

**CITY OF VISALIA**  
**HISTORIC PRESERVATION ADVISORY COMMITTEE**  
**Wednesday, June 14, 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. May 24, 2023, Regular Meeting

**C. Project Reviews**

1. **HPAC No. 2023-12:** A request by Jim Armstrong to conduct repairs to door frames and replace the front doors of five residences located within the O-C (Office Conversion) Zone. The project site is located at 508, 510, 512, 514, and 516 South Court Street (APN: 097-034-003).
2. **HPAC No. 2023-13:** A request by Rebecca Hernandez to remove and replace a freestanding sign within the O-C (Office Conversion) Zone. The project site is located at 904 West Main Street (APN: 093-225-007).
3. **HPAC No. 2023-14:** A request by Victor and Cindy McCoy to conduct exterior alterations to a residence within the D-MU (Downtown Mixed Use) Zone. The project site is located at 509 North Locust Street (APN: 094-354-011).

**D. Discussion Items**

1. Reappointment of Committee Members
  - a. Karen Ayala
  - b. Jay Hohlbauch
  - c. Walter Deissler
2. Historic District Survey Project
3. Committee and Staff Comments
  - a. Project Updates
4. 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).



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**HISTORIC PRESERVATION ADVISORY COMMITTEE**  
**Wednesday, May 24, 2023, at 5:30PM**

CHAIR: Walter Deissler    VICE-CHAIR: Tyler Davis

**Kane and Davis absent.  
All other members  
present.**

COMMITTEE MEMBERS:

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

MEMBERS OF THE PUBLIC: None

CITY STAFF: Josh Dan, Senior Planner

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

**AGENDA**

**A. Citizen's Comments**

No public comment.

**B. Meeting Minutes**

1. May 12, 2023, Regular Meeting

A motion was made by Mulrooney, seconded by Ayala, to approve the meeting minutes for May 12, 2023. The motion was approved 5-0-2 (Kane and Davis absent).

A motion was made by Mulrooney, seconded by Kreps, to appoint Ayala as chair in the recusal of Deissler and absence of Davis. The motion was approved 4-0-3 (Deissler recused, Kane and Davis absent).

**C. Project Reviews**

1. **HPAC No. 2023-11:** A request by Walter Deissler to allow modifications to a previously approved (through HPAC Item No. 2023-02) request for exterior renovations to an office building within the D-MU (Downtown Mixed Use) Zone. The proposed modifications pertain to stucco treatment and placement of columns, windows, banding, lighting, and railings. The project site is located at 512 North Court Street (APN: 094-261-023).

Staff presented its report and recommended that the HPAC approve the proposal as modified and conditioned by staff. Discussion amongst the committee followed regarding the railing and changes to the façade. Public comment in favor of the proposal was received from Walter Deissler, project consultant and representative for the applicant. Following discussion, a motion was made by Mulrooney, seconded by Hohlbauch, to approve the proposal as modified and conditioned by staff. The motion passed 4-0-3 (Deissler recused, Kane and Davis absent).

**D. Discussion Items**

1. Historic District Survey Project

The HPAC discussed the progress and remaining work to be done on the remainder of the survey. The Committee agreed to continue discussion of the survey on the next HPAC agenda.

## 2. Committee and Staff Comments

### a. Project Updates

## 3. Identification of Items for Future Agendas

## **E. Adjournment**

A motion was made by Kreps, seconded by Hohlbauch, to adjourn the meeting. The motion passed 5-0-2 (Kane and Davis absent). The meeting adjourned at 5:42 p.m.

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

HEARING DATE: June 14, 2023

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

**SUBJECT:** Historic Preservation Advisory Committee Item No. 2023-12: A request by Jim Armstrong to conduct repairs to door frames and replace the front doors of five residences located within the O-C (Office Conversion) Zone. The project site is located at 508, 510, 512, 514, and 516 South Court Street (APN: 097-034-003).

### STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve HPAC Item No. 2023-12 as described in the findings and conditions of this report.

### SITE DATA

The site is zoned O-C (Office Conversion) and contains five residences and two garages. The site is within the Historic District and is listed on the Local Register of Historic Structures with a "Focus" classification. The structure displays "Cluster Cottage" and "Craftsman Bungalow" architectural elements. The date of construction is 1953 according to the applicant.

### RELATED PROJECTS

HPAC Item No. 2022-13: On July 12, 2022, the HPAC considered a request by Jim Armstrong to perform exterior alterations to five residences located at 508, 510, 512, 514, and 516 South Court Street. The alterations included window replacements, addition of fascia board, repairs to exterior wall stucco, installation of light poles, fencing, and landscaping. The Committee



approved the proposal with modifications. The applicant has since been issued a Building Permit to conduct the requested improvements, which as of this date are near completion.

## **PROJECT DESCRIPTION**

The applicant is requesting approval to remove the existing front doors of the five residences located on the project site (see Exhibit "B"), to be replaced with craftsman style doors as depicted in Exhibit "C". Per the Operational Statement in Exhibit "D", the applicant also proposes to conduct repairs to the front door jambs for each residence. No other exterior alterations are proposed at this time.

Consultation with City of Visalia Building Division staff determined that repair work proposed to the door jambs was subject to Building Permit requirements. Per Historic Preservation Ordinance Sections 17.56.030.B and 17.56.050.C.3, exterior alterations requiring a Building Permit are subject to HPAC review prior to issuance of a Building Permit.

## **DISCUSSION**

### Development Standards

The footprint of the five residences will not be altered as a result of the proposal. As such, building improvements will comply with all development standards of the O-C Zone.

### Architectural Compatibility

The doors proposed in Exhibit "C" contain architectural elements that evoke the Craftsman style, such as windows and panel insets. The features increase compatibility with the existing architecture of the structures. The proposed doors also represent a significant aesthetic improvement over the existing doors, which while compatible do not contain any windows. And while the doors are made of fiberglass material, the appearance from the public street would not be significantly different from that of a wood door.

Proposed repairs to door jambs would not be visible from the public street and as such do not harm the visual character of the structures. Due to the above, staff recommends approval of the request.

## **FINDINGS AND CONDITIONS**

Staff recommends that the Committee approve HPAC Item No. 2023-12 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 site plan in Exhibit "A", door elevations in Exhibit "C", and operational statement in Exhibit "D".
2. That the project shall undergo the appropriate City permitting process.
3. That any other exterior alterations to the site shall be brought before this Committee for review and approval prior to the issuance of any building permits and/or their installation or construction.

4. That all other City codes, ordinances, standards, and regulations shall be met.
5. That the approval from the Historic Preservation Advisory Committee shall lapse and shall become void twelve months after the date on which it became effective, unless the conditions of the approval allowed a shorter or greater time limit, or unless prior to the expiration of twelve months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site that was the subject of the approval.

## **ATTACHMENTS**

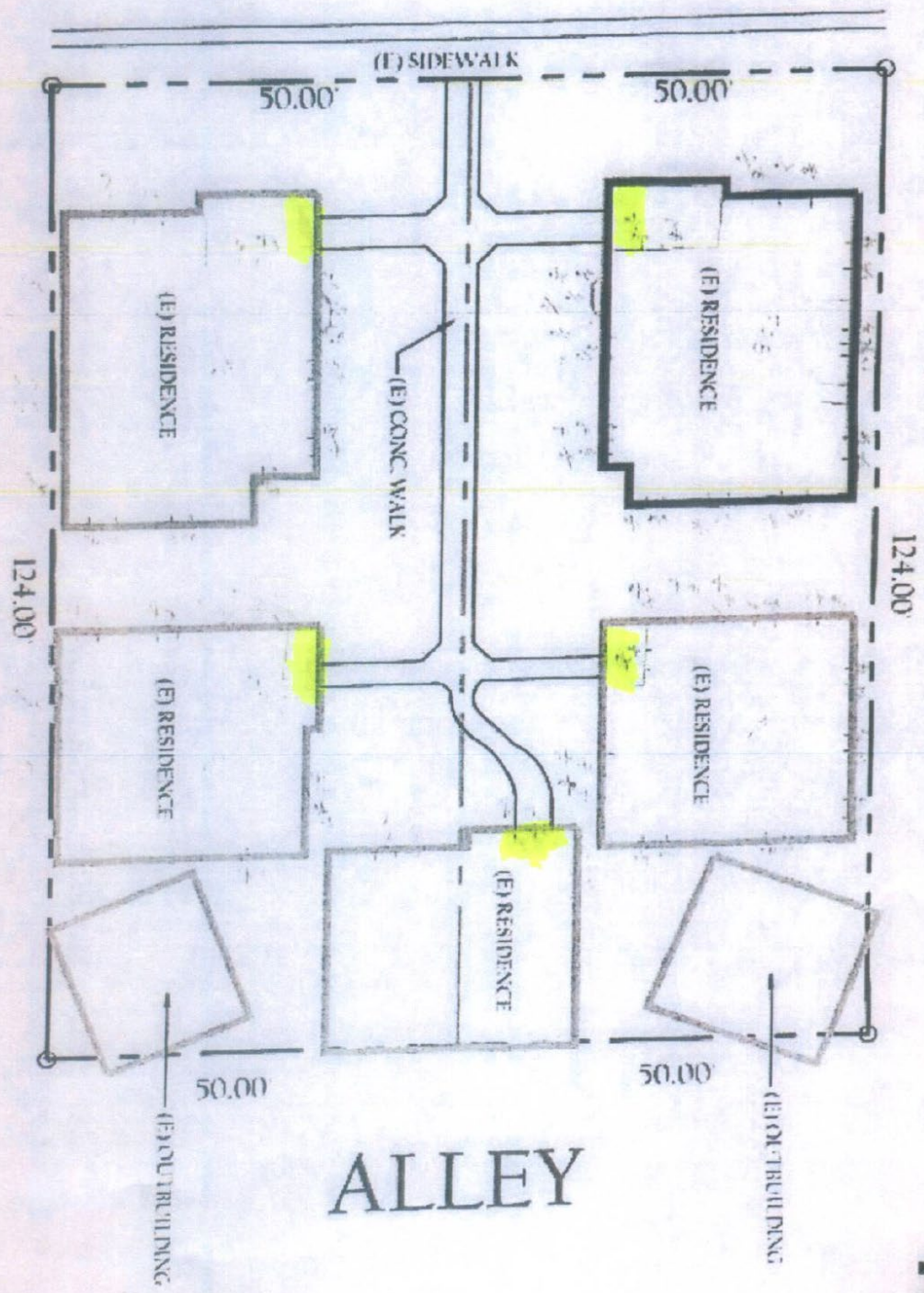
- Exhibit “A” – Site Plan
- Exhibit “B” – Existing Front Doors/Door Framing
- Exhibit “C” – Proposed Doors
- Exhibit “D” – Operational Statement
- Exhibit “E” – Existing Building Elevations
- Aerial Map
- Historic District and Local Register Map

### **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](http://www.visalia.city) or from the City Clerk.

EXHIBIT "A"

COURT STREET

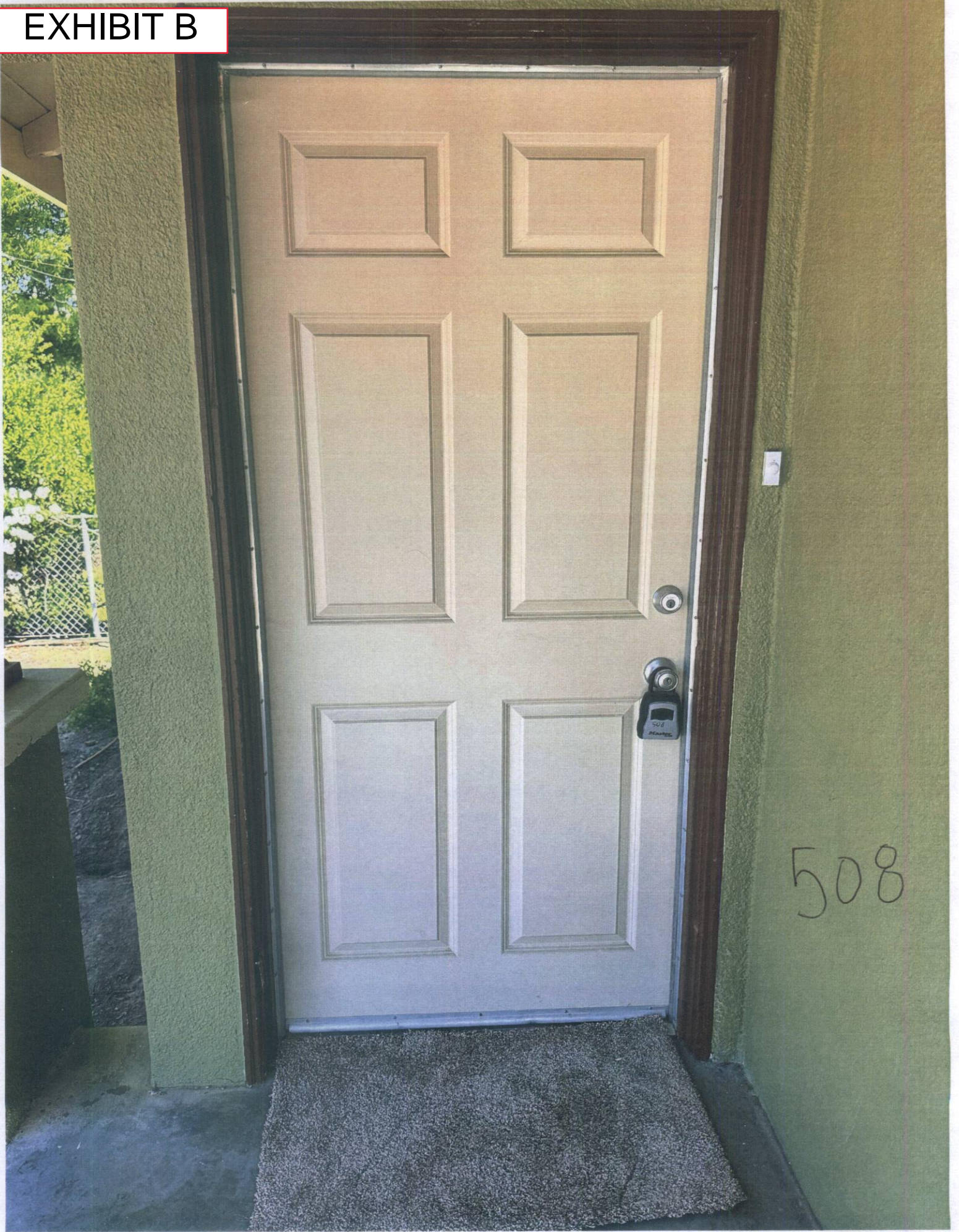


ALLEY





EXHIBIT B





510

512



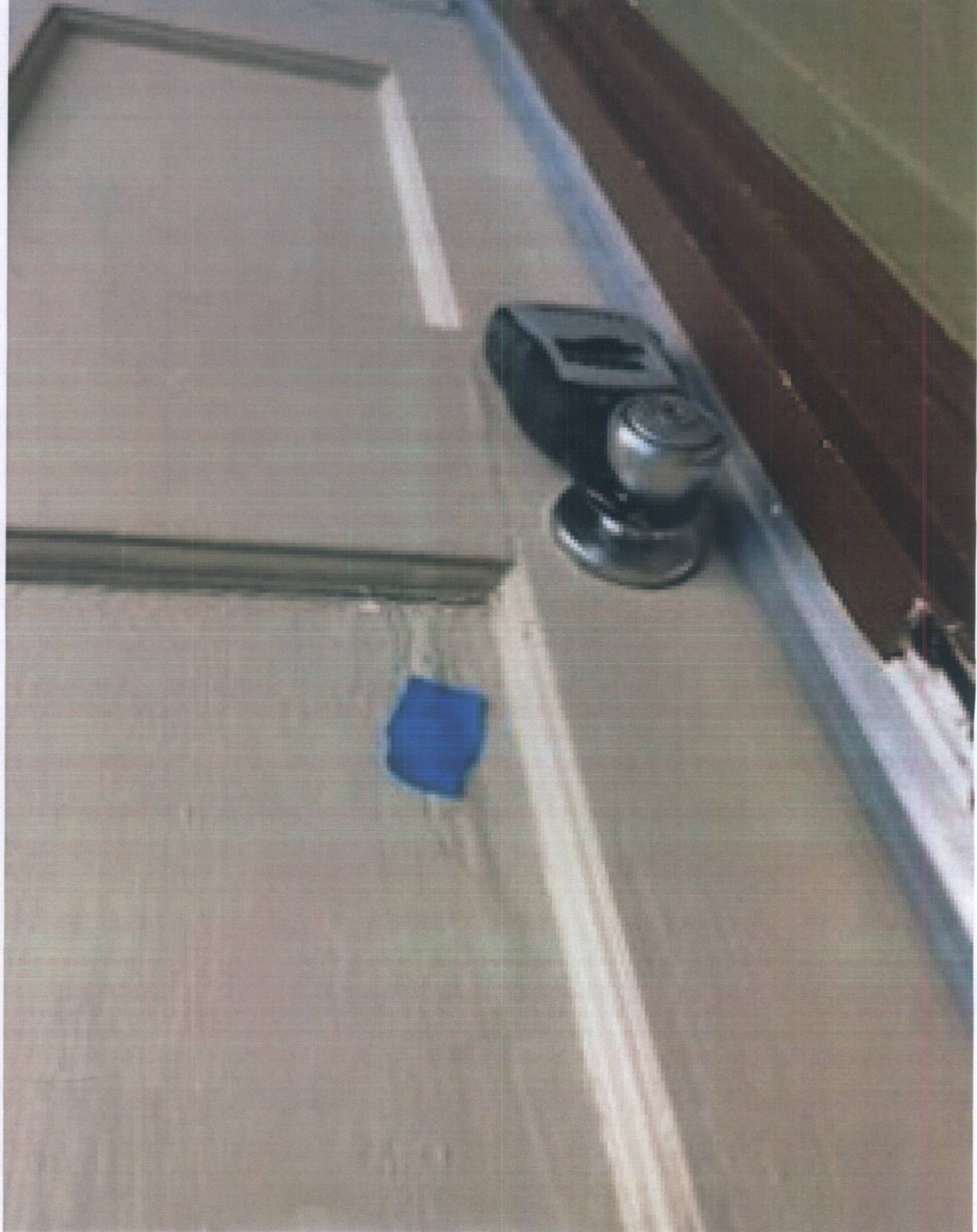


514



516











# EXHIBIT C

Search

Merced Lowe's Open until 10 PM

Delivery to 93720



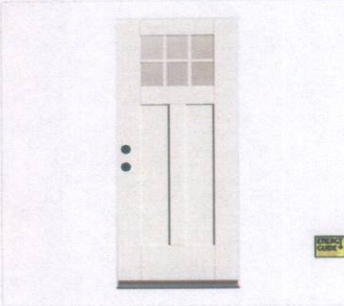
Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

Windows & Doors / Exterior Doors / Front Doors

## Therma-Tru Benchmark Doors 36-in x 80-in Fiberglass Craftsman Right-Hand Inswing Ready To Paint Single Front Door Insulating Core

Item #833541 Model #BMTT626395  
Shop Therma-Tru Benchmark Doors ★★★★☆ 541

NEW LOWER PRICE!



**\$449.00** | ~~\$604.00~~  
Save \$55.00  
Ends Jul 7

\$426.55 when you choose 5% savings on eligible purchases every day. [Learn how](#) OR \$75/mo suggested payments with 6 month special financing. [Learn how](#)

Therma-Tru® Benchmark® fiberglass doors won't warp or rot like wood, nor will they dent or rust like steel. Smooth Surface Collection adds a sleek look to the entry with a smooth surface perfect for paint. Shaker-style Craftsman-like door features flush-glazed Low-E glass built into the door for a seamless appearance with simulated divided lites.

Common Size (W x H)  
36-in x 80-in  
Handing  
Right-hand inswing

Pickup & Delivery Options  
 **FREE Pickup**  
Ready within 3 hours  
At Merced Lowe's  
Curbside Available  
 **Delivery 93720**  
Sat, Jun 3: From \$79  
Delivery Scheduling in Checkout

Check Other Stores [More Delivery Options](#)  
**1 Available**  
Aisle 49 | Bay 10  
-  +

In-use/lifestyle images – sidelites and transom not included  
**Easy & Free Returns**  
Return your new, unused item in-store or ship it back to us free of charge. [Learn More](#)

*Lowe's*

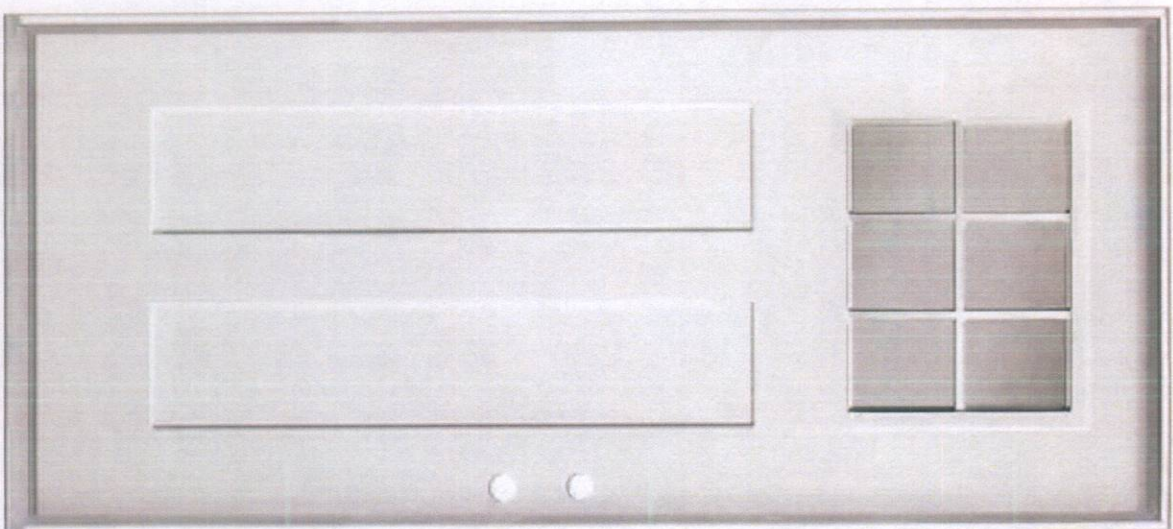
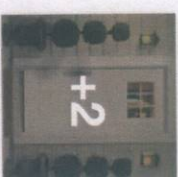
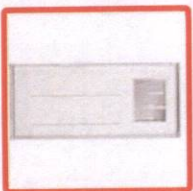
### Here are some similar items ...

- Therma-Tru Benchmark Doors 36-in x 80-in... ★★★★☆ 541 **\$449.00** ~~\$604.00~~ SAVE 10%
- Therma-Tru Benchmark Doors Emerson 36-in x... ★★★★☆ 338 **\$435.00**
- Therma-Tru Benchmark Doors Emerson 36-in x... ★★★★☆ 343 **\$397.00**
- Therma-Tru Benchmark Doors Emerson 36-in x... ★★★★☆ 338 **\$435.00**
- Therma-Tru Benchmark Doors Emerson 36-in x... ★★★★☆ 242 **\$2,365.60**
- Therma-Tru Benchmark Doors 36-in... ★★★★☆ **\$368.00**

### BETTER TOGETHER

CURRENT ITEM  Selected  Selected  Selected

Questions? Get Lowe's Support



Hover Image to Zoom

*Home Depot*

 Feedback

# EXHIBIT D

June 1, 2023

Historic Preservation Advisory Committee  
220 N. Santa Fe Street  
Visalia, VA 93292

RE: Cluster Cottages  
508-516 S. Court Street  
Visalia, CA 93277

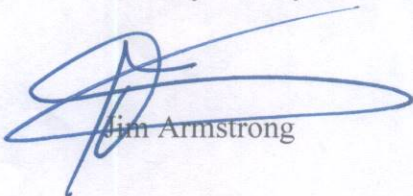
Dear Committee Members,

As you likely recall, we submitted our information to you on July 4, 2022, relative to upgrading the 5 Cottages referenced above. For your review the 5 cottages consist of (2) two-bedroom 1 bath units, (3) one bedroom 1 bath units and 2 garages.

It has been our goal to significantly modernize and make the units safe and habitable, while meeting the requirements of the HPAC and the permitting process through the City of Visalia. At this time, we are close to finishing the project and we believe the end results are significant and attractive.

Some items that we are now looking to address are the front doors. We have come to realize that the front doors are not worth saving. The doors and door jams are in extremely poor condition, and we believe they are not significant to the property, as three of the five doors do not match. It is our desire to seek permission to replace existing doors with 5 fiberglass doors that resemble the general look that is currently in place.

Thank you for your consideration.



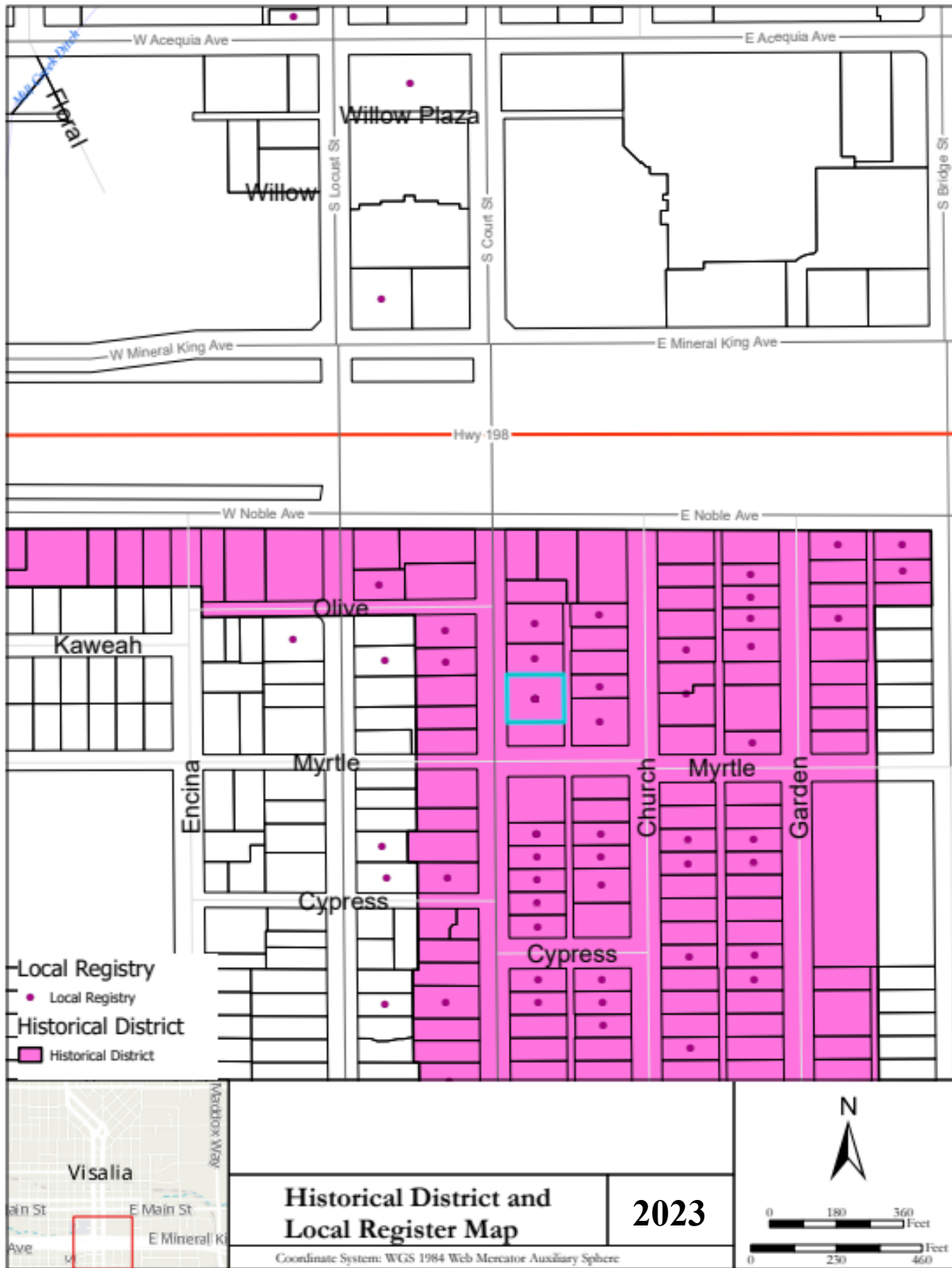
Jim Armstrong

JA/as

EXHIBIT "E"









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

HEARING DATE: June 14, 2023

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

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

### STAFF RECOMMENDATION

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

### SITE DATA

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

### PROJECT DESCRIPTION

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

### DISCUSSION

#### Development Standards

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





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

### Architectural Compatibility

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

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

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

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

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



## FINDINGS AND CONDITIONS

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

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

And subject to the following conditions:

1. That the site shall be developed consistent with the site plan in Exhibit "A" and elevations in Exhibit "B", except as modified below:
  - a. That the sign face shall contain only wood elements and that the backdrop of the sign shall be a solid wood surface with no segmentation;
  - b. That the steel frame of the sign shall be changed to a wooden frame;
  - c. That the sign shall be secured to the ground via a "real estate" sign shaped post, as depicted in Exhibit "D", or that it be secured to the ground via two posts.
  - d. That the sign frame shall contain end details similar to the gable roof of the structure as depicted in Exhibit "D".
2. That the project undergoes the appropriate City permitting process.
3. That any other exterior alterations to the site shall be brought before this Committee for review and approval prior to the issuance of any Building Permits and/or their installation or construction.
4. That all other City codes, ordinances, standards, and regulations shall be met.
5. That the approval from the Historic Preservation Advisory Committee shall lapse and shall become void twelve months after the date on which it became effective, unless the conditions of the approval allowed a shorter or greater time limit, or unless prior to the expiration of twelve months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site that was the subject of the approval.

## ATTACHMENTS

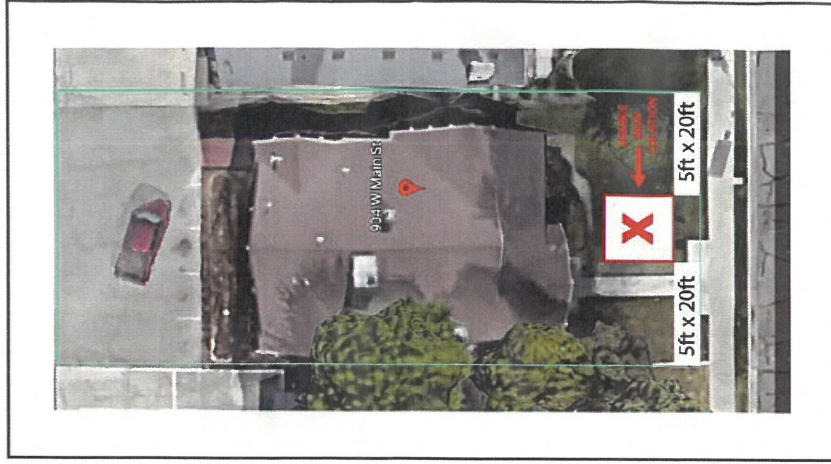
- Exhibit "A" – Site Plan
- Exhibit "B" – Signage Elevations
- Exhibit "C" – Building Elevations
- Exhibit "D" – Staff Recommended Signage Details
- Aerial Map
- Historic District and Local Register Map

### APPEAL INFORMATION

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

# Project Proposal

Downtown Realty Visalia



SIGNS • ELECTRICAL • LIGHTING

Project:  
904 W MAIN ST, VISALIA, CA 93291

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# Project Proposal

*Downtown Realty Visalia*



## Owner/Landlord Approval

Name:

\_\_\_\_\_

Signature:

\_\_\_\_\_

Date:

\_\_\_\_\_



Project:  
904 W MAIN ST, VISALIA, CA 93291

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FREE STANDING EXTERIOR SIGNAGE

# Project Proposal

Downtown Realty Visalia

PAGE #	SIGN	LOCATION	TYPE	HEIGHT	WIDTH	SQ. FT.	Quantity
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4-5	A1	BUILDING FRONT	FREE STANDING EXTERIOR SIGNAGE	5ft	5.67ft	28.35ft <sup>2</sup>	1
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Project:  
904 W MAIN ST, VISALIA, CA 93291

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# Project Proposal

*Downtown Realty Visalia*

A1 FRAMING AND HANGING MATERIAL

## SPECIFICATIONS:

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

### Building Sign:

#### FACES:

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

1" METAL FRAME BORDER

#### DIMENSIONAL LETTERS/LOGO:

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

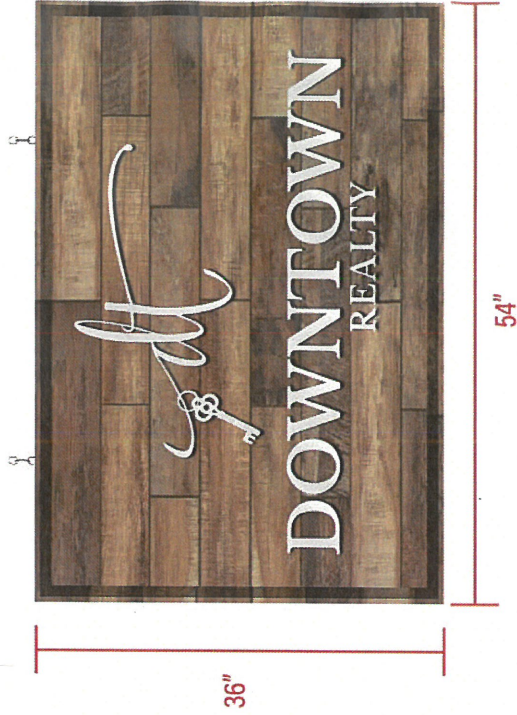
#### CONNECTION:

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

#### COLOR AND FINISHES:

BRUSH MILL ACM

WOOD TILE FLOORING



Project:  
904 W MAIN ST, VISALIA, CA 93291

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# Project Proposal

*Downtown Realty Visalia*

PAGE 5

A1 FRAMING AND HANGING MATERIAL (CONT.)

## SPECIFICATIONS:

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

### Building Sign:

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

### COLOR AND FINISHES:

■ STEEL POST



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Project:  
904 W MAIN ST, VISALIA, CA 93291

1061 N Main St, Porterville, Ca 93257 • (559) 544-6133 • [www.mcdivittsigns.com](http://www.mcdivittsigns.com)

**EXHIBIT "C"**

**SOUTH**



**NORTH**





**WEST**



**EAST**



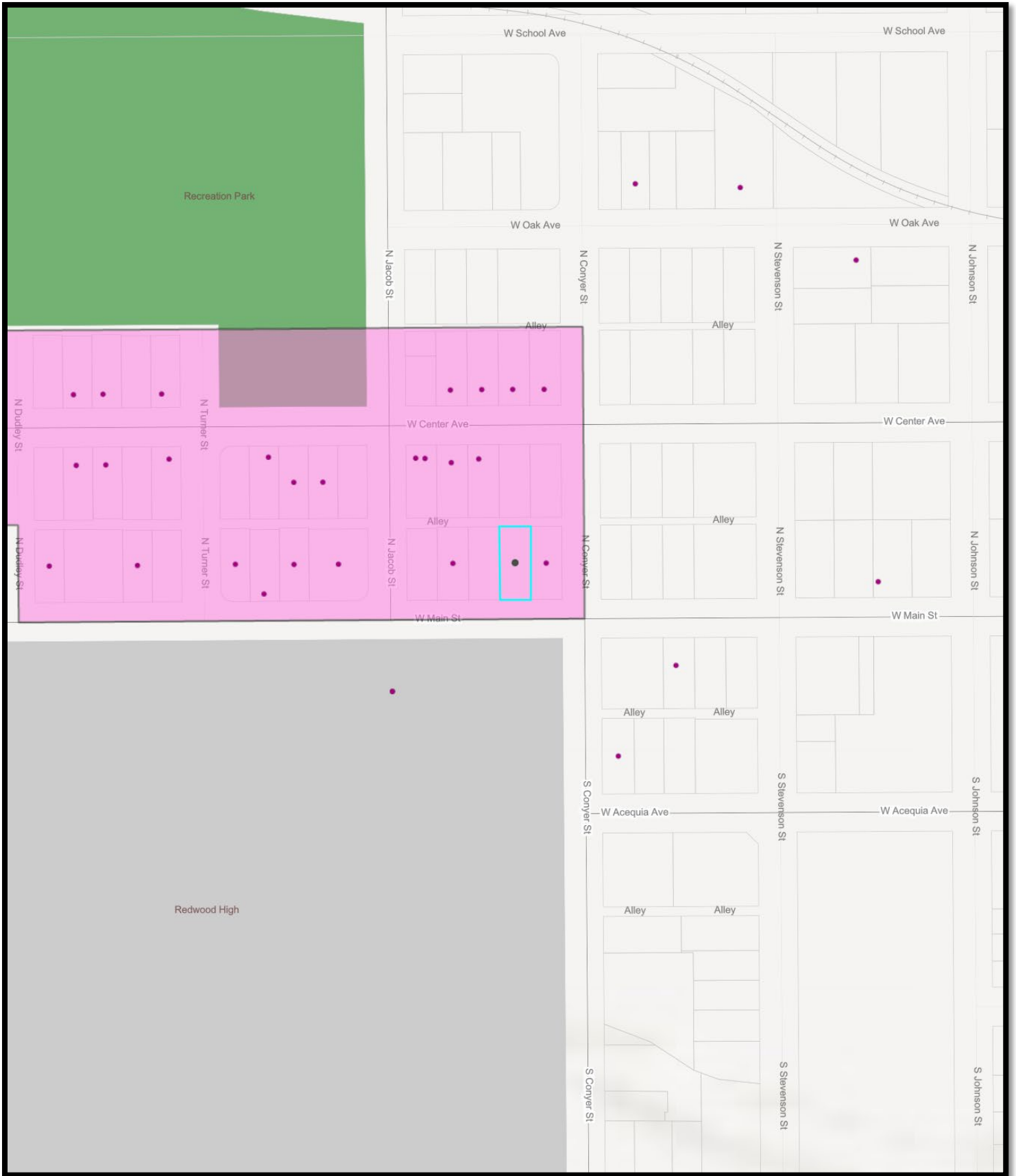
**EXHIBIT "D"**





## AERIAL MAP

HPAC Item No. 2023-13 – New Signage



# HISTORIC PRESERVATION AND LOCAL REGISTER MAP



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

HEARING DATE: June 14, 2023

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

**SUBJECT:** Historic Preservation Advisory Committee Item No. 2023-14: A request by Victor and Cindy McCoy to conduct exterior alterations to a residence within the D-MU (Downtown Mixed Use) Zone. The project site is located at 509 North Locust Street (APN: 094-354-011).

### STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve HPAC Item No. 2023-14 as modified by staff and described in the findings and conditions of this report.

### SITE DATA

The site is zoned D-MU (Downtown Mixed Use) and contains a single-family residence and detached garage. The site is located within the Historic District and listed on the Local Register of Historic Structures with a "Focus" classification. The structure displays "Victorian" and "Queen Anne" architectural elements. The date of construction is 1901 according to the original City of Visalia Historic Survey.



### PROJECT DESCRIPTION

The applicant is requesting approval of exterior modifications to an existing single-family residence. As shown in the Site Plan, Floor Plan, and Building Elevations provided in Exhibits "A" through "D", the applicant proposes the following:

- Remove all the existing wood frame, single pane windows on the first and second floors of the residence and replace them with single hung, vinyl frame, dual pane windows (see Exhibit "D"). Per the Operational Statement in Exhibit "E" the replacement is proposed due to the window frames being *"too disjointed and unopenable due to dysfunctional balancers"*;
- Remove and replace the transom window above the front door on the eastern building exterior with a vinyl frame, dual pane transom window;

- Remove and replace the existing wood frame underfloor vents (some of which have been covered with wood siding) on the basement floor exterior of the residence and replace with pre-painted wood diagonal trellis, over a wrought iron frame. Per Exhibit “E”, the iron frame is proposed for security purposes. An example of the proposed trellis and iron frame is provided in “Detail 01” of Exhibit “A”;
- Remove and replace the stair rail on the western exterior of the residence. The stair rail will be designed to match the stair rail on the eastern building exterior;
- Removal of a transom window, rear window, and metal awning on the western building exterior, to be replaced with thin horizontal siding matching the existing exterior;
- Removal and repair of siding on the north, south, and west building exteriors so that it is aligned with existing siding;
- Removal of a small gable cover at the northwest corner of the building; and
- Removal of all existing mounted A/C units within the windows.

Staff also conducted a site inspection on June 9, 2023, and spoke with project applicant Victor McCoy. During the site visit McCoy noted a number of additional exterior alterations to the residence that he wished the HPAC to consider, listed below as follows:

- Removal and replacement of the existing rear yard fence, along the entire western property boundary, and the western 50 feet of the southern property boundary. Fencing would be replaced with a seven-foot-tall wood fence;
- Removal of an existing unpermitted patio structure at the southeast corner of the residence;
- Approval of an existing unpermitted patio on the south side of the residence;
- Removal of an existing unpermitted chicken coop in the southern side yard;
- Removal of an existing two- to three-foot-tall fence on the southern side yard.
- Removal of an existing basement floor window on the southeast corner of the southern building exterior, to be replaced with siding matching the existing building exterior;
- Approval of an existing six-foot-tall chain link fence running north/south along the western edge of the residence;
- Repair of misaligned siding underneath the rear stairway on the western exterior of the residence.

Note that a Code Enforcement case is currently open for the project site, for unpermitted alterations to a historically designated building without HPAC review or Building Permit issuance. The applicant was notified of the issues by Code Compliance staff in April 2023. No other changes are proposed to the project site at this time.

## **DISCUSSION**

### Development Standards

The exterior alterations proposed on the project site do not conflict with development standards for the D-MU Zone. Changes to the windows and siding do not alter the size of the structure. Proposed removals of gable/patio structures, fencing, and the chicken coop will maintain existing side yard setbacks, in some cases restoring open space for use by the applicant. Lastly proposals to maintain, replace, or remove fencing all comply with City development standards for location and height.

## Historic Preservation Ordinance – Local Register Requirements

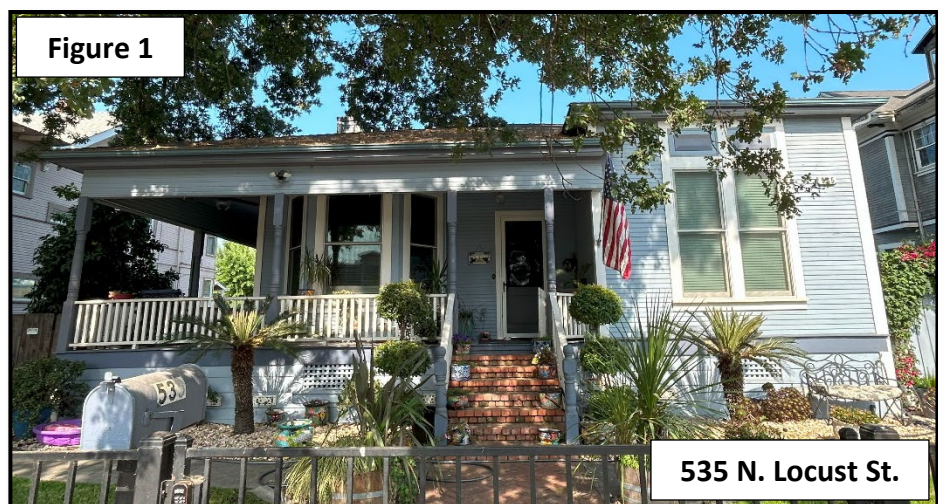
Visalia Municipal Code Section 17.56.110 contains criteria for review of exterior alterations to structures listed on the Local Register. The criteria are aimed towards preserving original and distinguishing features of Local Register structures. This includes emphasis on the following:

- *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.*
- *All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historic basis and that seek to create an earlier appearance shall be discouraged.*
- *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.*

The residence holds prominence in the community, due to its location within a gateway to Downtown Visalia, and because it is one of seven architecturally significant structures located on the western end of the 500 Block of North Locust Street. However, the building has been significantly altered over time via changes to exterior walls and addition of incompatible structures. The windows in particular have been partially replaced with wood siding and it is unclear whether they can be repaired. Staff believes that the proposal by the applicant represents a good faith effort to restore the residence, increasing compatibility with structures in the immediate vicinity, and the Historic District as a whole.

### Architectural Compatibility

Windows/Trellises – Replacement of the windows and reinstallation of trellises to the vents will remove unsightly siding treatments from the building exterior, restoring a semblance of the structure's original appearance, and repairing window functionality. It should also be noted that other



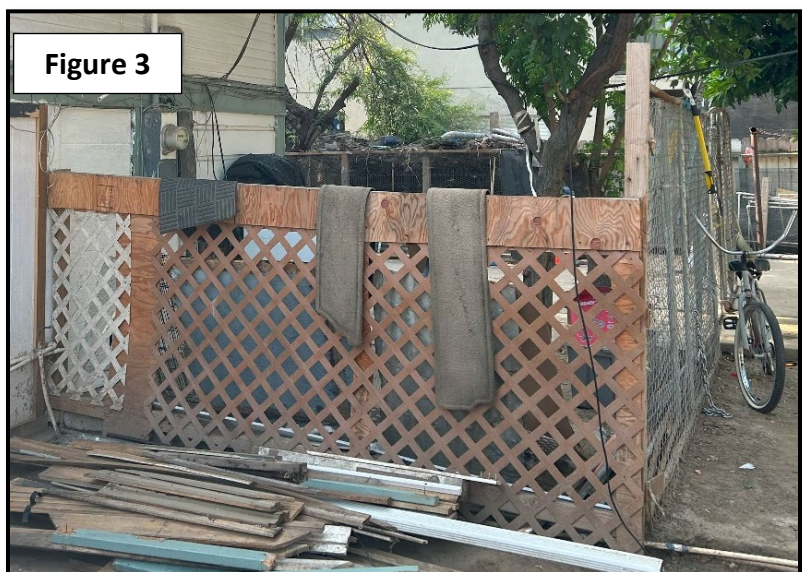
buildings along Locust Street have replaced original windows with vinyl windows, such as 535 North Locust Street (see Figure 1).

**Wall Repairs** – Repairs to exterior walls and stair siding that were misaligned will again serve to restore the building to its former prominence. Areas in which windows will be removed entirely and replaced with siding are not considered to be detrimental to the architectural significance of the residence. In all cases, the windows appear not to have been original to the structure and contain no special features that would have gained significance over time. They are also located on the western and southern building exteriors, where they will not be visible from the public right of way.

**Demolitions** – The proposed removals of the small gable roof, patio, chicken coop, fencing, metal awning, and A/C units serve to remove features that were not original to the structure and never permitted by the HPAC or City. The proposed demolitions remove incompatible accessory structures, thereby improving the site and increasing focus on the main structure itself. Please note, since the demolition portion of this proposal only involved the removal of small structures, staff determined that sub-committee review by the HPAC and Building Advisory Committee (BAC) was not necessary. If the HPAC believes the consultation with the BAC is needed, the item can be continued until such time as consultation is secured.

**Patio, Chain Link Fence, and Rear Yard Wood Fence** – The applicant has proposed to maintain an existing patio and chain link fence onsite (see Figures 2 and 3). They also wish to replace wood fencing along the western and southern property boundary with seven-foot-tall fencing of similar material. Staff supports the request to replace the fencing, as it is in disrepair and would represent an improvement to the project site. However, no elevations were provided for the fence. As such, staff recommends Condition No. 2, requiring the rear yard fence to comply with City of Visalia development standards, and that it be constructed of wood materials compatible with the surrounding area.

For the patio and chain link fence, staff notes that no evidence could be found showing that the patio and chain link fencing were





permitted by the HPAC or City of Visalia. Both structures contain no architectural elements that mirror features on the main residence, or that could be considered significant in and of themselves. The Historic Preservation Ordinance now includes criteria for the evaluation of fencing (VMC Section 17.56.120). Per the Ordinance, fencing shall be compatible with the structure onsite. If chain link is proposed, the applicant must provide evidence supporting its placement, or showing that a financial hardship will be experienced if another material is used. Given that staff only discovered the presence of chain link fencing during a site visit on June 9, 2023, no information has been provided by the applicant for analysis. However, it is highly unlikely that chain link fencing is historically accurate for the Victorian/Queen Anne style structure. Staff also believes that financial concerns are minimal, as the fence is already onsite, and would not be required to be replaced or upgraded. As such, staff recommends Condition No. 3 requiring removal of both the patio and chain link fencing. If the Committee wishes to provide the applicant with an opportunity to provide evidence in support of the chain link fencing, the item can be continued to the next regular meeting of the HPAC, June 28, 2023.

## **FINDINGS AND CONDITIONS**

Staff recommends that the Committee approve HPAC Item No. 2023-14 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 with modifications is consistent with residential uses in the Historic District.
3. That the proposed development with modifications is consistent with the purposes and intent of the Historic Preservation Ordinance and Element.
4. That the proposed development with modifications 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 site plan in Exhibit "A", the floor plan in Exhibit "B", building elevations in Exhibit "C", windows in Exhibit "D", and operational statement in Exhibit "E".
2. That the rear yard fence shall comply with all development standards of the City of Visalia and shall be made of wood materials and design compatible with the surrounding areas.
3. That the applicant shall remove the patio and chain link fencing within the southern portion of the project site, as depicted in Exhibit "C".
4. That the project shall undergo the appropriate City permitting process.
5. 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.
6. That all other City codes, ordinances, standards, and regulations shall be met.
7. 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” – Sample Window
- Exhibit “E” – 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.

**PROJECT DESCRIPTION:**  
**ADDRESS CODE COMPLIANCE**  
**#230363: WHICH INCLUDES THE**  
**REMOVAL AND REPLACEMENT OF**  
**WINDOWS.**

**OWNER:** CINDY McCOY  
**PHONE NUMBER:** 559-309-8254  
**SITE ADDRESS:** 509 N. LOCUST ST. VISALIA, CA. 93291  
**APN:** 094-354-024  
**LOT SIZE:** 8,161 S.F.  
**FLOOD ZONE:** "AE"  
**ZONING:** R-1-5 (MIXED USE)  
**HISTORICAL DISTRICT:** YES  
**OCCUPANCY:** R3/U

**EXISTING RESIDENCE:** 1,273 S.F.  
**EXISTING GARAGE:** 294 S.F.

**SITE/PROJECT DATA** **2B**

**ALTERATIONS AND CODE COMPLIANCE NOTES:**

- All front and side windows to be replaced, see sheet A1.
- The upper stairs landing at rear stairs shall be reframed with new 2x pressure treated lumber and existing handrail/guardrail to be replaced, see Site Plan.
- Existing underfloor access door to remain.
- All exterior trim @ windows and under floor vents to remain.
- Provide underfloor cross ventilation at 1 s f per 150 s.f. of floor area:  $1273/150 = 8.48$  s.f. x 144 = 1222 s.i. to be provided. (See photos 04 thru 06).
- NO CONSTRUCTION is being proposed for this project. Therefore, no Elevation Certificate is required.

**1D ABBREVIATIONS** **1E**

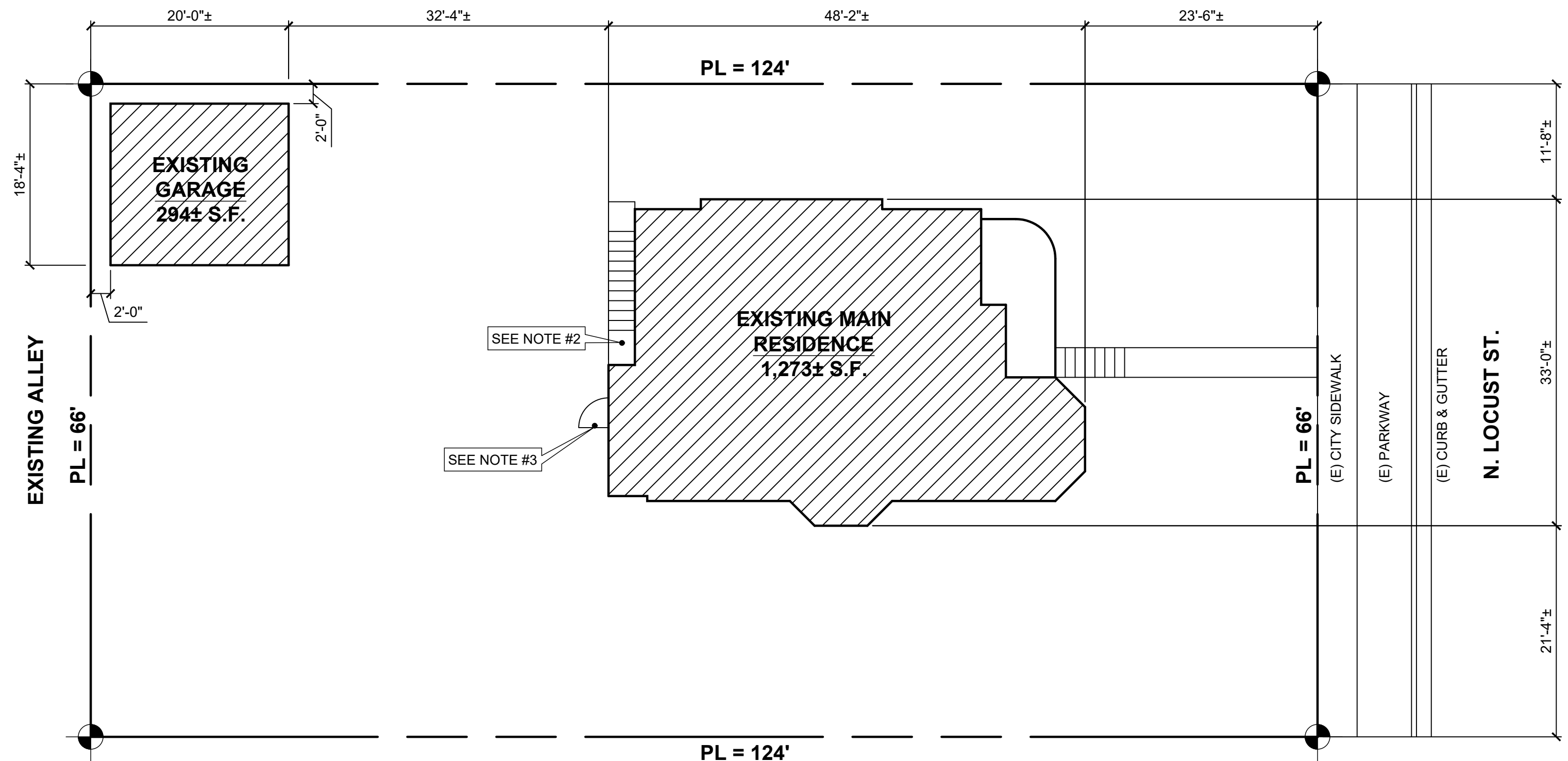
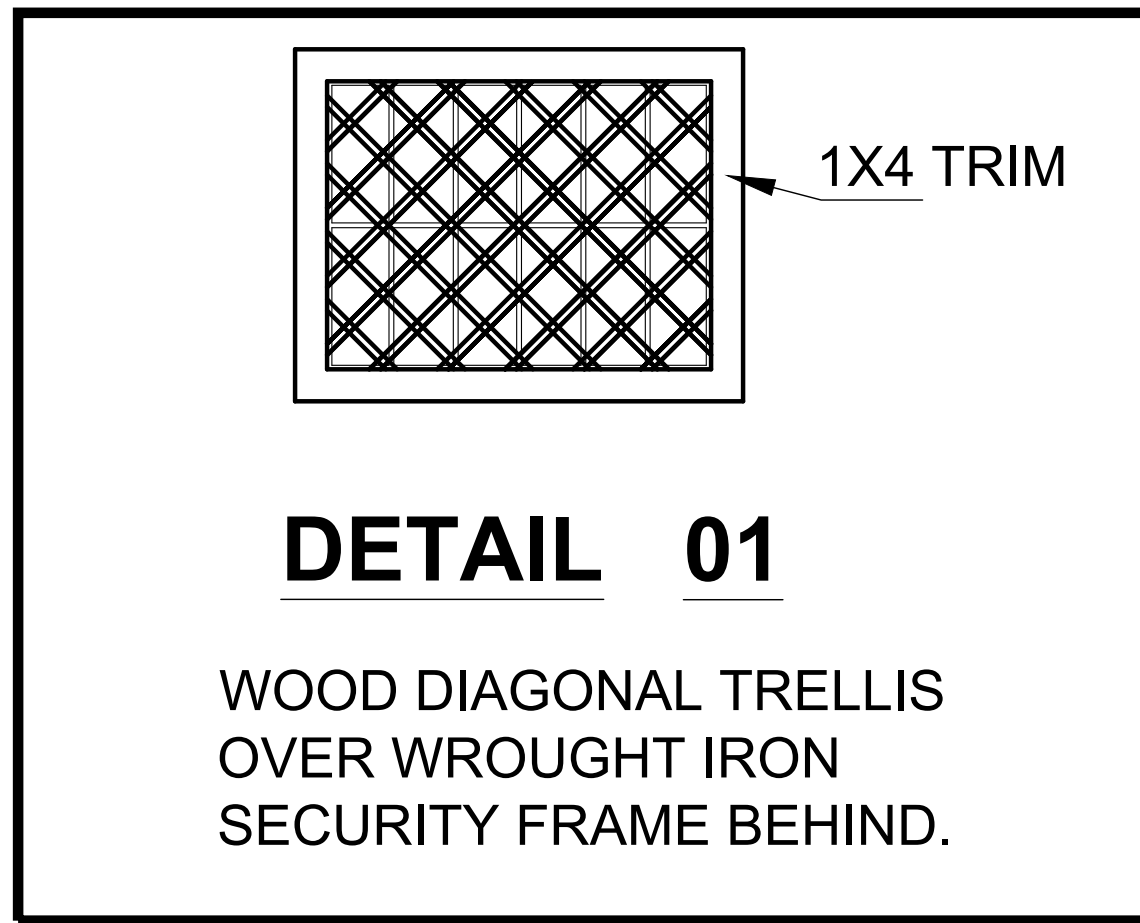
PL	PROPERTY LINE	W.T.	WATER METER
CL	CENTER LINE	P.P.	POWER POLE
(E)	EXISTING	F/H	FIRE HYDRANT
(N)	NEW	C.O.V.	CITY OF VISALIA
(P)	PROPOSED	STDS.	STANDARDS
W	WITH	DTL.	DETAIL
S	SEWER		
W	WATER		
W.I.	WROUGHT IRON		

**G1- SITE/PROJECT DATA, SITE PLAN & NOTES**

**SHEET INDEX** **1F**

**1. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.**  
 2. CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS, WORK OR COMPLIANCE, REGULATIONS, CODES SET FORTH BY ANY AGENCY, & TO FOLLOW THE 2019 C.B.C. & 2019 C.R.C. CHECK ALL DIMENSIONS AT THE JOB SITE & REPORT ANY DISCREPANCIES TO THE CONTRACTOR/JOB SUPERINTENDENT. ANY DAMAGE TO EXISTING PROPERTY THAT MAY OCCUR DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED.  
 3. JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOB SITE.  
 4. CHANGES FROM THE APPROVED PLANS DURING CONSTRUCTION OTHER THAN 1) CABINET CHANGES WHEN NOT BEING SUPPORTED ENTIRELY BY THE ROOF STRUCTURE, 2) INTERIOR DOOR AND FIREPLACE RELOCATION SHOWN ON THE APPROVED PLAN, 3) A SINGLE NON-BEARING WALL RELOCATION WHEN NOT CREATING AN ADDITIONAL ROOM, AND 4) INTERIOR NONSTRUCTURAL WALL FINISHES, SHALL CAUSE PLAN APPROVAL AND CONSTRUCTION TO BE SUSPENDED. A NEW PLAN CHECK (FOR A NEW PLAN SHOWING CHANGES) WILL BE SUBMITTED FOR REVIEW AND APPROVAL THROUGH THE NORMAL PLAN CHECK PROCESS.  
 5. SUITABLE TOILET(S) SHALL BE PROVIDED & MAINTAINED IN A SANITARY CONDITION FOR THE USE OF WORKERS DURING CONSTRUCTION (2016 C.P.C., SECTION 422.5).  
 6. C.R.C. 401.3 DRAINAGE: SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.  
 EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.  
 ALL WORK MATERIAL ON THIS PROJECT SHALL BE IN CONFORMANCE WITH THE FOLLOWING CODES AS ADOPTED AND AMENDED BY THE CITY BUILDING OFFICE. NOTHING IN THESE DOCUMENTS IS TO BE CONSTRUED AS TO PERMIT ANY WORK OR PRODUCT NOT IN ACCORDANCE WITH THESE CODES:  
 1. CALIFORNIA RESIDENTIAL CODE (C.R.C., 2019 EDITION)  
 2. THE 2019 CALIFORNIA BUILDING STANDARDS CODE (CC-TITLE-24 & 25)  
 3. CALIFORNIA BUILDING CODE (C.B.C., 2019 EDITION)  
 4. CALIFORNIA PLUMBING CODE (C.P.C., 2019 EDITION)  
 5. CALIFORNIA MECHANICAL CODE (C.M.C., 2019 EDITION)  
 6. CALIFORNIA FIRE CODE (C.F.C., 2019 EDITION)  
 7. CALIFORNIA ELECTRICAL CODE (C.E.C., 2019 EDITION)  
 8. CALIFORNIA ENERGY CODE (2019 C.E.C. STANDARDS)  
 9. CALIFORNIA GREEN BUILDING STANDARDS CODE (C.G.C., 2019 EDITION)  
 THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED IN CONFORMANCE WITH THE ABOVE REGULATIONS AND CODES. THE CONTRACTOR AND SUB-CONTRACTOR(S) MUST BE FAMILIAR WITH ALL REGULATIONS AFFECTING THEIR PORTION OF THE WORK. SKYLAB INC., A RESIDENTIAL DESIGN COMPANY ASSUMES NO RESPONSIBILITY FOR SUBCONTRACTOR(S) CONFORMANCE TO THE ABOVE CODES AND REGULATIONS.  
 THESE PLANS WERE PREPARED UNDER THE CONVENTIONAL FRAMING PROVISIONS OF THE 2016 CALIFORNIA BUILDING CODE, SECTION 2308 & THE CALIFORNIA RESIDENTIAL CODE.

**GENERAL NOTES** **2F**



**SITE PLAN**

**SCALE: 1" = 10'-0"**

Jesus R. Gutierrez, President  
**SKYLAB**  
 RESIDENTIAL DESIGNS, Inc.  
 1004 W. Main St. Suite A  
 Visalia, Ca. 93291  
 Ph. (559) 625-9150  
 Fax (559) 625-9153  
 skylab1004@sbcbglobal.net

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REVISIONS

SITE PLAN  
**CINDY McCOY**  
 509 N. LOCUST ST. VISALIA, CA. 93291

Date: 06-05-2023  
 Drawn by: DJ  
 Checked by: J.G.  
 Scale: AS NOTED  
 Job #  
 Sheet

**G1**  
 PLOTTED 06-05-2023

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1	REVISIONS
2	
3	

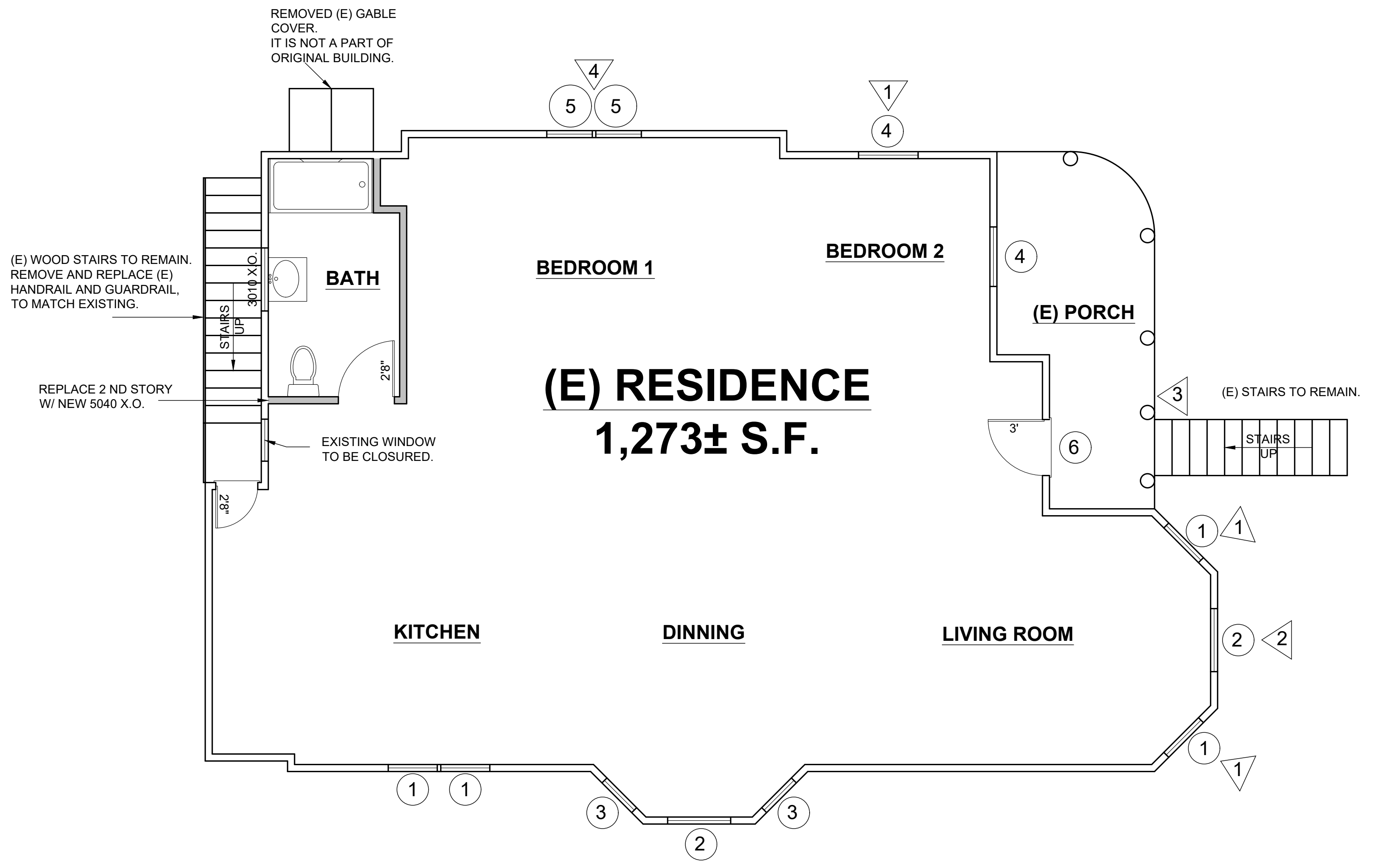
FLOOR PLAN  
**CINDY McCOY**  
 509 N. LOCUST ST. VISALIA, CA. 93291

Date: 06-05-23  
 Drawn by: DJ  
 Checked by: J.G.  
 Scale: AS NOTED  
 Job #  
 Sheet

**A1**

- WINDOW CHANGE LEGEND**
- ① REMOVE 2464 S.H. WOOD FRAME SINGLE PANE WINDOWS AND REPLACE W/ NEW 2464 S.H. DUAL PANE, VINYL FRAME WINDOW. TYP. OF 2
  - ② REMOVE 3064 S.H. WOOD FRAME SINGLE PANE AND REPLACE W/ NEW 3064 S.H. DUAL PANE, VINYL FRAME WINDOW. TYP. OF 2
  - ③ REMOVE 2064 S.H. WOOD FRAME SINGLE PANE WINDOW AND REPLACE W/ NEW 2064 S.H. DUAL PANE VINYL FRAME WINDOW. TYP OF 2.
  - ④ REMOVE 21064 S.H. WOOD FRAME SINGLE PANE WINDOW AND REPLACE W/ NEW 21064 S.H. DUAL PANE, VINYL FRAME WINDOW. TYP OF 2
  - ⑤ REMOVE 2264 S.H. WOOD FRAME SINGLE PANE WINDOW AND REPLACE W/ NEW 2264 S.H. DUAL PANE, VINYL FRAME WINDOWS. TYP. OF 2
  - ⑥ TRANSOM WINDOW PANEL ABOVE DOOR, TO BE REPLACED.

- UNDERFLOOR VENT LEGEND**  
 SEE DETAIL 01
- ① W/VENT 3'X3'
  - ② W/VENT 3'X2'
  - ③ W/VENT 1'X2'
  - ④ W/VENT 5'X3'6"



**(E) RESIDENCE**  
**1,273± S.F.**



SCALE: 1/4" = 1'-0"

**EXISTING FLOOR PLAN**

A B C D E F

REMOVE 3064 S.H. WOOD FRAME SINGLE PANE WINDOW AND REPLACE W/ NEW 3064 S.H. DUAL PANE, VINYL FRAME WINDOW.

REMOVE 2464 S.H. WOOD FRAME SINGLE PANE WINDOW AND REPLACE W/ NEW 2464 S.H. DUAL PANE, VINYL FRAME WINDOW. TYP. OF 2

(E) UNDER FLOOR VENTS TO BE REPLACED PER DETAIL 01/G1.



REMOVE 2464 S.H. WOOD FRAME SINGLE PANE WINDOW AND REPLACE W/ NEW 2464 S.H. DUAL PANE, VINYL FRAME WINDOW. TYP. OF 2

(E) UNDER FLOOR VENTS TO BE REPLACED PER DETAIL 01/G1.

**EAST (FRONT) ELEVATION**

TRANSOM WINDOW PANEL ABOVE DOOR, TO BE REPLACED.

REMOVE 21064 S.H. WOOD FRAME SINGLE PANE WINDOW AND REPLACE W/ NEW 21064 S.H. DUAL PANE, VINYL FRAME WINDOW.



(E) UNDER FLOOR VENT TO BE REPLACED PER DETAIL 01/G1.

**EAST (FRONT) ELEVATION**

REMOVE 21064 S.H. WOOD FRAME SINGLE PANE WINDOW AND REPLACE W/ NEW 21064 S.H. DUAL PANE, VINYL FRAME WINDOW.

REMOVE (2) 2264 S.H. WOOD FRAME SINGLE PANE WINDOW AND REPLACE W/ NEW 2264 S.H. DUAL PANE, VINYL FRAME WINDOW.

REMOVE MOUNTED A/C UNITS.

(E) UNDER FLOOR VENT TO BE REPLACED PER DETAIL 01/G1.



(E) UNDER FLOOR VENT TO BE REPLACED PER DETAIL 01/G1.

(E) OPENING REMOVED AND REPLACED TO MATCH EXISTING SIDING



REMOVED (E) GABLE COVER. IT IS NOT A PART OF ORIGINAL BUILDING.

**NORTH (RIGHT) ELEVATION**

**NORTH (RIGHT) ELEVATION**

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REVISIONS

ELEVATIONS (PHOTOS) PLAN  
**CINDY McCOY**  
509 N. LOCUST ST. VISALIA, CA. 93291

Date: 06-05-23  
Drawn by: DJ  
Checked by: J.G.  
Scale: AS NOTED  
Job #  
Sheet

REMOVE 2064 S.H. WOOD FRAME SINGLE PANE WINDOW AND REPLACE W/ NEW 2064 S.H. DUAL PANE, VINYL FRAME WINDOW.

(E) OPENING REMOVED AND REPLACED TO MATCH EXISTING SIDING.



REMOVE (2) 2464 S.H. WOOD FRAME SINGLE PANE WINDOWS AND REPLACE W/ NEW 2464 S.H. DUAL PANE, VINYL FRAME WINDOWS.

REMOVE 3064 S.H. WOOD FRAME SINGLE PANE WINDOW AND REPLACE W/ NEW 3064 S.H. DUAL PANE, VINYL FRAME WINDOW.

PROVIDE (N) UNDER FLOOR VENT SEE DETAIL 01/G1.



REMOVE 2064 S.H. WOOD FRAME SINGLE PANE WINDOW AND REPLACE W/ NEW 2064 S.H. DUAL PANE, VINYL FRAME WINDOW.

## SOUTH (LEFT) ELEVATION

## SOUTH (LEFT) ELEVATION

(E) OPENING REMOVED AND REPLACED TO MATCH EXISTING SIDING

(E) WOOD STAIRS TO REMAIN. REMOVE AND REPLACE (E) HANDRAIL AND GUARDRAIL, TO MATCH EXISTING @ EAST (FRONT) ELEVATION.



REMOVE (E) WINDOW W/ MOUNTED A/C UNIT AND REPLACE W/ (N) 5040 X.O. VINYL FRAME WINDOW.

(E) WINDOW TO BE REMOVED AND OPENING ENCLOSED W/ SIDING TO MATCH EXISTING.

(E) METAL COVER TO BE REMOVED

(E) ALUMINUM FRAMED WINDOWS TO BE REMOVED AND OPENINGS ENCLOSED @ LAUNDRY ROOM W/ SIDING TO MATCH.

## WEST (REAR) ELEVATION

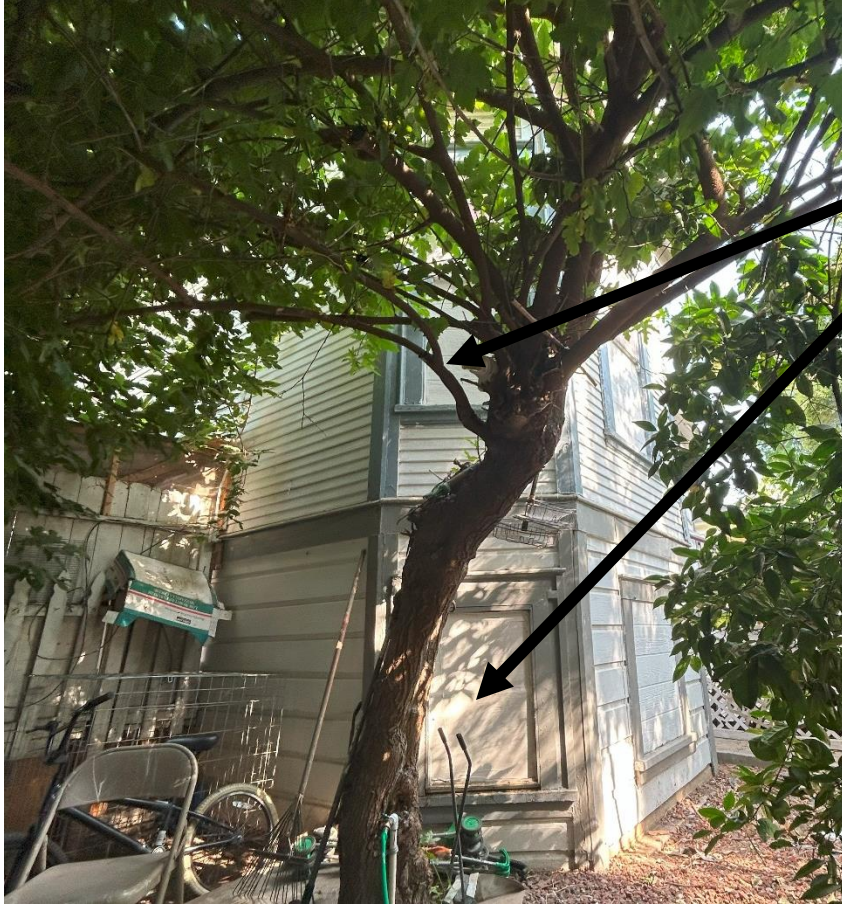
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1	
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ELEVATIONS (PHOTOS) PLAN  
**CINDY McCOY**  
509 N. LOCUST ST. VISALIA, CA. 93291

Date: 06-05-23  
Drawn by: DJ  
Checked by: J.G.  
Scale: AS NOTED  
Job #  
Sheet

**A1**



Southeastern gable window.  
Window to be replaced, vent  
to be restored.



Rear yard fencing to be  
replaced with seven-foot-tall  
wood fence.



Southern rear yard fence to be replaced with seven-foot-tall wood fence.



Chicken coop to be removed.





Staff recommends removal of patio on southern exterior.



Second patio and wall on southern property boundary, and three-foot-tall fencing, to be removed.



Window on basement floor of southern building exterior to be removed and replaced with siding matching the appearance of existing siding.



Staff recommends removal of chain link fence.



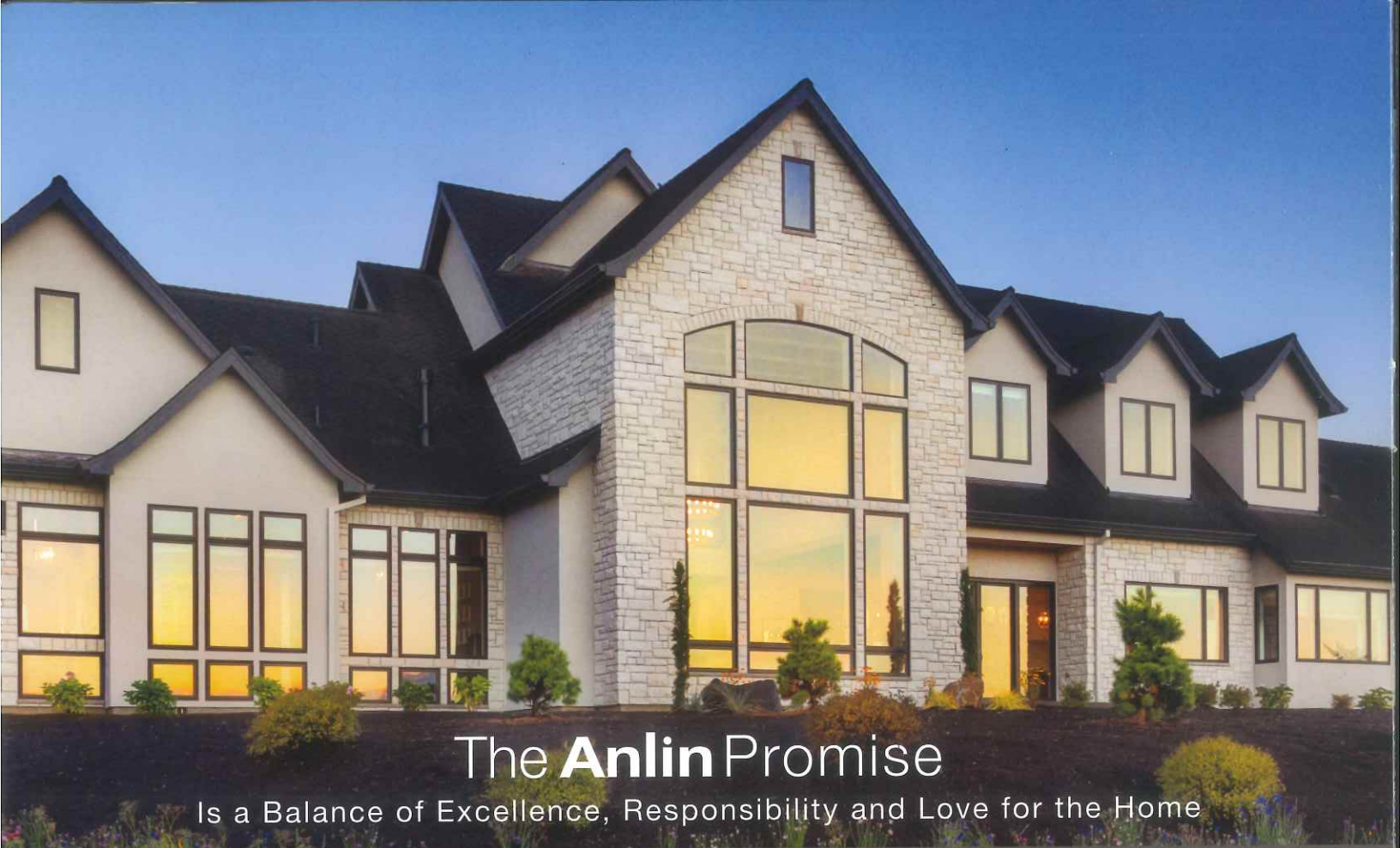
Removal of small gable roof at northwest corner of residence.  
Note: Per staff June 9, 2023 site visit, the structure has already been removed.



EXHIBIT D



2-21-23  
MAXEY  
W052823



# The **Anlin** Promise

Is a Balance of Excellence, Responsibility and Love for the Home



## The 5 Star Difference

Energy Efficient Windows and Doors Made in America

Anlin is a Green Company and Green Product Manufacturer

Leading-Edge Energy Saving Technology

High Tech Security Glass for Home Protection

Antimicrobial Features for Healthier Living

Outstanding Noise Reduction and Insulation

Exceptional Quality, Safety, Service and Design

The Only 5-Star Consumer Rated Window and Door Manufacturer



# EXHIBIT E

Victor McCoy/Cindy McCoy

509 N. Locust St.

Visalia, CA. 93291

June 5, 2023

## OPERATIONAL STATEMENT

Our proposal is to replace existing windows damaged by vandalism and at the front, north and south sides of the building. The existing windows are wood frame, single pane. The proposed new windows will be single hung, vinyl frame, dual pane windows with much higher energy efficiency. The existing window frames are too disjointed and unopenable due to disfunctional balancers. The windows proposed are made by Anlin, Catalina series (see frame sample). The existing windows have no grids with no grids being proposed in the new Anlin windows.

The wood frame underfloor vents (See photos), will be replaced with a pre-painted wood trellis over a black wrought iron frame behind for security purposes. (See Detail).

The stairs rail on the back side of the building will be removed and redone with appearance to match the existing rail at the front of the building.

All existing transom windows will be replaced with new vinyl frame, dual pane transom windows.

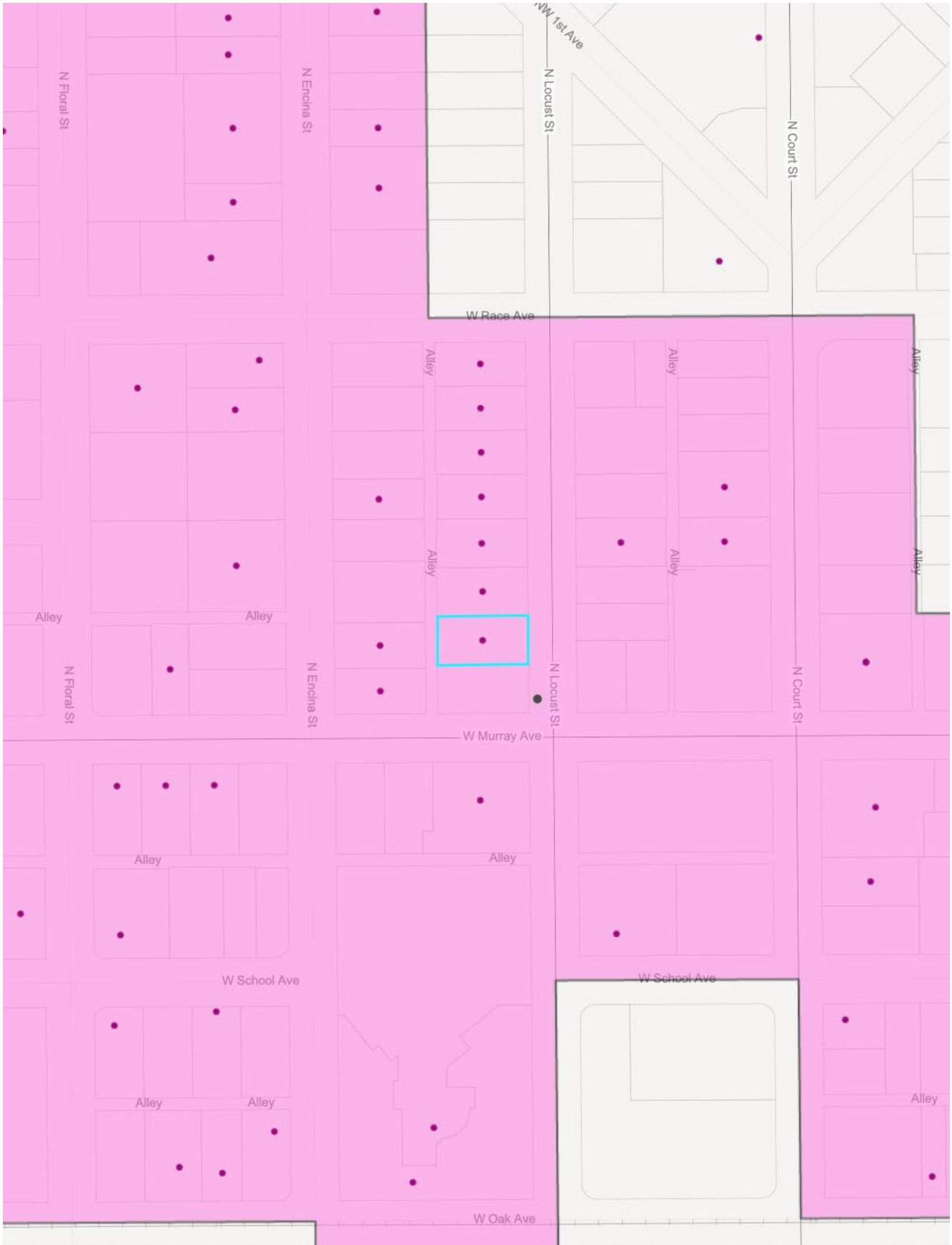
Victor McCoy/Cindy McCoy

Owners.



# AERIAL MAP

HPAC Item No. 2023-14 – Exterior Alterations



# HISTORIC DISTRICT AND LOCAL REGISTER MAP

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