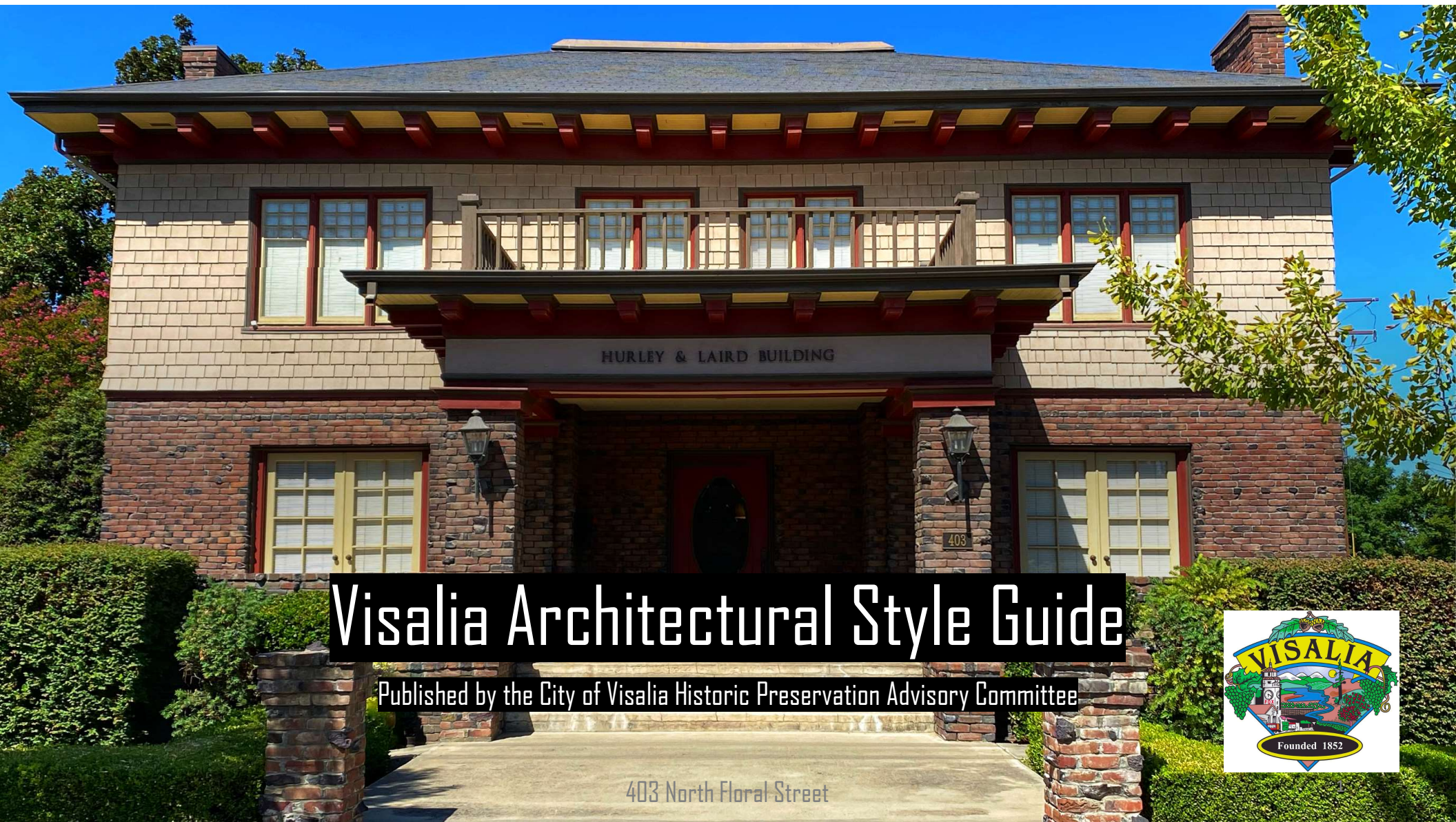




Visalia Architectural Style Guide

Published by the City of Visalia Historic Preservation Advisory Committee

403 North Floral Street



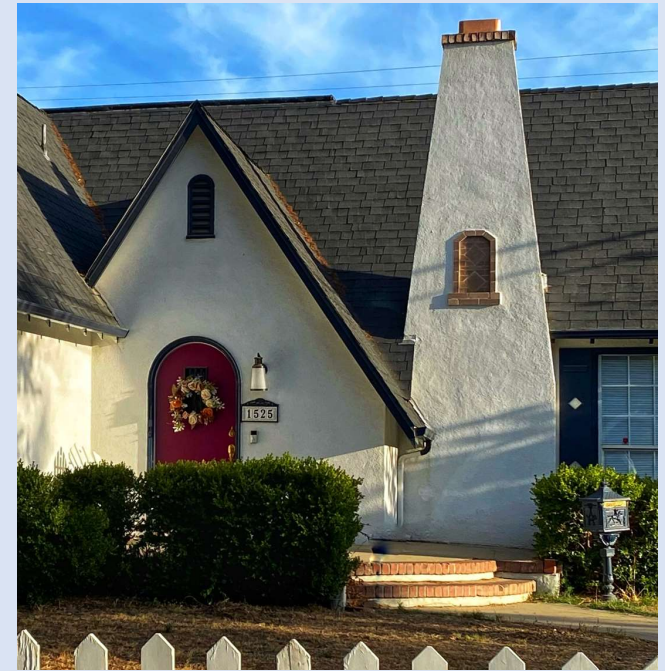
Introduction & How to Use This Style Guide

Visalia was founded in 1852 and incorporated as a city in 1874. Through the efforts of the City of Visalia, building owners, and citizen volunteers, much of Visalia's historic fabric has survived to the present day. The City's Historic Preservation Advisory Committee (HPAC) continues those efforts by overseeing the Historic District, the Local Register of Historic Structures, and implementation of the Historic Preservation Ordinance. Buildings listed on the Local Register are classified according to the architectural styles that are presented here. Because Visalia was founded over 150 years ago, many types of architectural styles are present in the City. Trends, population size, economic conditions and the availability of building materials influenced architecture at different stages as the city grew over time.

This guide covers Visalia's major architectural styles and their subsets. It is organized into two sections: Part I: Residential and Religious Buildings and Part II: Commercial, Professional and Civic Buildings. Each page contains a photo example of the style of architecture, as well as bullet points that describe architectural features that are typical of each style. These common features may or may not be present on a building of a particular style. Each page notes the years in which these styles were popularly built.

This guide can help building owners determine the style of their structure and serve as a reference guide for those who are interested in local architecture.

Note: Some of the buildings pictured in this guide are not listed on the Local Register of Historic Structures; however, they are considered excellent examples of their style and have notable architectural flair.



1525 West Burrel Avenue

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204 East Oak Avenue



100 West School Avenue



300 West Grove Avenue



208 West Grove Avenue



609 South Church Street

Part I : Residential and Religious Buildings



514 East Center Avenue

Victorian Style

1860-1910

Homes that were built during the reign of Queen Victoria of Britain that are typically of wood construction and highly ornamented



614 South Court Street

Gothic

1840-1900

- Pointed arches as a decorative element
- Front facing gables
- Steeply pitched roof
- Decorative trim/bargeboard
- Board and batten siding



1015 North Stevenson Street

Italianate

1845-1900

- Cornice with decorative brackets
- Wide overhanging eaves
- Narrow windows
- Window crowns
- Single story porches
- Cupola or square tower
- Decorative quoins



910 South Court Street

Stick (Eastlake)

1855-1900

- Steeply pitched gable roof
- Cross gables
- Decorative trusses at gable peak
- Overhanging eaves with exposed rafters
- Clapboard siding
- Decorative wood trim (stickwork)
- Porches with curved or diagonal bracing
- Towers



513 North Encina Street

Second Empire

1860-1900

- Mansard style roof
- Patterned shingle roof
- Iron roof crest
- Decorative window surrounds and dormers
- Eaves with brackets
- Single story porches
- Decorative quoins
- Balustrades



609 North Encina Street

Queen Anne

1880-1910

- Abundance of decorative elements
- Steeply pitched roof, often irregularly shaped
- Asymmetrical façade
- Large partial or full-width porch
- Round or polygonal corner tower
- Decorative spindle work on porches and trim
- Columns or turned posts on porches
- Projecting bay windows



617 North Encina Street

Victorian Shingle

1880-1905

- Shingled walls and roof
- Asymmetrical facade
- Irregular roof lines
- Moderately pitched roofs
- Cross gables
- Extensive wide porches
- Small sash or casement windows with many panes
- Round or polygonal shingled towers and projecting bays
- Shingles painted or naturally weathered
- Presence of Queen Anne details



307 West Murray Avenue

Folk

1880-1910

- Square shaped smaller versions of Queen Anne style homes
- Façade may be symmetrical or asymmetrical
- Spindle work on porches
- Prominent front-facing gable
- Bracketed eaves
- Clapboard siding
- Single story



601 West Goshen Avenue



Vernacular Style

1880-1910

Homes that were built of simpler designs, using local builders and readily available building materials



Vernacular Examples

- Typically single story
- Board and batten or clapboard siding
- Single-paned, double hung windows
- Full width or small entry porches
- Simple decorative brackets or columns
- Cross gable roofs
- Raised foundations



624 South Locust Street



731 West Goshen Avenue



309 Northwest 1st Avenue



722 West Goshen Avenue



Period Revival Style

1880-1955

Homes that were designed to mimic
an earlier architectural era from
either the United States or Europe



Colonial Revival

1885-1915

- Columned porch or portico
- Front door sidelights
- Pedimented door, windows or dormers
- Broken pediment over front door
- Pilasters
- Symmetrical Facade
- Double-hung windows, often multi-paned
- Bay windows or paired or triple windows
- Decorative pendants
- Cornice with dentils or medallions



407 Northeast 1st Avenue

Dutch Colonial Revival

1890-1930

- Gambrel roof
- Long overhanging eaves
- Natural materials
- Fireplace and chimney
- Sash windows
- Wooden shutters
- Dutch door



504 West Grove Avenue

Mission Revival

1890-1930

- Mission-shaped roof parapet
- Wide, overhanging eaves with decorative brackets
- Red clay roof tiles
- Arched doorways
- Deep window openings without any framing, except the sill
- Inspired by the California missions



320 North Court Street

Tudor Revival

1890-1930

- Steeply pitched roof
- Cross gables
- Decorative half-timbering
- Prominent chimneys
- Narrow multi-pane windows
- Entry porches or gabled entry
- Patterned stonework or brickwork
- Overhanging gables or second stories
- Parapeted or Flemish gable



722 North Willis Street

Neoclassical Revival

1895-1950

- Symmetrical, usually with center door
- Front facade columned porch
- Full height porch with classical columns
- Front facing gable on porch or main roof
- Decorative door surrounds, columns, or sidelights
- Side or front portico or entry porch
- Dentiled cornice



401 West Grove Avenue

Pueblo Revival

1900-1940

- Can be made of adobe, but usually constructed of stucco or concrete
- Simple, flat roofs
- Projecting wood beams
- Simple windows without decoration
- Clay tile may be present
- May contain heavy ceiling beams, porch posts, and doors
- Usually one story



815 South Court Street

Spanish Colonial Revival (Spanish Eclectic)

1915-1940

- Low-pitched, clay tile roof
- Round arches at entryway, porch or windows
- Porch arcade with columns, sometimes spiraled
- Low-relief carving at doorways, windows and cornices
- Stucco exterior walls
- Elaborately carved doors
- Decorative window grills of wood or iron
- Balconies or terraces



301 North Fairway Street

French Vernacular Revival

1915-1940

- Rectangular in shape
- One or two rooms deep
- French doors that connect the indoors to the outdoors
- Casement windows
- Very steeply pitched roof
- Decorative quoins
- Centrally located chimneys



1320 West Main Street

Mediterranean Revival

1920-1940

- Clay tile roofs
- Ornate archways
- Wrought iron balconies, window grilles, and decorations
- Walls are usually stucco
- Facades can be asymmetrical or symmetrical
- May contain elements of Spanish Revival or Mission Revival architecture



1914 West Green Acres Drive

Monterey

1925-1955

- Typically two stories
- Clay tile or asphalt shingle shallow-pitched roofs
- Second story cantilevered balcony
- Elements of Spanish colonial architecture may be present
- Large brackets that support the porch



1543 Sierra Drive



Cluster Cottages (Bungalow Courts) 1920-1940

Clusters of smaller individual dwelling units built around a central courtyard



307 West School Avenue

Cluster Cottage Examples

- Single story
- 3 or more individual dwellings
- Central courtyard or walkway
- Casement or double hung windows
- Often Period Revival or Craftsman in style
- Small footprint – ‘cottage size’





Arts & Crafts Style

1880-1930

Homes that were built with rustic materials such as wood, brick, stucco or river rock - these homes emphasize the outdoor lifestyle by typically containing porches, balconies and many windows



500 North Encina Street

Craftsman Shingle

1900-1920

- Shingled walls and roof
- Asymmetrical facade
- Irregular roof lines
- Moderately pitched roofs
- Cross gables
- Extensive wide porches
- Small sash or casement windows with many panes
- Round or polygonal shingled towers
- Presence of clinker brick



437 South Church Street

Craftsman Bungalow

1900-1930

- One or two stories in height
- Overhanging eaves with exposed rafters or braces
- Front facing gables
- Multi pane windows
- Low pitched gable or hipped roof
- Full or partial front porch with sturdy (often square and tapered) columns
- Prominent gabled or shed roofed dormers
- Presence of clinker brick



501 South Court Street

Airplane Bungalow

1900-1930

- One and a half stories in height
- Overhanging eaves with exposed rafters or braces
- Front facing gables
- Multi pane windows
- Low pitched gable or hipped roof
- Full or partial front porch with sturdy (often square and tapered) columns
- Prominent gabled or shed roofed dormers
- Single room on second story surrounded by windows
- Presence of clinker brick



614 West Kaweah Avenue

Prairie

1900-1920

- Low pitched hipped roof
- Wide overhanging eaves
- Emphasis on horizontal lines
- Massive square porch columns
- Paired double hung windows



506 North Court Street



Modern Style

1920-1980

Homes that were built with a focus on function rather than ornamentation, utilizing innovative technologies and building materials



1506 West Burrel Avenue

Art Deco

1900-1940

- Smooth wall surface
- Sharp edged, linear appearance
- Stylized decorative elements using geometrical forms, zigzags, chevrons
- Low relief decorative panels
- Stepped or set back front facade
- Strips of windows with decorative spandrels
- Reeding and fluting around doors and windows
- Use of glass block for windows



1610 West Main Street

Minimal Traditional

1935-1950

- Minimalized version of eclectic styles that were popular in the 1920s
- Hipped or gabled roofs without large projecting eaves
- Cladded in locally popular materials like wood or brick
- Small porches
- Asymmetrical facades
- Off-center front door



1721 West Burrel Avenue

Mid-Century

1945-1960

- Clean, minimal lines
- Broad roof overhangs
- Walls of glass and large windows
- Open and well-defined floorplans
- Modern and traditional building materials
- A relationship to the outside environment
- Asymmetrical designs



1405 West Main Street

Ranch (Rambler)

1945-1970

- Single story
- Asymmetrical shape
- Low-pitched roof
- Simple, open floorplans
- Connection to outdoors (patio)
- Attached garage
- Can be shingle, clapboard or board and batten siding



1601 West Beverly Drive



Part II : Commercial, Professional and Civic Buildings



Renaissance Revival

1840-1920

- Intricately patterned, wide decorative cornice
- Vertical bands of windows
- Terra cotta or plaster panels with sculptural ornamentation
- Flat roof with deep projecting eaves
- Multi-storied (6 or more floors)
- Buildings have three distinct sections: top, middle and bottom



128 East Main Street

Italianate

1845-1900

- Cornice with decorative brackets
- Wide overhanging eaves
- Narrow windows
- Window crowns
- Single story porches
- Cupola or square tower
- Decorative quoins



120 East Oak Avenue

Vernacular

1880-1910

- Feature simpler designs, using local builders and readily available building materials
- Typically brick
- One to three stories
- Decorative parapets or cornices
- Originally built for commercial or industrial use



510 East Acequia Avenue

Mission Revival

1890-1930

- Mission-shaped roof parapet
- Wide, overhanging eaves with decorative brackets
- Red clay roof tiles
- Arched doorways
- Deep window openings without any framing, except the sill
- Inspired by the California missions

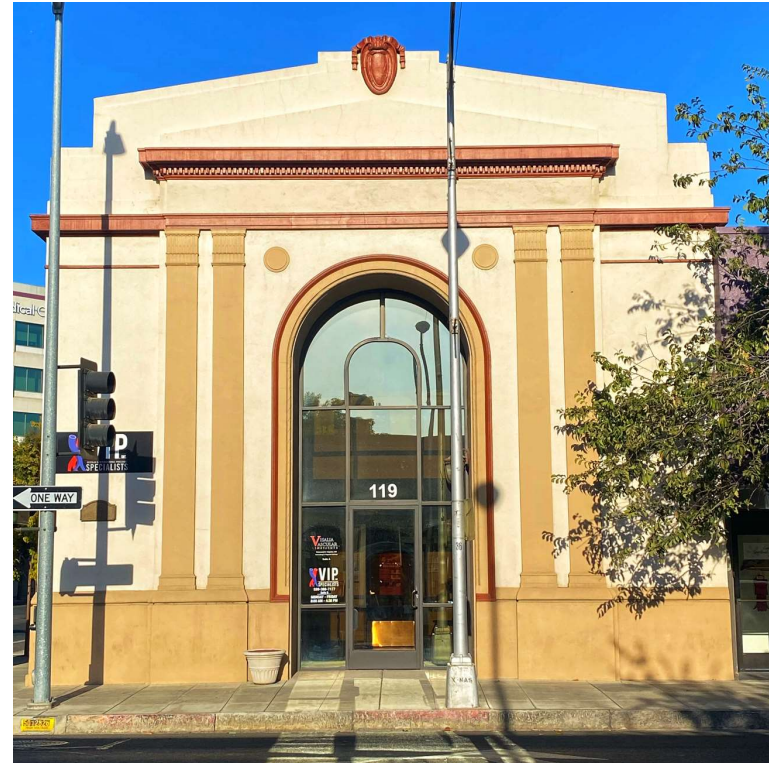


112 East Oak Avenue

Neoclassical Revival

1895-1950

- Formal symmetrical design, usually with center door
- Front facade columned porch
- Full height porch with classical columns
- Front facing gable
- Broken pediment over entry
- Decorative door surrounds, columns, or sidelights
- Front portico or entry porch
- Dentiled cornice
- Roof line balustrade



119 South Locust Street

Art Deco

1920-1940

- Smooth wall surface
- Sharp edged, linear appearance
- Stylized decorative elements using geometrical forms, zigzags, chevrons
- Low relief decorative panels
- Stepped or set back front facade
- Strips of windows with decorative spandrels
- Reeding and fluting around doors and windows
- Use of glass block for windows



111 West Acequia Avenue

Art Moderne

1920-1940

- Considered a subset of Art Deco architecture
- Smooth wall surface, usually stucco
- Flat roof
- Horizontal emphasis
- Curved corners or windows
- Aluminum or stainless-steel detailing
- Use of glass block for windows



604 South Mooney Boulevard

International/Modernist

1930-1965

- Clean, minimal lines
- Broad roof overhangs
- Walls of glass and large windows
- Open and well-defined floorplans
- Modern and traditional building materials
- A relationship to the outside environment
- Asymmetrical designs



315 South Johnson Street

Brutalist

1960-1980

- Rough, unfinished surfaces
- If present, windows are inconspicuous and small
- Unusual shapes
- Heavy-looking materials
- Heavy massing
- Straight lines
- Little to no ornamentation



217 West Acequia Avenue



2018 West Green Acres Drive

Sources & Suggested Reading

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- Photography and Guide Design by Tyler Davis



Historic Preservation Advisory Committee (HPAC)

Contact and Meeting Information

- The HPAC Administers and carries out the standards and specifications of the Historic Preservation Ordinance.
 - When: Meets on the 2nd and 4th Wednesday of each month at 5:30 PM
 - Where: City of Visalia Administration Building Conference Room, 220 North Santa Fe Street, Visalia, CA 93292 (enter using door located to the left of the main entrance, on the north face of the building)
- Contact: Staff Liaison Cristobal Carrillo at (559) 713-4443 or cristobal.carrillo@visalia.city
- Historic Preservation Advisory Committee Website:
https://www.visalia.city/government/committees/historic_preservation_advisory_committee.asp
- City of Visalia Historic Preservation Ordinance:
<https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=7346>
- Local Register of Historic Structures:
<https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=12377>