

## RESOLUTION NO 2025-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISALIA DENYING THE APPEAL AND UPHOLDING THE HISTORIC PRESERVATION ADVISORY COMMITTEE'S (HPAC) DENIAL OF HPAC ITEM NO. 2025-05: A REQUEST BY KEVIN FISTOLERA TO REPLACE 48 WINDOWS ON A SINGLE-FAMILY RESIDENCE LOCATED IN THE D-MU (DOWNTOWN MIXED USE) ZONE. THE PROJECT SITE IS LOCATED AT 410 NORTH COURT STREET (APN: 094-271-006)

**WHEREAS**, HPAC Item No. 2025-05 is a request by Kevin Fistolera to replace 48 windows on a single-family residence located in the D-MU (Downtown Mixed Use) Zone. The project site is located at 410 North Court Street (APN: 094-271-006); and

**WHEREAS**, the Historic Preservation Advisory Committee of the City of Visalia, after duly published notice held a public hearing before said Committee on April 9, 2025; and

**WHEREAS**, the Historic Preservation Advisory Committee considered the request and failed to approve a motion to approve the project by a vote of 5-2 (Committee members Hohlbauch and Tomola in favor of approval); and

**WHEREAS**, an appeal of the Historic Preservation Advisory Committee's denial of HPAC Item No. 2025-05 was received on April 14, 2025, stating that the HPAC's denial should be overturned based on there being precedence for the approval of wood window replacement, that the proposal adequately preserves the buildings appearance, and that the proposal would improve the energy efficiency of the structure; and

**WHEREAS**, the Council of the City of Visalia, after a 10-day public notification period, held a public hearing on May 5, 2025; and

**WHEREAS**, no CEQA environmental review is required for projects that are considered administrative and non-discretionary nature, and can be approved so long as they meet the requirements of the Visalia Municipal Code.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, that the City Council of the City of Visalia makes the following specific findings based on the evidence presented:

1. That the project site is within the Historic District and is listed on the Local Register of Historic Structures. Furthermore, the building is associated with Clarence Linn Bradley, a member of the prominent Visalia family the Bradely's, who was a lawyer, member of the American Legion, the Benevolent Protective Order of Elks, and the Knights of Columbus.

2. That the proposal would create an inconsistency with other significant structures in the surrounding streetscape and Historic District, as it would eliminate one of the remaining original and defining features of the residence, thus diminishing the structure's historic integrity, in contrast with other buildings within the 400 Block of North Court Street, which maintain their original wood windows.
3. That the proposal is not in keeping with the goals of the Historic Preservation Ordinance and Historic Preservation Element, which promote the protection and preservation of Local Register historic structures and their defining architectural characteristics. The proposal would eliminate one of the remaining original and defining features of the residence, thus diminishing the structure's historic integrity, in contrast with other buildings within the 400 Block of North Court Street, which maintain their original wood windows.
4. That the proposal would be injurious to the character of the surrounding area and Historic District, as it would eliminate one of the remaining original and defining features of the residence, diminishing the structures' historic integrity. The structure is located along a highly visible main thoroughfare (North Court Street) and is also near the Downtown commercial core. Replacement of the original wood windows would further the deterioration of unique, historic, and architecturally significant structures within the City's central core, furthering the loss of the Downtown area's unique aesthetic.
5. That it was not adequately demonstrated via evidence that the existing windows were beyond repair and that energy efficiency would be improved with replacement. Furthermore the site's location along a major street within the Downtown core and association with persons of local importance also support Historic Preservation Ordinance requirements for the preservation, rather than replacement, of historic architectural elements.
6. That no CEQA environmental review is required for projects that are considered administrative and non-discretionary nature, and can be approved so long as they meet the requirements of the Visalia Municipal Code.

**BE IT FURTHER RESOLVED** that the City Council hereby denies the appeal and upholds the Historic Preservation Advisory Committee's denial of HPAC Item No. 2025-05 on the real property hereinabove described in accordance with the terms of this resolution under the provisions of Section 17.56.060 of the Ordinance Code of the City of Visalia, and based on the above findings.

PASSED AND ADOPTED: May 5, 2025

LESLIE B. CAVIGLIA, CITY CLERK

STATE OF CALIFORNIA )  
COUNTY OF TULARE ) ss.  
CITY OF VISALIA )

I, Leslie B. Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 2025-27 passed and adopted by the Council of the City of Visalia at a regular meeting held on May 5, 2025.

Dated: May 6, 2025

LESLIE B. CAVIGLIA, CITY CLERK

By Reyna Rivera, Chief Deputy City Clerk