

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, November 8, 2023, at 5:30PM

CHAIR: Walter Deissler VICE-CHAIR: Tyler Davis

COMMITTEE MEMBERS:

Patty Kane, Jay Hohlbauch, Jordan Mulrooney, Karen Ayala

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

AGENDA

A. Citizen's Comments

B. Meeting Minutes

1. October 25, 2023, Regular Meeting

C. Project Reviews

1. **HPAC No. 2023-22:** A request by Mario Aldayoub to add a security gate to the front entrance of a smoke shop located within the D-MU (Downtown Mixed Use) Zone. The project site is located at 416 North Willis Street (APN: 093-175-008).
2. **HPAC No. 2023-24:** A request by Cynthia Simonian to add iron fencing to a parcel within the O-C (Office Conversion) Zone. The project site is located at 1100 West Center Street (APN: 093-222-007).
3. **HPAC No. 2023-21:** A request by John Atilano to conduct exterior alterations to a church tower for Saint Mary's Catholic Church, within the QP (Quasi-Public) Zone. The project site is located at 608 North Church Street (APN: 094-093-014).
4. **HPAC No. 2023-23:** A request by Gregory Amend to replace nine wood windows with single hung and casement vinyl windows for a residence within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project site is located at 701 South Watson Street (APN: 096-144-001).

D. Discussion Items

1. November 6, 2023, Visalia City Council Meeting – Appointment of Jerome Melgar to the HPAC.
2. Cancellation of November 22, 2023, HPAC Meeting
3. HPAC Meeting Attendance Review
4. Historic Recognition/Awards Program
5. Committee and Staff Comments
 - a. Project Updates
6. Identification of Items for Future Agendas

7. Historic District Survey Project

a. Review of Properties

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.

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



CITY OF VISALIA

HISTORIC PRESERVATION ADVISORY COMMITTEE

Wednesday, October 25, 2023, at 5:30PM

CHAIR: Walter Deissler VICE-CHAIR: Tyler Davis

COMMITTEE MEMBERS:

Patty Kane, Jay Hohlbauch, Jordan Mulrooney, Karen Ayala

**Deissler and
Hohlbauch
absent. All other
members present.**

MEMBERS OF THE PUBLIC: Dan Shaw, Debra Shaw, Niki Schwan, Nick Bliudzius

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. September 13, 2023, Regular Meeting

A motion was made by Kane, seconded by Ayala, to approve the meeting minutes for September 13, 2023. The motion was approved 4-0-2 (Deissler and Hohlbauch absent).

2. September 27, 2023, Regular Meeting

A motion was made by Kane, seconded by Mulrooney, to approve the meeting minutes for September 27, 2023. The motion was approved 4-0-2 (Deissler and Hohlbauch absent).

C. Project Reviews

1. HPAC No. 2023-20: A request by Daniel Shaw to remodel an existing residence, including expansion of an existing covered porch and addition of a new covered porch, on a property within the D-MU (Downtown Mixed Use) Zone. The project site is located at 318 West School Avenue (APN: 094-342-008).

Staff presented its report and recommended that the HPAC approve the request with modifications. Public comment in favor of the proposal was received from project applicant Dan Shaw. Discussion occurred regarding aspects of the project, including repair of windows versus replacement, the chimney, and doors. Following discussion a motion was made by Ayala to approve the proposal, with the following additional conditions:

- That the existing chimney be maintained onsite;

- That a period appropriate door be added to the interior of the eastern screened sun porch.

The motion was seconded by Kane and subsequently passed by a vote of 4-0 (Deissler and Hohlbauch absent).

D. Discussion Items

1. Appointment of Jerome Melgar – November 6, 2023 City Council Meeting

No discussion occurred.

2. Historic Recognition/Awards Program

No discussion occurred.

3. Committee and Staff Comments

- a. Project Updates

Staff invited recent historic home owners Niki Schwan and Nick Bliudzius to introduce themselves to the HPAC. Discussion followed.

Staff and the HPAC then discussed issues with 415 North Garden Street and 507 North Locust Street.

4. Identification of Items for Future Agendas

The HPAC requested that staff agendaize discussion items for HPAC attendance and the cancellation of the November 22, 2023 HPAC meeting.

5. Historic District Survey Project

- a. Review of Properties

The HPAC conducted a review of areas A10, A11, A14, B5.

E. Adjournment

The meeting was adjourned at approximately 6:32pm.

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REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: November 8, 2023

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

SUBJECT: Historic Preservation Advisory Committee Item No. 2023-22: A request by Mario Aldayoub to add a security gate to the front entrance of a smoke shop located within the D-MU (Downtown Mixed Use) Zone. The project site is located at 416 North Willis Street (APN: 093-175-008).

STAFF RECOMMENDATION

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

SITE DATA

The site is zoned D-MU (Downtown Mixed Use) and contains a three-unit commercial building, occupied by a liquor store (Frank's Liquor), a massage business (Green Spa), and smoke shop (First Wave 1).

The project site is located within the Historic District and is not listed on the Local Register of Historic Structures.

PROJECT DESCRIPTION

Per Exhibit "C" the applicant is requesting approval to install an iron security gate at the entrance of an existing smoke shop. Per the operational statement in Exhibit "D" the gate is necessary to prevent unauthorized entry into the business. The security gate was placed onsite in late 2020 without HPAC review or issuance of a Building Permit. No other exterior alterations are proposed at this time.

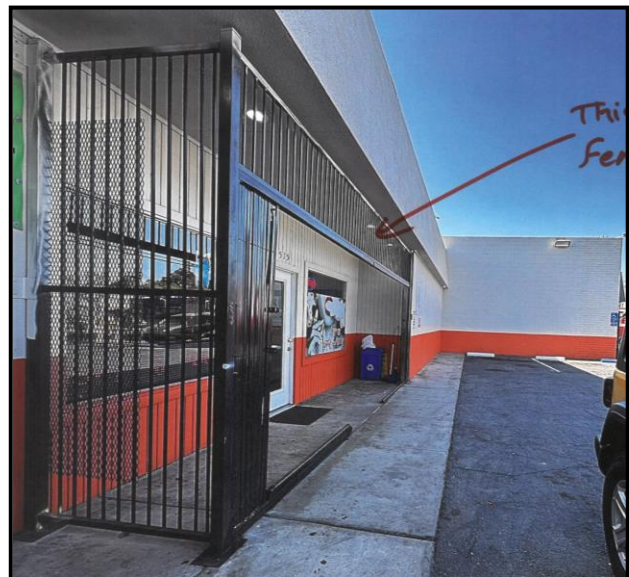
DISCUSSION

Development Standards

The security gate is attached to the building and does not encroach into required setbacks areas. As such, the proposal meets all development standards of the Visalia Municipal Code.

Architectural Compatibility

The security gate is considered compatible with the project site and metal fencing located throughout the Historic District. Per elevations in Exhibit "C" the project site already contains fencing similar in style to the security gate. The security gate would not obscure any features of note, as the building exterior contains no ornamentation. Lastly, the proposal is similar in style to fencing recently approved by the HPAC immediately to the north of the project site



(500 N. Willis Street, approved via HPAC No. 2022-19 on July 13, 2022). Given the above staff recommends approval of the proposal.

FINDINGS AND CONDITIONS

For HPAC Item No. 2023-22 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 not listed on the Local Register of Historic Structures.
2. That the proposal is consistent with commercial uses in the Historic District.
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.

Conditions

1. That the proposal be developed consistent with the site plan in Exhibit "A", elevations in Exhibit "C", and operational statement in "Exhibit "D".
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

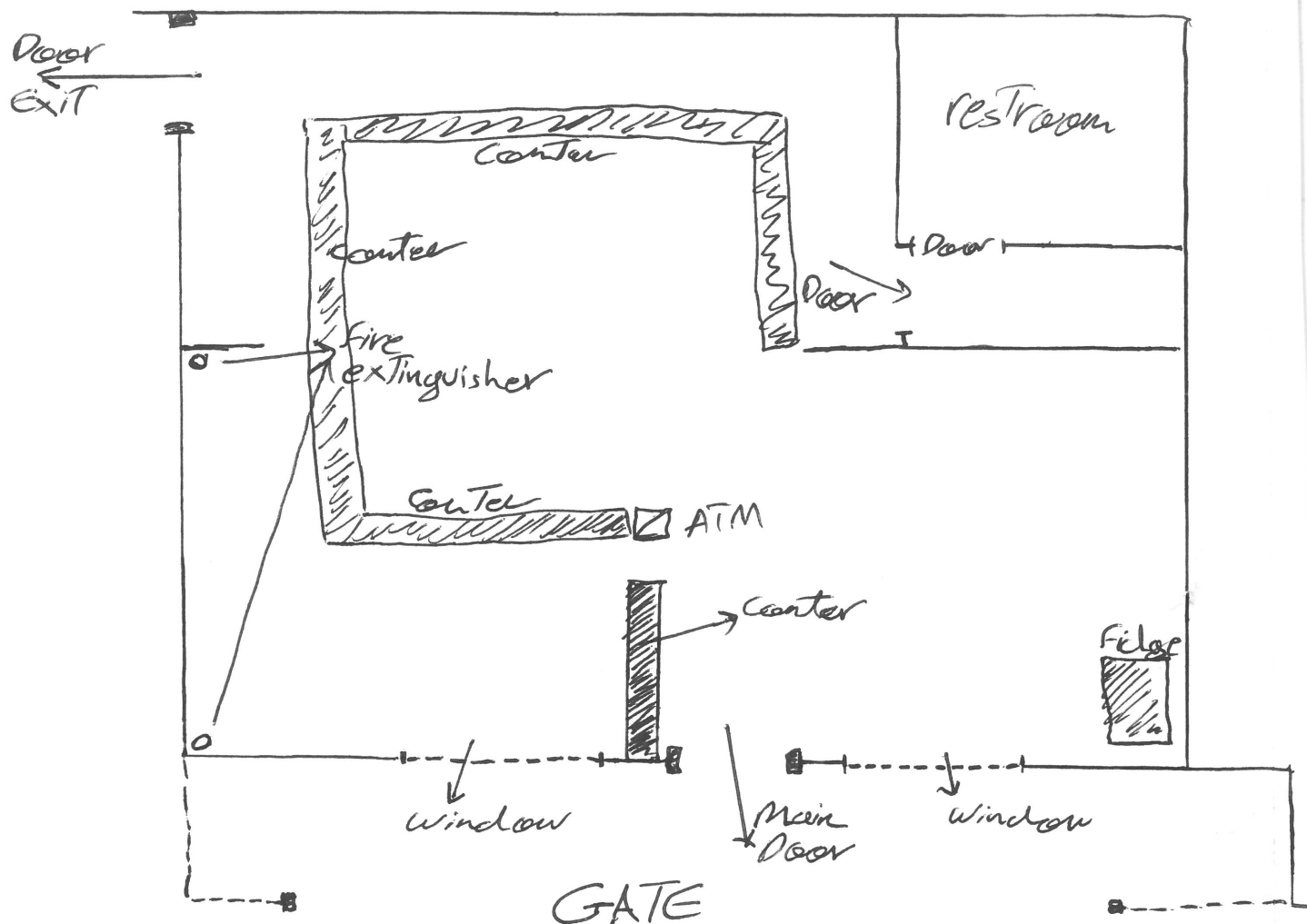
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Building Elevations
- Exhibit "D" – Operational Statement
- Aerial Map
- Historic District and Local Register Map

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 or from the City Clerk.

EXHIBIT A





/ operating system //

= opening Hours: Everyday From 8 AM Till 12 AM ...

16 Hours everyday.

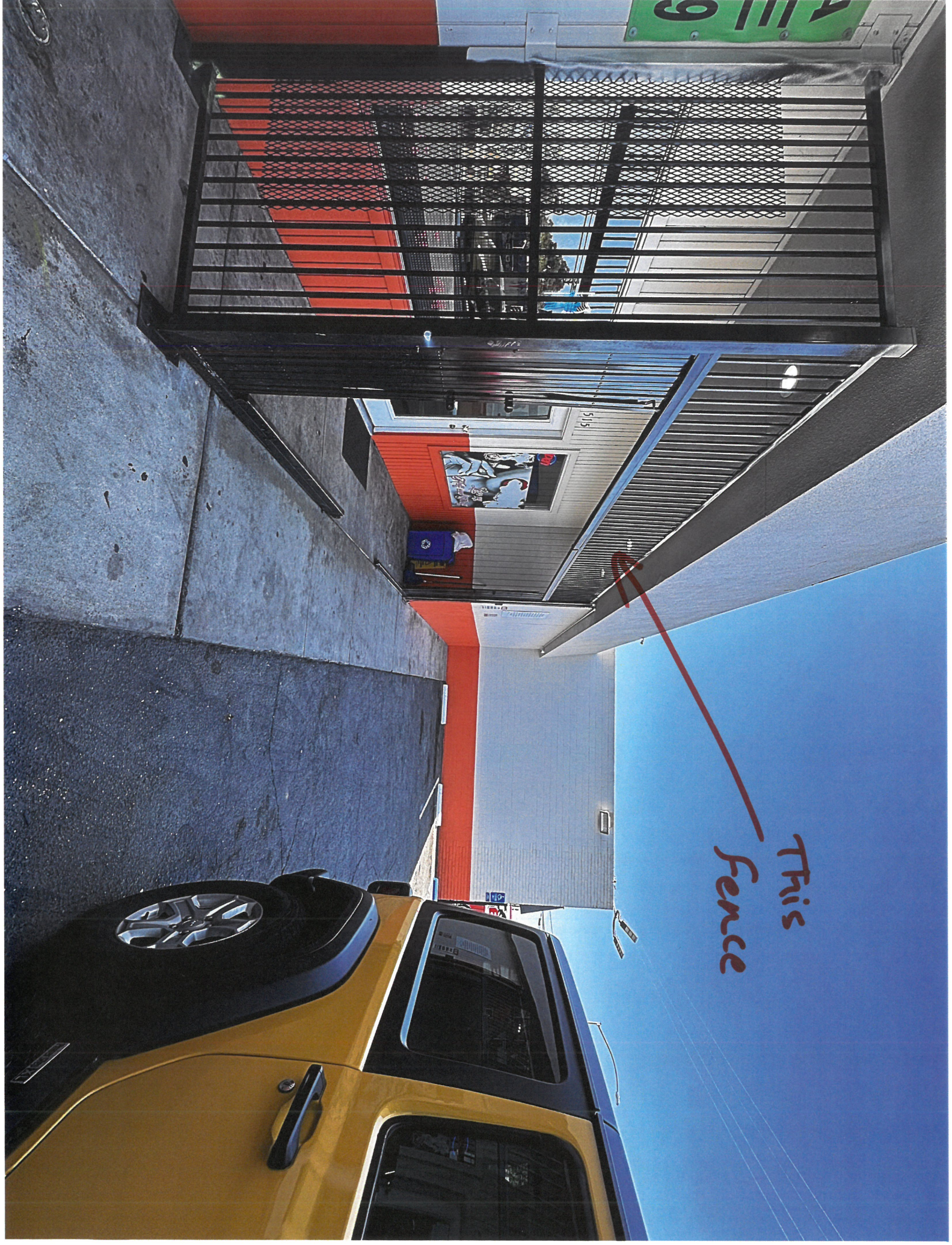
= Two employee working

= smoke shop selling tobacco products, such pipes, lighters, matches, pipe, cleaners and cigars

= NEW OWNER FOR THE SMOKE SHOP

Thank You





This
fence









Reasons : Security and Safety

The most important reason for installing fencing on the property is security.

Fencing protects the shop valuables and keep property as well.

Without fencing it can be hard to keep the property safe .. especially at night so the shop and the area are not really safe and a few time some people try to broke in side the shop and that will cost to many problem and specially the safety for everyone ...

Fence MADE FROM IRON

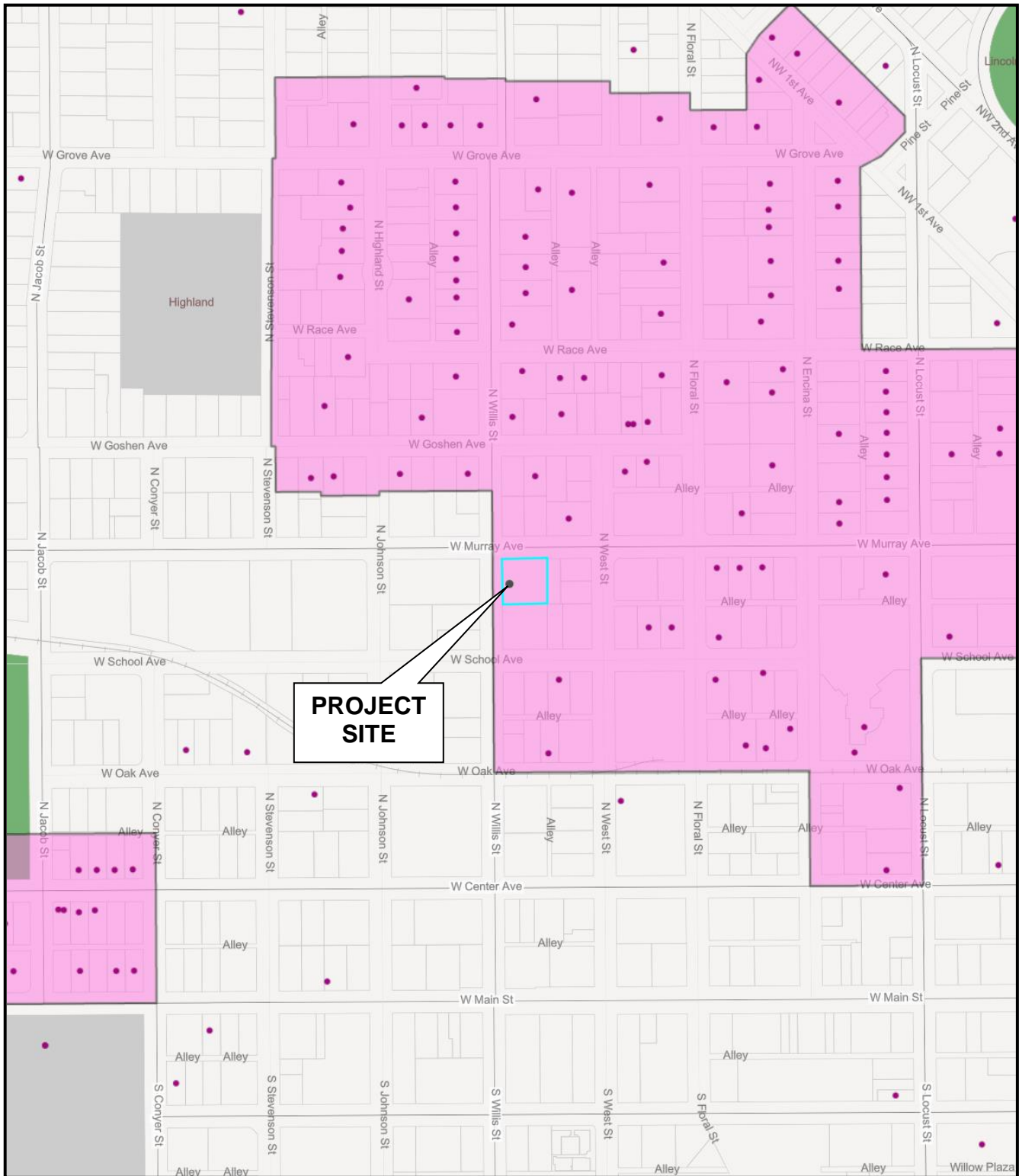
Thank you

Mario aldayoub



AERIAL MAP

HPAC Item No. 2023-22 – Security Gate



HISTORIC DISTRICT AND LOCAL REGISTER MAP



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: November 8, 2023

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

SUBJECT: Historic Preservation Advisory Committee Item No. 2023-24: A request by Cynthia Simonian to add iron fencing to a parcel within the O-C (Office Conversion) Zone. The project site is located at 1100 West Center Street (APN: 093-222-007).

STAFF RECOMMENDATION

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

SITE DATA

The site is zoned O-C (Office Conversion) and contains a converted residence that is presently occupied by a therapist office. The project site is located within the Historic District and listed on the Local Register of Historic Structures with a "Background" classification. The structure contains "Vernacular" style architectural elements.

PROJECT DESCRIPTION

Per Exhibits "A" and "B", the applicant is requesting approval to install a five-foot-tall wrought iron fence onto the project site. The fencing will enclose most of the property, save for the rear parking lot. The fencing will contain two pedestrian gates, providing access to the parking lot and Center Street. Per the operational statement in Exhibit "C", fencing is proposed to prevent trespassing onto the project site. No other exterior alterations are proposed.



DISCUSSION

Development Standards

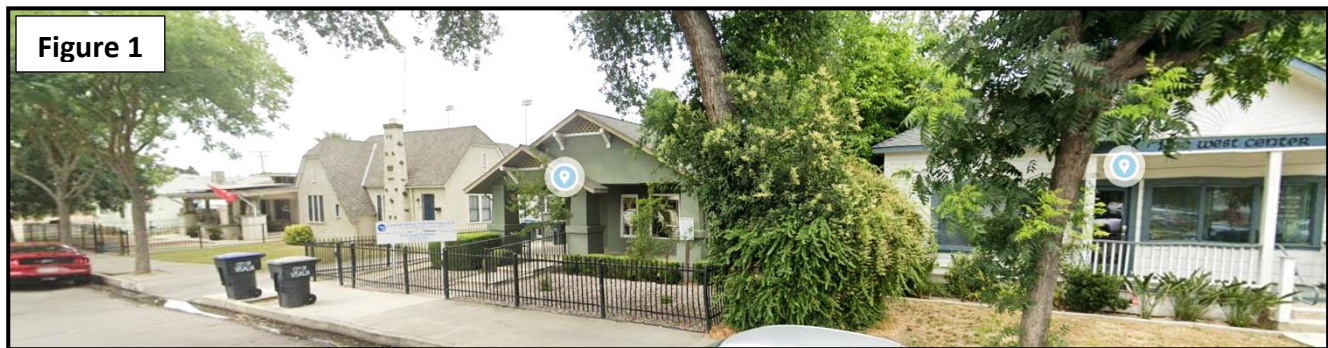
Wrought iron fencing cannot exceed a height of four feet within the front and street side yard setback areas of the O-C Zone. However, the applicant has requested a fence height of five feet, as they believe a taller fence will further assist in deterring trespassers. The HPAC does not have jurisdiction to approve deviations to development standards. As such, staff

recommends inclusion of Condition of Approval No. 2, requiring the applicant to either comply with the four-foot fence height standard, or obtain approval of an Administrative Adjustment to allow the deviation in height. The matter of whether the deviation is approved would be under the jurisdiction of the City Planner/Community Development Director. Processing of an Administrative Adjustment would occur at the time of Building Permit submittal. If the applicant chooses to submit for an Administrative Adjustment, Condition of Approval No. 2 requires that the applicant obtain approval prior to issuance of a Building Permit for the 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 exterior of the structure is composed of wood materials. In contrast, the proposed fencing will be made of black iron material. However, the fencing will be similar in appearance to fencing approved on adjacent properties, specifically to the west (see 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 recently revised Historic Preservation Ordinance.



FINDINGS AND CONDITIONS

For HPAC Item No. 2023-24 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 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 "C", and operational statement in Exhibit "C".
2. That the fence shall be four feet tall, or approval of an Administrative Adjustment obtained to allow the fence to be built to a height of five feet. If an Administrative Adjustment is to be utilized, approval shall be obtained prior to issuance of a Building Permit for the fencing.
3. That the project undergoes the appropriate City permitting process for fencing on the project site.
4. That any other exterior alterations to the site shall be brought before this Committee for review and approval prior to the issuance of any Building Permits and/or their installation or construction.
5. That all other City codes, ordinances, standards, and regulations shall be met.
6. That the approval from the Historic Preservation Advisory Committee shall lapse and 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 Plans
- Exhibit "B" – Fence Elevation
- Exhibit "C" – 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 or from the City Clerk.

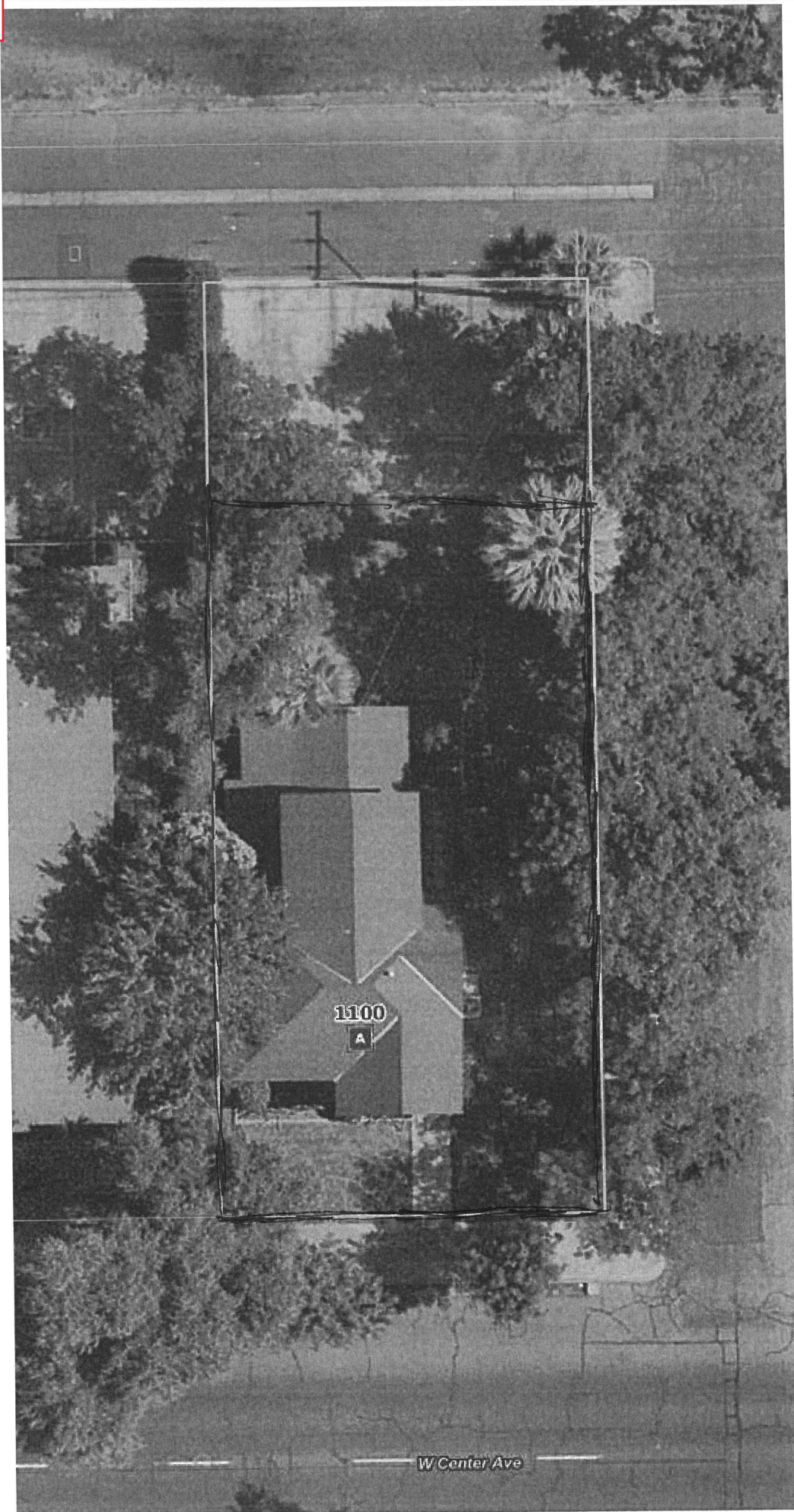
EXHIBIT A

site
plan

1100 W.
Center St.

5 Foot
Fence.

Current
Tenant:
Laura
Noelle
(Therapist)



PROPOSAL AND CONTRACT

DURANGO FENCING INC.

Lic#1032255

559.805.7244

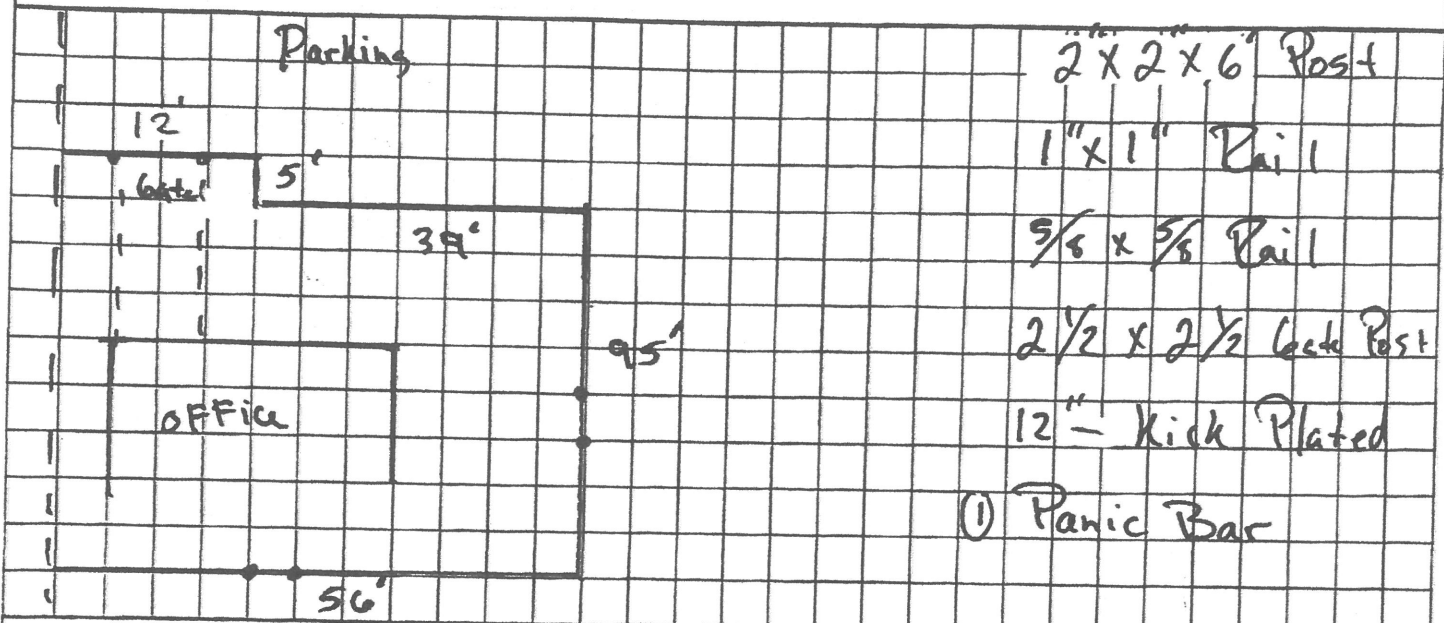
ALL TYPES OF FENCES:

IRON • WOOD • CHAIN LINK • REPAIR & REMOVE

4454

Name: <u>Cynthia Simonian</u>	Billing Address:
Job Address: <u>1100 W Center St</u>	City:
City: <u>Visalia CA</u>	Phone: <u>308-1333</u>
Directions:	<u>Cynthia Simonian</u>

OPTION #1



Fence Style Iron Fence Aristo Style Height 4 or 5 Posts at 8 centers
Total estimated footage 207' Gates (3) Walk Gates

NOTICE TO OWNER

"Under the Mechanic's Lien Law, any contractor, subcontractor, laborer, materialman or other person who helps to improve your property and is not paid for his labor, services or material, has a right to enforce his claim against your property."

"Under the law, you may protect yourself against such claims by filing, before commencing such work or improvement, an original contract for the work of improvement or a modification thereof, in the office of the

county recorder of county where the property is situated and requiring that a contractor's payment bond be recorded in such office. Said bond shall be in an amount not less than fifty percent (50%) of the contract price and shall, in addition to any conditions for the performance of the contract, be conditioned for the payment in full of the claims of all persons furnishing labor, services, equipment or materials for the work described in said contract."

Durango Fencing Inc. is not responsible for any underground locates.

Initial _____

Estimated price includes material, and labor to complete job as stated above, unless otherwise noted. Price may be adjusted to actual measured footage completed. Due to varying material costs, this estimate is valid 20 days from date.

PAYMENT IN FULL AT TIME OF JOB COMPLETION

Initial _____

TOTAL ESTIMATED PRICE \$ \$9,980 5' 12"
\$8,945 4' 12"

The above proposal is hereby accepted according to terms thereof and the owner agrees to pay the amounts mentioned in said proposal and according to the terms thereof. Please pay last installer on job.

DATED: 10-18-23

EXHIBIT B



EXHIBIT C

Cynthia Simonian
222 N. Midland St.
Visalia, California 93291
(559) 308-1333

City of Visalia
Committee for Historical Preservation
315 E. Acequia St.
Visalia, California, Ca. 93277

Re: Commercial Property located at
1100 W. Center St. Visalia, Ca. 93291


To Whom it Concerns,

I am the owner of the above referenced property located in the Historical District of downtown Visalia. My husband, Tom, and I purchased this property and did a complete renovation bringing it up to meet all city building codes while maintaining the exterior charm of early 20th century Visalia. We won the City's Beautification Award for 2005.

The last few years have brought serious problems due to homelessness, drug addition, trespassing, and destruction of property. Vagrants chronically use/abuse my property. They trespass onto the West side of the building to do their toileting, leaving human waste and endangering the tenants and their clients with biological contaminants. They trespass on the porch on the East side of the building, cooking, eating, and sleeping within the protection of the under-hang. They leave debris on all sides of the property, daily, as well as scrounge through the trash cans, often upending them along with the contents therein onto the parking and sidewalk areas. In addition, they have damaged the water pipes and sprinkler system requiring costly repairs. They have broken a rear window necessitating replacement.

I need to strongly deter this destruction of my property.

I respectfully request an administrative adjustment and permit to build a 5 foot wrought iron fence along the property lines, excluding the parking lot. I'm not secure that a 4 foot fence would provide enough deterrence. In addition, this fencing would restore the handsome building and add to the beauty of the park and local business neighborhood.

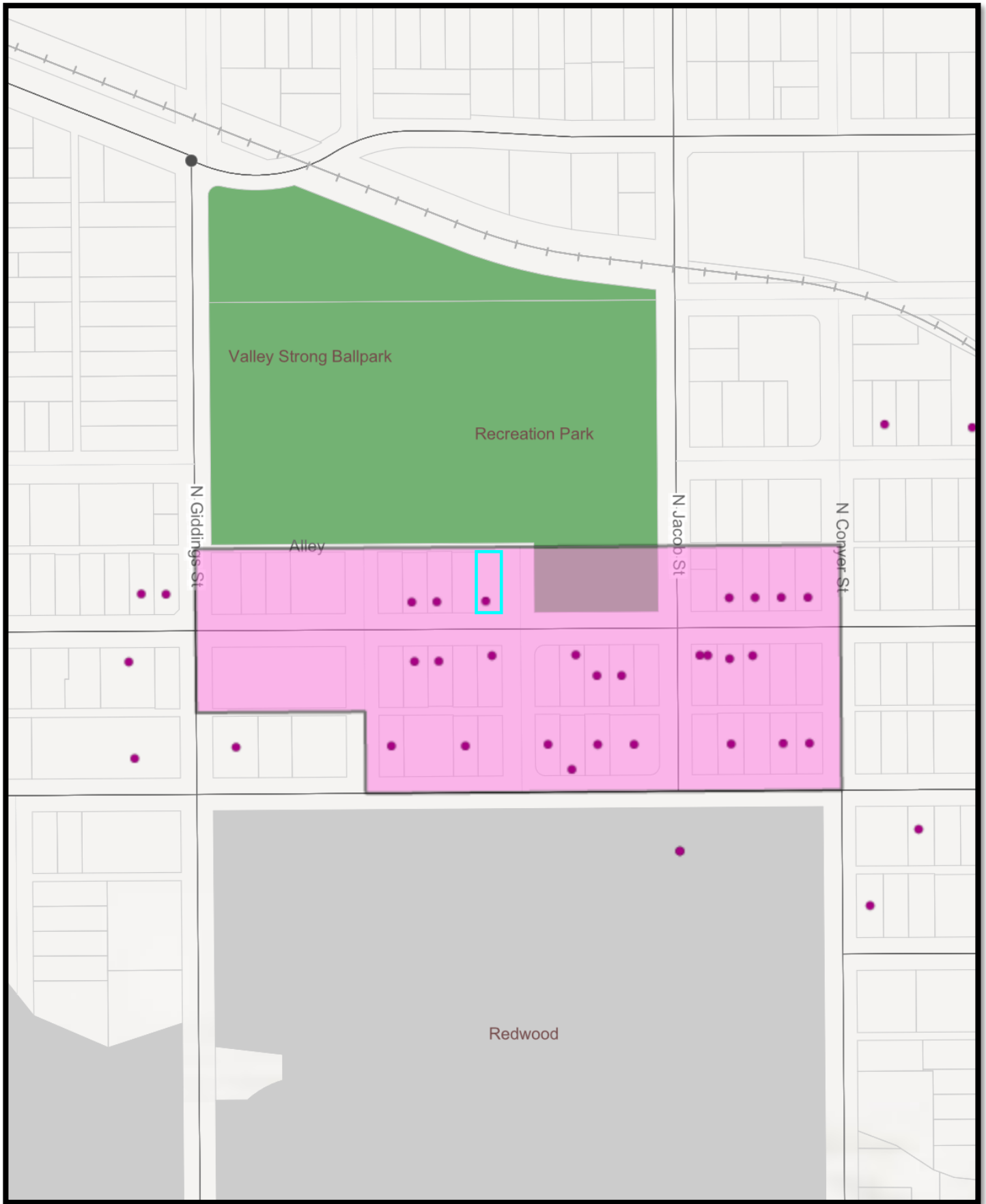
Sincerely, 

Cynthia Simonian
(559) 308-1333
cfsimonian@att.net





AERIAL MAP



HISTORIC DISTRICT & LOCAL REGISTER MAP

HPAC Item No. 2023-07 – 311 West Murray Avenue – New Fence



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: November 8, 2023

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

SUBJECT: Historic Preservation Advisory Committee Item No. 2023-21: A request by John Atilano to conduct exterior alterations to a church tower for Saint Mary's Catholic Church, within the QP (Quasi-Public) Zone. The project site is located at 608 North Church Street (APN: 094-093-014).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve HPAC Item No. 2023-21 as described in the findings and conditions of this report.

SITE DATA

The site is zoned QP (Quasi-Public) and contains the Saint Mary's Catholic Church facility. The site is located outside the Historic District and is listed on the Local Register of Historic Structures with a "Exceptional" classification. The structure displays "Period Revival" and "Mission Revival" architectural elements. The date of construction is 1953 according to the original City of Visalia Historic Survey.

BACKGROUND

In 2022 it was discovered that the church tower for Saint Mary's Catholic Church was leaning significantly. The City Building Official determined that the structure posed a risk to public health and safety and required the property owner to secure the safety of the site. A Building Permit for removal of the top portion of the tower was issued by the City of Visalia in August 2022. HPAC review of the removal was not conducted per Visalia Municipal Code (VMC) Section 17.56.080 (Ordinary Maintenance and Repair), which allows for bypassing historic review in instances where the City Building Official determines that an "unsafe or dangerous condition" exists. The tower removal was completed in September 2022. It was understood by staff at that time that any future alterations to the church tower would require HPAC review prior to Building Permit issuance or actual construction.

In November 2022 staff discovered the property owner had added a new roof to the remaining tower (see Figure 1), without HPAC review or Building Permit issuance. The City reached out to church staff and their consultants to obtain information on when an HPAC submittal would



be received. Initially, church staff noted that analysis was being conducted to determine whether the tower could be repaired. It was noted that the roof top in Figure 1 was a stop gap measure to prevent further damage from weather. Eventually, church staff submitted an official proposal for the existing roof, received September 2023.

PROJECT DESCRIPTION

The applicant is requesting approval to conduct exterior alterations to an existing church tower as depicted in Exhibit “B”. The alterations would frame the top of the tower with a conventional roof shape and add roofing tile similar to existing tile on the main church building. Work has already been conducted, save for installation of the roofing tile. Per the applicant, the work is temporary and would remain until such time as a permanent solution is planned. No other alterations are proposed at this time.

DISCUSSION

Development Standards

The QP Zone contains no specific development standards for items such as setbacks or building height. As such the proposal is in compliance with all requirements of the QP Zone.

Architectural Compatibility

Visalia Municipal Code Section 17.56.110 contains criteria for review of exterior alterations to structures listed on the Local Register. The criteria are aimed towards preserving original and distinguishing features of Local Register structures. However, in this instance the alterations to the structure have already occurred. The roof that is currently on the tower is not in keeping with the main church facility, or the original church tower design. However, since it is proposed as a temporary condition, staff believes removal and replacement with a more appropriate roof type would represent an undue hardship on the church. The addition of roofing tile similar to the church will assist in the interim to increase compatibility with the overall church facility.

Staff recommends the inclusion of Condition of Approval No. 2 requiring the applicant to obtain a Building Permit for the tower alterations within 30 days of HPAC approval. Condition of Approval No. 4 is also included requiring HPAC review prior to the implementation of any additional exterior alterations to the tower and/or project site.

FINDINGS AND CONDITIONS

Staff recommends that the Committee approve HPAC Item No. 2023-14 based upon the following findings:

1. That the site is not within the Historic District and is listed on the Local Register of Historic Structures.
2. That the proposed development is consistent with the Historic District as it includes materials in keeping with the overall church facility, and is meant as a temporary improvement.



3. That the proposed development is consistent with the purposes and intent of the Historic Preservation Ordinance and Element as it includes materials in keeping with the overall church facility, and is meant as a temporary improvement.
4. That the proposed development will not be injurious to the surrounding properties or character of the Historic District. The proposal removed an unsafe condition from the project site, thereby restoring public safety.

And subject to the following conditions:

1. That the proposal shall be developed in compliance with the site plan in Exhibit "A" and building elevations in Exhibit "B", and project application in Exhibit "C".
2. That the applicant shall obtain a Building Permit for the work proposed in Exhibits "A", "B", and "C" within 30 days of HPAC approval.
3. That the project shall undergo the appropriate City permitting process.
4. That any other exterior alterations to the site shall be brought before this Committee for review and approval prior to the issuance of any building permits and/or their installation or construction.
5. That all other City codes, ordinances, standards, and regulations shall be met.
6. That the approval from the Historic Preservation Advisory Committee shall lapse and 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" – Building Elevations
- Exhibit "C" – Project Application
- Aerial Map
- Historic District and Local Register Map

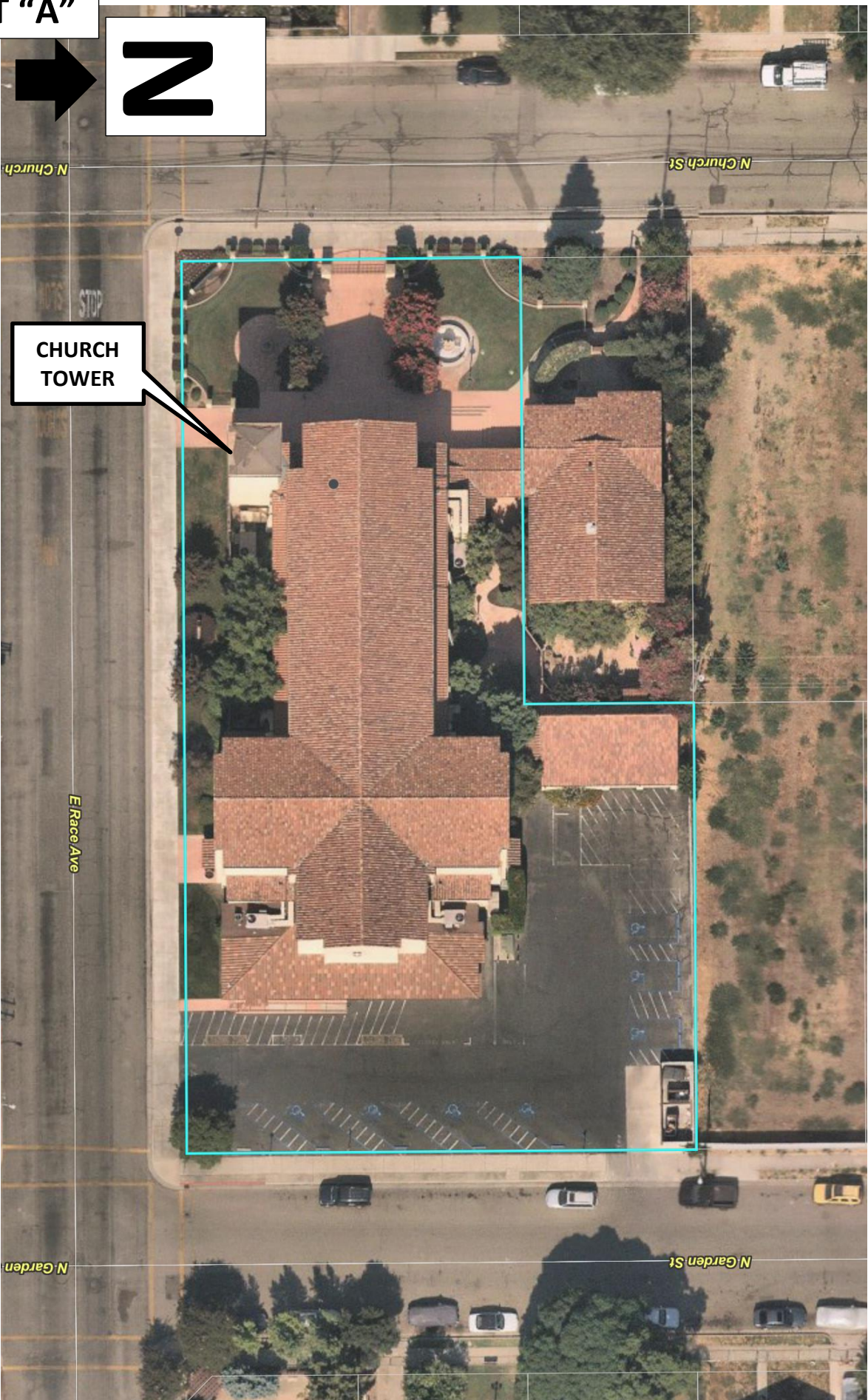
APPEAL INFORMATION

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EXHIBIT "A"

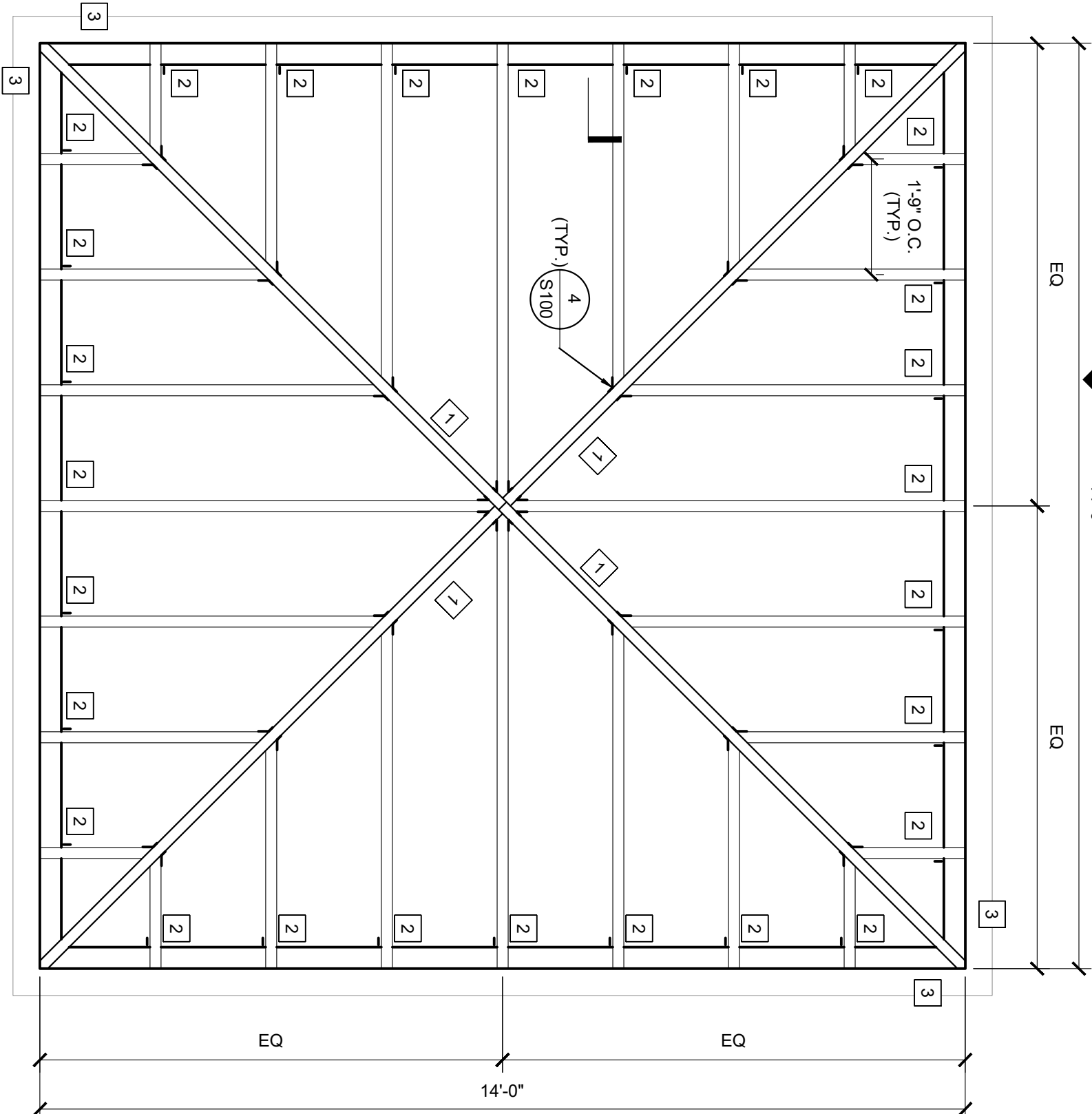


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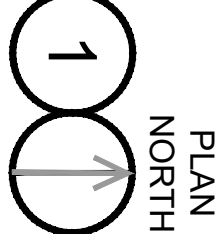


14'-0"

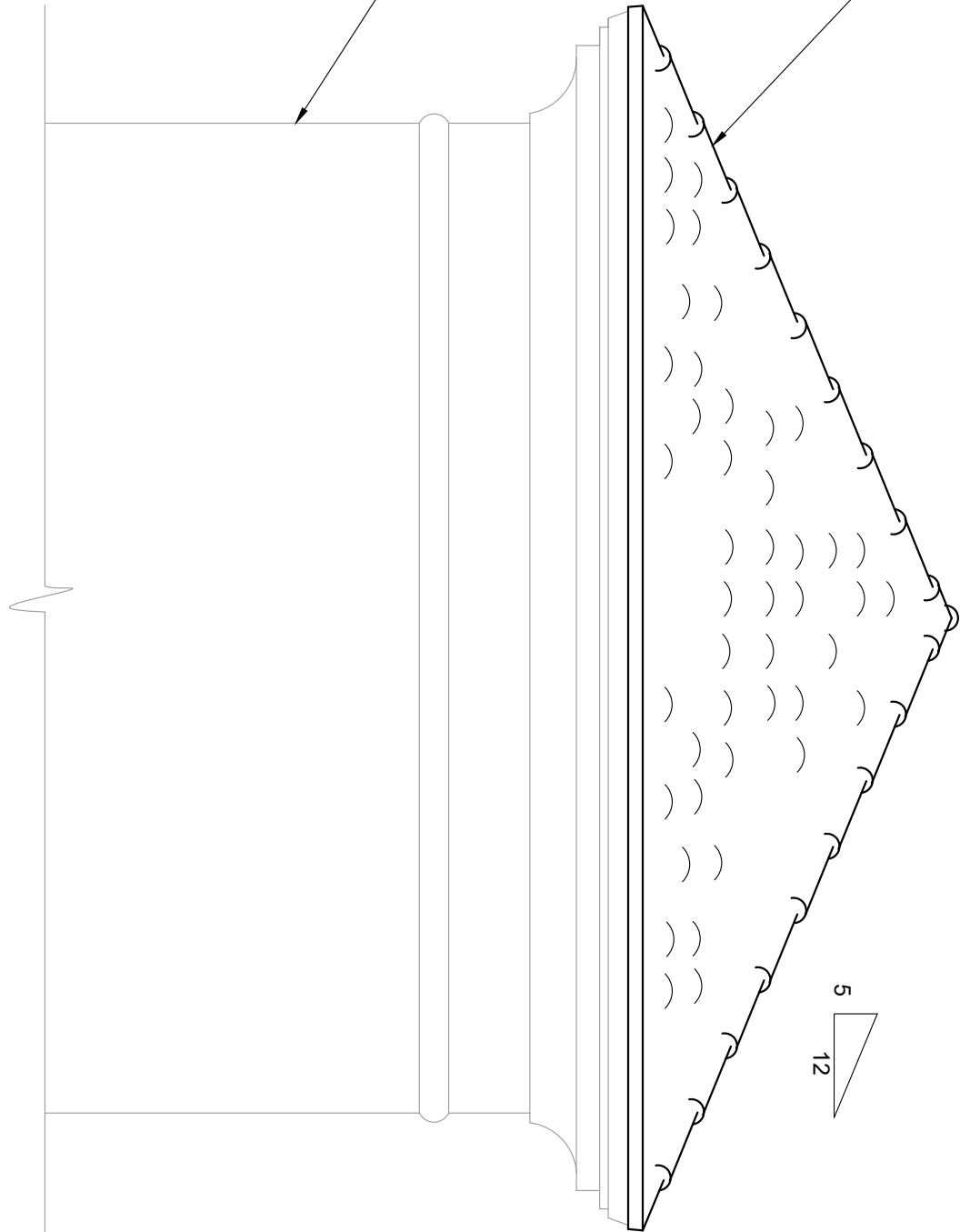
- 1 2 x 8 HIP
- 2 2 x 6 RAFTER
SIMPSON 'LS
- 3 4x6 SLEEPER



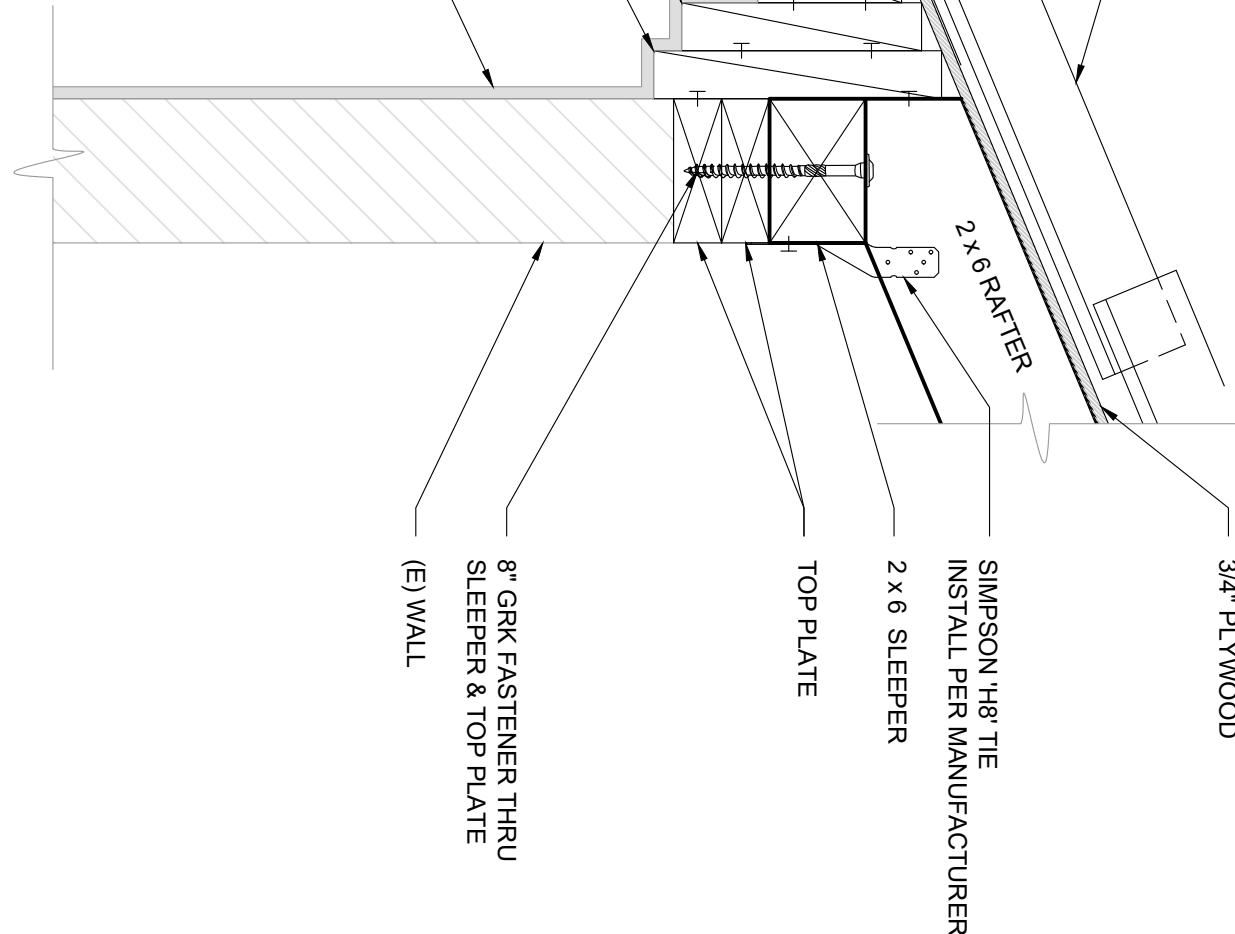
PLAN
NORTH



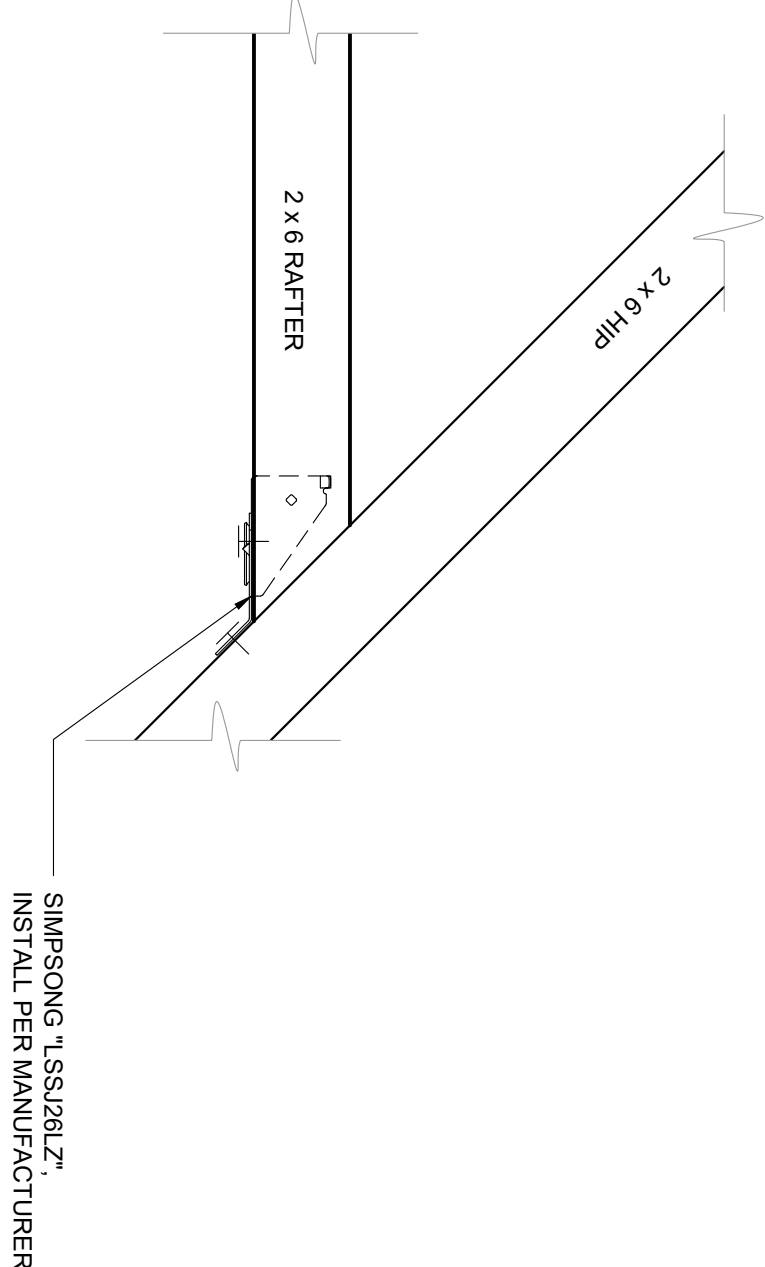
9



9



2



PROJECT NO.	5164.108
CHECKED BY:	DRAWN BY:
DH	EL
DATE:	3/17/2023
SHEET:	1 OF 1
SHEET NO.	
S100	



Project Address: 608 N Church St
HPAC NO.: _____

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
REVIEW APPLICATION

LOCATION OF PROJECT: 608 N Church Street, Visalia DATE: 09-07-2023
APPLICANT/PROJECT CONTACT: John Atilano, Owner Agent PHONE: 559-688-5263
APPLICANT ADDRESS: PCD 1550 N Fresno St Fresno Calif., 93703
E-MAIL ADDRESS: john@laneengineers.com; ddurivage@dioceseoffresno.org APN#: 094-093-014
PROPERTY OWNER: The Roman Catholic Bishop of Fresno, A Corp Sole, Most Rev Salvador Gonzalez, V.G. Attorney in Fact
GENERAL DESCRIPTION OF PROJECT: Reroof remaining portion of bell tower.

BRIEF NARRATIVE/REASON FOR PROJECT: The upper portion of the bell tower was leaning and had to be removed for safety purposes. The remaining portion will need to be temporarily re-roofed until a permanent solution is planned.

NAME & PHONE NUMBER OF PERSON ATTENDING THE MEETINGS: John Atilano- (559) 688-5263
Doug DuRivage (559) 908-6762 RELATIONSHIP TO PROPERTY OWNER:
Owner Agent John Atilano, Lane Engineers Inc and Douglas DuRivage, Diocesan Director of Property & Construction for The Roman Catholic Diocese of Fresno.

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
X Alteration to existing structure
____ Other: _____

____ Signs
____ Moving-New Location

____ 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):

Stucco

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: _____

Size: _____

Color: _____

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

Style: Color will try to match existing main church roof.

Pitch: 4:12

Material: Asphalt Shingle

4. Proposed Building Height:

Height to eave: 80'

Height to peak of roof: 83'

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

a. Setbacks on proposed project:

Front: 70'

Rear: 200'

Sides: 22'

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

Front only: 70'

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

N/A

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: 
Agent/Property Owner

Date: 9/8/23

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.

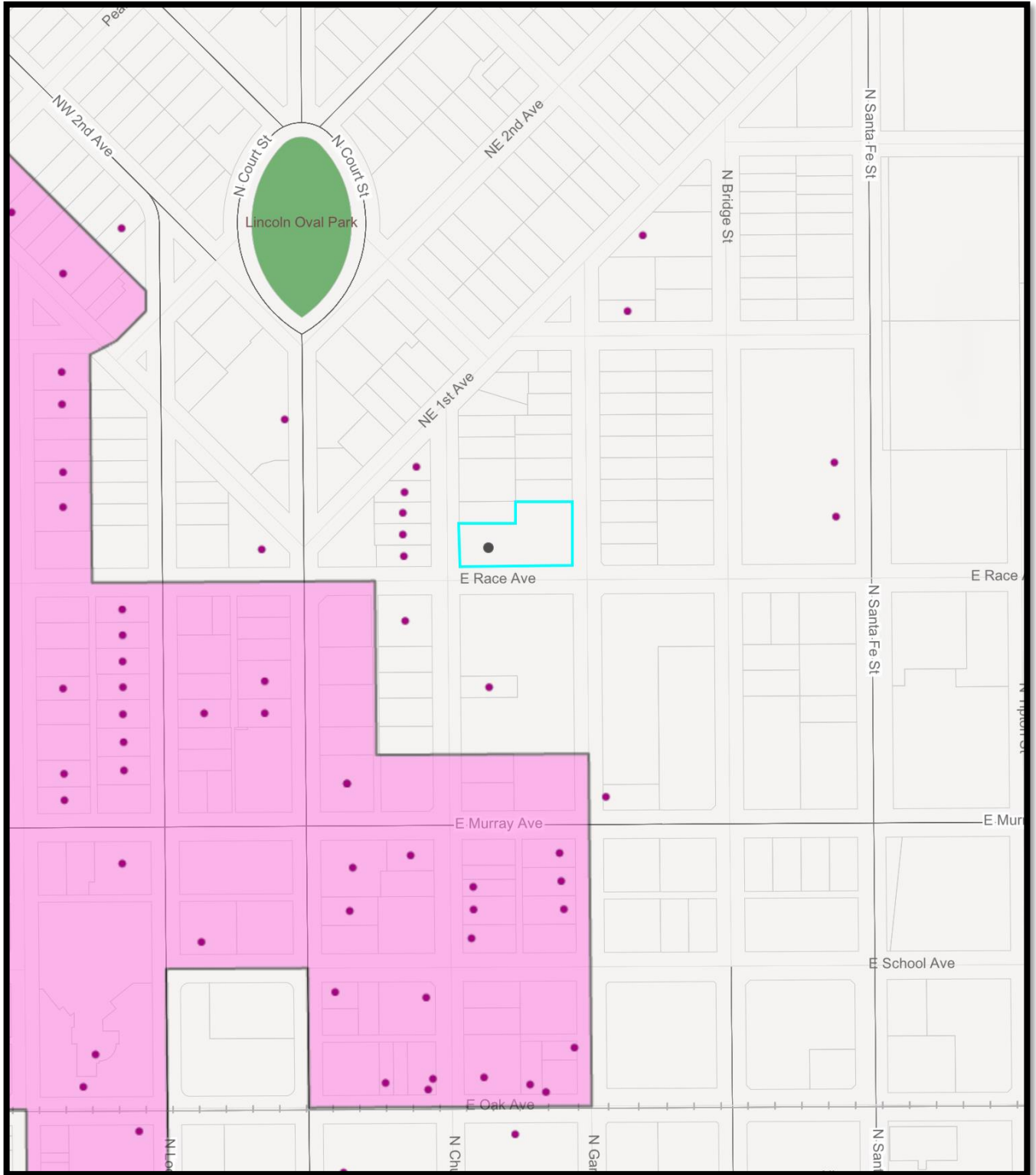
The Historic Preservation Advisory Committee meets every 2nd and 4th Wednesday of the month (except holidays and special circumstances) at 5:30 p.m. in the City Hall East Conference Room.

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



AERIAL MAP

HPAC Item No. 2023-21 – Exterior Alterations to Church Tower



HISTORIC DISTRICT AND LOCAL REGISTER MAP



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: November 8, 2023

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

SUBJECT: Historic Preservation Advisory Committee Item No. 2023-23: A request by Gregory Amend to replace nine wood windows with single hung and casement vinyl windows within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project site is located at 701 South Watson Street (APN: 096-144-001).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) deny the request to replace the nine wood windows.

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 listed on the Local Register of Historic Structures with an "Exceptional" classification. The residence was added to the Local Register and Historic District in 2012/2013 as part of the Homebuilders Addition survey project.



The residence features Craftsman Bungalow architectural elements and was once the home of local historian Annie R. Mitchell. The site contains a single-story residence with a detached garage and unpermitted gazebo. The gazebo received HPAC approval on September 13, 2023. However, no Building Permit has been issued for its placement at present.

RELATED PROJECTS

HPAC Item No. 2023-19: September 13, 2023, the HPAC considered a request by Gregory Amend to replace nine wood windows with single hung and casement vinyl windows and add a gazebo for a residence within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum

site area) Zone. The Committee approved the request for the gazebo and denied the proposal for the window change out.

PROJECT DESCRIPTION

The applicant is requesting approval to remove and replace nine single hung wood windows with a mix of single hung and casement vinyl windows, along public street frontages to the east and north, as depicted in Exhibits “B”, “C” and “D”. As part of the proposal the applicant proposes to reuse existing wood window screens (see Exhibit “E”) to obscure the view of the new vinyl windows. Per the operational statement in Exhibit “F”, the new vinyl windows will match six existing vinyl windows that were installed in 2005, located on the west and south building exteriors.

The applicant states that the existing windows are in poor condition and have deteriorated in multiple areas. The applicant adds that none of the existing windows can open properly, with four being entirely inoperable. Per the applicant, the windows do not sit well in the frames, leaving gaps and resulting in difficulty sealing. As a result, the windows allow large particles into the home and shake whenever movement occurs in or outside of the home.

As part of the proposal the applicant proposes installation of casement windows in Bedrooms 1, 2, and 3 (see Floor Plan in Exhibit “B”). The applicant states that casement windows are proposed due to the advice of a contractor, who stated that the City would not allow single hung windows due to existing Building and Fire Codes.

DISCUSSION

Development Standards

The footprint of the residence will not be altered as a result of the proposed window change out. As such, this portion of the project complies with all City development standards.

Architectural Compatibility

Local Register Structures

VMC Section 17.56.110 (Local Register Structures) contains criteria for review of exterior alterations to structures listed on the Local Register. Criteria is aimed towards preserving original and distinguishing features of Local Register structures. This includes emphasis on the following:

- The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure or site, shall be treated with sensitivity.
- Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

Windows

The wood windows along the northern and eastern building exteriors represent some of the last remaining original features of the “Exceptional” Local Register structure. The residence was previously altered through the change out of windows and addition of a bedroom to the west in 2005. The VMC directs that original features such as windows be treated with sensitivity and repaired rather than removed whenever possible. While the applicant has provided information on the condition of the windows, no information was provided regarding repair, including whether a contractor had been consulted. As such it is unclear that the windows are beyond repair.

The applicant notes that original wood window screens will be maintained onsite and will serve to obscure the new vinyl windows from view. This will functionally preserve the existing appearance of the residence from the street. While this would maintain the historic aesthetic of the site and compatibility with the Historic District, the VMC ultimately guides the HPAC to protect actual physical features of a Local Register historic home, not just maintain an appearance. As such, replacement of all the remaining wood windows with vinyl windows is still considered inappropriate. It is instead recommended that the applicant pursue repair of the existing windows, to maintain one of the last remaining original features of the home.



Alternatively, the HPAC can approve the window change out as proposed, with maintenance of the existing wood screens, and make findings that the proposal preserves compatibility with the Historic District and streetscape, and serves to increase compatibility with existing vinyl windows already on the structure. The Committee can also request that the item be continued to the next available meeting of the Committee, to provide the applicant with an opportunity to submit additional information regarding the condition of the existing windows or revise the proposal further (ex. replacing with new wood windows).

FINDINGS AND CONDITIONS

Staff Recommendation

Staff recommends that the Committee deny the proposal, subject to the findings listed below:

Findings:

1. That the project site is within the Historic District and is listed on the Local Register of Historic Structures.
2. That the proposal to remove and replace the existing wood windows would remove one of the remaining original and defining features of the residence, and would be inconsistent with the site, surrounding area, and Historic District.

3. That the proposal to remove and replace the existing wood windows would remove one of the remaining original and defining features of the residence, and would be inconsistent with the Historic Preservation Ordinance and Historic Preservation Element, which encourage preservation of original features of distinction.
4. That the proposal to remove and replace the existing wood windows would remove one of the remaining original and defining features of the residence, and would be injurious to the character of the Historic District.

Alternative Recommendation

Alternatively, if the HPAC chooses to approve the request, staff has provided alternative findings and conditions in support of the proposal, listed below as follows:

Findings:

1. That the project site is within the Historic District and is listed on the Local Register of Historic Structures.
2. That the proposal to remove and replace the existing wood windows, and keep existing wood screens, will preserve existing views from the street, thereby not impacting the visual quality of the residence and maintaining compatibility with existing vinyl windows onsite, the surrounding area, and the Historic District.
3. That the proposal to remove and replace the existing wood windows, and keep existing wood screens, is consistent with the Historic Preservation Ordinance and Historic Preservation Element, as it will preserve existing views from the street, thereby not impacting the visual quality of the residence and maintaining compatibility with existing vinyl windows onsite, the surrounding area, and the Historic District.
4. That the proposal to remove and replace the existing wood windows, and keep existing wood screens, will not impact the visual quality of the residence and as such will not be injurious to the character of the Historic District.

Conditions:

1. That the proposal shall be developed in compliance with the site plan in Exhibit "A", floor plan in Exhibit "B", elevations in Exhibits "D" and "E", and operational statement for the gazebo in Exhibit "F".
2. That the applicant undergoes the appropriate City permitting process for exterior alterations 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.

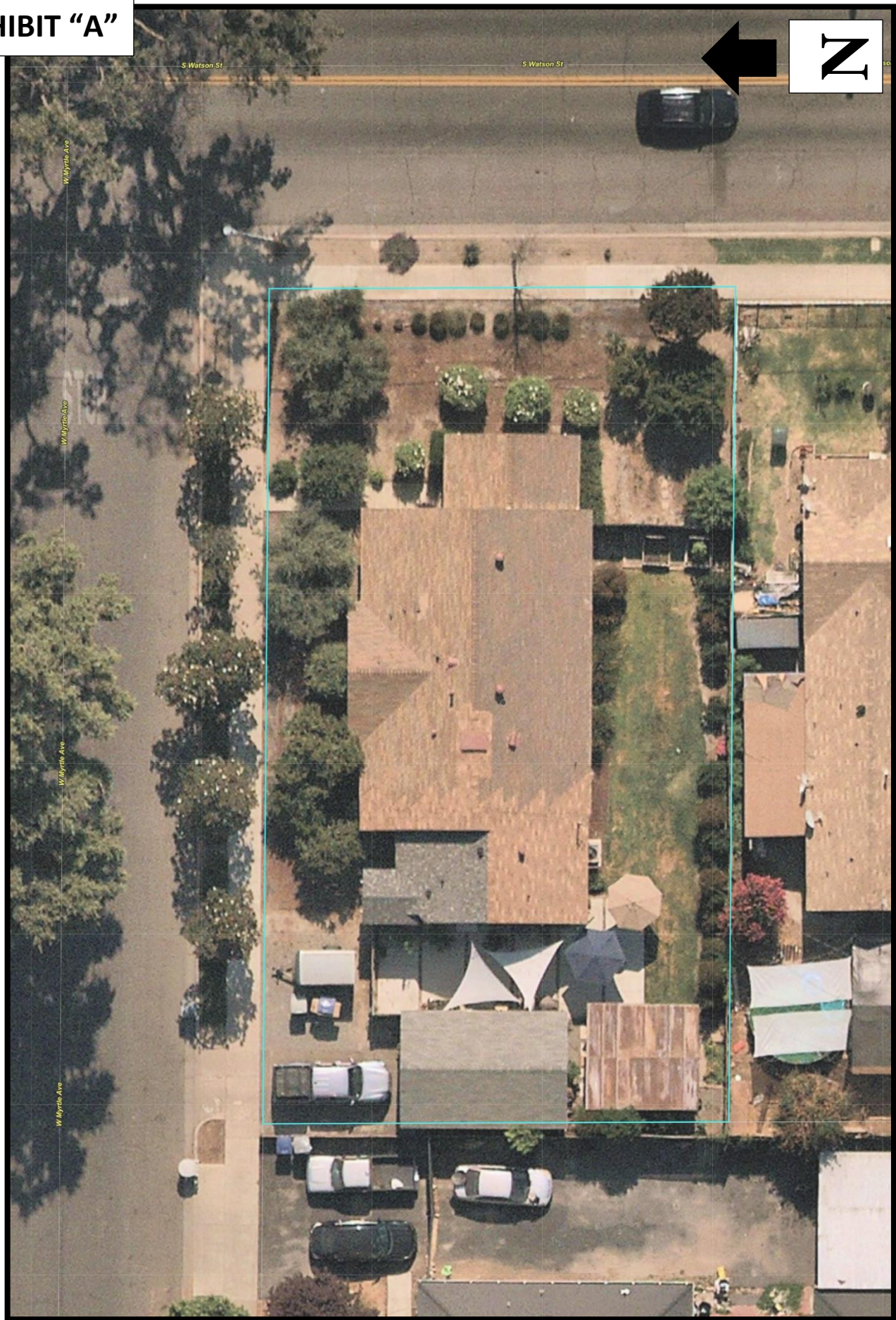
ATTACHMENTS

- Exhibit “A” – Site Plan
- Exhibit “B” – Floor Plan
- Exhibit “C” – Existing Windows (Wood and Vinyl)
- Exhibit “D” – Proposed Windows
- Exhibit “E” – Existing Window Screens
- Exhibit “F” – Operational Statement
- Exhibit “G” – Existing 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 or from the City Clerk.

EXHIBIT "A"



HPAC Item No. 2023-23 – 701 South Watson Street – Window Change Out

EXHIBIT "B"

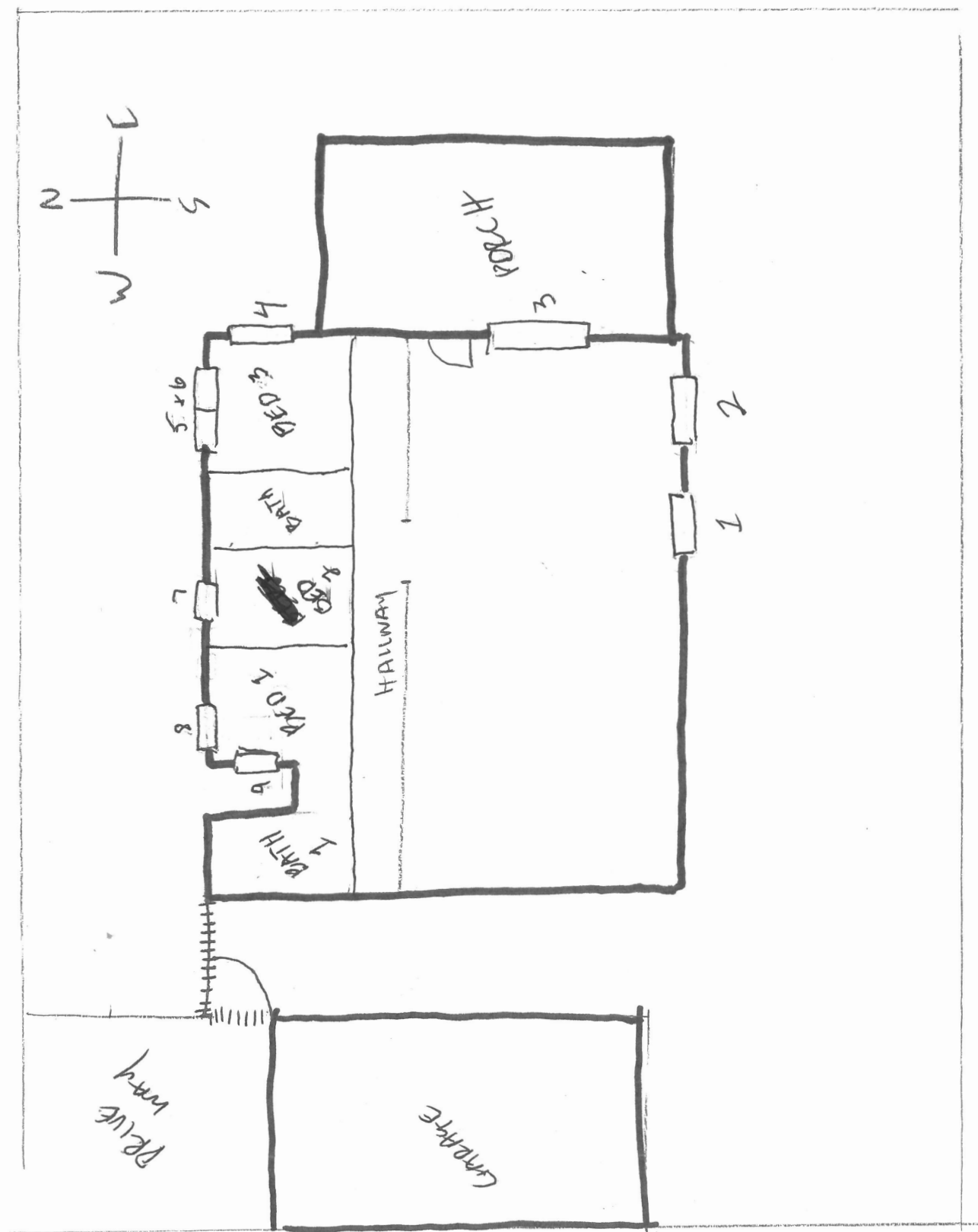
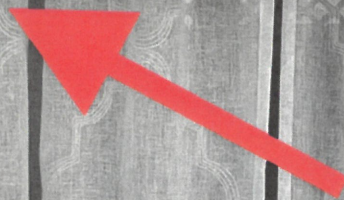


EXHIBIT "C"

- EXISTING WOOD
WINDOWS



CRACKED

South window 1



SOUTH WINDOW 1



Front porch



Bedroom 3 East wall
CRACKED



BED 3 EAST WALL



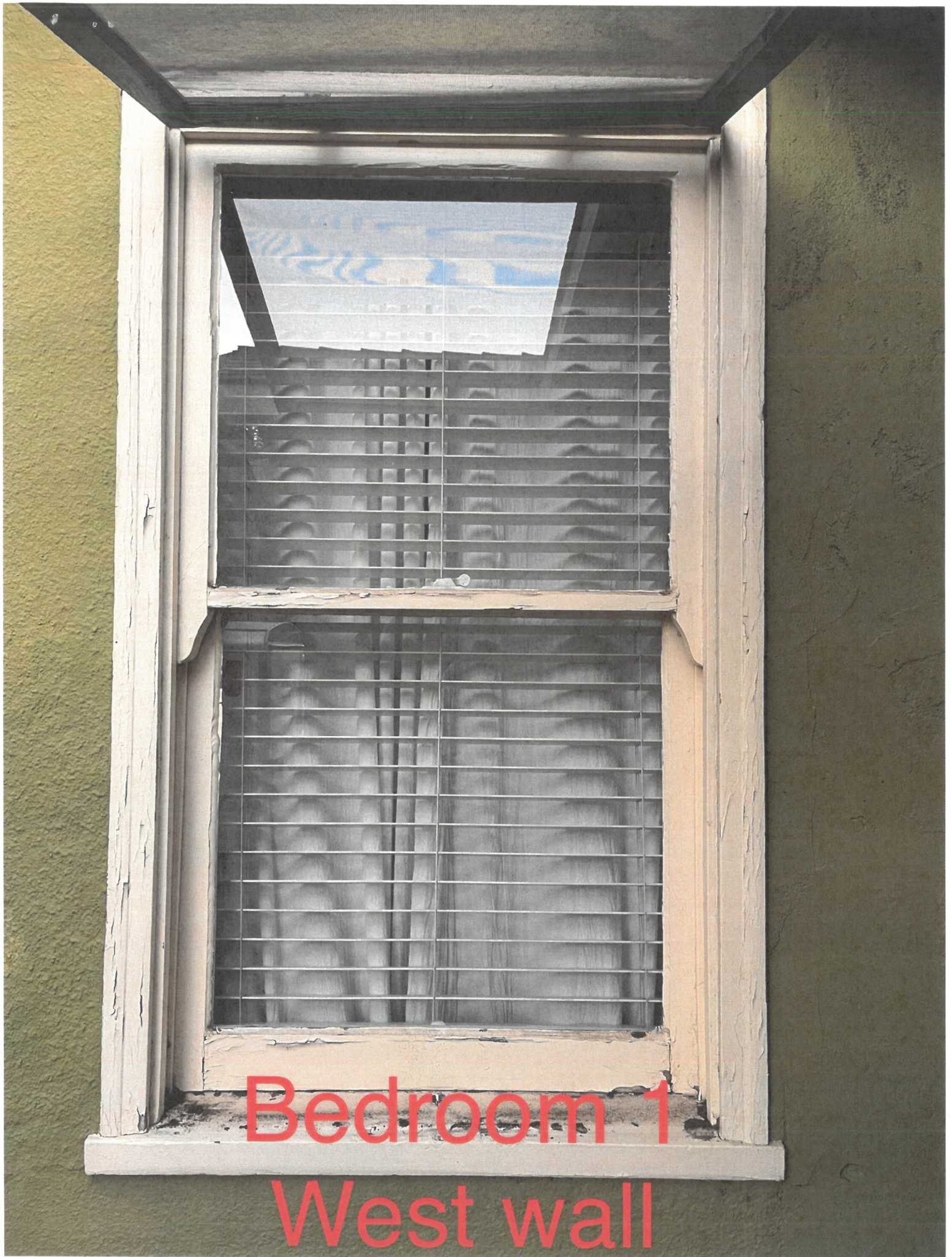
BED 3 EAST WALL



Bedroom 2



Bedroom 1
North wall



Bedroom 1
West wall

EXHIBIT "C" -

Existing Vinyl Windows











EXHIBIT "D"

Lowe's Custom Order Quote

Quote # 783648632

Quote Name: Gregory Amend

Date Printed: 6/7/2023

Customer: GREGORY AMEND

Email: greg@componentcoffeelab.com

Address: 701 S WATSON ST
VISALIA, CA 93277

Phone: (951) 719-6104

Store: (1611) LOWE'S OF VISALIA, CA

Associate: RICK DORR (2139453)

Address: 4144 SOUTH MOONEY BOULEVARD
VISALIA, CA 93277-9144

Phone: (559) 624-4300

Item Total: 9

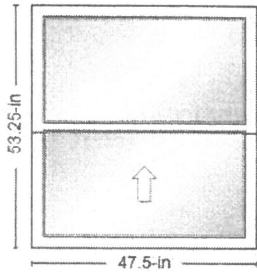
PreSavings Total: \$4,792.98

Freight Total: \$0.00

Labor Total: \$0.00

Pre-Tax Total: \$4,074.04

Savings Total: (\$718.94)



Milgard
Tuscany V400
Single Hung Window
Frame: 47 1/2-in x 53 1/4-in
White | White | Dual Glazed

Room Location: Living Room

Livingroom

**Product Lifetime
Warranty**



Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
100-1	*** Product *** Tuscany, Single Hung, Bottom Sash Operable, 47.5 x 53.25	21 days	\$511.26	\$434.57	2	(\$153.38)	\$869.14

Valid thru: 06/09/2023

Begin Line 100 Description

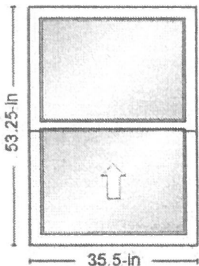
---- Line 100-1 ----

Milgard Tuscany V400
47.5-in x 53.25-in
Operation/Venting = Bottom Sash Operable
Select U.S. Energy Star Zone = South Central
Does this require Title 24? = Yes
Does this require Wildland Urban Interface (WUI)? = No
Clear Opening Width = 44.5
Clear Opening Height = 22.125
Clear Opening Square Footage = 6.84
Series Code=8220T
Fin Type = No Fin (Block Frame)

Material = Vinyl
Exterior Finish = White
Interior Finish = White
Overfit Frame Width = 51.75
Overfit Frame Height = 57.5
Sash Split = Even
Custom Sash Split = 26.875
Energy Package = Title 24 2019
Glazing Type = Dual Glazed
Glass Strength = Annealed
Outer Glass Lite = SunCoatMAX
Inner Glass Lite = Clear
Outer Lite Thickness = 1/8
Inner Lite Thickness = 1/8
Gas Filled = Argon Gas
Breather Tube = No
Spacer Type = Foam
Checkrail = No
Window Opening Control Device = No
Screen Frame = Standard
Screen Mesh = Fiberglass
U-Factor = 0.28
Solar Heat Gain Coefficient = 0.21
Visible Light Transmittance = 0.48
CPD = MIL-A-225-07532-00001
STC = 29

Delivery Method = Lowe's Delivery Team
Remake = No
Glass Breakage Warranty = Yes
Warranty = Full Lifetime Warranty
Production Time (Does not include transit time) = 21
Customer Service Number = 1-800-645-4273 (800-Milgard)
SOS = 1098327
SOS Description = WTS MILGARD VINYL WINDOW IHC
VendorID = 113694
Satisfied Energy Star Zones = North Central South Central
Southern
Plant Location = Milgard
Sacramento (CA)
Customer Service = 1-800-645-4273 (800-Milgard)
Catalog Version Date = 06/06/2023

End Line 100 Description



Milgard
Tuscany V400
Single Hung Window
Frame: 35 1/2-in x 53 1/4-in
White | White | Dual Glazed

Room Location: Living Room

Living Room
(X2)

Product Lifetime
Warranty



Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
200-1	*** Product *** Tuscany, Single Hung, Bottom Sash Operable, 35.5 x 53.25	21 days	\$441.20	\$375.02	2	(\$132.36)	\$750.04

Valid thru: 06/09/2023

Begin Line 200 Description

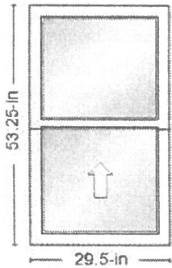
---- Line 200-1 ----

Milgard Tuscany V400
35.5-in x 53.25-in
Operation/Venting = Bottom Sash Operable
Select U.S. Energy Star Zone = South Central
Does this require Title 24? = Yes
Does this require Wildland Urban Interface (WUI)? = No
Clear Opening Width = 32.5
Clear Opening Height = 22.125
Clear Opening Square Footage = 4.99
Series Code=8220T
Fin Type = No Fin (Block Frame)

Material = Vinyl
Exterior Finish = White
Interior Finish = White
Overfit Frame Width = 39.75
Overfit Frame Height = 57.5
Sash Split = Even
Custom Sash Split = 26.875
Energy Package = Title 24 2019
Glazing Type = Dual Glazed
Glass Strength = Annealed
Outer Glass Lite = SunCoatMAX
Inner Glass Lite = Clear
Outer Lite Thickness = 1/8
Inner Lite Thickness = 1/8
Gas Filled = Argon Gas
Breather Tube = No
Spacer Type = Foam
Checkrail = No
Window Opening Control Device = No
Screen Frame = Standard
Screen Mesh = Fiberglass
U-Factor = 0.28
Solar Heat Gain Coefficient = 0.21
Visible Light Transmittance = 0.48
CPD = MIL-A-225-07532-00001
STC = 29

Delivery Method = Lowe's Delivery Team
Remake = No
Glass Breakage Warranty = Yes
Warranty = Full Lifetime Warranty
Production Time (Does not include transit time) = 21
Customer Service Number = 1-800-645-4273 (800-Milgard)
SOS = 1098327
SOS Description = WTS MILGARD VINYL WINDOW IHC
VendorID = 113694
Satisfied Energy Star Zones = North Central
South Central
Southern
Plant Location = Milgard
Sacramento (CA)
Customer Service = 1-800-645-4273 (800-Milgard)
Catalog Version Date = 06/06/2023

End Line 200 Description



Milgard
Tuscany V400
Single Hung Window
Frame: 29 1/2-in x 53 1/4-in
White | White | Dual Glazed

Room Location: Master Bedroom

Master Bed

Product Lifetime Warranty



Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
300-1	*** Product *** Tuscany, Single Hung, Bottom Sash Operable, 29.5 x 53.25	21 days	\$407.62	\$346.48	1	(\$61.14)	\$346.48

Valid thru: 06/09/2023

Begin Line 300 Description

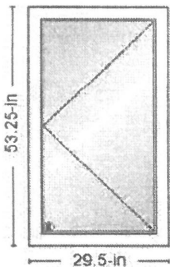
--- Line 300-1 ---

Milgard Tuscany V400
29.5-in x 53.25-in
Operation/Venting = Bottom Sash Operable
Select U.S. Energy Star Zone = South Central
Does this require Title 24? = Yes
Does this require Wildland Urban Interface (WUI)? = No
Clear Opening Width = 26.5
Clear Opening Height = 22.125
Clear Opening Square Footage = 4.07
Series Code=8220T
Fin Type = No Fin (Block Frame)

Material = Vinyl
Exterior Finish = White
Interior Finish = White
Overfit Frame Width = 33.75
Overfit Frame Height = 57.5
Sash Split = Even
Custom Sash Split = 26.875
Energy Package = Title 24 2019
Glazing Type = Dual Glazed
Glass Strength = Annealed
Outer Glass Lite = SunCoatMAX
Inner Glass Lite = Clear
Outer Lite Thickness = 1/8
Inner Lite Thickness = 1/8
Gas Filled = Argon Gas
Breather Tube = No
Spacer Type = Foam
Checkrail = No
Window Opening Control Device = No
Screen Frame = Standard
Screen Mesh = Fiberglass
U-Factor = 0.28
~~Solar Heat Gain Coefficient = 0.21~~
~~Visible Light Transmittance = 0.48~~
CPD = MIL-A-225-07532-00001
STC = 29

Delivery Method = Lowe's Delivery Team
Remake = No
Glass Breakage Warranty = Yes
Warranty = Full Lifetime Warranty
Production Time (Does not include transit time) = 21
Customer Service Number = 1-800-645-4273 (800-Milgard)
SOS = 1098327
SOS Description = WTS MILGARD VINYL WINDOW IHC
VendorID = 113694
Satisfied Energy Star Zones = North Central
South Central
Southern
Plant Location = Milgard
Sacramento (CA)
Customer Service = 1-800-645-4273 (800-Milgard)
Catalog Version Date = 06/06/2023

End Line 300 Description



Milgard
Tuscany V400
Casement Window
Frame: 29 1/2-in x 53 1/4-in
White | White | Dual Glazed

Room Location: Bedroom NE

Bedroom

Product Lifetime
Warranty



Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
400-1	*** Product *** Tuscany, Casement, Left, 29.5 x 53.25	21 days	\$609.69	\$518.24	1	(\$91.45)	\$518.24

Valid thru: 06/09/2023

Begin Line 400 Description

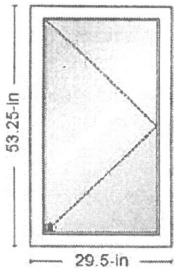
---- Line 400-1 ----

Milgard Tuscany V400
 29.5-in x 53.25-in
 Operation/Venting = Left
 Select U.S. Energy Star Zone = South Central
 Does this require Title 24? = Yes
 Does this require Wildland Urban Interface (WUI)? = No
 Clear Opening Width = 21.625
 Clear Opening Height = 48.25
 Clear Opening Square Footage = 7.25
 Series Code=8540T
 Fin Type = Wide Z-Bar

Material = Vinyl
 Exterior Finish = White
 Interior Finish = White
 Overfit Frame Width = 33.75
 Overfit Frame Height = 57.5
 Energy Package = Title 24 2019
 Glazing Type = Dual Glazed
 Glass Strength = Annealed
 Outer Glass Lite = SunCoatMAX
 Inner Glass Lite = Clear
 Outer Lite Thickness = 1/8
 Inner Lite Thickness = 1/8
 Gas Filled = Argon Gas
 Breather Tube = No
 Spacer Type = Foam
 Checkrail = No
 Handle Type = Nesting Fold Down
 Roto/Stainless Steel Operator
 Hinge Type = 90 Degree
 Window Opening Control Device = No
 Screen Frame = Standard
 Screen Mesh = Fiberglass
 Screen Finish = White
 U-Factor = 0.26
 Solar Heat Gain Coefficient = 0.18
 Visible Light Transmittance = 0.42
 CPD = MIL-A-238-12327-00001
 STC = 31

Delivery Method = Lowe's Delivery Team
 Remake = No
 Glass Breakage Warranty = Yes
 Warranty = Full Lifetime Warranty
 Production Time (Does not include transit time) = 21
 Customer Service Number = 1-800-645-4273 (800-Milgard)
 SOS = 1098327
 SOS Description = WTS MILGARD VINYL WINDOW IHC
 VendorID = 113694
 Satisfied Energy Star Zones = Northern North Central
 South Central
 Southern
 Plant Location = Milgard
 Sacramento (CA)
 Customer Service = 1-800-645-4273 (800-Milgard)
 Catalog Version Date = 06/06/2023

End Line 400 Description



Milgard
 Tuscany V400
 Casement Window
 Frame: 29 1/2-in x 53 1/4-in
 White | White | Dual Glazed

Room Location: Bedroom NE

Bedroom

Product Lifetime Warranty



Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
500-1	*** Product *** Tuscany, Casement, Right, 29.5 x 53.25	21 days	\$609.69	\$518.24	1	(\$91.45)	\$518.24

Valid thru: 06/09/2023

Begin Line 500 Description

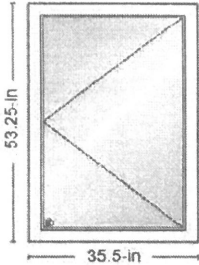
---- Line 500-1 ----

Milgard Tuscany V400
29.5-in x 53.25-in
Operation/Venting = Right
Select U.S. Energy Star Zone = South Central
Does this require Title 24? = Yes
Does this require Wildland Urban Interface (WUI)? = No
Clear Opening Width = 21.625
Clear Opening Height = 48.25
Clear Opening Square Footage = 7.25
Series Code=8540T
Fin Type = Wide Z-Bar

Material = Vinyl
Exterior Finish = White
Interior Finish = White
Overfit Frame Width = 33.75
Overfit Frame Height = 57.5
Energy Package = Title 24 2019
Glazing Type = Dual Glazed
Glass Strength = Annealed
Outer Glass Lite = SunCoatMAX
Inner Glass Lite = Clear
Outer Lite Thickness = 1/8
Inner Lite Thickness = 1/8
Gas Filled = Argon Gas
Breather Tube = No
Spacer Type = Foam
Checkrail = No
Handle Type = Nesting Fold Down
Roto/Stainless Steel Operator
Hinge Type = 90 Degree
Window Opening Control Device = No
Screen Frame = Standard
Screen Mesh = Fiberglass
Screen Finish = White
U-Factor = 0.26
Solar Heat Gain Coefficient = 0.18
Visible Light Transmittance = 0.42
CPD = MIL-A-238-12327-00001
STC = 31

Delivery Method = Lowe's Delivery Team
Remake = No
Glass Breakage Warranty = Yes
Warranty = Full Lifetime Warranty
Production Time (Does not include transit time) = 21
Customer Service Number = 1-800-645-4273 (800-Milgard)
SOS = 1098327
SOS Description = WTS MILGARD VINYL WINDOW IHC
VendorID = 113694
Satisfied Energy Star Zones = Northern North Central
South Central
Southern
Plant Location = Milgard
Sacramento (CA)
Customer Service = 1-800-645-4273 (800-Milgard)
Catalog Version Date = 06/06/2023

End Line 500 Description



Milgard
Tuscany V400
Casement Window
Frame: 35 1/2-in x 53 1/4-in
White | White | Dual Glazed

Room Location: Bedroom NE

Bedroom

Product Lifetime
Warranty



Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
600-1	*** Product *** Tuscany, Casement, Left, 35.5 x 53.25	21 days	\$630.53	\$535.95	1	(\$94.58)	\$535.95

Valid thru: 06/09/2023

Begin Line 600 Description

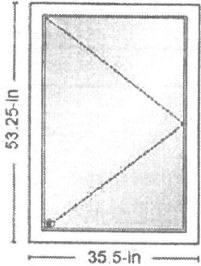
--- Line 600-1 ---

Milgard Tuscany V400
 35.5-in x 53.25-in
 Operation/Venting = Left
 Select U.S. Energy Star Zone = South Central
 Does this require Title 24? = Yes
 Does this require Wildland Urban Interface (WUI)? = No
 Clear Opening Width = 27.625
 Clear Opening Height = 48.25
 Clear Opening Square Footage = 9.26
 Series Code=8540T
 Fin Type = Wide Z-Bar

Material = Vinyl
 Exterior Finish = White
 Interior Finish = White
 Overfit Frame Width = 39.75
 Overfit Frame Height = 57.5
 Energy Package = Title 24 2019
 Glazing Type = Dual Glazed
 Glass Strength = Annealed
 Outer Glass Lite = SunCoatMAX
 Inner Glass Lite = Clear
 Outer Lite Thickness = 1/8
 Inner Lite Thickness = 1/8
 Gas Filled = Argon Gas
 Breather Tube = No
 Spacer Type = Foam
 Checkrail = No
 Handle Type = Nesting Fold Down
 Roto/Stainless Steel Operator
 Hinge Type = 90 Degree
 Window Opening Control Device = No
 Screen Frame = Standard
 Screen Mesh = Fiberglass
 Screen Finish = White
 U-Factor = 0.26
 Solar Heat Gain Coefficient = 0.18
 Visible Light Transmittance = 0.42
 CPD = MIL-A-238-12327-00001
 STC = 31

Delivery Method = Lowe's Delivery Team
 Remake = No
 Glass Breakage Warranty = Yes
 Warranty = Full Lifetime Warranty
 Production Time (Does not include transit time) = 21
 Customer Service Number = 1-800-645-4273 (800-Milgard)
 SOS = 1098327
 SOS Description = WTS MILGARD VINYL WINDOW IHC
 VendorID = 113694
 Satisfied Energy Star Zones = Northern North Central
 South Central
 Southern
 Plant Location = Milgard
 Sacramento (CA)
 Customer Service = 1-800-645-4273 (800-Milgard)
 Catalog Version Date = 06/06/2023

End Line 600 Description



Milgard
 Tuscany V400
 Casement Window
 Frame: 35 1/2-in x 53 1/4-in
 White | White | Dual Glazed

Room Location: Bedroom NE

Bedroom

Product Lifetime
 Warranty



Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
700-1	*** Product *** Tuscany, Casement, Right, 35.5 x 53.25	21 days	\$630.53	\$535.95	1	(\$94.58)	\$535.95

Valid thru: 06/09/2023

Begin Line 700 Description

---- Line 700-1 ----

Milgard Tuscany V400
 35.5-in x 53.25-in
 Operation/Venting = Right
 Select U.S. Energy Star Zone = South Central
 Does this require Title 24? = Yes
 Does this require Wildland Urban Interface (WUI)? = No
 Clear Opening Width = 27.625
 Clear Opening Height = 48.25
 Clear Opening Square Footage = 9.26
 Series Code=8540T
 Fin Type = Wide Z-Bar

Material = Vinyl
 Exterior Finish = White
 Interior Finish = White
 Overfit Frame Width = 39.75
 Overfit Frame Height = 57.5
 Energy Package = Title 24 2019
 Glazing Type = Dual Glazed
 Glass Strength = Annealed
 Outer Glass Lite = SunCoatMAX
 Inner Glass Lite = Clear
 Outer Lite Thickness = 1/8
 Inner Lite Thickness = 1/8
 Gas Filled = Argon Gas
 Breather Tube = No
 Spacer Type = Foam
 Checkrail = No
 Handle Type = Nesting Fold Down
 Roto/Stainless Steel Operator
 Hinge Type = 90 Degree
 Window Opening Control Device = No
 Screen Frame = Standard
 Screen Mesh = Fiberglass
 Screen Finish = White
 U-Factor = 0.26
~~Solar Heat Gain Coefficient = 0.18~~
 Visible Light Transmittance = 0.42
 CPD = MIL-A-238-12327-00001
 STC = 31

Delivery Method = Lowe's Delivery Team
 Remake = No
 Glass Breakage Warranty = Yes
 Warranty = Full Lifetime Warranty
 Production Time (Does not include transit time) = 21
 Customer Service Number = 1-800-645-4273 (800-Milgard)
 SOS = 1098327
 SOS Description = WTS MILGARD VINYL WINDOW IHC
 VendorID = 113694
 Satisfied Energy Star Zones = Northern North Central
 South Central
 Southern
 Plant Location = Milgard
 Sacramento (CA)
 Customer Service = 1-800-645-4273 (800-Milgard)
 Catalog Version Date = 06/06/2023

End Line 700 Description

Accepted by: _____

Date: 6/7/2023

Pre-Tax Total	\$4,074.04
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This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above. This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

**** Special order configured products returned or canceled after 72 hours from purchase are subject to a 20% restocking fee. ****



EXAMPLE 1



EXAMPLE 2

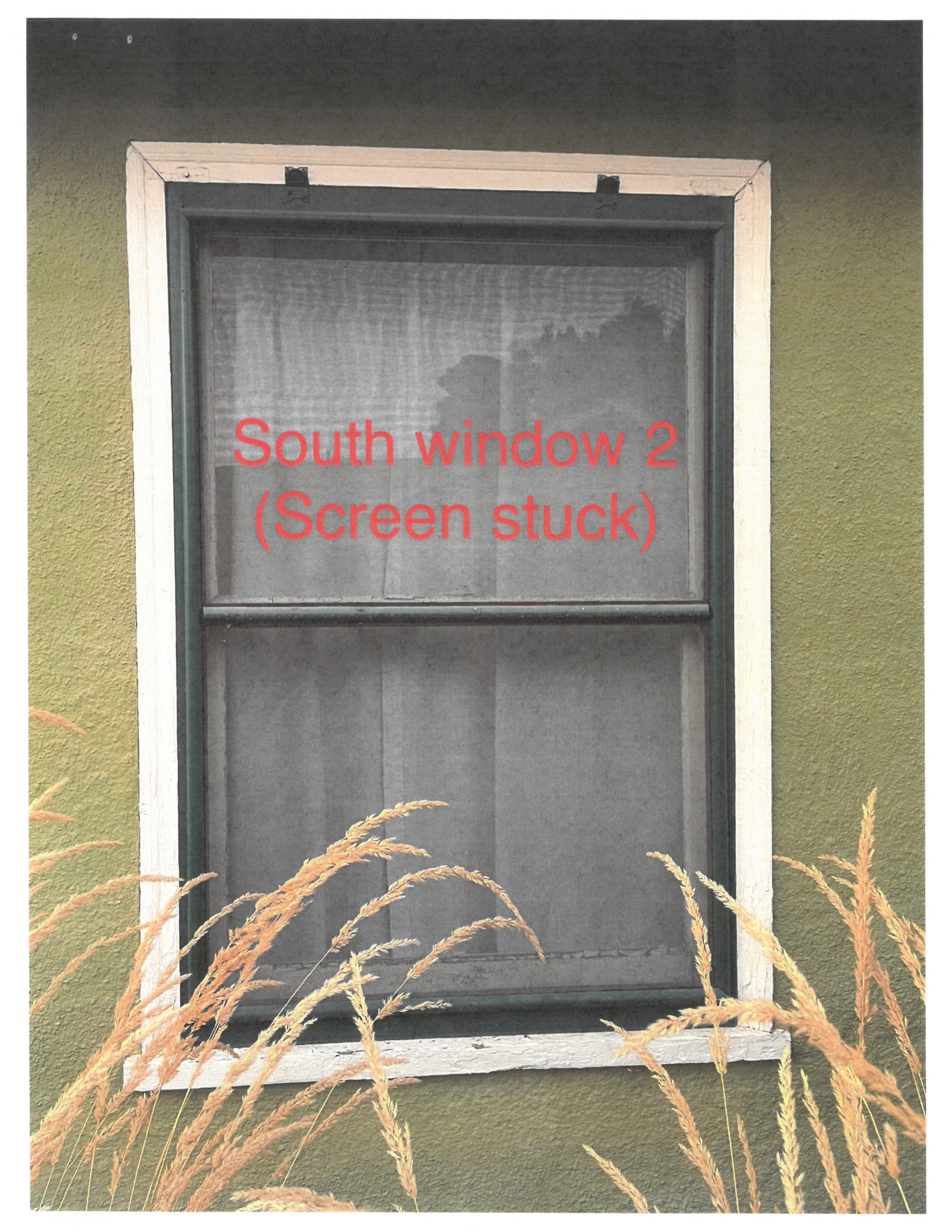


EXAMPLE 3

EXHIBIT "E"





A photograph of a window with a stuck screen. The window is set into a green wall. The screen is dark and has some faint, illegible text on it. The window frame is white. In the foreground, there are some tall, thin, brown plants. The text "South window 2 (Screen stuck)" is overlaid in red on the screen.

South window 2
(Screen stuck)



Bedroom 3
(Screens stuck)

EXHIBIT "F"

Operational Statement (Reason for the project):

Two of the existing windows in our home are broken and we want to replace nine of the windows with new windows to match the pre existing vinyl ones installed in 2005. (Please refer to included photos of the broken windows.) Additionally, we have safety concerns as most of the windows can not properly lock nor close entirely due to their age and feelings of vulnerability have increased as a result. We also have health concerns with the improper closures and lack of air tight sealing during Air Quality Alert days and high AQI which has increased substantially every year we have owned the home. We would like to donate the original windows to our local art consortium should they wish to re-use as a public art piece.

Thank you for your consideration.

Gregory and Kelly Amend

EXHIBIT “F”

Updated 10-31-23

General Description of the Project:

We want to replace 9 of the current windows with new vinyl windows which were purchased in June 2023 to match 6 existing windows installed in 2005. See previous application No. HPAC No. 2023-19 regarding Window Change Out; however, we would like to propose a different methodology for screening that was not considered prior. We propose to keep the current/historic screens intact and remain in place to cover the new vinyl windows. This would allow for consistency in maintaining the current historic appeal while also enabling consistency in the type of window throughout the property to match preexisting vinyl windows circa 2005.

1. **Detail what will occur with the existing screens. Will they be replaced or removed entirely? If replaced, what material will they be made of?**
 - A. We propose to keep the current screens intact and remain in place to cover the new vinyl windows. The screens will be hung on the external frame thus allowing them to remain in place covering the windows.
 - B. The screens will appear the same as they currently do.
2. **Provide pictures and the locations of the existing vinyl windows.**

(See Attached)
3. **Provide information on the condition of the wood frames for the nine windows to be replaced.**
 - A. The condition of the wood frames is poor and have deteriorated in places. None of the windows can open properly. All nine windows do not sit well in their frames, causing difficulty in sealing. All nine windows have gaps at the base and the top of the frames to the extent that you could fit a pencil between the frame and siding (ranges from 1/4” or more), thus all nine windows allow large particles into the home and shake at movement on Myrtle and Watson or within the home.
 - B. 4 of the windows are inoperable- they can’t be opened.
 - C. None of the windows can properly seal or lock.
4. **Identify which Bedroom will have casement windows (Bed 1, Bed 2, or Bed 3 on your Floor Plan). Can you provide information on why casement windows are proposed instead of single hung windows?**

Bed 1, Bed 2, and Bed 3 will have casement windows. Honestly, we were told by the Installer when he came to measure the windows that we needed to get that style of window because he believed that the city would not allow us to install single hung windows due to new laws about fire safety. We trusted the man who told us as he was the professional and so we ordered the windows that were recommended which were casement windows.

EXHIBIT "G"



EAST



NORTH



SOUTH

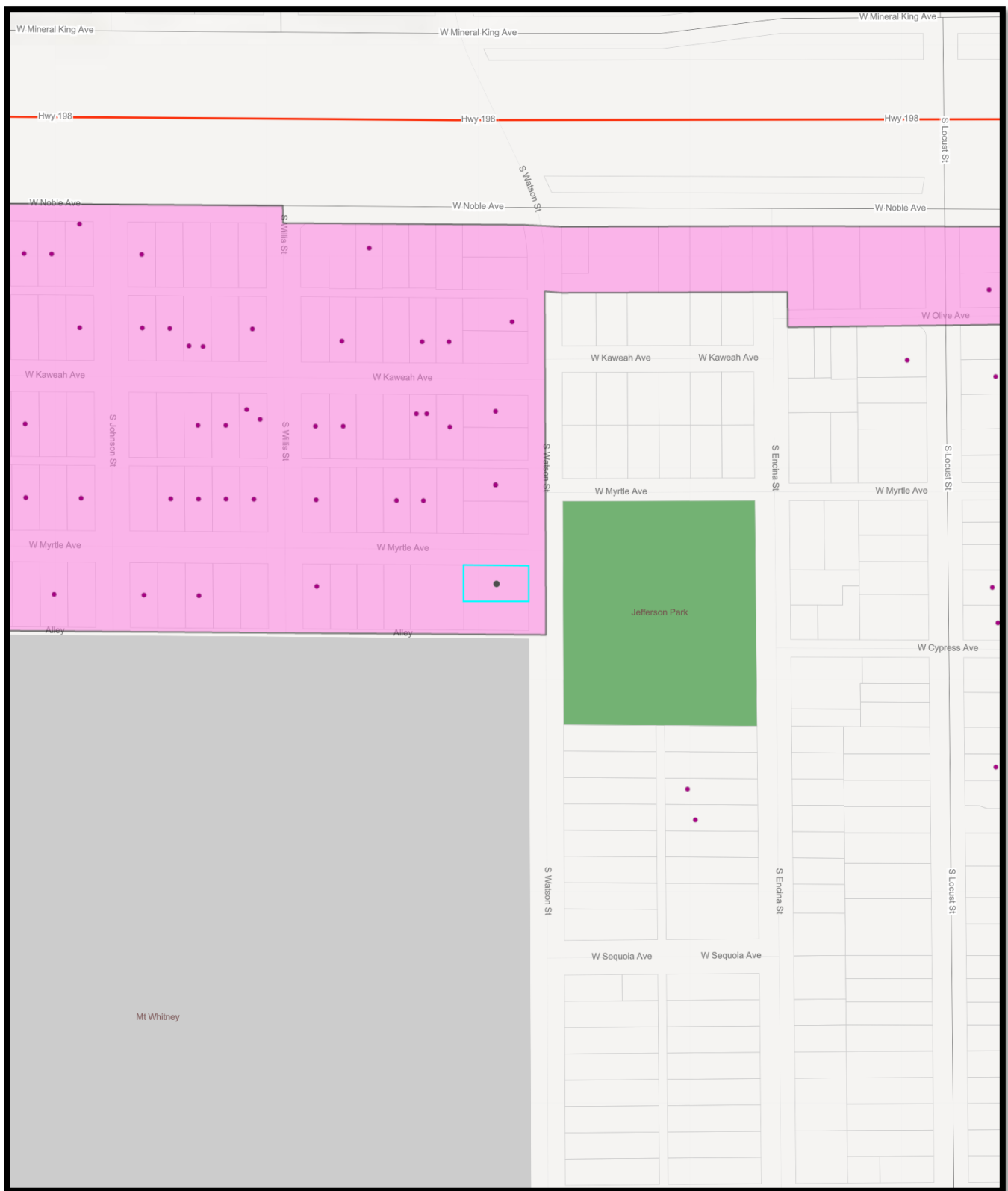


WEST



AERIAL MAP

HPAC Item No. 2023-23 – 701 South Watson Street – Window Change Out



HISTORIC DISTRICT & LOCAL REGISTER MAP

**HISTORIC PRESERVATION ADVISORY COMMITTEE
2023 ATTENDANCE**

A - Absent P - Present SC - Special Called Meeting	Walter Deissler	Patricia Kane	Jay Hohlbauch	Jerome Melgar	Karen Ayala	Tyler Davis	Jordan Mulrooney	
01/11/2023	P	P	P			A	P	
01/18/2023	P	P	P		P	P	P	SC
01/25/2023	P	P	P		P	P	P	
02/08/2023	P	P	P		P	P	P	
02/22/2023	P	P	P		P	P	P	
03/08/2023	P	P	P		A	P	P	
03/22/2023	P	P	P		P	P	P	
04/13/2023	P	P	P		P	A	P	
04/19/2023	P	P	A		P	P	P	SC
04/22/2023	P	P	A		P	P	P	SC
04/26/2023	P	P	P		P	P	P	
05/10/2023	A	P	A		P	P	P	
05/24/2023	P	A	P		P	A	P	
06/14/2023	P	P	P		P	P	P	
06/28/2023	P	P	P		P	P	P	
07/12/2023	P	P	P		P	P	P	
07/26/2023	P	A	P		A	P	A	
08/09/2023	P	P	P		P	P	P	
08/23/2023	P	P	P		P	P	P	
09/13/2023	P	P	P		P	P	P	
09/27/2023	A	P	P		P	P	A	
10/11/2023	Meeting Cancelled							
10/25/2023	A	P	A		P	P	P	
11/08/2023								
11/22/2023	No Meeting (Holiday)							
12/13/2023								
12/27/2023	No Meeting (Holiday)							

# of Absences - Regular Meetings - 7/23 to 6/24		
DAVIS	0	
MULROONEY	2	
DEISSLER	2	
KANE	1	
AYALA	1	
HOHLBAUCH	1	