

**CITY OF VISALIA**  
**HISTORIC PRESERVATION ADVISORY COMMITTEE**  
**Thursday, April 13, 2023, at 5:30PM**

CHAIR: Walter Deissler      VICE-CHAIR: Tyler Davis

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

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

**AGENDA**

**A. Citizen's Comments**

**B. Meeting Minutes**

1. March 22, 2023, Regular Meeting

**C. Project Reviews**

1. **HPAC No. 2023-07:** A request by Steve Safarjian to add fencing to a parcel within the D-MU (Downtown Mixed Use) Zone. The project site is located at 311 West Murray Avenue (APN: 094-342-002).
2. **HPAC No. 2023-09:** A request by Zaid German to modify HPAC No. 2022-15, altering the light fixtures and window screens proposed for a triplex on a site within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project site is located at 601 West Kaweah Avenue/605 South Willis Street (APN: 096-153-005).
3. **HPAC No. 2023-08:** A request by Zahir Ahmad to perform exterior alterations on a duplex within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum lot size) Zone. The project site is located at 434 and 436 South Garden Street (APN: 097-063-001).

**D. Discussion Items**

1. Historic District Survey Project
  - a. Training Session, April 19, 2023, 5:30pm, City of Visalia Administration Building, 220 North Santa Fe Street, Visalia CA
  - b. Survey Day, April 22, 2023, 8:00am, City of Visalia Community Development Building, 315 E. Acequia Avenue, Visalia CA
2. Committee and Staff Comments
  - a. Project Updates
3. Identification of Items for Future Agendas

**E. Adjournment**

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

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



# MEETING MINUTES – MARCH 22, 2023

## CITY OF VISALIA

### HISTORIC PRESERVATION ADVISORY COMMITTEE

Wednesday, March 22, 2023, at 5:30PM

All members present.

CHAIR: Walter Deissler      VICE-CHAIR: Tyler Davis

#### COMMITTEE MEMBERS:

Patty Kane, Michael Kreps, Jay Hohlbauch, Jordan Mulrooney, Karen Ayala

MEMBERS OF THE PUBLIC: Andy Chamberlain, Armando Murrieta

CITY STAFF: Cristobal Carrillo, Associate Planner

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

## AGENDA

### A. Citizen's Comments

None.

### B. Meeting Minutes

1. March 8, 2023, Regular Meeting

A motion was made by Kane, seconded by Kreps, to approve the meeting minutes for March 8, 2023. The motion was approved 7-0.

### C. Discussion Items

1. Historic Survey Project

The HPAC discussed the Historic District Survey project. After discussion it was agreed to hold a training session on April 19, 2023, and to conduct a survey day on April 22, 2023. It was requested that staff reach out to the City communications specialist to publish a "Call to Volunteers" notice on the City website and social media pages. It was also requested that a bilingual "Call for Volunteers" flyer also be created.

2. Historic Recognition Program

Staff presented information on the Historic Recognition Program. Additional information was provided by Andy Chamberlain, member of the public and former Planner/HPAC Liaison for the City of Visalia. The HPAC, Chamberlain, and staff discussed various issues surrounding the existing program, how it was operated in the past, and other awards programs previously conducted by the HPAC.

After discussion it was requested that a member of the HPAC reach out to the Kaweah Collectors and invite them to attend a meeting to discuss the Historic Recognition Program and their plans for funding plaque placement. Davis stated that he would work on creating a draft letter to send to property owners as a form of recognition.

### 3. Committee and Staff Comments

#### a. Project Updates

Staff provided updates on various projects throughout the Historic District and Local Register. Staff reminded the Committee to RSVP for the Commissions/Committee Dinner to be held on April 12, 2023. Staff also reminded the Committee that the next regular meeting of the HPAC would occur on April 13, 2023.

It was requested by Deissler that staff contact the owner of 810 N. Highland Street regarding possible placement of a fence. Staff stated they would contact the property owner.

#### 4. Identification of Items for Future Agendas

None.

### **D. Adjournment**

A motion was made by Davis, seconded by Ayala, to adjourn the meeting. The motion passed 7-0. The meeting adjourned at 6:26 p.m.

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

**HEARING DATE:** April 13, 2023

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

**SUBJECT:** Historic Preservation Advisory Committee Item No. 2023-07: A request by Steve Safarjian to add fencing to a parcel within the D-MU (Downtown Mixed Use) Zone. The project site is located at 311 West Murray Avenue (APN: 094-342-002).

### STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the proposed fencing request as described in the findings and conditions of this report.

### SITE DATA

The site is zoned D-MU (Downtown Mixed Use) and contains an office building. The project site is located within the Historic District and listed on the Local Register of Historic Structures with a "Focus" classification.



The structure contains "Victorian" and "Queen Anne" style architectural elements. Per the original Historic Survey, the structure was built prior to 1928, with a porch added in 1957.

### PROJECT DESCRIPTION

Per Exhibits "A", "B", and "C" the applicant is requesting approval to install a six-foot-tall wrought iron fence to prevent unauthorized access into the side yards of the project site. The fencing will contain four pedestrian gates, two facing Murray Avenue and two facing the rear parking lot. Per the project application in Exhibit "C", fencing is proposed to prevent trespassing onto the project site. No other exterior alterations are proposed.

## DISCUSSION

### Development Standards

Fencing cannot exceed a height of seven feet within the D-MU Zone, even when located on a property line. Per the exhibits provided the fence will be approximately six feet in height, thereby not exceeding limitations of the D-MU Zone. The site plan in Exhibit “A” appears to show the fencing crossing property boundaries. Per Condition of Approval No. 2, Building Permit reviews for new fencing will ensure that plans properly show the location of the proposed fencing.

### Architectural Compatibility

The revised Historic Preservation Ordinance provides the HPAC with criteria to evaluate fencing proposals in the Historic District. Specifically, VMC Sec. 17.56.120.C emphasizes that *“Proposals for new fencing or walls should be compatible with the character and architectural elements of the historic structure onsite and its period of original construction.”*

The structure was likely built prior to 1928 per City survey records. The exterior of the structure is composed of wood materials. In contrast, the proposed fencing will be made of heavy-duty black aluminum material. However, the fencing will be similar in appearance to fencing approved on adjacent properties, specifically the site immediately to the west (319 West Murray Avenue, shown in Figure 1). The fencing is also similar in style to fencing previously approved by the HPAC in areas throughout the Historic District. As such, despite its lack of wood materials, the fencing is considered compatible with the site, surrounding area, and Historic District. The material is also similar in appearance to other metals listed as approved material types within the revised Historic Preservation Ordinance.



Figure 1

## FINDINGS AND CONDITIONS

For HPAC Item No. 2022-07 staff recommends that the Committee approve the request, subject to the findings and conditions listed below:

### Findings

1. That the site is within the Historic District and is listed on the Local Register of Historic Structures.
2. That the proposal is consistent with residential and commercial uses in the Historic District and surrounding areas.
3. That the proposal is consistent with the purposes and intent of the Historic Preservation Ordinance and Element.

4. That the proposal will not be injurious to the surrounding properties or character of the Historic District and surrounding areas.

#### Conditions

1. That the proposal be developed consistent with the site plan in Exhibit "A", fencing elevations in Exhibit "B", and project application in Exhibit "C".
2. That the project undergoes the appropriate City permitting process for fencing on the project site.
3. That any other exterior alterations to the site shall be brought before this Committee for review and approval prior to the issuance of any Building Permits and/or their installation or construction.
4. That all other City codes, ordinances, standards, and regulations shall be met.
5. That the approval from the Historic Preservation Advisory Committee shall lapse and shall become void twelve months after the date on which it became effective, unless the conditions of the approval allowed a shorter or greater time limit, or unless prior to the expiration of twelve months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site that was the subject of the approval.

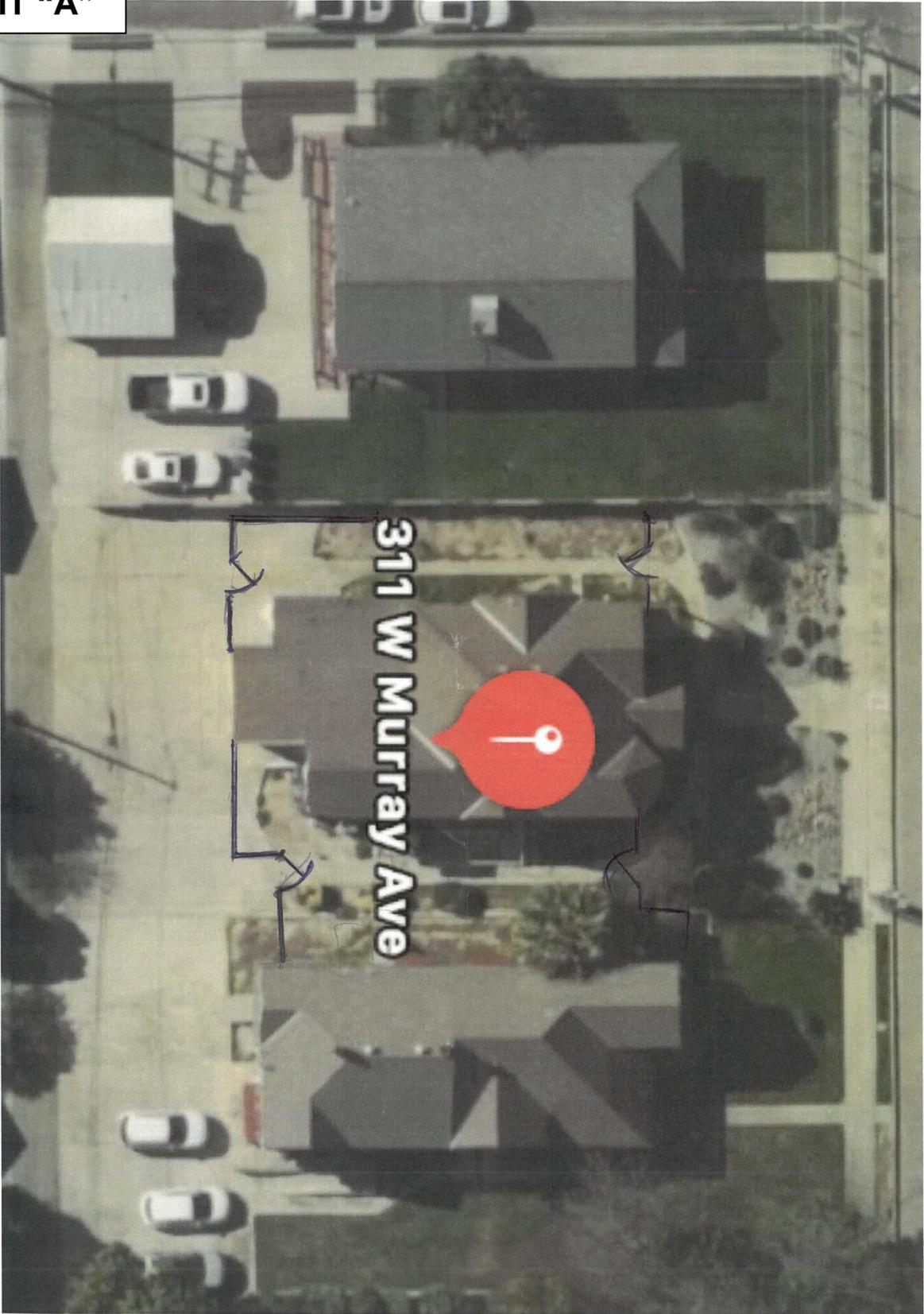
#### **ATTACHMENTS**

- Exhibit "A" – Site Plan
- Exhibit "B" – Fence Elevations
- Exhibit "C" – Project Application
- Exhibit "D" – Building Elevations
- Aerial Map
- Historic District and Local Register Map

#### **APPEAL INFORMATION**

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

**EXHIBIT "A"**

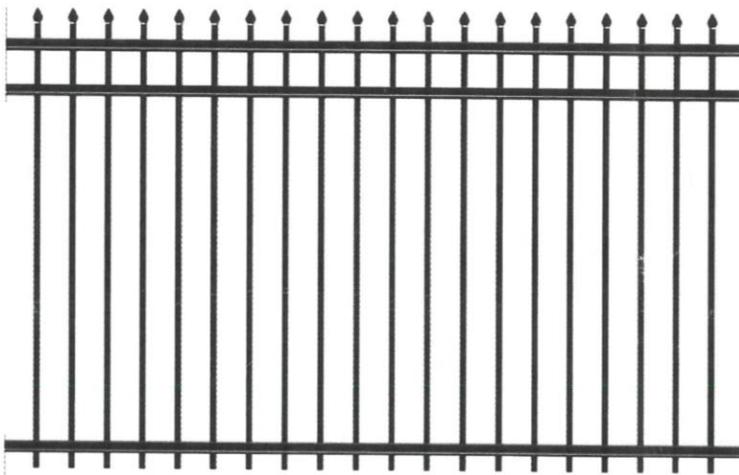


**EXHIBIT "B"**

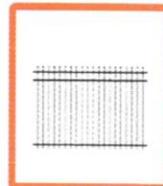
Close 

Cascade Heavy-Duty 5 ft.  
H x 8 ft. W Black  
Aluminum Pre-Assembled  
Fence Panel

by **Barrette Outdoor Living**



Product Images



**EXHIBIT "C"**



Project Address: \_\_\_\_\_  
HPAC NO.: \_\_\_\_\_

**RECEIVED**  
MAR 30 2023  
COMM. DEVELOP.  
CITY OF VISALIA

CITY OF VISALIA  
**HISTORIC PRESERVATION ADVISORY COMMITTEE**  
REVIEW APPLICATION

LOCATION OF PROJECT: 311 W. MURRAY AVE DATE: \_\_\_\_\_  
APPLICANT/PROJECT CONTACT: STEVE SAFARIAN PHONE: (559) 977-8120  
APPLICANT ADDRESS: 311 W. MURRAY AVENUE  
E-MAIL ADDRESS: SAFC@PSRE.COM APN#: \_\_\_\_\_  
PROPERTY OWNER: STEVE SAFARIAN  
GENERAL DESCRIPTION OF PROJECT: BLOCK OFF SIDE YARDS  
(BOTH EAST & WEST) TO PREVENT HOMELESS  
BRIEF NARRATIVE/REASON FOR PROJECT: FROM ENTERING  
PROPERTY TO CAMP, COOK, DEFECCATE,  
& VANILIZE PROPERTY  
NAME & PHONE NUMBER OF PERSON ATTENDING THE MEETINGS: STEVE SAFARIAN  
RELATIONSHIP TO PROPERTY OWNER: OWNER

**REQUIRED MATERIALS:**  
Completed application  
Completed Agency Authorization form (if represented by an agent)\*\*  
2 copies of site plan, elevations, landscape plans, etc. (as necessary)  
1 copy of 8-1/2" x 11" reduction of all plans  
NOTE: Additional materials may be requested, as necessary  
\*\*If the property owner is not the applicant, an Agency Authorization must also be submitted.

Please provide the following information as it pertains to your project (drawings and a plot plan must be submitted with this application. These plans are for the HPAC process only. Building permits require a separate application and separate materials).

1. Type of Action (check one):
- New Construction  Signs  
 Alteration to existing structure  Moving-New Location  
 Other: ADDITION OF FENCING  
 Demolition - (May require inspection by the City of Visalia Building Division)  
For further information contact Historic Preservation staff representative.

If moving or demolition permit – it is not necessary to complete the following questions.

2. Exterior Elevations:
- a. Proposed Materials on exterior elevation (type and description of siding and trims):  
SEE PHOTO OF FENCE TYPE
- b. Description and type of proposed windows and doors (include material of window frame):  
N/A

c. If masonry is used as an exterior material, please provide the following information:

Material: N/A  
Size: \_\_\_\_\_  
Color: \_\_\_\_\_

3. Roof: (Please indicate proposed changes to):

Style: N/A  
Pitch: \_\_\_\_\_  
Material: \_\_\_\_\_

4. Proposed Building Height:

Height to eave: FENCE HEIGHT TO BE APPROX 6'  
Height to peak of roof: \_\_\_\_\_

5. Setbacks: (Measurement from curb and property line to proposed structures)

a. Setbacks on proposed project:

Front: \_\_\_\_\_  
Rear: \_\_\_\_\_  
Sides: \_\_\_\_\_

b. Setbacks on adjacent properties (distance from curb is sufficient)

Front only: \_\_\_\_\_

6. Landscaping: (Indicate any mature trees on plans)

NO LANDSCAPING WILL BE REMOVED OR ADDED

7. Signs: (If applicable)

Please provide a sketch of the proposed sign indicating colors and materials and a plot plan showing the location of the sign on the property.

Signed: [Signature]  
Agent/Property Owner

Date: 28 MARCH 2023

If the application is approved, a building permit may not be issued and construction may not begin until 10 days after the Committee's decision. This is to allow appeals to be submitted, as prescribed in Article 26, Section 7712 of the City of Visalia Historic Preservation District Ordinance.

Applications for Historic Preservation must be submitted to the City of Visalia Planning Division NO LESS THAN 8 CALENDAR DAYS PRIOR to the meeting.

Applicants or their representative are requested to attend the meeting.

The Historic Preservation Advisory Committee meets every 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of the month (except holidays and special circumstances) at 5:30 p.m. in the City Hall East Conference Room.

For additional information or assistance in completing this application, please feel free to call (559) 713-4359.

**EXHIBIT "D"**



**NORTH**



**EAST**



**SOUTH**

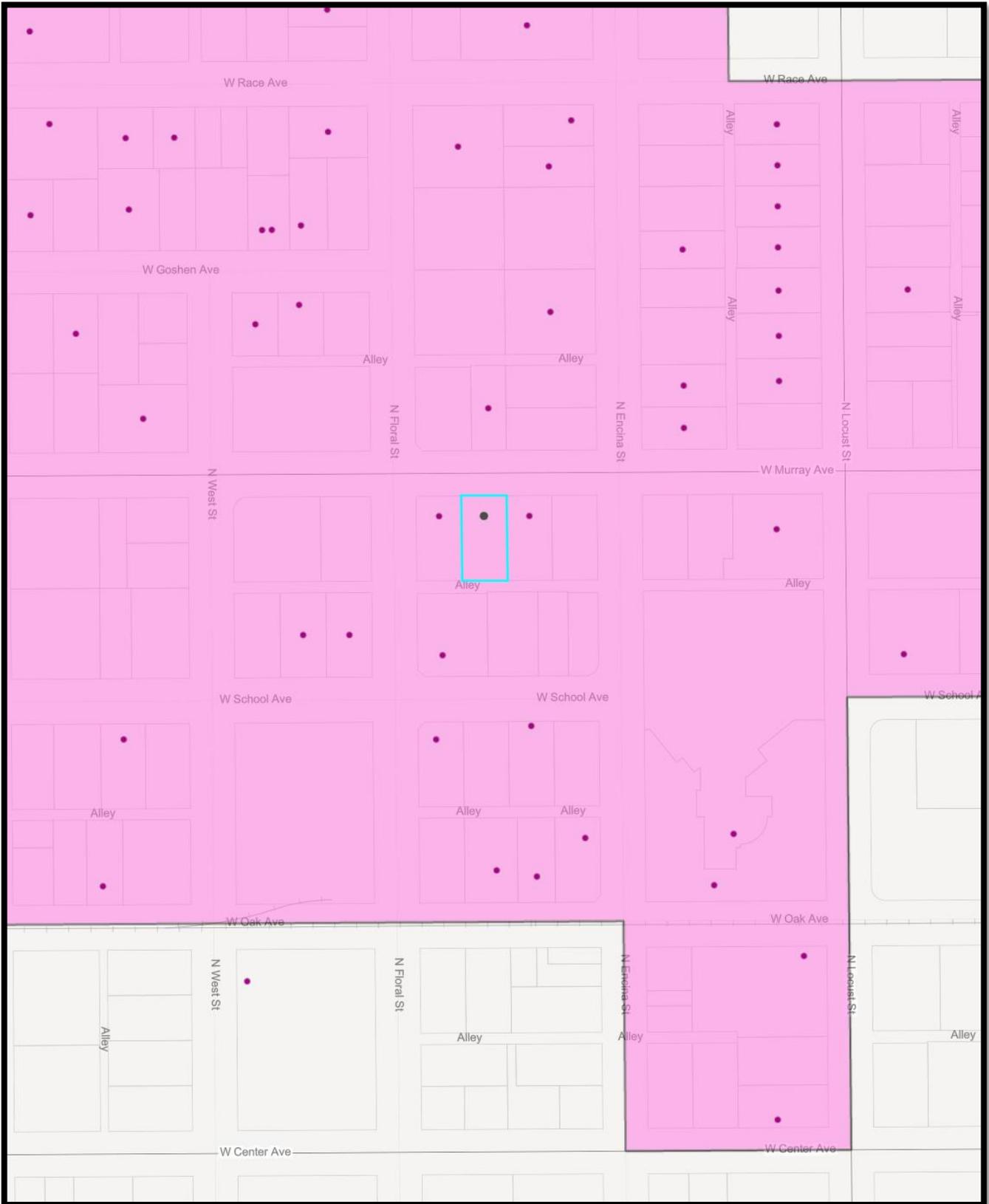


**WEST**

# Aerial Map



# Historic District and Local Register Map



# City of Visalia



**To:** Historic Preservation Advisory Committee

**From:** Cristobal Carrillo, Associate Planner

**Date:** April 13, 2023

**Re: HPAC No. 2023-09:** A request by Zaid German to modify HPAC No. 2022-15, altering the light fixtures and window screens proposed for a triplex on a site within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project site is located at 601 West Kaweah Avenue/605 South Willis Street (APN: 096-153-005).

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## **RECOMMENDATION**

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the revised window screens, and deny the revised light fixtures, as described in the report.

## **DISCUSSION**

### History/Project Description

On August 10, 2022, the HPAC reviewed a request from Zaid German to conduct exterior alterations to a triplex on a site located at 601 West Kaweah Avenue/605 South Willis Street (APN: 096-153-005). The proposal was approved by the HPAC with modifications and conditions as shown in Exhibit "E". Two of the conditions mandated by the HPAC were as follows:

- Condition No. 2 - That any new window screens shall be compatible with the structures onsite.
- Condition No. 3 - That the light fixtures shall contain a roof-like feature similar to the roof shape of the structures onsite.

At present the applicant is near completion of the exterior alterations to the triplex. However, the applicant is now requesting modifications to the above conditions, to permit light fixtures and window screens as shown in Exhibits "A" and "B". Per the Operational Statement in Exhibit "D", the applicant states that the changes are necessary "due to supply chain shortages, shipping logistics, and time restraints" limiting the availability of materials in line with what the HPAC originally required. The applicant states that replacement materials maintain the historic integrity of the structures. Note that the proposed light fixtures and window screens have already been placed onsite.

### Architectural Compatibility

Staff recommends support for the revisions to the window screens. Many of the residences in the surrounding area do not contain window screens that completely cover the windows. As such, compatibility with the surrounding neighborhood would not be affected with the proposed change. The overall shape and visual character of the new windows remain, even without the full window screens, thus preserving continuity with the original unaltered building facades. Furthermore, the new windows installed do not contain sufficient depth to support screens that would cover the entire window. Requiring the applicant to modify all the

windows on the triplex to add additional depth would increase the time and cost of the project, posing a financial hardship to the applicant.

Similar arguments cannot be made for the proposed light fixtures. The style of the fixtures are not in keeping with the “arts & crafts” character of the triplex, nor do they retain any shaping similar to that of the structure. Replacement of the fixtures would also pose less of a financial hardship, as there would be only a handful for the applicant to replace.

Given the above, staff recommends that the HPAC approve the modification to the window screens, and deny the modification to the light fixtures. All other conditions approved by the HPAC on August 10, 2022 will remain unchanged and have been complied with by the applicant.

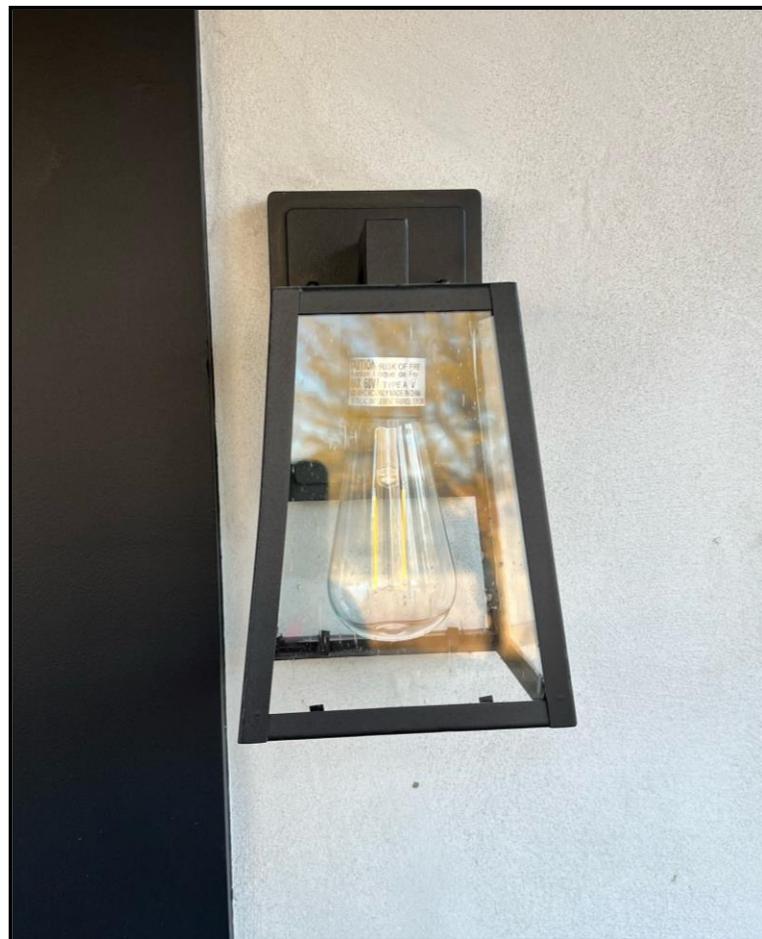
### **ATTACHMENTS**

- Exhibit “A” – Proposed Light Fixtures
- Exhibit “B” – Proposed Window Screens
- Exhibit “C” – Existing Building Elevations
- Exhibit “D” – Operational Statement
- Exhibit “E” – Approval Letter for HPAC Item No. 2022-15
- HPAC Item No. 2022-15, August 10, 2022 Staff Report

### **APPEAL INFORMATION**

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

**EXHIBIT "A"**



**EXHIBIT "B"**





EXHIBIT "C"





## EXHIBIT "D"

Re: 601 W Kaweah / site plan updated



Zaid German <zaid

To ● Cristobal Carrillo

Cc ○ Armando Banuelos;

● Jason Huckleberry; ○ Paul Bernal

Retention Policy 45 Day Retention (45 days) Expires 05/19/2023

 You replied to this message on 04/05/2023 9:44 AM.

[Click here to download pictures.](#) To help protect your privacy, Outlook prevented automatic download of some pictures in this message.



Tue 7:03 PM

Good Evening,

We're requesting the HPAC review these alternative options for the light fixtures and window screens on 601 W Kaweah. Due to supply chain shortages, shipping logistics, and time restraints the original light fixtures and window screens are not available. We've selected quality replacements that are very similar and keep the integrity of the neighborhood. We appreciate the committees time and consideration on reviewing these items and if approved we can complete this project.

Respectfully,



August 19, 2022

Zaid German  
3434 Oriole Avenue  
Visalia, CA 93291

**RE: Historic Preservation Advisory Committee Item No. 2022-15 (601 West Kaweah Avenue/605 South Willis Street)**

On August 10, 2022, the Historic Preservation Advisory Committee (HPAC) reviewed your request to conduct exterior alterations to a triplex on a site within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project site is located at 601 West Kaweah Avenue/605 South Willis Street (APN: 096-153-005). The project was approved by the HPAC based upon the following findings and conditions:

Findings:

1. That the site is within the Historic District and is listed on the Local Register of Historic Structures.
2. That the proposed development is consistent with residential uses in the Historic District.
3. That the proposed development is consistent with the purposes and intent of the Historic Preservation Ordinance and Element.
4. That the proposed development will not be injurious to the surrounding properties or character of the Historic District.

Conditions:

1. That the proposal shall be developed in compliance with the development plan in Exhibit "A", and windows in Exhibit "B", except as modified by the conditions below.
2. That any new window screens shall be compatible with the structures onsite.
3. That the light fixtures shall contain a roof like feature similar to the roof shape of the structures onsite.
4. That a landscaping and irrigation plan shall be submitted with the Building Permit submittal. Plans shall also provide landscaping for the planter area within the public right of way.
5. That the existing mail slot depicted on Exhibit "C" in the eastern building exterior facing Willis Street shall be preserved and maintained.
6. That the project shall undergo the appropriate City permitting process.
7. That any other exterior alterations to the site shall be brought before this Committee for review and approval prior to the issuance of any building permits and/or their installation or construction.

8. That all other City codes, ordinances, standards, and regulations shall be met.

There is a 10-day appeal period for this action from the date of approval. No permits may be issued until the appeal period has lapsed with no appeal of the action. Following completion of the appeal period, a Building Permit shall be obtained from the City of Visalia Building Department prior to commencing work. The Building Department is located at 315 E. Acequia Avenue, Visalia CA 93291.

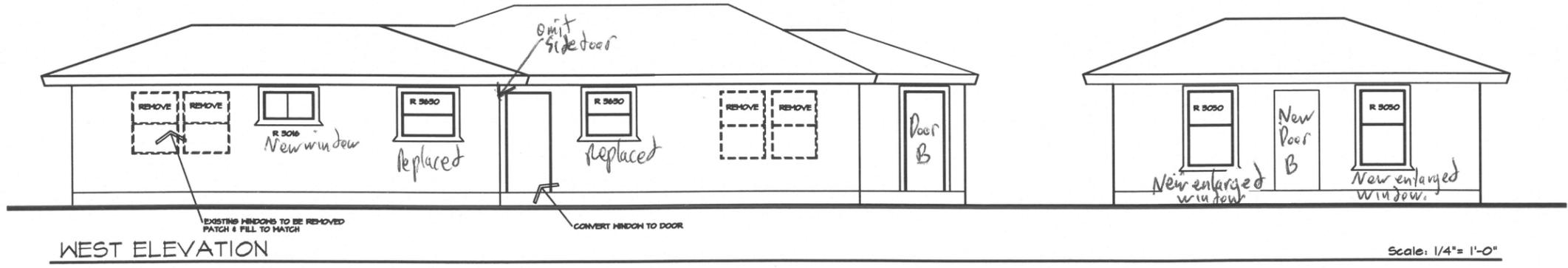
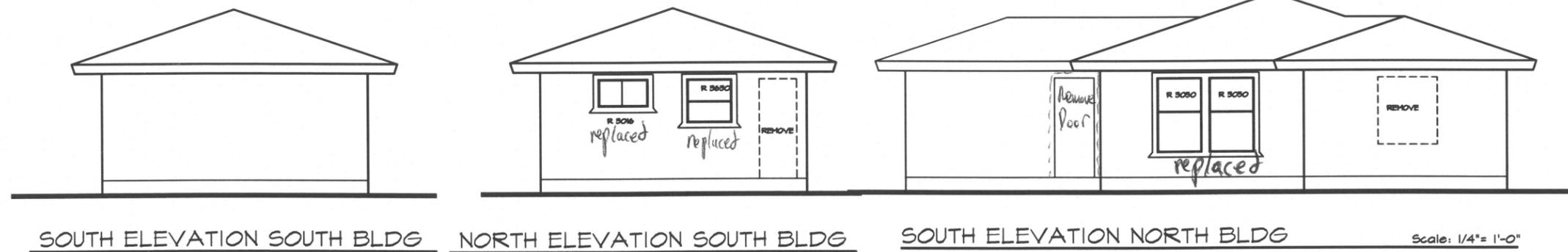
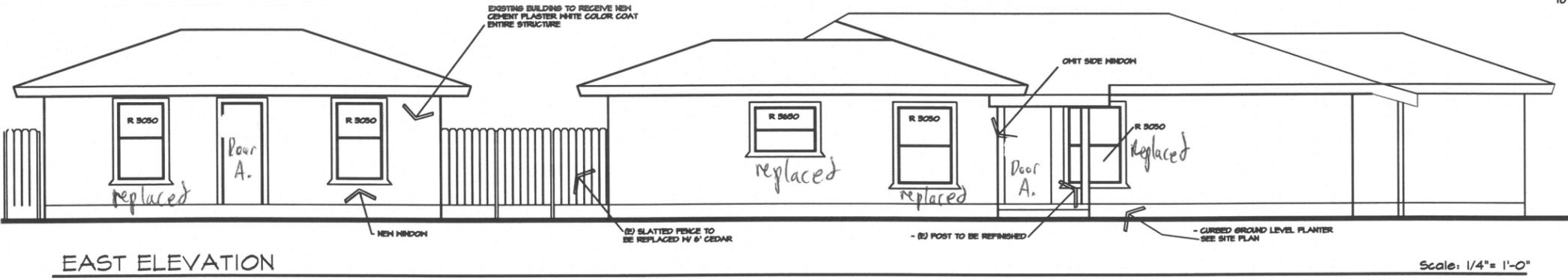
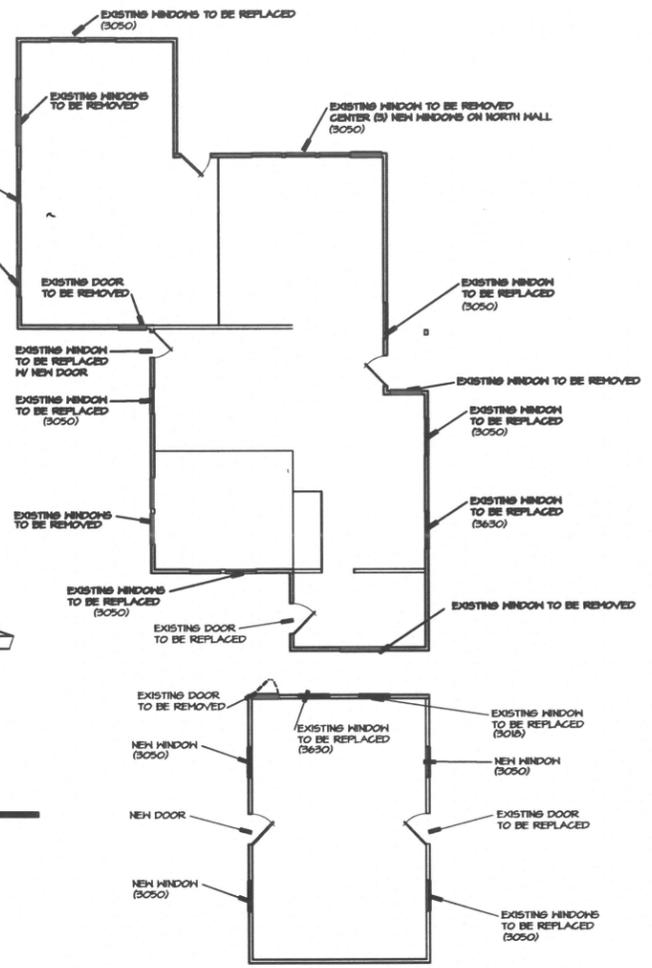
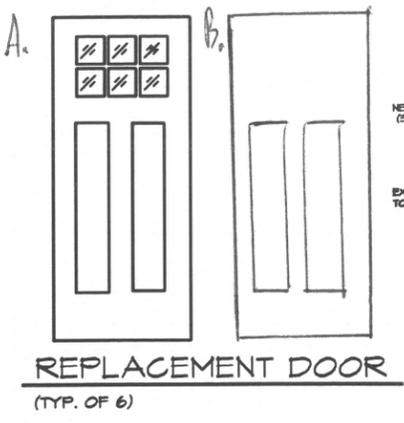
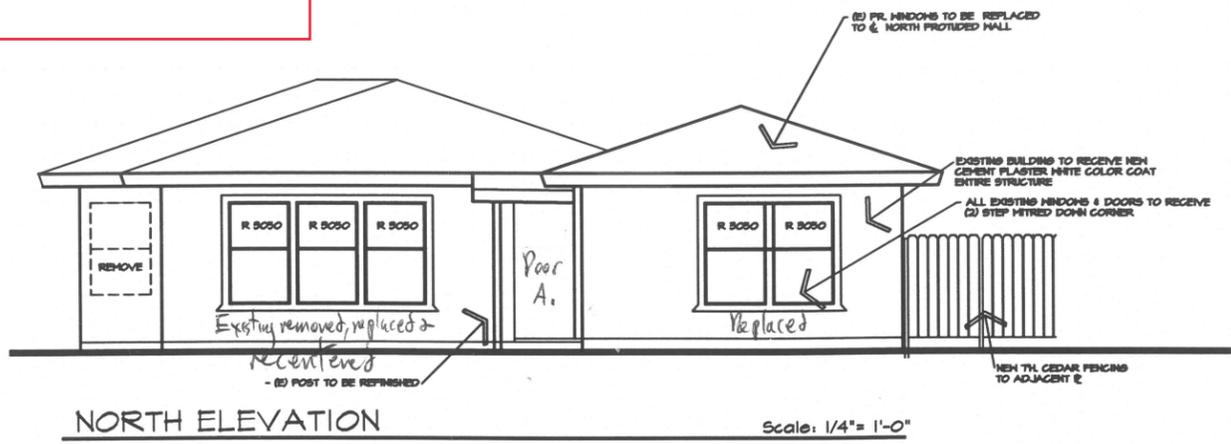
If you have any questions, please contact me at (559) 713-4443 or e-mail [crisobal.carrillo@visalia.city](mailto:crisobal.carrillo@visalia.city)

Regards,

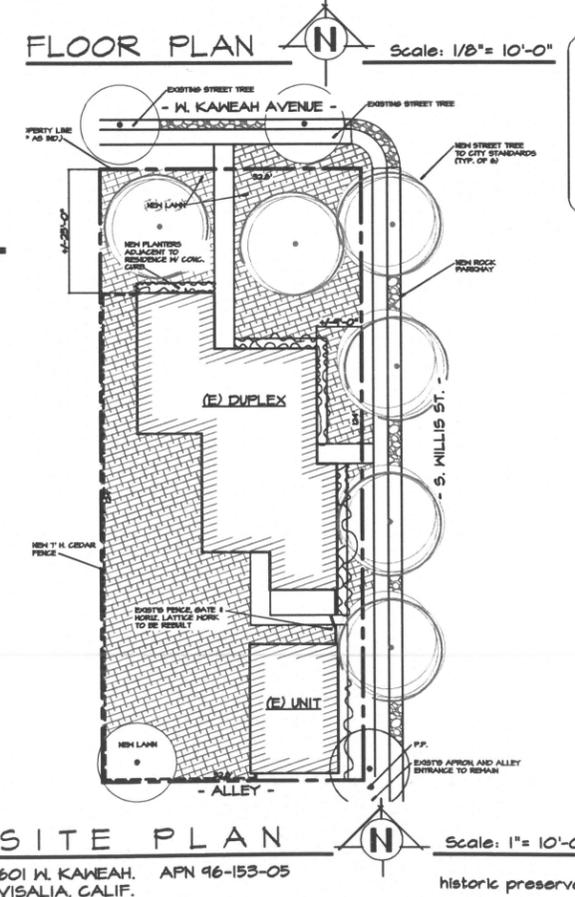
A handwritten signature in blue ink, consisting of a series of fluid, connected strokes that form a cursive name.

Cristobal Carrillo,  
Associate

# EXHIBIT "A"



**OPERATIONAL STATEMENT**  
 -EXISTING (3) UNITS TO BE REFURBISHED MULTI-FAMILY RESIDENTIAL  
 -ALL ENTRY DOORS TO BE REPLACED  
 -ALL EXTERIOR LIGHTING TO BE REPLACED  
 -ALL WINDOWS TO BE REPLACED OR REMOVED AS IND.  
 -EXT. FINISHES AS IND.



STEPHEN O. SPARSHOTT  
 DESIGN & DRAFTING  
 VISALIA, CALIF. 93277  
 384-6741-2005

A THREE UNIT APARTMENT REFURBISHING FOR:  
**ZAID GERMAN**  
 VISALIA CA.  
 601 N. KAWEAH

SHEET  
 OF

Quote Name: Unit 605 B W Kaweah Ave  
Customer: Zaid German Bloom Group  
Payment Terms:  
Sales Representative: Tony Atkins Mobile:  
fresnowindow@yahoo.com  
Weighted Average: U-Factor: .33, SHGC: .32, VT: .57

Quote Number: SQPBVP001057\_1  
Created Date: 7/17/2022  
Modified Date: 7/17/2022  
PO Number:  
Total Windows: 5  
Total Doors:  
Total Sq Ft: 69.00  
Total Perim Ft: 80  
Est. Delivery: \_\_\_\_\_

Comments:  
For warranty information please visit [www.milgard.com/warranty/](http://www.milgard.com/warranty/)

**Billing Information**

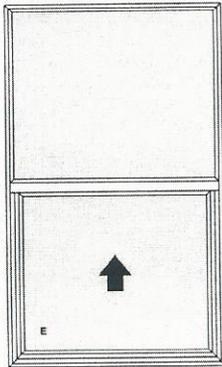
Name: Zaid German Bloom Group  
Address:  
Phone:  
Fax:  
Email:

**Shipping Information**

Name:  
Address: *UNIT 605B*  
*CO. KAWEAH*  
Phone:  
Fax:  
Email:

Line: 1 **Location: Bedroom & Living Rm**  
Quantity: 4 Style Line V250, 6230, SH, 1" Setback, Ext White / Int White, U-Factor: .33, SHGC: .32, VT: .57

Tariff



Viewed From Exterior

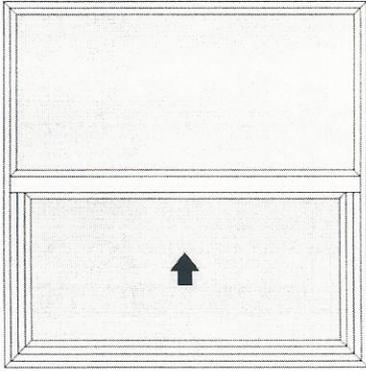
Model = Single Hung  
Size = RO: 36" x 60"  
Net Frame: 35 1/2" x 59 1/2"  
Dimensions = Sash Height: One Half  
Glass = 1/8" SunCoat (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer  
Glazing = Dual Glaze  
Frame Accessories = Stucco Key  
Hardware = Positive Action Lock  
Screen = Standard with Fiberglass Mesh  
Ratings = STC: 29, OITC: 23, PG: LC35  
Clear Opening = W 33" x H 26 3/8" Sq. Ft. 6.04, Egress: Yes  
Other Ratings = CPD: MIL-A-154-07437-00001

Customer Approval: \_\_\_\_\_

**EXHIBIT "B"**

**Line:** 2      **Location:** Kitchen Sink  
**Quantity:** 1      Style Line V250, 6230, SH, 1" Setback, Ext White / Int White, U-Factor: .33, SHGC: .32, VT: .57

Tariff



Viewed From Exterior

Model = Single Hung

Size = RO: 36" x 36"

Net Frame: 35 1/2" x 35 1/2"

Dimensions = Sash Height: One Half

Glass = 1/8" SunCoat (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer

Glazing = Dual Glaze

Frame Accessories = Stucco Key

Hardware = Positive Action Lock

Screen = Standard with Fiberglass Mesh

Ratings = STC: 29, OITC: 23, PG: LC35

Clear Opening = W 33" x H 14 3/8" Sq. Ft. 3.29

Other Ratings = CPD: MIL-A-154-07437-00001

Customer Approval: \_\_\_\_\_

**FRESNO WINDOW**  
 4620 EAST CARMEN  
 FRESNO, CA 93703-4524  
 (559)251-6030

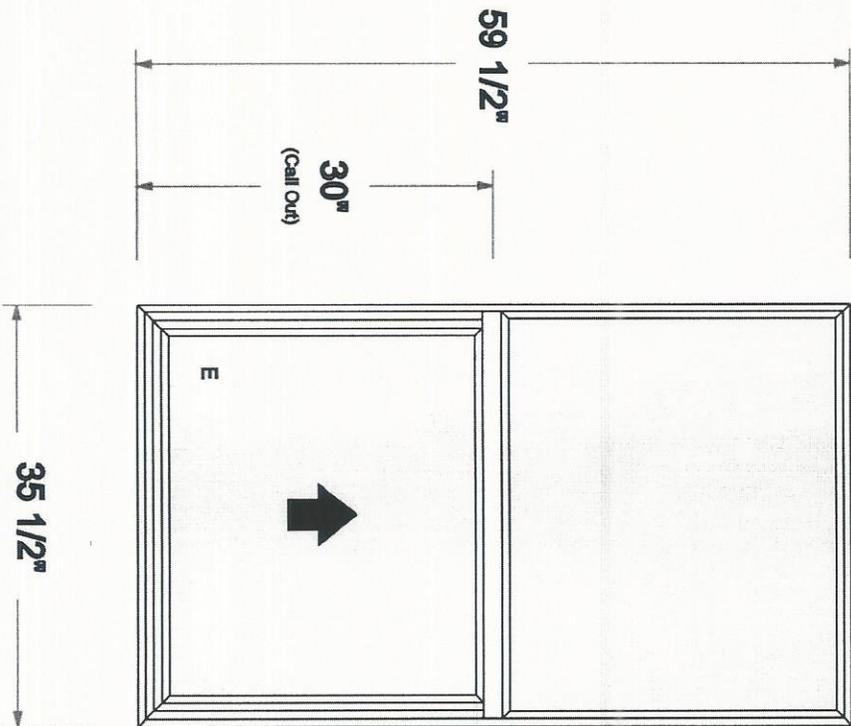
Project Name:  
 Contact Name:  
 Contact Phone:  
 Contact E-Mail:  
 Builder / GC:  
 Project Address:



Line No:	1
Location/Label:	Bedroom & Living Rm
Quantity:	4
Product Line:	Style Line V250
Model:	Single Hung
Size:	RO: 36" x 60", Net Frame: 35 1/2" x 59 1/2"
Dimensions:	Sash Height: One Half
Frame Accessories:	Stucco Key
Finishes:	Ext: White / Int: White
Fin Type:	1" Setback
Glass:	1/8" SunCoat (low-e) over 1/8" Clear with Gray EdgeGuardMAX Spacer
Hardware:	Positive Action Lock
Screen:	Standard with Fiberglass Mesh
U-Factor / SHGC / VT:	.33 / .32 / .57
Clear Opening:	W 33" x H 26 3/8" Sq. Ft. 6.04
Ratings:	STC: 29; OITC: 23; PG: IC35

*UNIT 6058*

*Lobby Room / Bedroom*



Viewed from Exterior (Net Frame) - Image scaled 3/4" = 1' 0"

Customer Approval: \_\_\_\_\_

Sales Rep: **Name:** Tony Atkins  
**Email:** fresnowindow@yahoo.com  
**Phone:**

Legend: O = Obscure  
 T = Tempered  
 E = Meets Egress per IBC (International Building Code) for above grade application.  
 Validate against local codes.

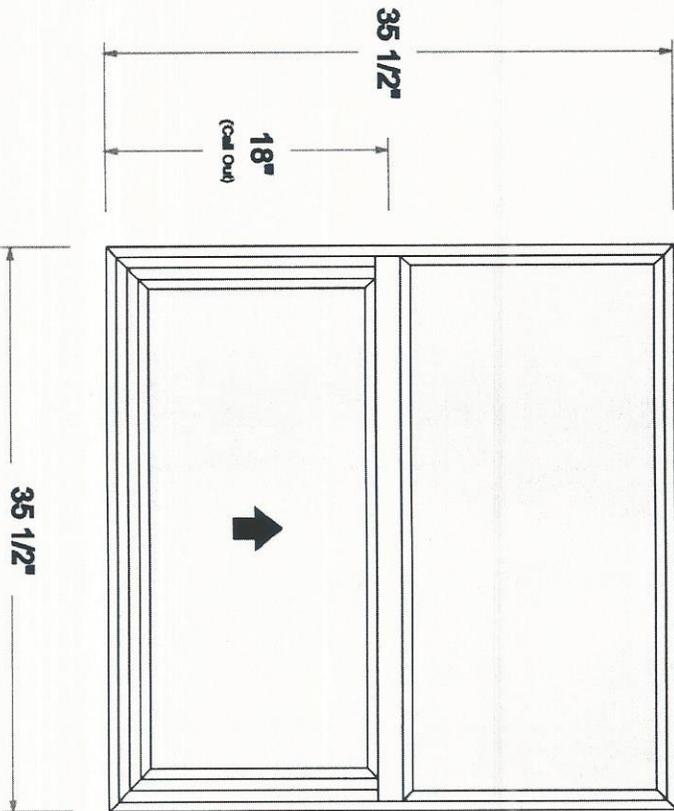
Quote Number: SOPBV/P001057\_1  
 Last Modified Date: 7/17/2022 8:17 PM  
 Page: 1 of 2

**FRESNO WINDOW**  
 4620 EAST CARMEN  
 FRESNO, CA 93703-4524  
 (559)251-6030

Project Name:  
 Contact Name:  
 Contact Phone:  
 Contact E-Mail:  
 Builder / GC:  
 Project Address:



Line No:	2
Location/Label:	Kitchen Sink
Quantity:	1
Product Line:	Style Line V250
Model:	Single Hung
Size:	RO: 36" x 36" Net Frame: 35 1/2" x 35 1/2"
Dimensions:	Sash Height: One Half
Frame Accessories:	Stucco Key
Finishes:	Ext White / Int White
Fin Type:	1" Selsback
Glass:	1/8" SunCoat (low-E) over 1/8" Clear with Gray EdgGardMAX Spacer
Hardware:	Positive Action Lock
Screen:	Standard with Fiberglass Mesh
U-Factor / SHGC / VT:	.33 / .32 / .57
Clear Opening:	W: 33" x H: 14 3/8" Sq. Ft. 3.29
Ratings:	STC: 29, OITC: 23, PGI: C35



Viewed from Exterior (Net Frame) - Image scaled 1" = 1' 0"

*Unit 605B  
 KITCHEN*

Customer Approval: \_\_\_\_\_

Sales Rep: Name: Tony Atkins  
 Email: fresnowindow@yahoo.com  
 Phone:

Legend: O = Obscure  
 T = Tempered  
 E = Meets Egress per IRC (International Building Code) for above grade application.  
 Validate against local codes.

Quote Number: SQPBV/P001057\_1  
 Last Modified Date: 7/17/2022 8:17 PM

**Quote Name:** Unit 605A W. Kaweah Ave  
**Customer:** Zaid German Bloom Group  
**Payment Terms:**  
**Sales Representative:** Tony Atkins **Mobile:** fresnowindow@yahoo.com  
**Weighted Average:** U-Factor: .33, SHGC: .32, VT: .57  
**Comments:**

**Quote Number:** SQPBVP001058\_1  
**Created Date:** 7/17/2022  
**Modified Date:** 7/17/2022  
**PO Number:**  
**Total Windows:** 7  
**Total Doors:**  
**Total Sq Ft:** 97.00  
**Total Perim Ft:** 110  
**Est. Delivery:** \_\_\_\_\_

For warranty information please visit [www.milgard.com/warranty/](http://www.milgard.com/warranty/)

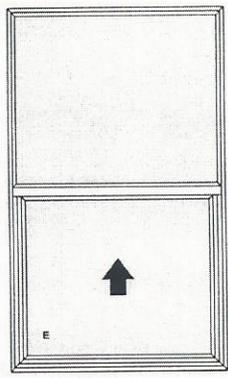
**Billing Information**

**Name:** Zaid German Bloom Group  
**Address:**  
  
**Phone:**  
**Fax:**  
**Email:**

**Shipping Information**

**Name:**  
**Address:** UNIT 605A  
  
**Phone:** W. KAWEAH  
**Fax:**  
**Email:**

**Line:** 1 **Location:** Bedroom & Living Rm  
**Quantity:** 4 **Style Line V250, 6230, SH, 1" Setback, Ext White / Int White, U-Factor: .33, SHGC: .32, VT: .57**



Viewed From Exterior

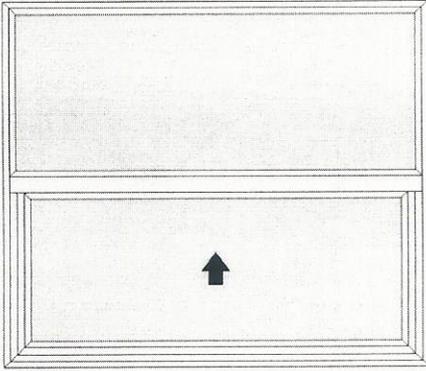
Tariff

Model = Single Hung  
Size = RO: 36" x 60"  
Net Frame: 35 1/2" x 59 1/2"  
Dimensions = Sash Height: One Half  
Glass = 1/8" SunCoat (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer  
Glazing = Dual Glaze  
Frame Accessories = Stucco Key  
Hardware = Positive Action Lock  
Screen = Standard with Fiberglass Mesh, Screen Ship Loose  
Ratings = STC: 29, OITC: 23, PG: LC35  
Clear Opening = W 33" x H 26 3/8" Sq. Ft. 6.04, Egress: Yes  
Other Ratings = CPD: MIL-A-154-07437-00001

**Customer Approval:** \_\_\_\_\_

Line: 2      Location: Kitchen Sink  
Quantity: 1      Style Line V250, 6230, SH, 1" Setback, Ext White / Int White, U-Factor: .33, SHGC: .32, VT: .57

Tariff



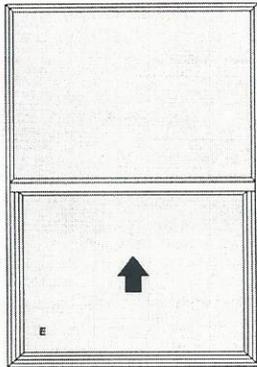
Viewed From Exterior

Model = Single Hung  
Size = RO: 42" x 36"  
Net Frame: 41 1/2" x 35 1/2"  
Dimensions = Sash Height: One Half  
Glass = 1/8" SunCoat (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer  
Glazing = Dual Glaze  
Frame Accessories = Stucco Key  
Hardware = Positive Action Lock  
Screen = Standard with Fiberglass Mesh  
Ratings = STC: 29, OITC: 23, PG: LC30  
Clear Opening = W 39" x H 14 3/8" Sq. Ft. 3.89  
Other Ratings = CPD: MIL-A-154-07437-00001

Customer Approval: \_\_\_\_\_

Line: 3      Location: Front Rm  
Quantity: 1      Style Line V250, 6230, SH, 1" Setback, Ext White / Int White, U-Factor: .33, SHGC: .32, VT: .57

Tariff



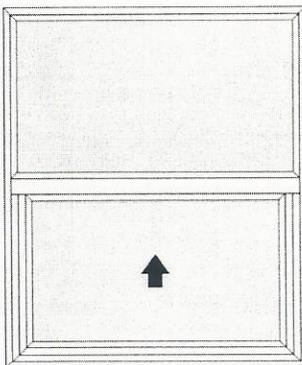
Viewed From Exterior

Model = Single Hung  
Size = RO: 42" x 60"  
Net Frame: 41 1/2" x 59 1/2"  
Dimensions = Sash Height: One Half  
Glass = 1/8" SunCoat (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer  
Glazing = Dual Glaze  
Frame Accessories = Stucco Key  
Hardware = Positive Action Lock  
Screen = Standard with Fiberglass Mesh, Screen Ship Loose  
Ratings = STC: 29, OITC: 23, PG: LC30  
Clear Opening = W 39" x H 26 3/8" Sq. Ft. 7.14, Egress: Yes  
Other Ratings = CPD: MIL-A-154-07437-00001

Customer Approval: \_\_\_\_\_

Line: 4      Location: Bath Rm  
Quantity: 1      Style Line V250, 6230, SH, 1" Setback, Ext White / Int White, U-Factor: .33, SHGC: .32, VT: .57

Tariff



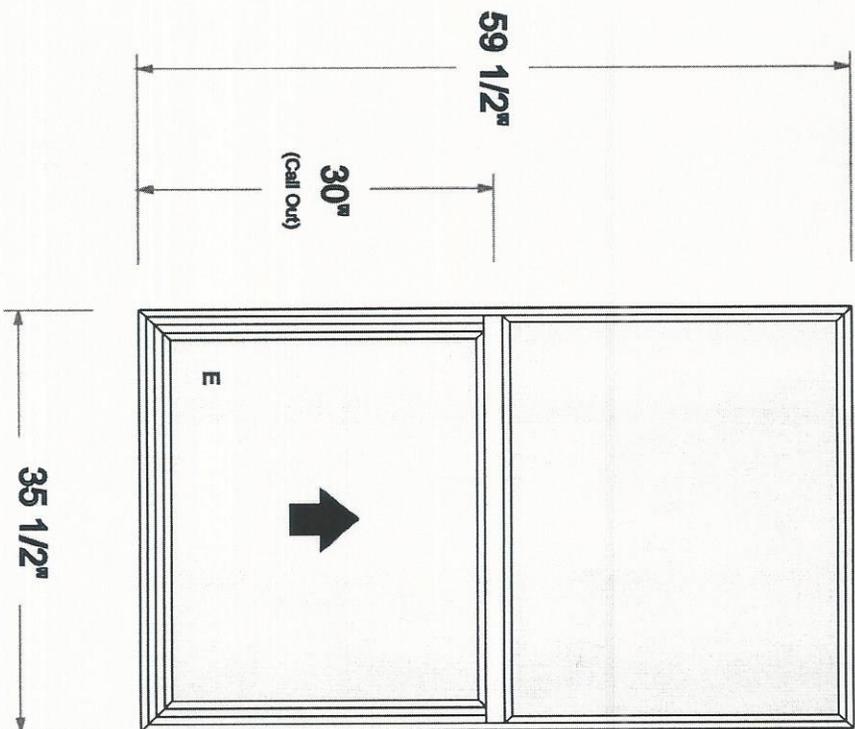
Viewed From Exterior

Model = Single Hung  
Size = RO: 30" x 36"  
Net Frame: 29 1/2" x 35 1/2"  
Dimensions = Sash Height: One Half  
Glass = 1/8" SunCoat (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer  
Glazing = Dual Glaze  
Frame Accessories = Stucco Key  
Hardware = Positive Action Lock  
Screen = Standard with Fiberglass Mesh  
Ratings = STC: 29, OITC: 23, PG: LC35  
Clear Opening = W 27" x H 14 3/8" Sq. Ft. 2.7  
Other Ratings = CPD: MIL-A-154-07437-00001

Customer Approval: \_\_\_\_\_

**FRESNO WINDOW**  
 4620 EAST CARMEN  
 FRESNO, CA 93703-4524  
 (559) 251-6030

Project Name:  
 Contact Name:  
 Contact Phone:  
 Contact E-Mail:  
 Builder / GC:  
 Project Address:



Viewed from Exterior (Net Frame) - Image scaled 3/4" = 1' 0"

Line No:	1
Location/Label:	Bedroom & Living Rm
Quantity:	4
Product Line:	Style Line V250
Model:	Single Hung
Size:	RO: 36" x 60", Net Frame: 35 1/2" x 59 1/2"
Dimensions:	Sash Height: One Half
Frame Accessories:	Stucco Key
Finishes:	Ext White / Int White
Fin Type:	1" Setback
Glass:	1/8" SunCoat (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer
Hardware:	Positive Action Lock
Screen:	Standard with Fiberglass Mesh, Screen Ship Loose
U-Factor / SHGC / VT:	.33 / .32 / .57
Clear Opening:	W 33" x H 26 3/8" Sq. Fl. 6.04
Ratings:	STC: 29, OITC: 23, PG: IC35

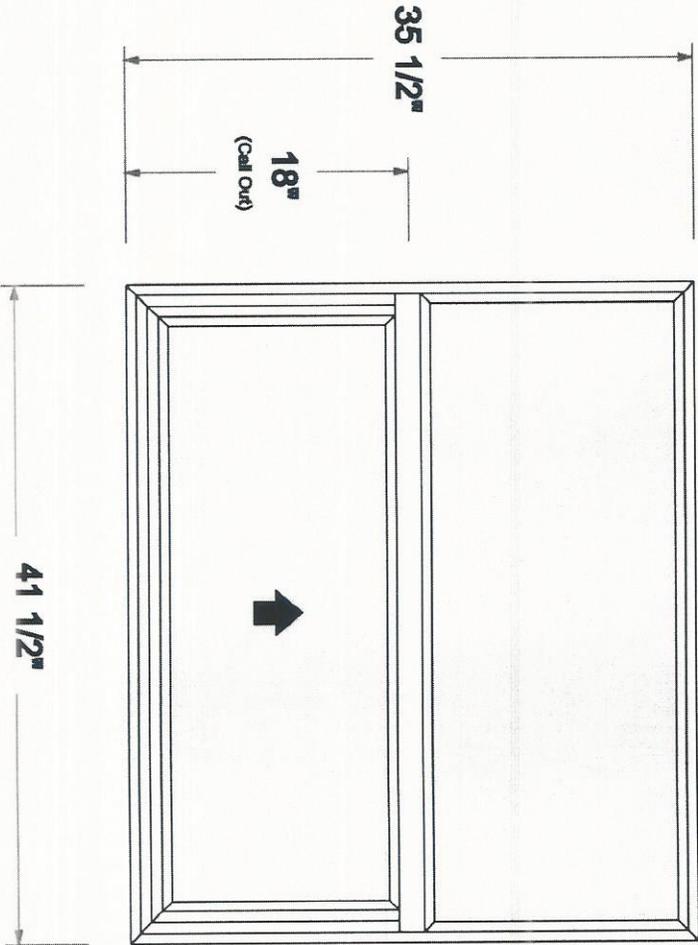
*UNIT 685A  
 Bedroom + Living Room*

Customer Approval: \_\_\_\_\_

<b>Sales Rep:</b> Name: Tony Atkins Email: fresnowindow@yahoo.com Phone:	<b>Legend:</b> O = Obscure T = Tempered E = Meets Egress per IBC (International Building Code) for above grade application. Validate against local codes.	<b>Quote Number:</b> SQPBV/P001058_1 <b>Last Modified Date:</b> 7/17/2022 8:28 PM <b>Page:</b> 1 of 4
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**FRESNO WINDOW**  
**4620 EAST CARMEN**  
**FRESNO, CA 93703-4524**  
**(559)251-6030**

**Project Name:**  
**Contact Name:**  
**Contact Phone:**  
**Contact E-Mail:**  
**Builder / GC:**  
**Project Address:**



Viewed from Exterior (Net Frame) - Image scaled 1" = 1' 0"

Line No:	2
Location/Label:	Kitchen Sink
Quantity:	1
Product Line:	Style Line V250
Model:	Single-Hung
Size:	RO: 42" x 36" Net Frame: 41 1/2" x 35 1/2"
Dimensions:	Sash Height: One Half
Frame Accessories:	Stucco Key
Finishes:	Ext White / Int White
Fin Type:	1" Setback
Glass:	1/8" SunCoat (low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer
Hardware:	Positive Action Lock
Screen:	Standard with Fiberglass Mesh
U-Factor / SHGC / VT:	.33 / .32 / .57
Clear Opening:	W 39" x H 14 3/8" Sq. Ft. 3.89
Rating:	STC: 29, OITC: 23, Pq: LC30

*KITCHEN SINK*  
*CURTAINS*

**Customer Approval:** \_\_\_\_\_

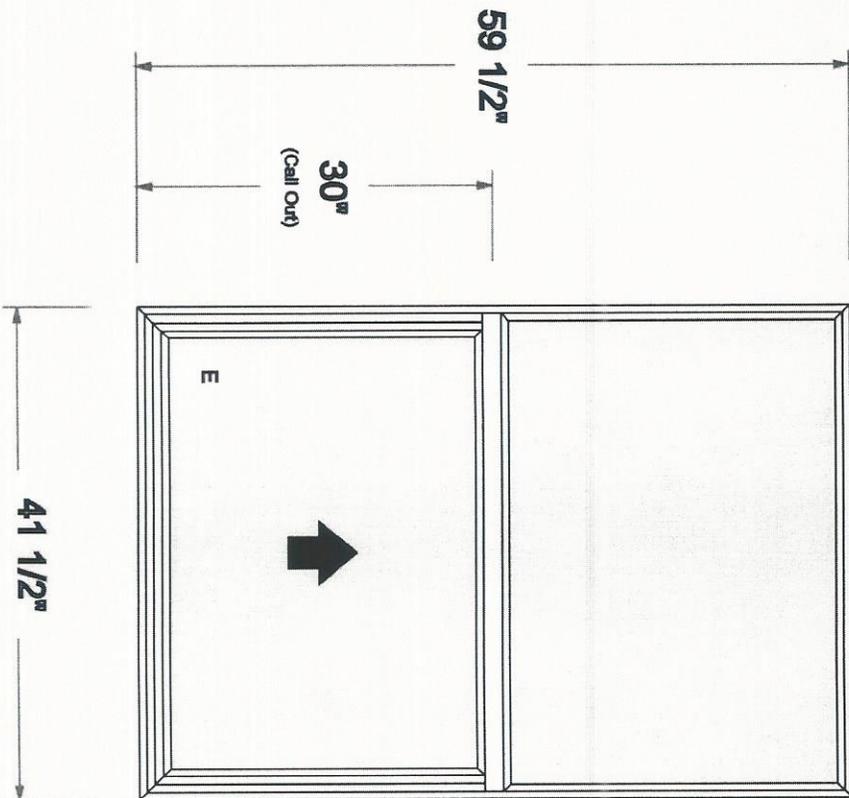
**Sales Rep:** Name: Tony Atkins  
 Email: fresnowindow@yahoo.com  
 Phone: \_\_\_\_\_

**Legend:** O = Obscure  
 T = Tempered  
 E = Meets Egress per IBC (International Building Code) for above grade application.  
 Validate against local codes.

Quote Number: SQPBVP001058\_1  
 Last Modified Date: 7/17/2022 8:28 PM  
 Page: 2 of 4

**FRESNO WINDOW**  
 4620 EAST CARMEN  
 FRESNO, CA 93703-4524  
 (559) 251-6030

Project Name:  
 Contact Name:  
 Contact Phone:  
 Contact E-Mail:  
 Builder / GC:  
 Project Address:



Viewed from Exterior (Net Frame) - Image scaled 3/4" = 1' 0"

Line No:	3
Location/Label:	Front Rm
Quantity:	1
Product Line:	Style Line V250
Model:	Single Hung
Size:	RC: 42" x 60" Net Frame: 41 1/2" x 59 1/2"
Dimensions:	Sash Height: One Half
Frame Accessories:	Stucco Key
Finishes:	Ext: White / Int: White
Fin Type:	1" setback
Glass:	1/8" SunCoat (low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer
Hardware:	Positive Action Lock
Screen:	Standard with Fiberglass Mesh, Screen Ship Loose
U-Factor / SHGC / VT:	.33 / .32 / .57
Clear Opening:	W 39" x H 26 3/8" Sq. Ft. 7.14
Ratings:	STC: 29, OITC: 23, Pq: IC30

*FRONT ROOM*  
*UNIT 605A*

Customer Approval: \_\_\_\_\_

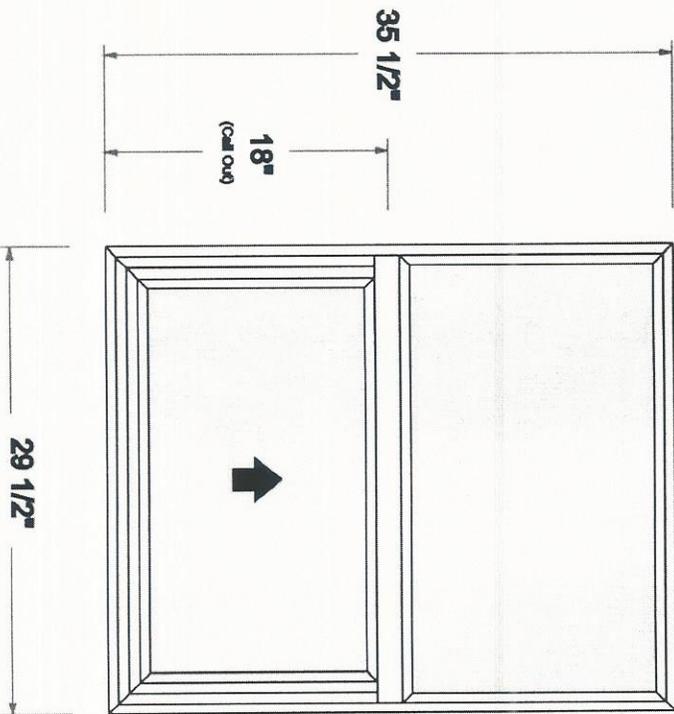
**FRESNO WINDOW**  
**4620 EAST CARMEN**  
**FRESNO, CA 93703-4524**  
**(559)251-6030**

**Project Name:**  
**Contact Name:**  
**Contact Phone:**  
**Contact E-Mail:**  
**Builder / GC:**  
**Project Address:**



Line No:	4
Location/Label:	Bath Rim
Quantity:	1
Product Line:	Style Line V250
Model:	Single Hung
Size:	RO: 30" x 36" Net Frame: 29 1/2" x 35 1/2"
Dimensions:	Sash Height: One Half
Frame Accessories:	Stucco Key
Finishes:	Ext White / Int White
Fin Type:	1" Setback
Glass:	1/8" SunCoat (low-E) over 1/8" Clear with Gray EdgeGuardMAX Spacer
Hardware:	Positive Action Lock
Screen:	Standard with Fiberglass Mesh
U-Factor / SHGC / VT:	.33 / .32 / .57
Clear Opening:	W 27" x H 14 3/8" Sq. Ft. 2.7
Ratings:	STC: 29, OITC: 23, P6: LC35

*BATH RM*  
*UNIR 605A*



Viewed from Exterior (Net Frame) - Image scaled 1" = 1' 0"

Customer Approval: \_\_\_\_\_

**Quote Name:** Unit 601 W. Kaweah Ave  
**Customer:** Zaid German Bloom Group  
**Payment Terms:**  
**Sales Representative:** Tony Atkins **Mobile:** fresnowindow@yahoo.com  
**Weighted Average:** U-Factor: .33, SHGC: .32, VT: .57  
**Comments:**

**Quote Number:** SQPBVP001059\_1  
**Created Date:** 7/17/2022  
**Modified Date:** 7/17/2022  
**PO Number:**  
**Total Windows:** 6  
**Total Doors:**  
**Total Sq Ft:** 76.00  
**Total Perim Ft:** 90  
**Est. Delivery:** \_\_\_\_\_

For warranty information please visit [www.milgard.com/warranty/](http://www.milgard.com/warranty/)

**Billing Information**

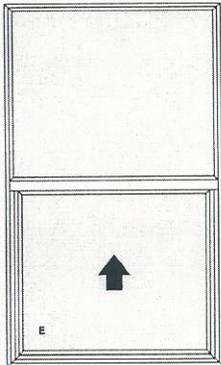
**Name:** Zaid German Bloom Group  
**Address:**  
  
**Phone:**  
**Fax:**  
**Email:**

**Shipping Information**

**Name:**  
**Address:** UNIT 601 W. KAWEAH  
  
**Phone:**  
**Fax:**  
**Email:**

**Line:** 1 **Location:** Bedroom & Living Rm  
**Quantity:** 4 **Style Line V250, 6230, SH, 1" Setback, Ext White / Int White, U-Factor: .33, SHGC: .32, VT: .57**

Tariff



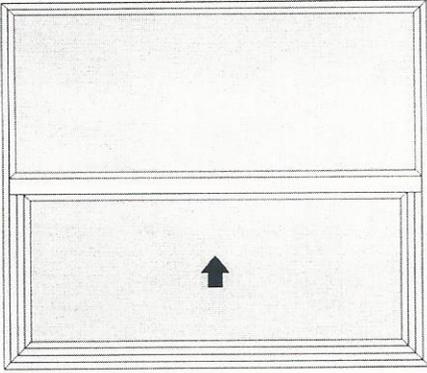
Viewed From Exterior

Model = Single Hung  
 Size = RO: 36" x 60"  
 Net Frame: 35 1/2" x 59 1/2"  
 Dimensions = Sash Height: One Half  
 Glass = 1/8" SunCoat (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer  
 Glazing = Dual Glaze  
 Frame Accessories = Stucco Key  
 Hardware = Positive Action Lock  
 Screen = Standard with Fiberglass Mesh, Screen Ship Loose  
 Ratings = STC: 29, OITC: 23, PG: LC35  
 Clear Opening = W 33" x H 26 3/8" Sq. Ft. 6.04, Egress: Yes  
 Other Ratings = CPD: MIL-A-154-07437-00001

**Customer Approval:** \_\_\_\_\_

**Line:** 2      **Location:** Kitchen Sink  
**Quantity:** 1      Style Line V250, 6230, SH, 1" Setback, Ext White / Int White, U-Factor: .33, SHGC: .32, VT: .57

Tariff



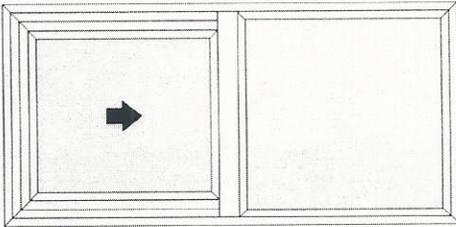
Model = Single Hung  
Size = RO: 42" x 36"  
Net Frame: 41 1/2" x 35 1/2"  
Dimensions = Sash Height: One Half  
Glass = 1/8" SunCoat (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer  
Glazing = Dual Glaze  
Frame Accessories = Stucco Key  
Hardware = Positive Action Lock  
Screen = Standard with Fiberglass Mesh  
Ratings = STC: 29, OITC: 23, PG: LC30  
Clear Opening = W 39" x H 14 3/8" Sq. Ft. 3.89  
Other Ratings = CPD: MIL-A-154-07437-00001

Viewed From Exterior

Customer Approval: \_\_\_\_\_

**Line:** 3      **Location:** Bath Rm  
**Quantity:** 1      Style Line V250, 6130, HV, 1" Setback, Ext White / Int White, U-Factor: .33, SHGC: .32, VT: .57

Tariff



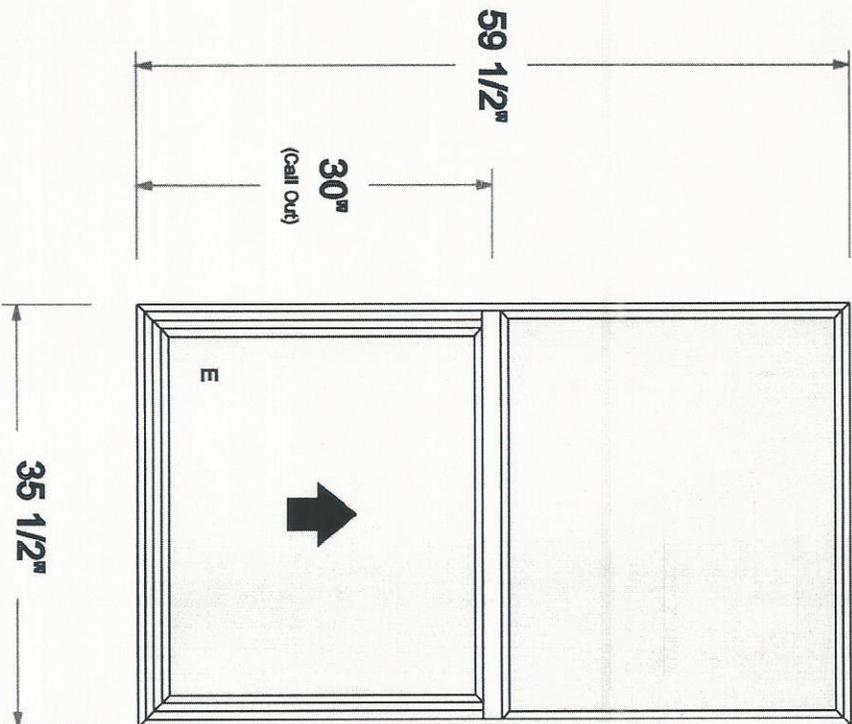
Model = Half Vent  
Size = RO: 36" x 18"  
Net Frame: 35 1/2" x 17 1/2"  
Handing = XO  
Glass = 1/8" SunCoat (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer  
Glazing = Dual Glaze  
Frame Accessories = Stucco Key  
Hardware = Positive Action Lock  
Screen = Standard with Fiberglass Mesh  
Ratings = STC: 30, OITC: 24, PG: LC30  
Clear Opening = W 15 1/8" x H 15" Sq. Ft. 1.58  
Other Ratings = CPD: MIL-A-153-07444-00001

Viewed From Exterior

Customer Approval: \_\_\_\_\_

**FRESNO WINDOW**  
 4620 EAST CARMEN  
 FRESNO, CA 93703-4524  
 (559)251-6030

Project Name:  
 Contact Name:  
 Contact Phone:  
 Contact E-Mail:  
 Builder / GC:  
 Project Address:



Viewed from Exterior (Net Frame) - Image scaled 3/4" = 1' 0"

Line No:	1
Location/Label:	Bedroom & Living Rm
Quantity:	4
Product Line:	Style Line V250
Model:	Single Hung
Size:	RO 36" x 60", Net Frame: 35 1/2" x 59 1/2"
Dimensions:	Sash Height: One Half
Frame Accessories:	Stucco Key
Finishes:	Ext: White / Int: White
Fin Type:	1" Sashback
Glass:	1/8" SunCoat (Low-E) over 1/8" Clear with Gray EdgeGuardMAX Spacer
Hardware:	Positive Action Lock
Screen:	Standard with Fiberglass Mesh, Screen Ship Loose
U-Factor / SHGC / VT:	.33 / .32 / .57
Clear Opening:	W: 33" x H: 26 3/8" Sq. Ft. 6.04
Rating:	STC: 29, OITC: 23, PGI: C35

*UNIT 601 W. KAWAHAH  
 Bedroom + Living Room*

Customer Approval: \_\_\_\_\_

Sales Rep: Name: Tony Atkins  
 Email: fresnowindow@yahoo.com  
 Phone:

Legend: O = Obscure  
 T = Tempered  
 E = Meets Egress per IBC (International Building Code) for above grade application.  
 Validate against local codes.

Quote Number: SOPBV001059\_1  
 Last Modified Date: 7/17/2022 8:36 PM  
 Page: 1 of 3

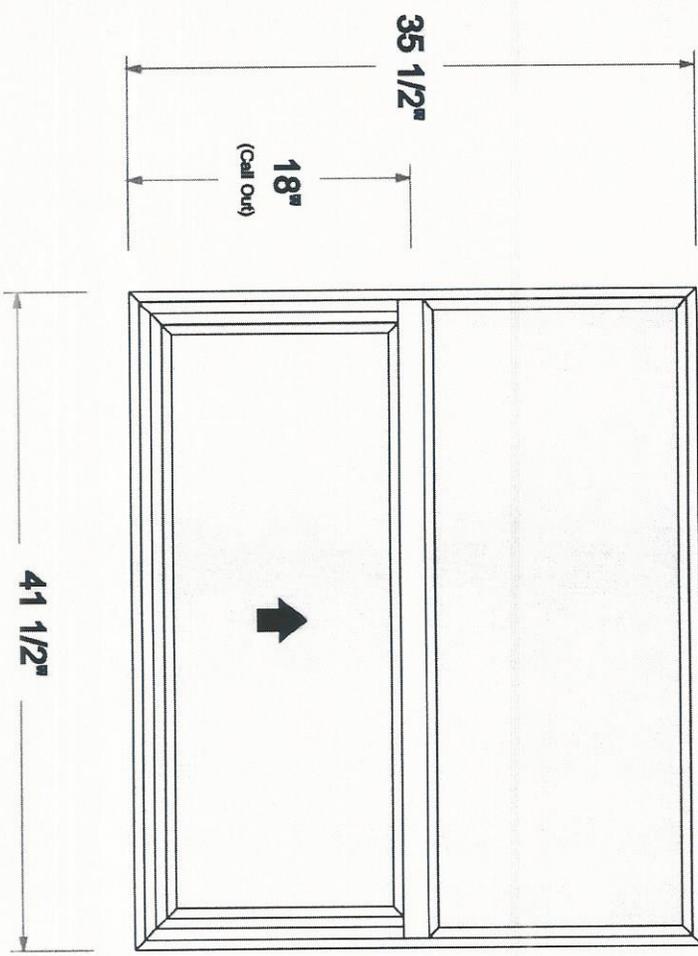
**FRESNO WINDOW**  
 4620 EAST CARMEN  
 FRESNO, CA 93703-4524  
 (559)251-6030

Project Name:  
 Contact Name:  
 Contact Phone:  
 Contact E-Mail:  
 Builder / GC:  
 Project Address:



Line No:	2
Location/Label:	Kitchen Sink
Quantity:	1
Product Line:	Style Line V250
Model:	Single Hung
Size:	RO: 42" x 36", Net Frame: 41 1/2" x 35 1/2"
Dimensions:	Sash height: One Half
Frame Accessories:	Stucco Key
Finishes:	Ext White / Int White
Fin Type:	1" Salsback
Glass:	1/8" SunCoat (low-E) over 1/8" Clear with Gray EdgeGuardMAX Spacer
Hardware:	Positive Action Lock
Screen:	Standard with Fiberglass Mesh
U-Factor / SHGC / VT:	.33 / .32 / .57
Clear Opening:	W: 39" x H: 14 3/8" Sq. Ft. 3.89
Rating:	STC: 29, OITC: 23, PGI: ICA0

*UNIT 6091  
 RICHARD SIMS*



Viewed from Exterior (Net Frame) - Image scaled 1" = 1' 0"

Customer Approval: \_\_\_\_\_

Sales Rep: Tony Atkins  
 Name: Tony Atkins  
 Email: fresnowindow@yahoo.com  
 Phone: \_\_\_\_\_

Legend: O = Obscure  
 T = Tempered  
 E = Meets Egress per IBC (International Building Code) for above grade application.  
 Validate against local codes.

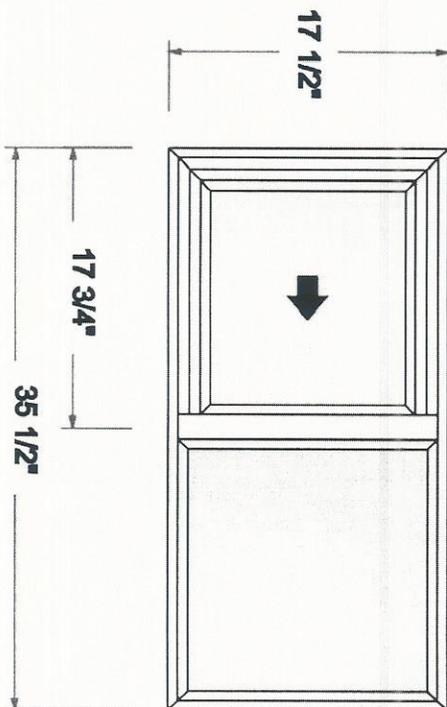
Quote Number: SQPBVP001059\_1  
 Last Modified Date: 7/17/2022 8:36 PM  
 Page: 2 of 3

**FRESNO WINDOW**  
 4620 EAST CARMEN  
 FRESNO, CA 93703-4524  
 (559)251-6030

Project Name:  
 Contact Name:  
 Contact Phone:  
 Contact E-Mail:  
 Builder / GC:  
 Project Address:



Line No:	3
Location/Label:	Bath Rm
Quantity:	1
Product Line:	Style Line V250
Model:	Half Vent
Size:	RO: 36" x 18", Net Frame: 35 1/2" x 17 1/2"
Frame Accessories:	Stucco Key
Finishes:	Ext White / Int White
Fin Type:	1" Setback
Glass:	1/8" SunCoat (low-E) over 1/8" Clear with Gray EdgeGuardMAX Spacer
Hardware:	Positive Action Lock
Screen:	Standard with Fiberglass Mesh
U-Factor / SHGC / VT:	.33 / .32 / .57
Clear Opening:	W 15 1/8" x H 15" Sq. Fl. 1.58
Ratings:	STC: 30, OITC: 24, PG: LC30



*WHIT GO /  
 BATH ROOM*

Viewed from Exterior (Net Frame) - Image scaled 1" = 1' 0"

Customer Approval: \_\_\_\_\_

Sales Rep: Name: Tony Atkins Email: fresnowindow@yahoo.com Phone:	Legend: O = Obscure T = Tempered E = Meets Egress per IBC (International Building Code) for above grade application. Validate against local codes.	Quote Number: SQPBV/P001059_1 Last Modified Date: 7/17/2022 8:36 PM Page: 3 of 3
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# EXHIBIT "C"





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

**HEARING DATE:** August 10, 2022

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

**SUBJECT:** Historic Preservation Advisory Committee Item No. 2022-15: A request by Zaid German to construct exterior alterations to a triplex on a site within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project site is located at 601 West Kaweah Avenue/605 South Willis Street (APN: 096-153-005).

### STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve HPAC Item No. 2022-15 as modified by staff and described in the findings and conditions of this report.



### SITE DATA

The site is zoned R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) and contains a triplex consisting of a duplex and detached third residential unit. The site is within the Historic District and is listed on the Local Register of Historic Structures with a "Background" classification. The structure displays "Bungalow" architecture.

### PROJECT DESCRIPTION

The applicant is requesting approval of exterior modifications to a duplex and a detached third residential unit. As shown in the site plan, floor plans, and elevations provided in Exhibit "A" and elevations in Exhibit "C", the applicant proposes the following:

- Replacing eight windows on the duplex and three windows on the single unit, with single hung vinyl windows (see Exhibit "B") with step mitered down corners;
- Removing four windows on the duplex;
- Adding one new window to the duplex, and three new windows to the single unit, all with step mitered down corners;
- Replacing two existing doors on the duplex, and one existing door on the single unit, with paneled, six-window doors (Door A on Exhibit "A");

- Replacing one door along the western elevation of the duplex with a paneled door (Door B in Exhibit “A”);
- Replacing an existing window with a paneled door (Door B) on the duplex, and adding a new paneled door (Door B) to the single unit;
- Removing an existing door on the duplex, and removing an existing door on the single unit;
- Replacement of exterior wall surfaces for all structures with cement plaster;
- Refinishing of all porch posts;
- Replacing exterior light fixtures with black rectangular fixtures;
- Adding six foot tall cedar fencing along the western property boundary, and portions of the north, south, and east boundaries; and
- Installation of planters along the western and northern elevations of the duplex, and installation of landscaping onsite and within right of way areas.

Exterior alterations have already been conducted onsite through reroofs and installation of HVAC units. These are permitted under the “Like Materials” provisions of the Historic Preservation Ordinance. Work was initially conducted without HPAC review or Building Permit issuance, including demolition of interiors. The applicant was notified of the issue by Code Compliance staff in April 2022. The applicant proposes the changes in order to rent out the units.

## **DISCUSSION**

### Development Standards

Exterior and interior alterations to existing structures will not result in changes to the location of the buildings. As such, the exterior alterations follow the development standards of the R-1-5 Zone.

The applicant intends to replace portions of fencing along the western, northern, southern, and eastern property boundaries with seven foot tall cedar fencing. The locations as shown in Exhibit “A” are in conformance with all fence height requirements of the R-1-5 Zone.

### Architectural Compatibility

Windows – Proposed treatments for the windows, specifically inclusion of step mitered corners will retain the Bungalow appearance of the residence. Removal of windows will largely affect areas not directly viewable from the public right of way. No information was provided regarding the types of screens that would be added. It is recommended that Condition No. 2 be added requiring that window screens be compatible with the existing structures.

Doors – The proposed doors will increase the Bungalow aesthetic of the units. Removal and/or addition of doors will only affect areas not viewable from the from public street.

Exterior Wall Repair – Exterior repairs, including removal of wood siding, is expected to give the building a unified appearance, more in keeping with Bungalow architecture. It is not recommended that the wood siding be retained as an element that “acquired significance over time” (VMC Sec. 17.56.110.D) as it appears to have no relationship to the existing architecture or other exterior surface materials.

Exterior Lights – Proposed light fixtures are not in keeping with the existing architecture. It is recommended that Condition No. 3 be applied requiring the light fixtures to retain a similar shape to the roofs of the structures onsite in order to increase compatibility.

## **FINDINGS AND CONDITIONS**

Staff recommends that the Committee approve HPAC Item No. 2022-15 based upon the following findings:

1. That the site is within the Historic District and is listed on the Local Register of Historic Structures.
2. That the proposed development is consistent with residential uses in the Historic District.
3. That the proposed development is consistent with the purposes and intent of the Historic Preservation Ordinance and Element.
4. That the proposed development will not be injurious to the surrounding properties or character of the Historic District.

And subject to the following conditions:

1. That the proposal shall be developed in compliance with the development plan in Exhibit “A”, and windows in Exhibit “B”, except as modified by the conditions below.
2. That any new window screens shall be compatible with the structures onsite.
3. That the light fixtures shall contain a roof like feature similar to the roof shape of the structures onsite.
4. That a landscaping and irrigation plan shall be submitted with the Building Permit submittal. Plans shall also provide landscaping for the planter area within the public right of way.
5. That the project shall undergo the appropriate City permitting process.
6. That any other exterior alterations to the site shall be brought before this Committee for review and approval prior to the issuance of any building permits and/or their installation or construction.
7. That all other City codes, ordinances, standards, and regulations shall be met.

## **ATTACHMENTS**

- Exhibit “A” – Development Plan
- Exhibit “B” – Proposed Windows
- Exhibit “C” – Existing Building Elevations
- Exhibit “D” – Operational Statement
- Aerial Map
- Historic District and Local Register Map

### **APPEAL INFORMATION**

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

**EXHIBIT "C"**





HPAC Item No. 2022-15 – Exterior Alterations



HPAC Item No. 2022-15 – Exterior Alterations



HPAC Item No. 2022-15 – Exterior Alterations



HPAC Item No. 2022-15 – Exterior Alterations

**EXHIBIT “D”**  
**Operational Statement**

**Property Address:**

601 W Kaweah Avenue Visalia, CA. 93277

**Exterior:**

New stucco, new vinyl retrofit windows, new wood doors, and new matte black exterior lights.

Proposed color scheme white stucco with black trim and black doors.

**Interior:**

New electrical, new plumping, new flooring, new cabinets, new faucets, new toilets, new appliances, new interior doors, and new countertops.

**Landscaping:**

New 7-foot fencing around back yard.

Planters around the base of the front of the units approximately 36-inches wide with flowers and drip irrigation.

Grass in all areas in front of units with automatic sprinkler timers.

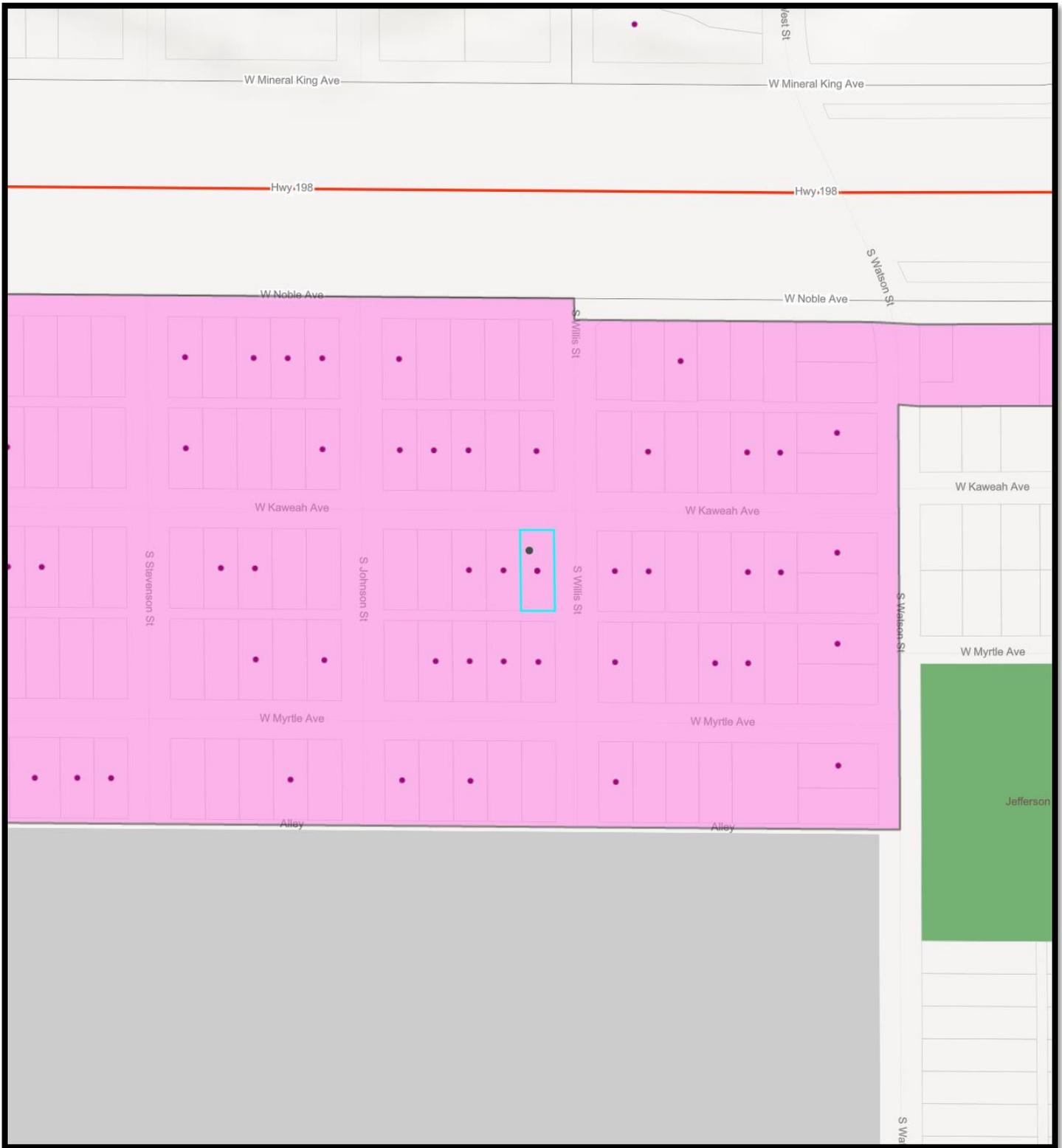
2 Japanese Maple trees in front yard of unit on Kaweah facing North.

4 trees (ones to match trees in same area in neighborhood) in grass area outside of sidewalk on Willis.  
(In front of units facing East)



# AERIAL MAP

HPAC Item No. 2022-15 – Exterior Alterations



# HISTORIC DISTRICT AND LOCAL REGISTER MAP



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

**HEARING DATE:** April 13, 2023

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

**SUBJECT:** Historic Preservation Advisory Committee Item No. 2023-08: A request by Zahir Ahmad to perform exterior alterations on a duplex within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum lot size) Zone. The project site is located at 434 and 436 South Garden Street (APN: 097-063-001).

### STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the exterior alterations as conditioned.

### SITE DATA

The site is zoned R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area). The site is located within the Historic District and is not



listed on the Local Register of Historic Structures. The site contains a single-story duplex.

### PROJECT DESCRIPTION

The applicant is requesting approval to perform exterior alterations to an existing duplex. The alterations as depicted and described in Exhibits "A" through "G" will consist of the following:

- Reinstallation of one hip roof dormer (Note: Building elevations depict the reinstallation of three dormers. The applicant has since altered the proposal to install only one dormer) (Exhibits "A" & "B");
- Installation of two new roof mounted HVAC units. Per the applicant, the units are proposed on the roof instead of the ground to prevent mistreatment (Exhibits "A" & "B");
- Removal and replacement of all existing windows with dual pane vinyl windows containing muntins (Exhibit "E"). Per the applicant, the original windows still present on one of the units must be replaced due to their deteriorating condition;
- Removal and replacement of two front doors and two patio doors with panel doors. (Exhibit "D"); and
- Removal and replacement of existing fencing and a security gate with metal and wood materials (Exhibit "F").

No other physical changes are proposed to the structure save for tile repair to the front entryway, driveway repair, and paving in the rear yard area, all of which are not subject to HPAC review.

Work has already been conducted to the structure, consisting of a reroof, removal of three original hip roof dormers, and staging for the HVAC units (see Exhibit “B”). A Building Permit was issued for the reroof on July 8, 2022. It is likely that the dormers were removed during reroof installation. When the applicant applied for an HVAC Building Permit on December 21, 2022, staff discovered the removal of the dormers, and referred the applicant to the HPAC for review. No Code Enforcement case has been initiated at this time.

## DISCUSSION

### Development Standards

The footprint of the structure will not be altered as a result of the proposal. As such, building improvements will comply with all development standards. Fencing and security gates proposed will be in the same location as the original fencing, parallel with the front façade of the duplex. However, no detail on the proposed fence height is provided. Condition No. 3 is recommended requiring that all fencing comply with development and design requirements of the Visalia Municipal Code, including height limitations. Enforcement of this condition will occur during Building Permit review.

### Architectural Compatibility/Landscaping

Section 17.56.100 of the Historic Preservation Ordinance provides the HPAC with criteria to evaluate exterior alterations to buildings within the Historic District. The sections relevant to this proposal require that the HPAC consider the following:

- *Relationship of materials and textures, so that any alterations enhance neighborhood qualities such as compatibility, similarity, and continuity.*
- *Relationship of architectural details and roof shapes, so that alterations are compatible in appearance with surrounding structures.*
- *Directional Expression of Front Elevations. Structural shape, placement of openings, and architectural details should be used to give a compatible appearance with adjacent structures that may be horizontal, vertical or nondirectional in nature.*
- *Landscaping should reflect the predominant quality and quantity of landscaping within the surrounding area. The concern here is more with mass and continuity.*

As noted above, the Historic Preservation Ordinance requirements do not specifically prohibit or discourage alterations to structures located solely within the Historic District. Instead, alterations must preserve compatibility with the Historic District and surrounding area. The alterations proposed by the applicant are considered to preserve compatibility, with modifications, due to the following:

- **Dormers:** The Historic Preservation Ordinance does not require the reinstallation of architectural elements that have been removed from structures solely within the Historic District. However, the applicant has elected to reinstall one dormer,

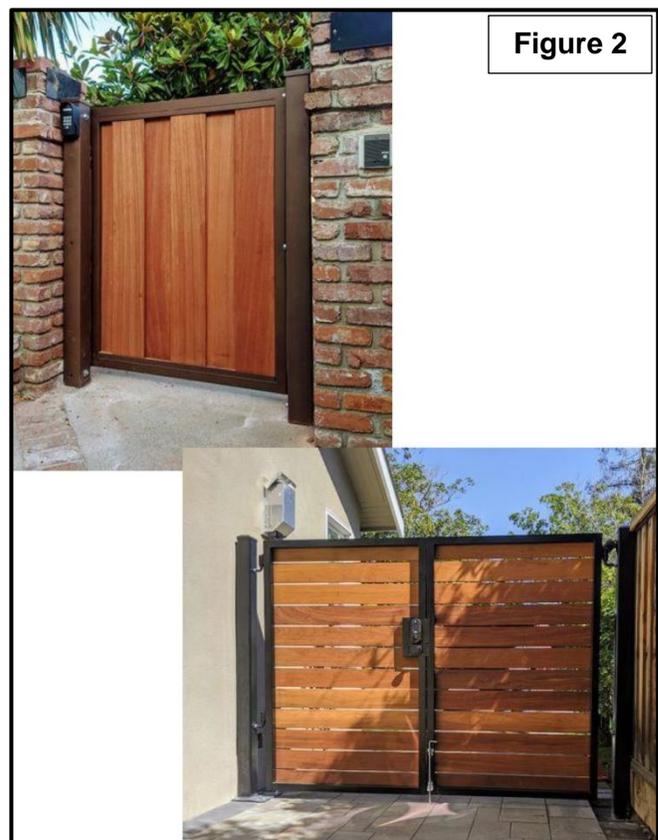


facing the Garden Street frontage. This assists in partially restoring an original element to the duplex and preserving its original directional expression. Restoration of the additional north and south facing dormers is not possible due to the location of HVAC equipment, which have placed where the dormers were previously located. As it stands, there are several buildings located within the immediate vicinity of the project site that contain hip roofs with no dormers.

Staff notes that the building elevations show horizontal venting within the dormer roof. The original dormer vents had cross hatching (see Figure 1). Condition No. 4 is recommended, requiring the applicant to add cross hatching elements similar to the original dormers.

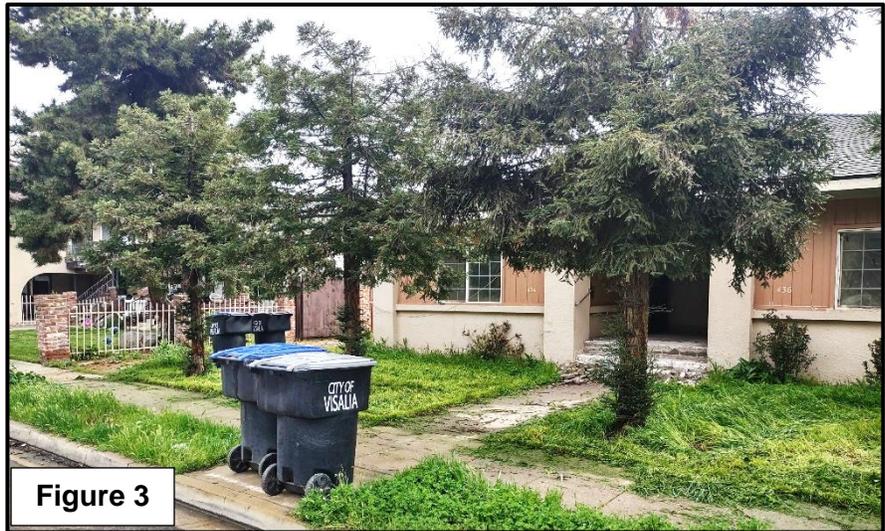
- HVAC Units: The majority of buildings in the surrounding streetscape contain roof mounted HVAC units that can be viewed from the street. Most units are partially screened by roof ridges, however this is not possible on the project site given the hip roof design and existing staging work already conducted. Given these conditions, Staff considers the proposal as meeting the requirements of the Historic Preservation Ordinance.
- Windows: Per the applicant only one unit contains original windows which, due to their deteriorating condition, cannot be repaired. The second unit contains vinyl windows. The proposal to replace all the windows with dual pane vinyl windows will increase uniformity of window treatments on the structure. The buildings in the vicinity largely contain single hung windows with muntins in their front facades. Per Exhibit “E”, the applicant proposes similar style windows, thereby increasing compatibility with the surrounding buildings.
- Doors: Three of the four existing doors are unadorned, and provide no aesthetic value to the structure. The fourth door appears to be original, but cannot be easily viewed from the public right of way. Installation of four new panel doors will increase uniformity of door treatments onsite, improving the structures overall aesthetic.
- Fencing: The revised Historic Preservation Ordinance provides the HPAC with criteria to evaluate fencing proposals in the Historic District. Specifically, VMC Sec. 17.56.120.C emphasizes that *“Proposals for new fencing or walls should be compatible with the character and architectural elements of the historic structure onsite and its period of original construction.”*

The date of construction for the structure is unknown. The exterior of the structure is composed of wood and stucco materials. The proposed fencing will contain both metal and wood materials. While both wood and metal are listed as approved material types within the revised Historic Preservation Ordinance, the proposed fence is decidedly modern, featuring horizontal stakes, square framing, and overlapping paneling (see Figure 2). Staff recommends Condition No. 5 be



added, requiring the fencing to contain vertical stakes, with metal elements containing ornamental features compatible with the Historic District and surrounding area.

- Landscaping: Per the Operational Statement in Exhibit “G” the applicant has stated that a dead tree in the rear yard will be



removed, and that four existing trees in the front yard will be trimmed (see Figure 3). No other information has been provided for landscaping onsite. At present the applicant complies with the requirement to reserve a minimum of 50% of the required front yard setback area for the purposes of landscaping. Staff recommends inclusion of Condition No. 6 requiring the installation and maintenance of landscaping within the front yard and right of way.

## FINDINGS AND CONDITIONS

Staff recommends that the Committee approve the exterior alterations to the structure, subject to the findings and conditions of approval listed below:

### Findings:

1. That the project site is within the Historic District and is not listed on the Local Register of Historic Structures.
2. That the proposed alterations to the structure as conditioned are consistent with uses onsite, the surrounding area, and the Historic District.
3. That the proposed alterations to the structure as conditioned are consistent with the Historic Preservation Ordinance and Historic Preservation Element.
4. That the proposed alterations to the structure as conditioned will not be injurious to the character of the Historic District.

### Conditions:

1. That the site be developed consistent with the site plan and elevations in Exhibits “A”, “B”, and “C”, proposed doors in Exhibit “D”, proposed windows in Exhibit “E”, proposed fencing/security gates in Exhibit “F”, and operational statement in Exhibit “G”, except as modified by the conditions below.
2. That the applicant undergoes the appropriate City permitting process for exterior alterations on the project site.
3. That all fencing onsite complies with Visalia Municipal Code requirements.
4. That the dormer vent facing Garden Street shall include cross hatching elements similar to the original dormers.
5. That the fencing be designed with vertical stakes, and that metal elements contain ornamental features compatible with the Historic District and surrounding area.

6. That the applicant install and maintain landscaping within the front yard setback area of the project site, including planter areas within the public right of way.
7. That any other exterior alterations to the site shall be brought before this Committee for review and approval prior to the issuance of any Building Permits and/or their installation or construction.
8. That all other City codes, ordinances, standards, and regulations shall be met.
9. That the approval from the Historic Preservation Advisory Committee shall lapse and shall become void twelve months after the date on which it became effective, unless the conditions of the approval allowed a shorter or greater time limit, or unless prior to the expiration of twelve months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site that was the subject of the approval.

## **ATTACHMENTS**

- Exhibit “A” – Site Plan and Building Elevations
- Exhibit “B” – Original and Existing Roof Elevations
- Exhibit “C” – Additional Existing Building Elevations
- Exhibit “D” – Existing and Proposed Doors
- Exhibit “E” – Existing and Proposed Windows
- Exhibit “F” – Existing and Proposed Fencing/Security Gates
- Exhibit “G” – Operational Statement
- Aerial Photo
- Historic District and Local Register Map

### **APPEAL INFORMATION**

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



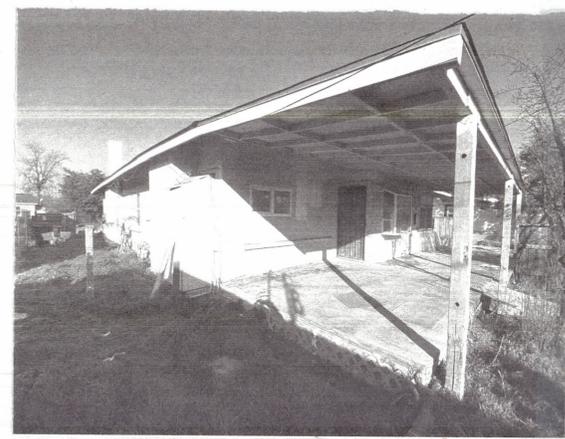
SOUTH ELEV



NORTH ELEV



REAR ELEV



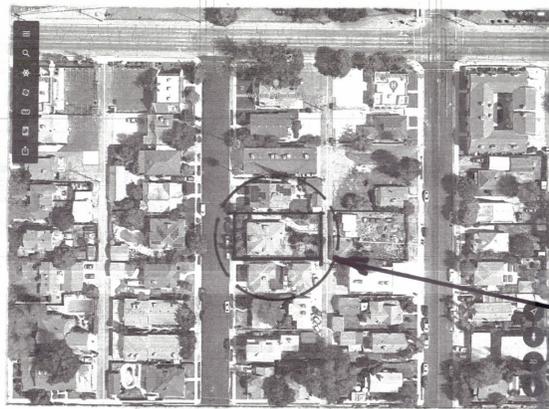
REAR/SOUTH ELEV



FRONT (WEST) ELEV



FRONT ELEVATION



SITE PLAN



ROOF PLAN

NOTE

- NO CHANGES ARE BEING MADE ON THE EXTERIOR. ONLY REPAIRS OF EXISTING MATERIAL
- ALL WORK THAT IS BEING DONE WILL BE INTERIOR WORK ONLY EXCEPT FOR THE 2 HVAC UNITS ON THE ROOF
- THIS BUILDING MAY BE IN THE HISTORICAL DISTRICT BUT AS YOU CAN SEE FROM THE PHOTOGRAPHS THERE HAVE BEEN MANY CHANGES OVER THE YEARS BY PREVIOUS OWNERS. THE ONLY THING THIS OWNER HAS DONE WAS TO REMOVE THE THREE ROOF VENTS OF WHICH HE WILL REINSTALL ALL OTHER MATERIAL IS EXISTING
- THIS IS A DUPLEX

TITLE  
NEW HVAC UNITS for  
ZAHIR AHMAD  
466 S GARDEN ST

DATE  
INTERIORS  
(559) 739-9393

PLANNING  
VISALIA CA 93791

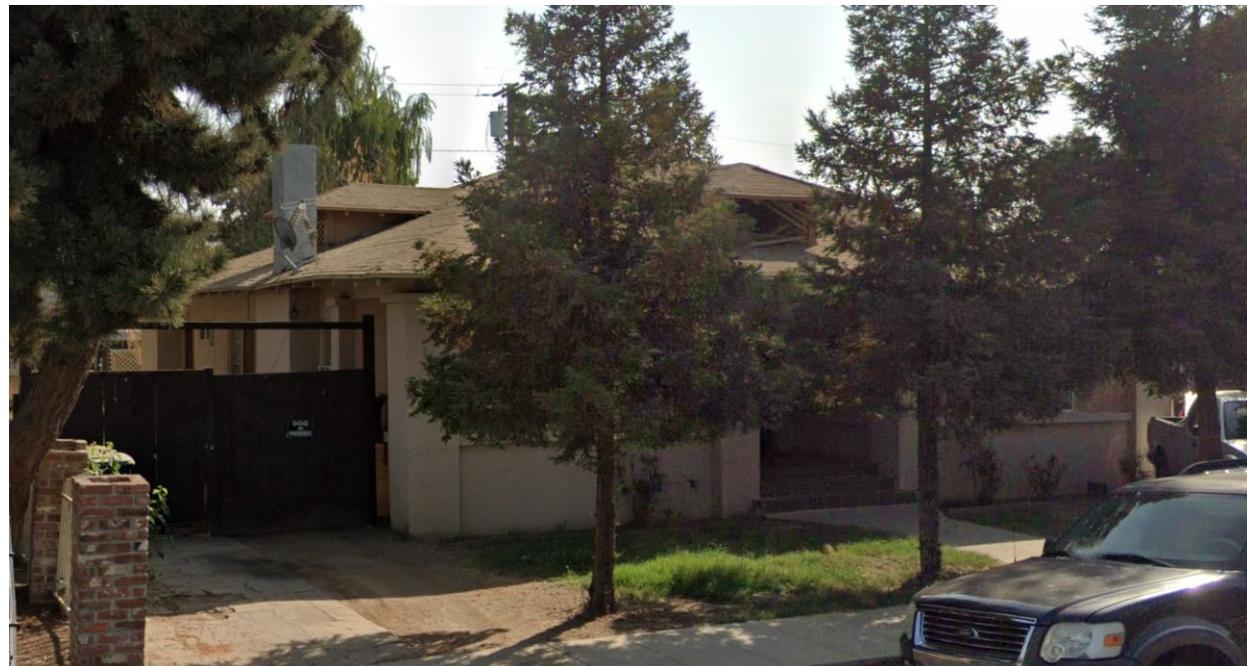
ARCHITECTURE  
820 W. CENTER

JOB NO.  
DATE  
DRAWN BY

SHEET NO

**L. LEWIS ARCHITECT**

# EXHIBIT B







**EXHIBIT C**

**WEST**





CITY OF VISALIA

CITY OF VISALIA

CITY OF VISALIA

434

436

NORTH



434



SOUTH



**EAST**







**EXHIBIT D**

**Front  
Doors**



**Rear  
Doors**







**EXHIBIT E**

















CLASSIC  
NYL

CLA  
VI

PRODUCT INFORMATION SHEET  
CLASSIC SL 48X36 WHITE HPSC LH 6/6  
UNLIMITED WARRANTY  
MD1002703251

CLASSIC SL 48X36 WHITE HPSC LH 6/6  
\$199<sup>00</sup>

Ply Gem  
WINDOWS & DOORS



**EXHIBIT F**









# EXHIBIT G

434/436 S Garden St. Work/Permit



zahmad@oceanburg.com

To ● Cristobal Carrillo

Cc ○ zahmad@oceanburg.com; ○ oceanburg@oceanburg.com

Retention Policy 45 Day Retention (45 days)

Expires 05/19/2023



Tue 04/04/2023 7:12 PM

Hi Cristobal,

I bought this property about a year ago and have been paying mortgage. I need to fix it to rent as I am losing money. I plan to fix the windows since they are old, rusty and non functional. I will also be changing the front and back doors as they are all damaged. I will also fix the wooden fence/partition between both units and around the property because the old one is broken. On the roof I will put one hip dormer roof in front side of the roof. Please feel free to ask if you have any questions. Thank you for your help.

Kind Regards,

Dr. Zahir Ahmad  
Dani LLC  
(559) 750-8702

RE: 436 S. Garden Street



zahmad@oceanburg.com

To ● Cristobal Carrillo

Retention Policy 45 Day Retention (45 days)

Expires 05/20/2023



2:54 PM

Hi,

The four front yard trees will be trimmed only. Thank you.

Regards,

Dr. Ahmad

RE: 436 S. Garden Street



zahmad@oceanburg.com

To ● Cristobal Carrillo

Retention Policy 45 Day Retention (45 days)

Expires 05/20/2023

You replied to this message on 04/05/2023 2:48 PM.



2:47 PM

Good afternoon,

There is a dead tree on the ground at 434 S Garden that will be removed at this point. Thank you.

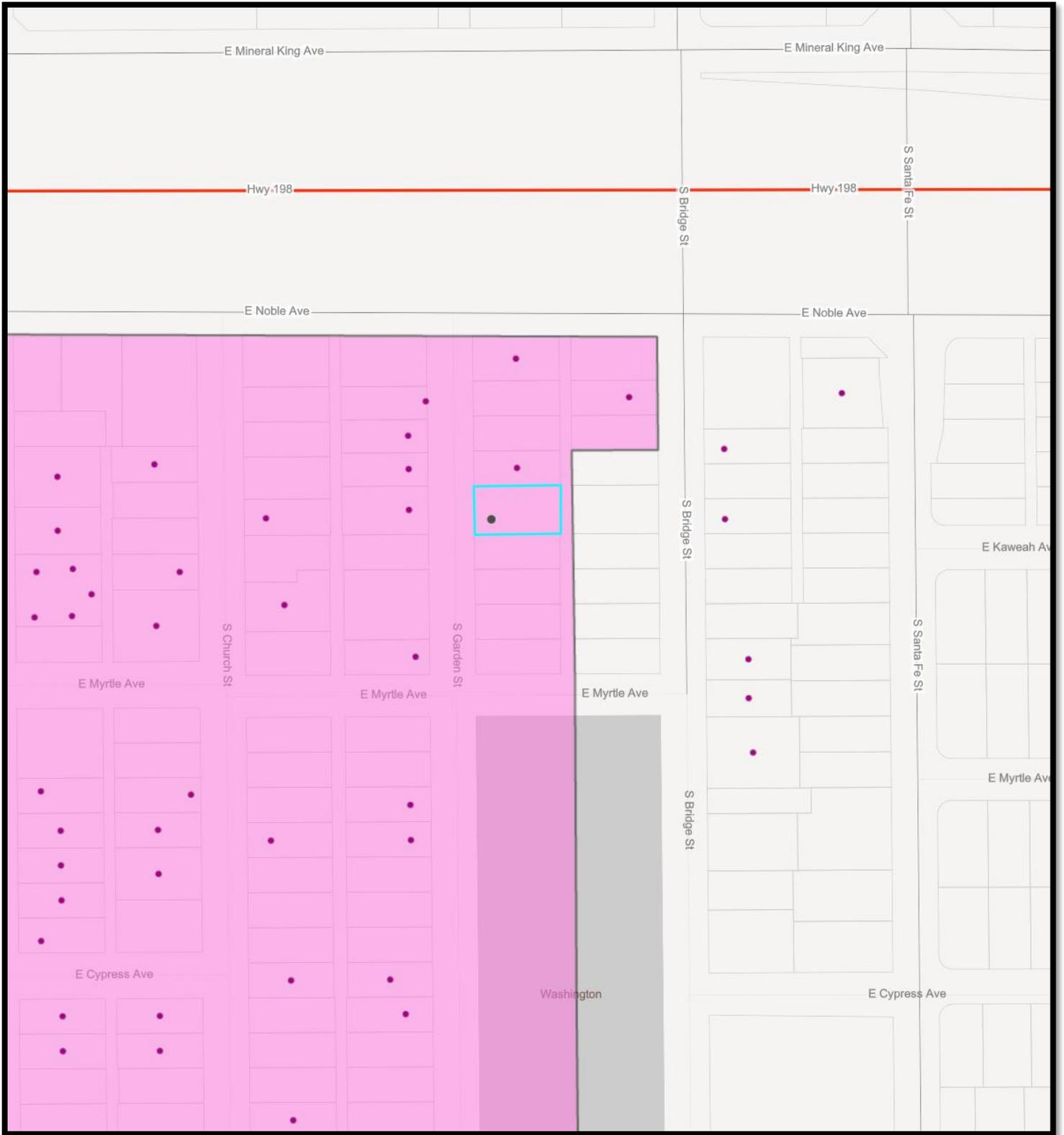
Regards,

Dr. Ahmad  
559-750-8702



## Aerial Map

HPAC Item No. 2023-08 – 434, 436 South Garden Street – Exterior Alterations



## Historic District and Local Register Map