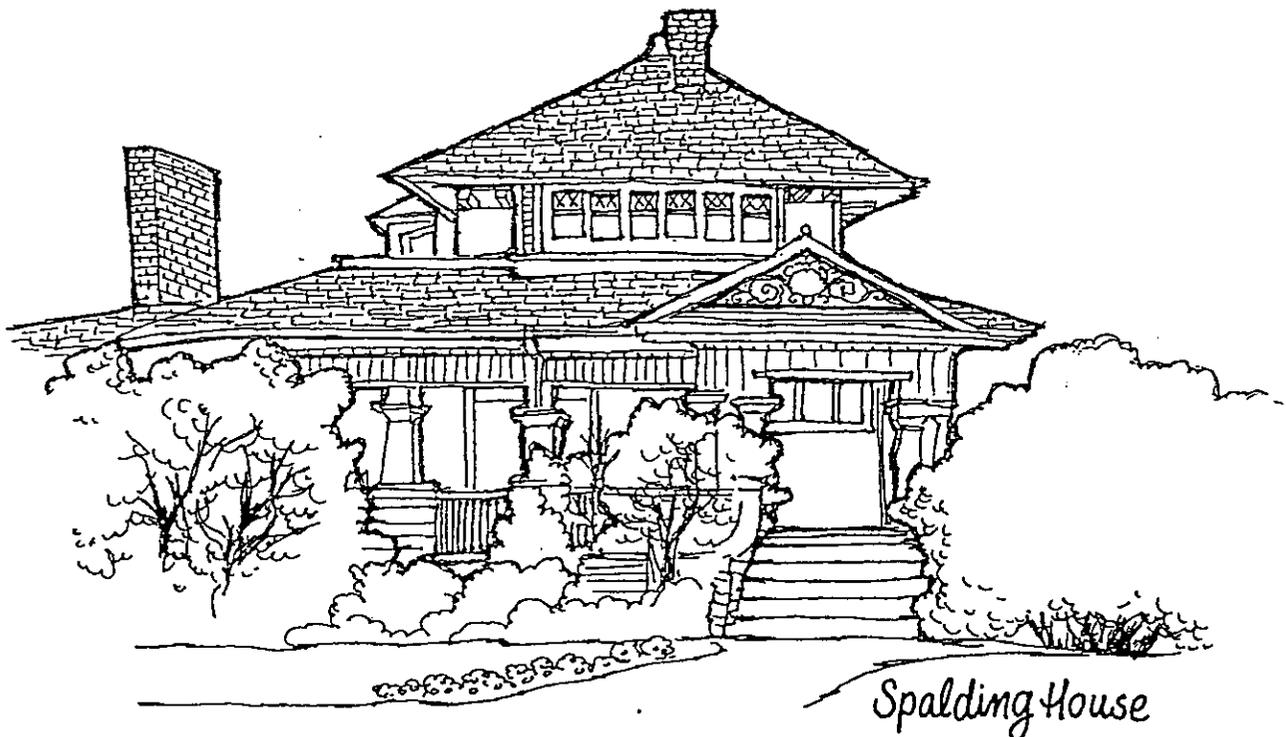
### Commercial

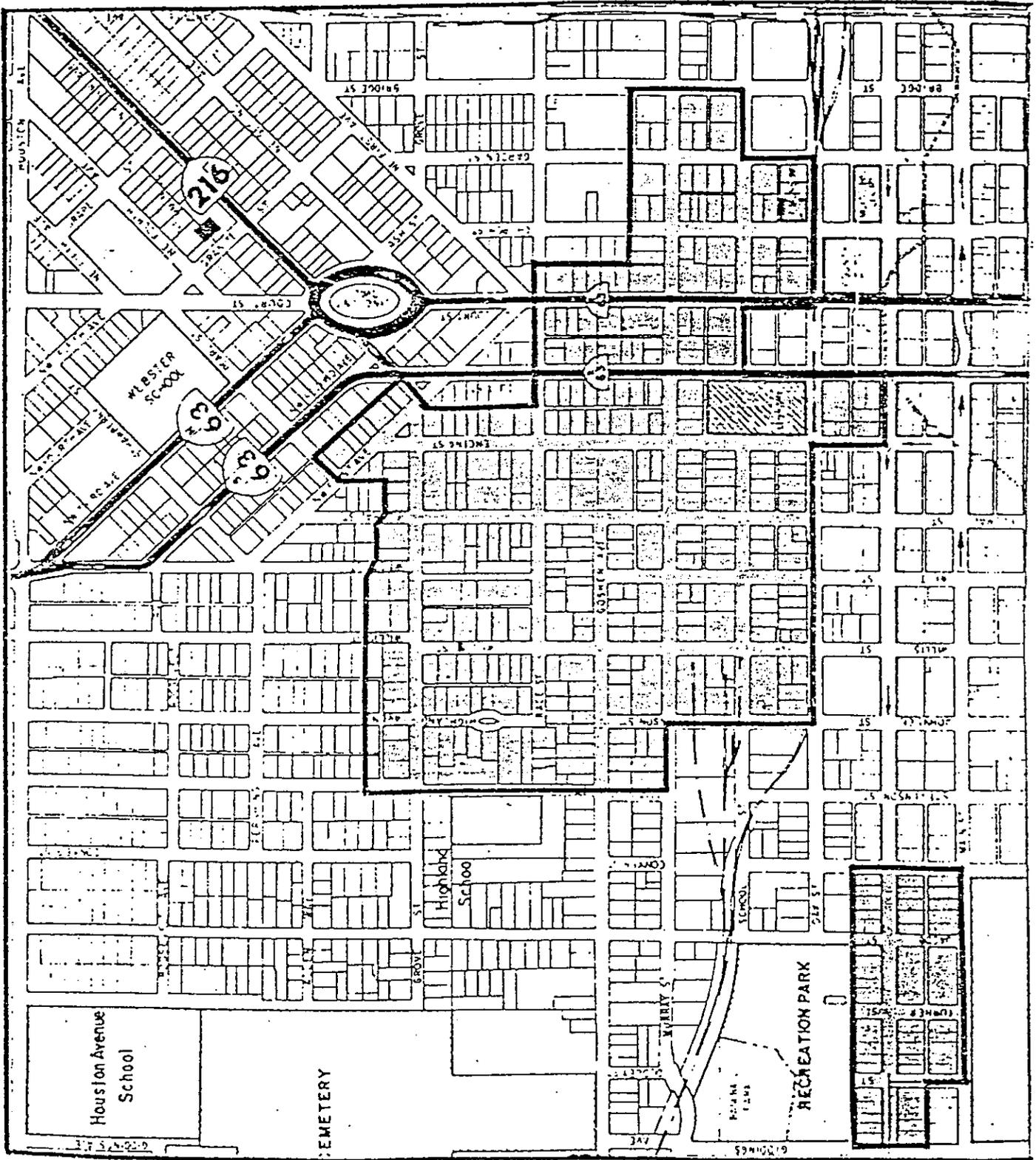
- Maintain the downtown area unchanged, realizing it is to be the subject of a detailed study.
- Maintain the majority of the existing commercial area northwest of the downtown, and designate the remaining portion for residential.

## The Historic District

For survey and review purposes, the historic district was at one time defined as the area bounded by Giddings Avenue on the west, Houston Avenue on the north, Santa Fe Avenue on the east and Tulare Avenue on the south. This area was purposely large to assure a comprehensive survey and to insure that all projects in the area were reviewed for possible impact on historic structures, areas or neighborhoods before adoption of the Historic Preservation Element. The purpose of a historic district is primarily to establish an area within which development proposals or structural changes which may have an effect on the city's historic resources will be reviewed. Therefore, it seems appropriate to more precisely define the district area and sharpen the controls exercised within it.

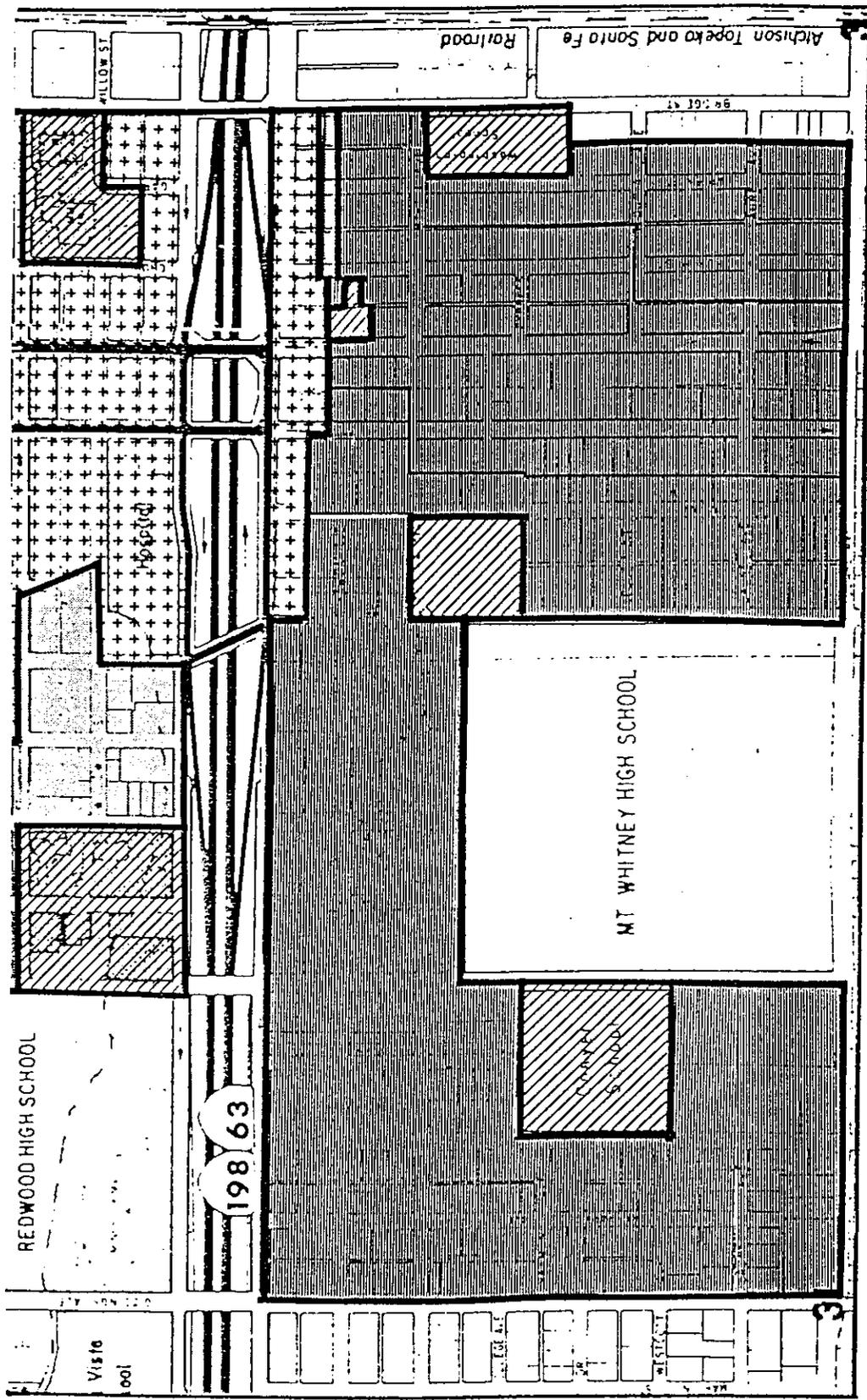
Land use recommendations have been made beyond the boundaries of the proposed historic district. These recommendations are designed to accommodate an expanding downtown area and to help clarify land use relationships adjacent to the district. In these areas there is either little of historic value remaining, or there is such a mixture of uses that development review would be of little benefit. It should also be noted that in establishing a local register, individual scattered historic sites and structures are afforded protection. The proposed historic district to be used as an overlay zone for development review is shown on the map entitled "Historic District Overlay", pages 50 and 51.





# Historic District

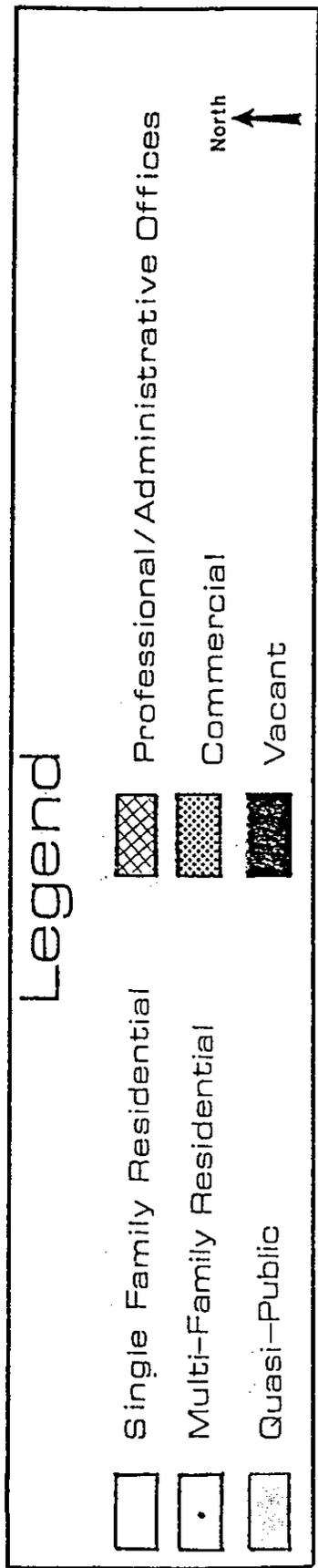
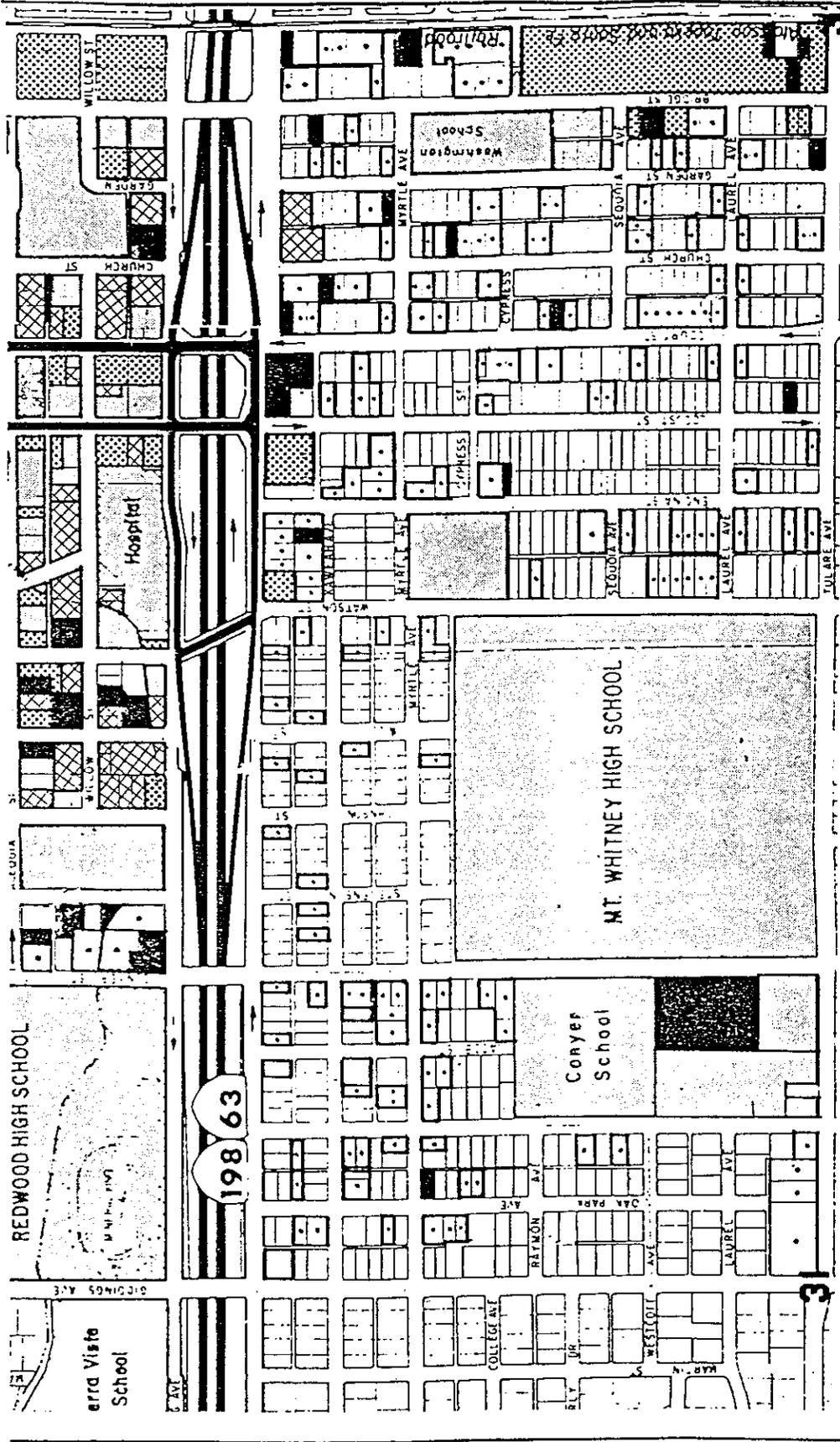
# Plan 1979



## Legend

-  Professional/ Administrative
  -  Residential
  -  Commercial
  -  Quasi-Public
-  North

# LAND USE 1979



## IMPLEMENTATION - Roles and Responsibilities

In the past, there have been individual efforts at historic preservation, mostly involving single-purpose projects and activities. Examples of successful private preservation efforts include the restoration of Wesley Hall and the "End of the Trail" statue in Mooney Grove Park. These and other activities performed by the City, private individuals and non-profit community groups have served the community well by protecting irreplaceable cultural and historic resources. Unfortunately, these efforts have not been coordinated or unified, and at times have operated at cross purposes.

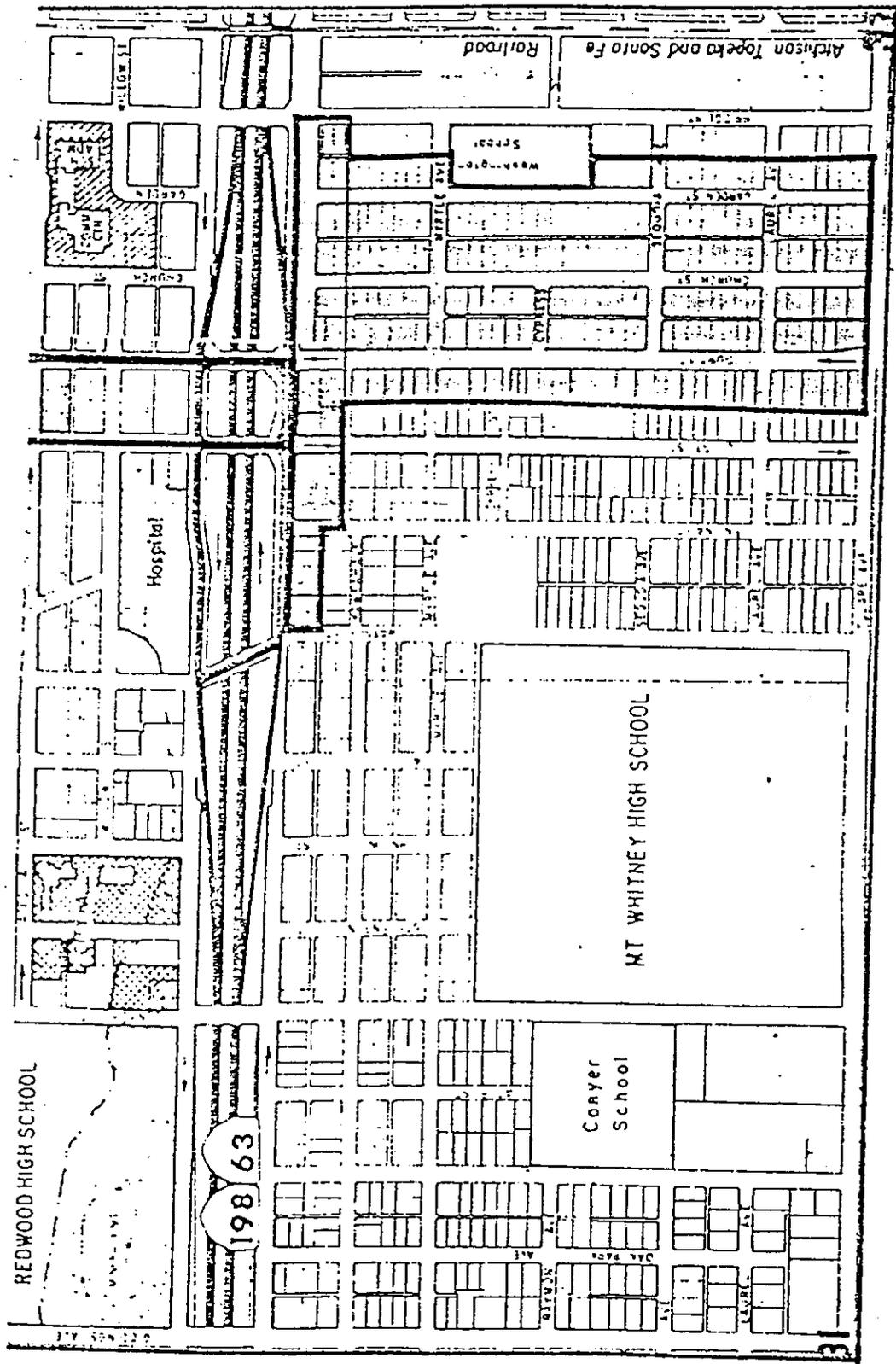
It is anticipated that this Historic Preservation Element will provide the basis for a more comprehensive approach to historic preservation. The goals, objectives and policies outlined in the previous section represent the City's commitment to historic preservation. The City, through various ordinances, policies and programs, can partially implement these objectives. However, the private and non-profit sectors play an equally if not more important role in this effort. A successful historic preservation program depends upon support from all sectors of the community to operate in a coordinated manner.

### The Public Sector

The City's role in historic preservation will include acting as one of the lead agencies in the coordination of preservation activities. The City, through adoption of a historic preservation ordinance, will be responsible for reviewing development proposals to insure that new development is compatible with historic structures and will complement the remaining architecturally significant buildings in Visalia. The historic preservation advisory board will contribute technical and historical expertise during the review process.

The City can choose to demonstrate its commitment to the historic district and structures in a variety of ways: through financial commitment (such as upgrading of public facilities), through the implementation of the goals and policies contained in this element with respect to City projects, and by providing information and technical assistance to the private and non-profit sectors in their preservation efforts. Evidence of a commitment to historic preservation on the part of the City will help instill financial confidence in the area and assure its continued economic health.

In order for the City to serve as an effective lead agency in the implementation of a historic preservation plan, programs carried out by various city departments which affect the historic area must be coordinated. The departments of planning, building, redevelopment, public works, and leisure services all presently, and will continue to, administer ordinances and programs which affect the historic area. Departmental functions will be monitored regarding their relationship to each other and to the goals and policies set forth in this element.



Overlay

Other public sector entities operate within the City of Visalia over which the City has no control. These include the County, College of the Sequoias, the State and Federal Governments and the school district. It is possible that the activities of these entities might at times conflict with the City's historic preservation goals. If such a conflict were to occur, much might be gained through persuasive efforts on the part of the City. It should be noted that other levels of government are becoming increasingly sensitive to the preservation of historic structures and sites.

#### Historic Preservation Advisory Board

The goals and policies set forth above make reference to the creation of a historic preservation advisory board. The composition, appointment and charge of this board will be established by City ordinance. It is envisioned that the board will be assigned the following duties and responsibilities:

- .To conduct and oversee the continual updating of the local register.
- .To review all development proposals within the historic district, and to make recommendations to the Planning Commission and City Council regarding these proposals.
- .To aid in the search for alternatives when projects are proposed which threaten the existence or integrity of a historic structure or district.
- .To work with City staff to develop additional measures to promote community awareness of historic preservation efforts, as well as to independently promote preservation and an understanding of the City's history.

#### Private Sector

The private sector actually plays the pivotal role in historic preservation efforts. Consisting primarily of private individuals and businesses, financial institutions, and real estate development interests, the private sector generates and finances the large majority of construction and remodeling projects which are undertaken. Their investment of time and money in these projects is many times greater than that of the public sector. Public policy and financial commitment is intended to activate private initiative and investment in the historic preservation effort.

The private sector is responsible for most of the fine examples of historic preservation which are to be found in the community today. Some of these restorations have been mentioned in previous chapters, but many more exist than there is room to enumerate here. Private businesses have restored both commercial buildings and private homes for commercial and office use, and many homeowners have restored residences for their personal use. Some homes in the community are occupied by descendants of the families which built them and have been so well-maintained that restoration has not been necessary. It is hoped that this evidence of private commitment to the historic area will lead to more projects of this type.

The availability of private financing is an essential ingredient for restoration efforts. The lending policies of financial institutions can enhance or hinder historic preservation efforts. Federal and State laws now prohibit lenders from discriminating against certain areas of a community based upon the age of structures or neighborhoods or neighborhood conditions. Even before this legislation was enacted, however, many financial institutions were setting up programs on their own to promote conservation of the existing housing stock. Perhaps the support of local lenders can best be assured through evidence of increased property values engendered by restoration efforts.

### Non-Profit Sector

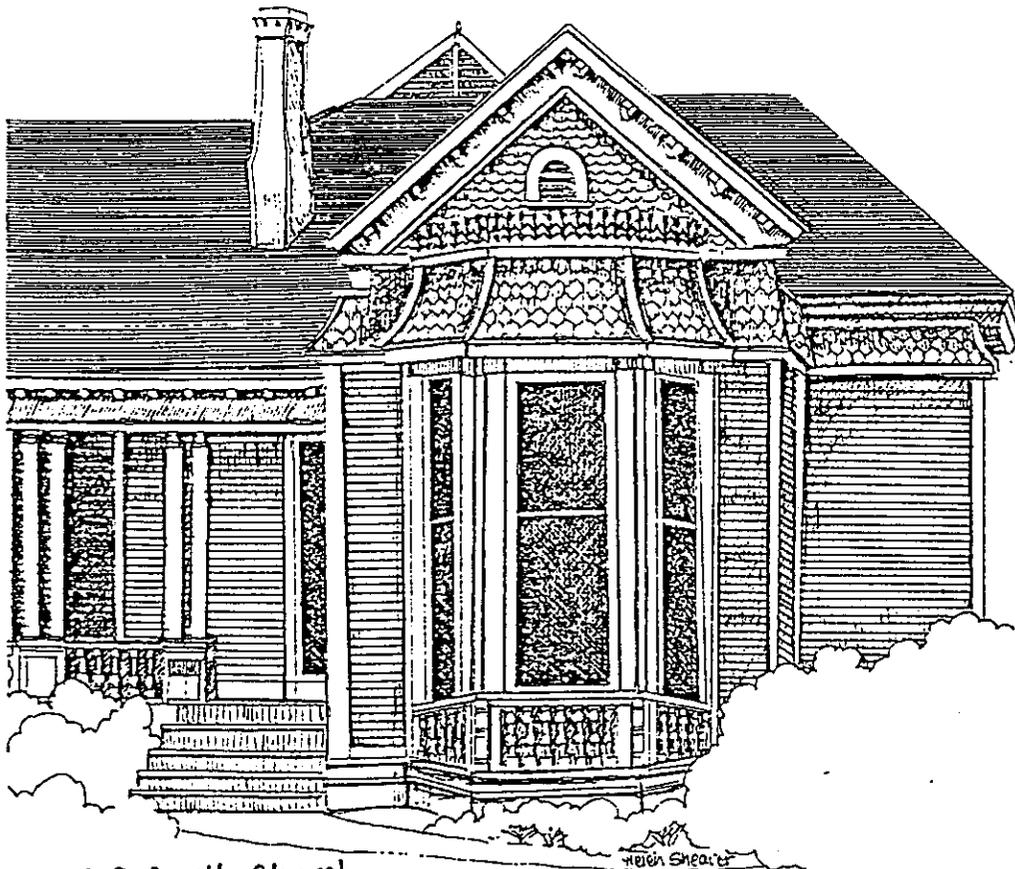
It is anticipated that the private non-profit sector will play an increasingly important role in historic preservation, due in part to recent moves to reduce the role of local government in non-essential services. The non-profit sector, consisting of the many community groups with an interest in historic preservation and special purpose groups created for the purpose of carrying out a single project, can and has undertaken the restoration of individual significant structures. Future activities might include community awareness programs, application for grant monies, a private, voluntary housing rehabilitation program and a program to locate available vacant sites for the relocation of historic structures which cannot be restored on-site. The private non-profit sector can raise funds through private donations, thus avoiding the use of general tax monies for historic preservation projects. Private non-profit organizations are also exempt from the many state and federal regulations which restrict city activities. Upon request, the City could lend technical assistance to these groups and serve in a coordinating function.

### Sector Interface

As the previous discussion illustrates, there are many activities which the various sectors can undertake to further the goals of historic preservation, and each sector is uniquely suited to handle certain aspects of the effort. At present, what is needed is a means of coordinating the interests and activities of the different sectors. For example, many people are interested in the idea of buying and restoring an older home, but do not know where to find one, and do not own a vacant lot. A developer may own property with a historic home on the site, and wish to remove it in order to make room for new construction. The developer might prefer to find someone who would buy the home and move it off the site, rather than demolish it, but does not know how to contact a prospective buyer, and his time is usually limited. Private individuals may own vacant lots in the historic area which they are willing to sell, but may not be aware that there is anyone interested in buying them and even when the buyer and seller do get together, the new owner may not have any idea of how to finance restoration of the structure, or may need advice on restoration techniques and qualified contractors to carry out the work.

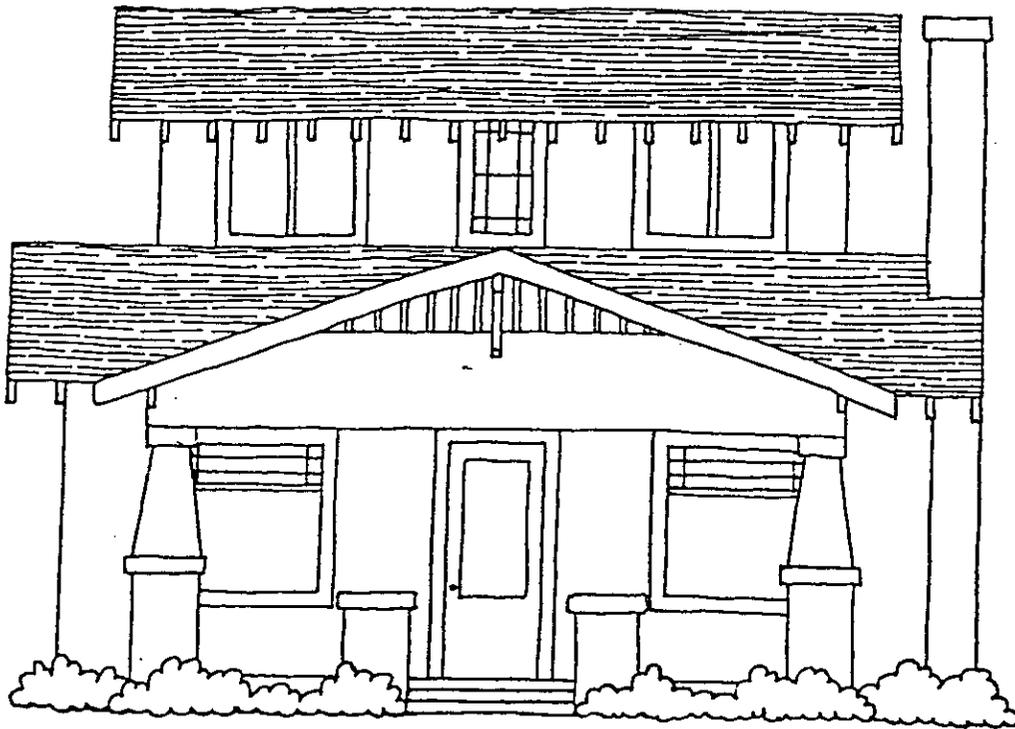
This Element has suggested ways to handle dilemmas such as these, without an undue amount of involvement by the public sector. One possible arrangement would involve a non-profit organization dedicated to historic preservation, which could serve to coordinate the diverse interest groups. Such an organization could maintain a list of persons interested in buying and selling historic structures, as well as providing information on financing, the availability of grants and loans, and local contractors with experience in restoration work. The City could keep the organization informed of upcoming projects, both public and private, which could involve removal of a historic structure. The City may also decide to become involved in the purchase of vacant lots within the historic area, to assure that sites are available for the relocation of historic structures. It would be necessary to maintain a liaison with local realtors, perhaps through the Realty Board, to assure that their role is not infringed upon, and to utilize their services for locating available vacant lots.

It would also be necessary for all parties involved in this type of enterprise to make the public aware of their activities, so that the services might be more fully utilized. Because the majority of projects are actually initiated and carried out by the private sector, it is envisioned that the role of the public and private non-profit sectors will be to serve primarily as catalysts, coordinators and facilitators for private sector activities.



449 South Church

LOCAL REGISTER PROPERTIES



Churches

320 N. Court (Mission Revival)	Focus
608 N. Church (Mission Style)	Focus
400 N. Church (Bungalow)	Focus
110 W. School	Background
915 W. School	Background
726 S. Court	Focus
215 W. Oak	Focus

Colonial Revival

406 N. Church	Background
407 NE First	Focus
524 N. Court	Background
420 N. Court	Exceptional
631 N. Encina	Exceptional
627 N. Encina	Focus
401 W. Grove	Exceptional or Focus
300 W. Grove	Focus
208 W. Grove (Carriage House)	Focus/Exceptional with Spalding House
415 W. Goshen	Focus
408 W. Goshen	Background
506 W. Goshen	Focus
120 W. School (Altered)	Background
319 W. School	Focus
312-314 W. Oak	Focus
944 S. Court	Focus
717 S. Court	Focus
705 S. Court	Exceptional
436 S. Church (Dutch Col. Rev.)	Focus
609 S. Church	Background
702 S. Garden	Background
513 S. Garden	Focus
431 S. Bridge	Background
403 N. Floral	Focus
702 S. Court	Background
319 N. Church	Focus

Vernacular

601 N. Church	Focus
605 N. Church	Focus
609 N. Church	Focus
615 N. Church	Focus
617 N. Church	Focus
519 N. Locust	Focus
535 N. Locust	Focus

Queen Anne - Stick/Eastlake

407 N. Garden (Eastlake)	Focus
525 N. Court (Queen Anne)	Exceptional
209 N. Locust (Eastlake)	Focus
509 N. Locust (Queen Anne)	Focus
515 N. Locust (Queen Anne)	Focus
539 N. Locust (Queen Anne)	Focus
220 NW 1st (Queen Anne)	Focus
201 NW 3rd (Eastlake)	Background
613 N. Encina (Queen Anne)	Focus
623 N. Encina (Eastlake)	Focus
520 N. Encina (Eastlake)	Background
513 N. Encina (Eastlake)	Exceptional
613 N. Floral (Eastlake)	Focus
1019 N. West (Eastlake)	Focus
511 W. Goshen (Eastlake)	Focus
311 W. Murray (Queen Anne)	Focus
307 W. Murray (Eastlake)	Focus
312 E. School (Eastlake)	Focus
318 W. School (Eastlake)	Focus
505 W. Kaweah (Eastlake)	Focus
614 S. Court (Eastlake)	Focus
115 W. Cypress (Queen Anne)	Focus
506 S. Court (Eastlake)	Focus
428 S. Church (Eastlake) (to be moved)	Background
500 S. Court (Queen Anne)	Exceptional
449 S. Church (Queen Anne)	Exceptional
511 S. Church (Eastlake)	Focus
700 S. Court (Queen Anne)	Focus
310 W. Murray (Queen Anne)	Background
501 S. Santa Fe (Queen Anne)	Background
507 S. Church (Stick)	Background
618 S. Court (Eastlake)	Background
700 N. Garden (Queen Anne)	Background

Italianate & Other Styles

807 S. Court (Italianate with Col. Rev. Porch)	Focus
1015 N. Stevenson (Gothic/Mid-19th Century)	Focus
320 N. Church (Second Empire)	Exceptional
120 E. Oak (Pacific House)	Focus
910 S. Court	Focus

Cluster Cottages

307 W. School	Focus
800-808 W. Mineral King	Focus
508-516 S. Court	Focus
706-708 W. Main	Focus
707-709 S. Encina	Background
422-440 W. Race	Background

Vernacular, Cont'd

533 N. Locust	Focus
411 N. Garden	Background
411 N. E. First	Background
701 N. Bridge	Background
415 N. Bridge	Background
721 N. Jacob	Background
601 N. Encina	Background
509 W. Murray	Exceptional
414 N. Church	Background
616 S. Church	Background
710 S. Church	Background
414 W. Race	Background
315 N. Garden	Background
508 N. Encina	Background
707 S. Church	Background
208 N. West	Background
446 S. Bridge	Background
436 S. Bridge	Background
432 S. Garden	Background
433 S. Bridge	Background or Focus
508 S. Church	Background
600 S. Church	Background
622 S. Church	Background
626 S. Church	Background
316 N.W. First	Background
318 N.W. First	Background
715 W. Noble	Background
309 N. Church	Background
524 N. Encina	Background

200 NW 1st	Background
310 NW 1st	Background
312 NW 2nd	Background
301 NW 2nd	Background
315 NW 2nd	Background
537 N. Encina	Focus
529 N. Encina	Background
703 N. Floral	Background
723 N. Floral	Background
937 N. West	Background
820 N. West	Background
810 N. Willis	Background
301 N. Stevenson	Background
218 W. Grove	Focus
410 W. Goshen (duplex)	Background
612 W. Goshen	Background
619 W. Goshen	Background
722 W. Goshen	Background
731 W. Goshen	Focus
721 W. Goshen	Focus
1036 W. Goshen	Background
319 W. Murray	Focus
211 W. Murray	Background
314 E. School	Focus
509 W. School	Background
914 W. Center	Background
910 W. Center	Background
1101 W. Center	Background
1100 W. Center	Background
609 W. Acequia	Background
624 S. Locust	Focus
218 Olive	Background
507 S. Court	Focus
444 S. Church	Focus
621 S. Church	Focus
708 S. Church	Focus
715 S. Church	Focus
726 S. Church	Background
728 S. Church	Background
628 S. Church	Background
607 S. Garden	Background
603 S. Garden	Background
533 S. Garden	Background
515 S. Garden	Background
449 S. Garden	Background
435 S. Garden	Background
429 S. Garden	Background
430 S. Bridge	Background

Bungalow Craftsman

Cont.

1002 W. Main	Background
1000 W. Main	Focus
904 W. Main	Background
900 W. Main	Background
515 S. Locust (Brick)	Focus
437 S. Church	Focus
515 S. Church	Background
426 S. Garden	Focus
1010 W. Main	Focus

Bungalow Airplane

411 W. Grove (shingled version)	Focus
1013 W. Center (reverse)	Background
1004 W. Main	Background
820 W. Acequia	Focus
501 W. Willow	Background
921 S. Court	Background
719 S. Court	Focus
735 W. Oak	Background
814 W. Oak	Background
720 S. Court (Parsonage)	Background
614 W. Kaweah	Focus
700 N. Willis (apartments)	Focus
1116 W. Center	Background

Bungalhigh

410 N. Court	Background
500 N. Encina	Focus
209 N. Encina	Background
615 N. Willis	Focus
719 N. Willis	Focus
725 N. Willis	Focus
731 N. Willis	Focus
737 N. Willis	Focus
701 W. Noble	Background
501 S. Court	Focus
807 N. Highland	Focus
714 Highland	Focus
425 W. Race	Background
411 W. Goshen	Background
417 W. Race	Background
506 N. Court	Background
810 S. Church	Background
845 W. School	Background

Bungalow

211 NW Second	Background
610 N. Encina	Focus
933 N. West	Background
701 N. Willis	Background
705 N. Willis	Focus
701 Highland	Background
909-911 W. Center	Background
904 W. Center	Background
1007 W. Center	Background
1105 W. Center	Background
1116 W. Center	Background
1102 W. Main	Background
807-809 W. Main	Focus
810 W. Acequia	Background
523 W. Noble	Background
809 W. Kaweah	Focus
707 W. Myrtle	Background
820 S. Court	Background
915 S. Court	Background
620 S. Court	Background
601 S. Church	Background
721 S. Church	Background
821 S. Church	Background
801 S. Garden	Background
803 S. Garden	Background
805 S. Garden	Background
807 S. Garden	Background
431 S. Garden	Focus
427 S. Garden	Background
500 S. Bridge	Background
448 S. Bridge	Background
406 W. School	Background
919 S. Court	Background
417 W. Race	Background
825 S. Church	Background
711 S. Church	Background
218 N. West	Background

Bungalow Craftsman

421 N. Church	Background
609 N. Court	Exceptional
733 N. Floral	Focus
829 N. Floral	Focus
505 N. West	Focus
711 N. Willis	Focus
715 N. Willis	Focus
719 Highland	Focus
508 W. Grove	Focus
500 W. Grove	Focus
315 W. Race	Focus
510 W. Oak	Focus
915-917 W. Center	Background
415 N. Garden	Background
301-303 N. Encina (duplex)	Focus