



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE:

April 9, 2025

PROJECT PLANNER:

Catalina Segovia, Planning Technician

Phone: (559) 713-4449

E-mail: catalina.segovia@visalia.city

SUBJECT: Historic Preservation Advisory Committee Item No. 2025-05: A request by Kevin Fistolera to replace 48 windows on a single-family residence located in the DMU (Downtown Mixed Use) Zone. The project site is located at 410 North Court Street (APN: 094-271-006).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the request based on the findings and conditions within this report.

SITE DATA

The site is zoned DMU (Downtown Mixed-Use) and contains a vacant residence and a 10-stall parking lot.

The project site is located within the Historic District and is listed on the Local Register of Historic Structures with a "Focus" classification. The structure contains "Craftsman" and "Bungalow" style architectural elements.



PROJECT DESCRIPTION

Per the operational statement in Exhibit "B", the applicant is requesting approval to remove and replace all the windows of the residence, numbering 48 in total. Per the development plan in Exhibit "A", the applicant will be replacing the windows with Milgard V300 Trinsic vinyl windows, and rebuilding wood screens for use on the building.

Per the applicant, the replacement is required due to the age and deterioration of the original windows. The applicant states that the windows must be replaced to better secure the building from vandalism and break ins.

DISCUSSION

Development Standards

The footprint of the structure will not be altered as a result of the proposal. As such, the proposed improvements will comply with all development standards of the D-MU Zone.

Architectural Compatibility

Visalia Municipal Code Section 17.56.110 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.*
- *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.*

Due to their design, variety, and placement, the windows are considered a distinguishing feature of the building. If they are to be replaced, the applicant must demonstrate that replacement is necessary, and that the replacement materials match the original in "...composition, design, color, texture, and other visual qualities."

In this instance, the applicant has submitted evidence that the windows are in disrepair (see site pictures in Exhibit "B"). Staff also concluded a site visit on April 4, 2025, and determined that the windows show significant damage, including rotted wood frames and broken glass panes.

The proposed window replacement would maintain the building's original character. Features such as window trim and sills would remain. New windows and wood screens will be conditioned to maintain the same features as the original windows, such as their operating mechanism and style, mullion patterns and spacing, frame dimensions and profiles, and sightlines and proportions (see Condition No. 2). The applicant will also rebuild wood window screens for use on the building (Condition No. 3). These rebuilt screens will match the original screens and will help maintain the building's original character. With the application of these conditions, the proposal will preserve the overall historical integrity of the structure.

FINDINGS AND CONDITIONS

For HPAC Item No. 2025-05 staff recommends that the Committee approve the window change out to the residence, subject to the findings and conditions listed below:

Findings

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

Conditions

1. That the project shall be developed in substantial compliance with the development plan in Exhibit "A" and operational statement in Exhibit "B", except as modified by the conditions below.
2. That the new windows shall match the features of the original windows, including operating mechanism and style, mullion patterns and spacing, frame dimensions and profiles, and sightlines and proportions. That the project undergoes the appropriate City permitting process for exterior alterations on the project site.
3. That the applicant shall rebuild and install wood window screens for all the windows that can support window screens. The window screens shall retain an appearance consistent with the original window screens depicted in Exhibit "A",
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 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" – Development Plan
- Exhibit "B" – 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.



SOUTH ELEVATION



WEST ELEVATION



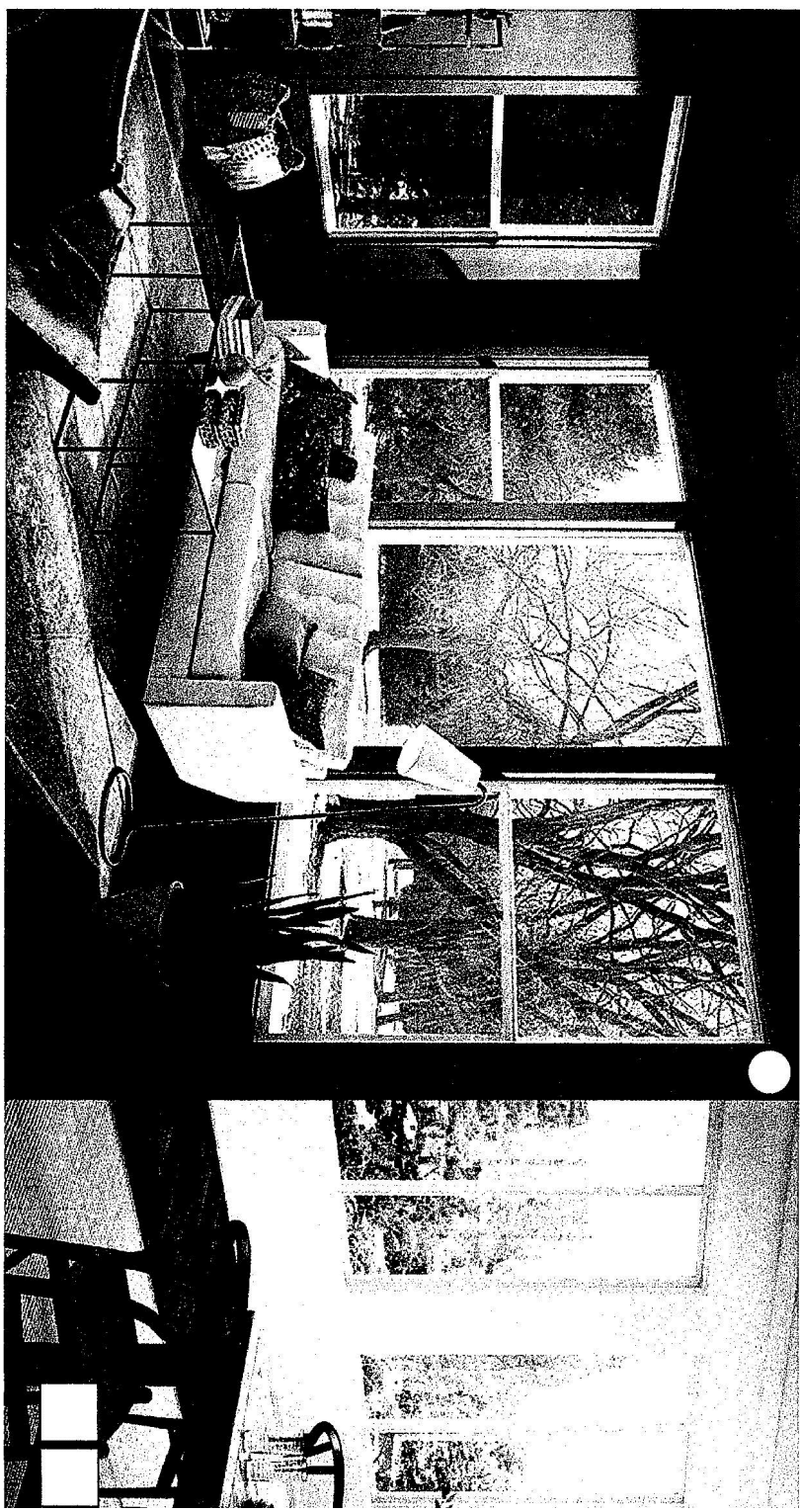
NORTH ELEVATION



EAST ELEVATION

MILGARD

WINDOWS AND DOORS



V300 Trinsic™ Series

V300 Windows \$35 ***** 64" (10x5)

A contemporary vinyl window with an expansive viewable glass area and a narrow frame to help you embrace modern home design. With its aesthetic and functional options, the V300 Series window has a operating style you'll love.

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EXTERIOR COLORS | INTERIOR COLORS

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SINGLE-HUNG

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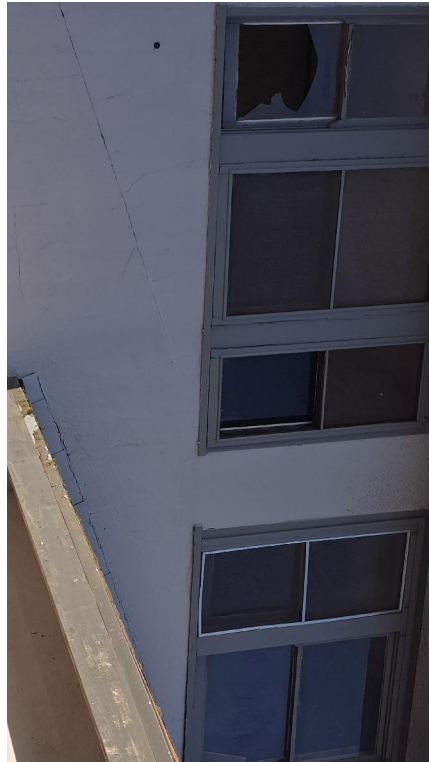
AWNING

V300 Windows & Doors

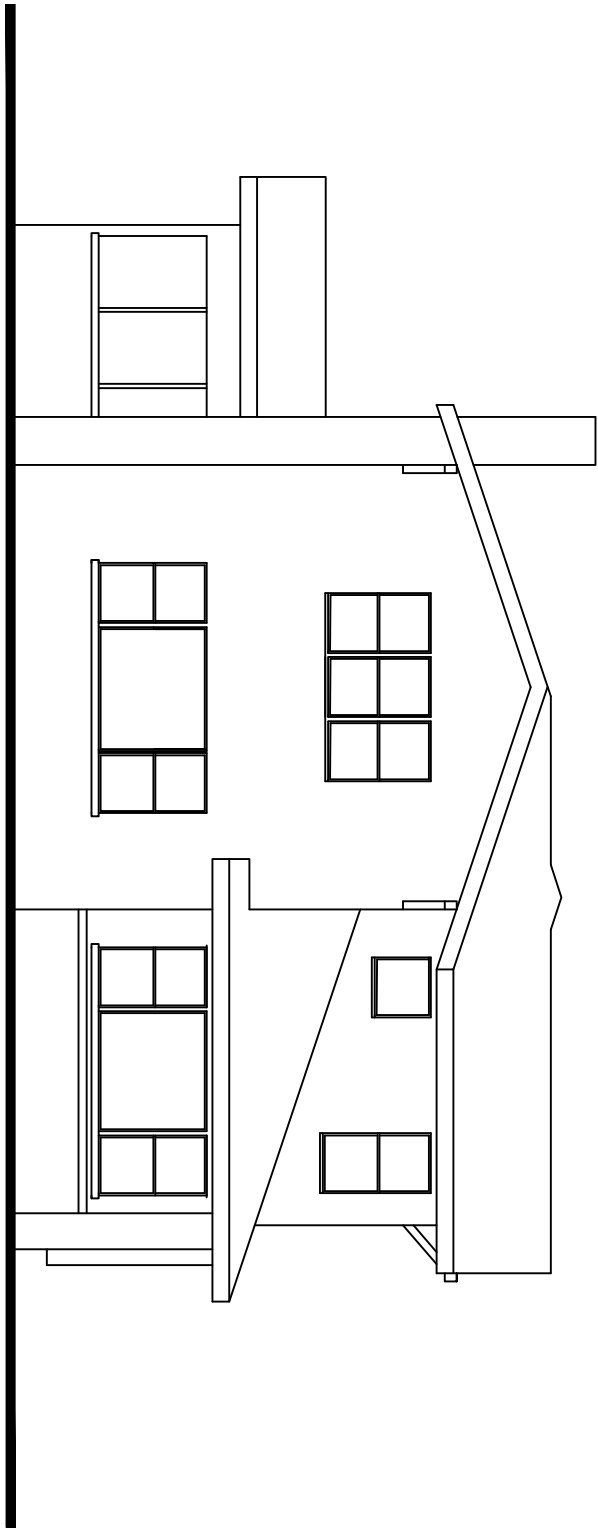
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EXISTING WINDOWS



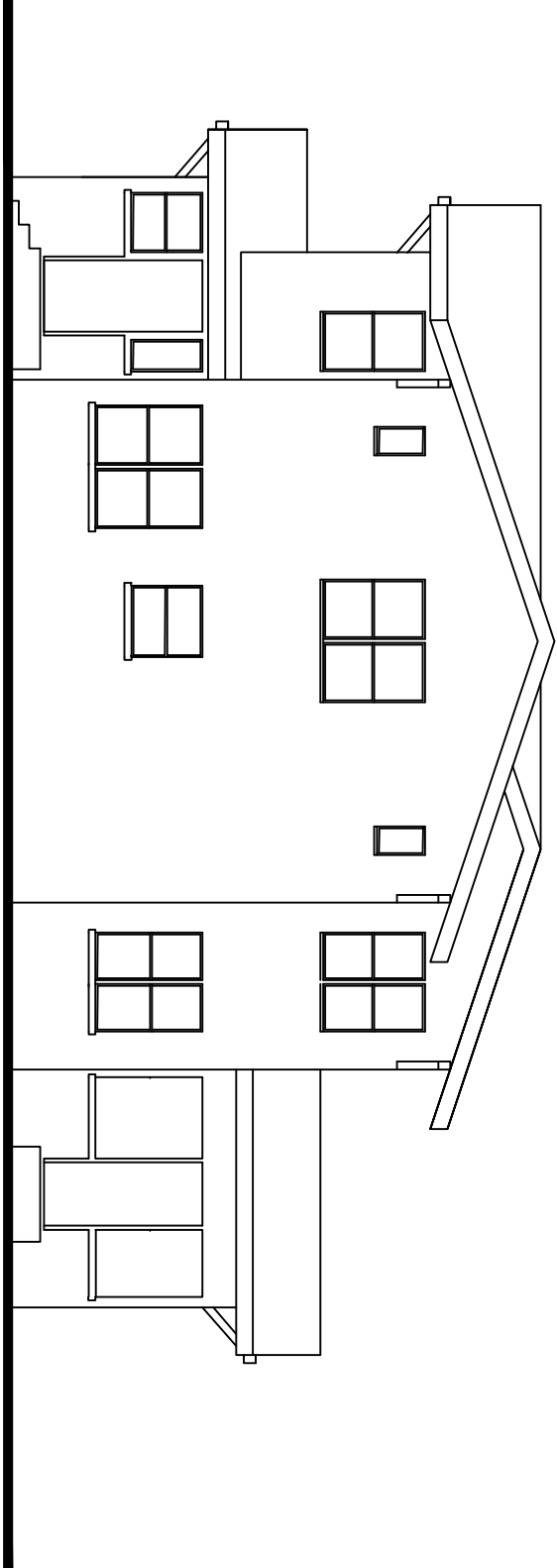
WEST ELEVATION

Scale: 1/8" = 1'-0"



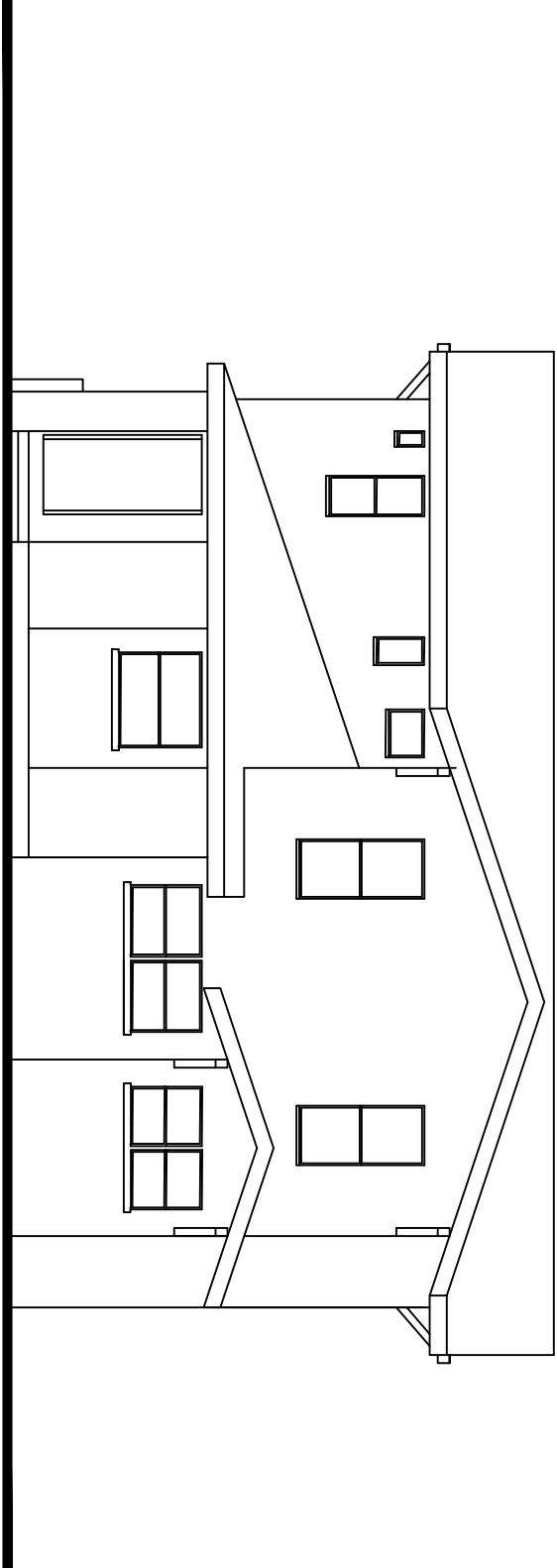
NORTH ELEVATION

Scale: 1/8" = 1'-0"



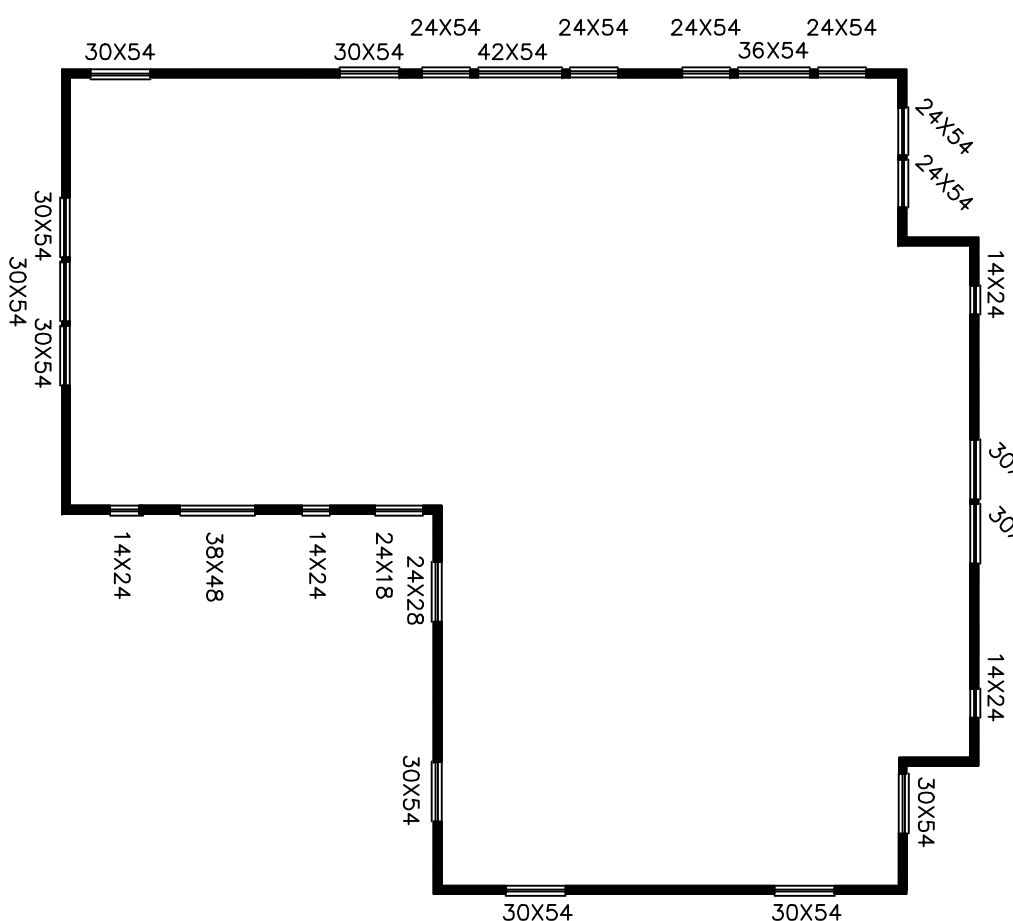
EAST ELEVATION

Scale: 1/8" = 1'-0"



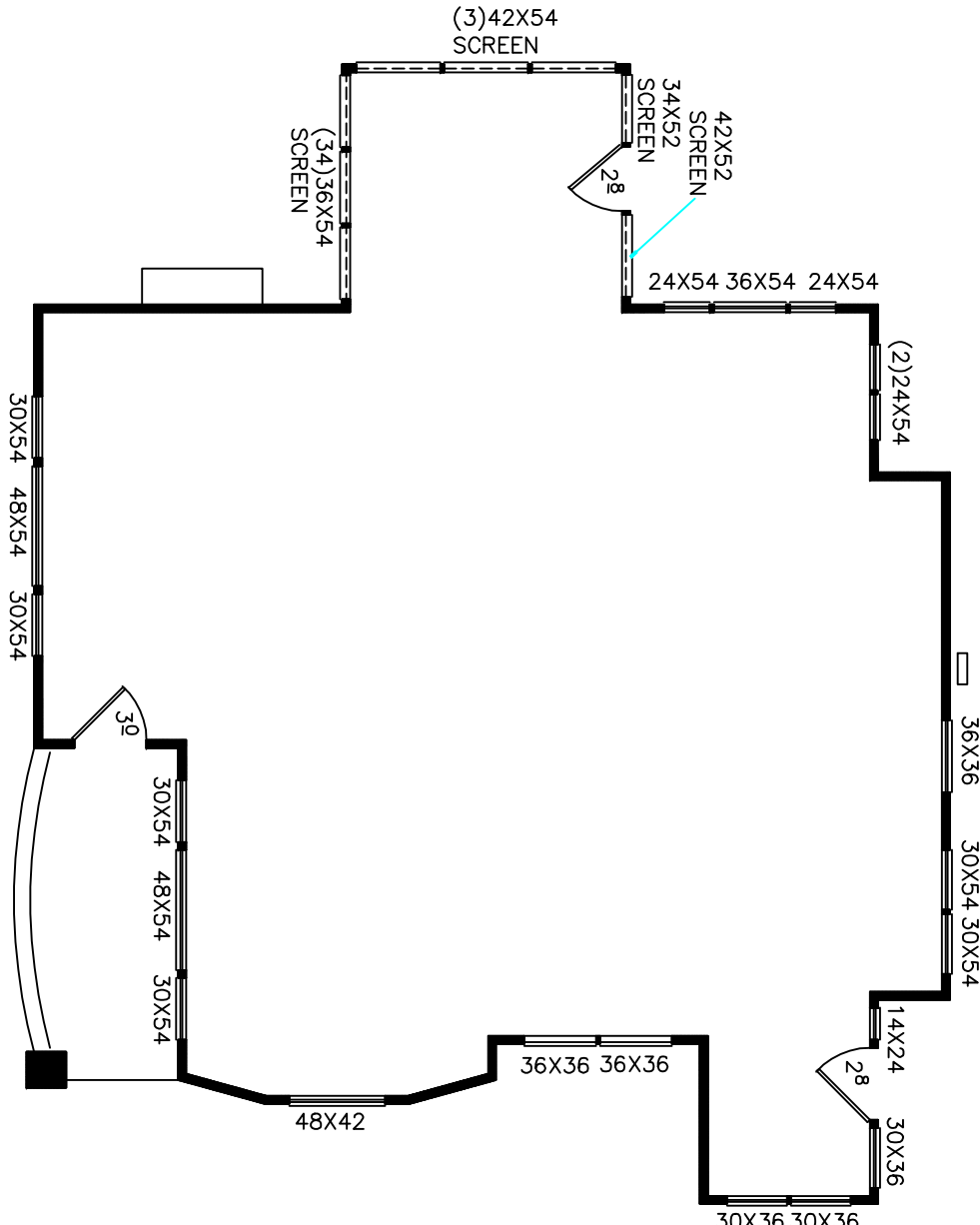
SOUTH ELEVATION

Scale: 1/8" = 1'-0"



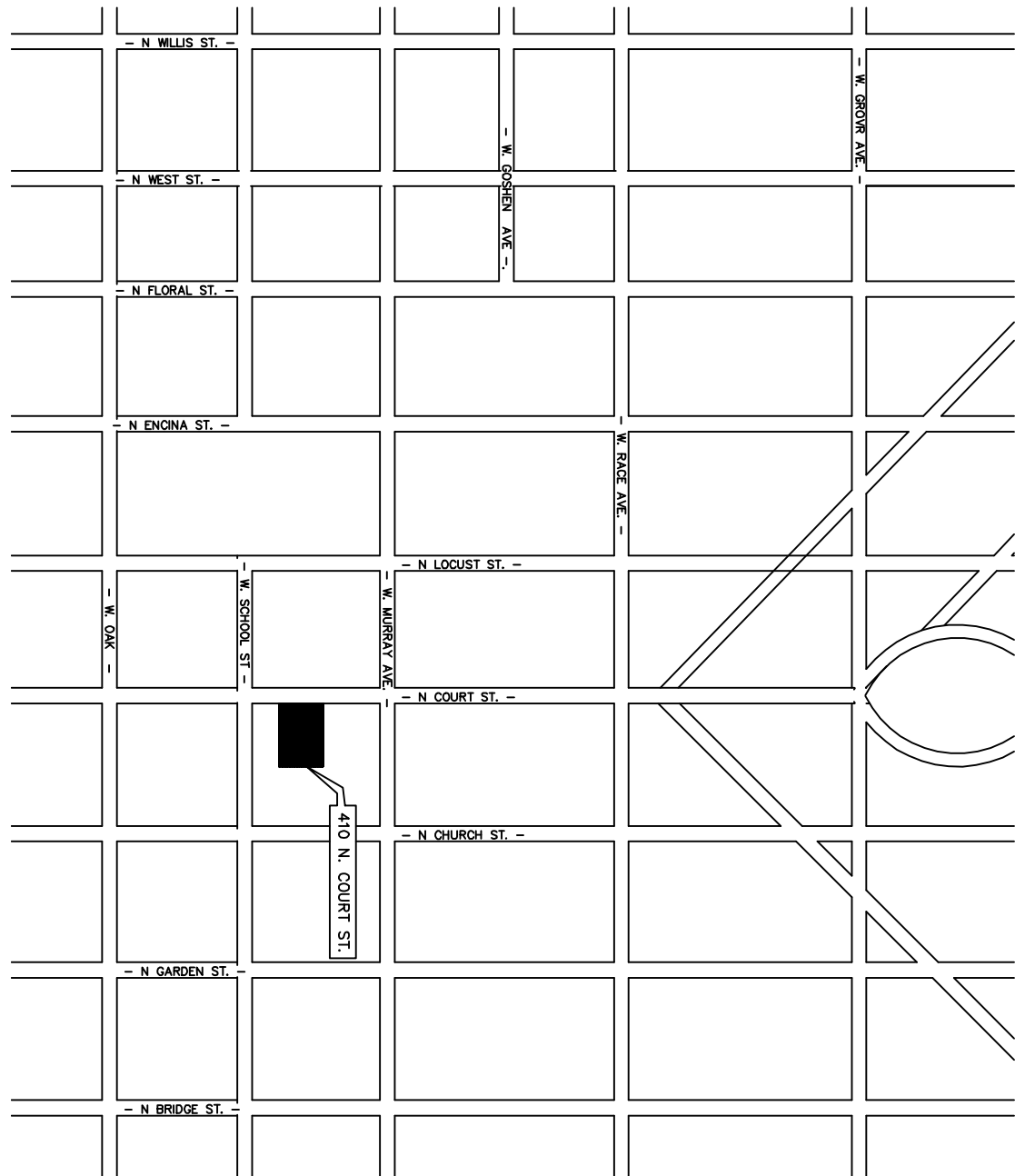
SECOND FLOOR PLAN

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



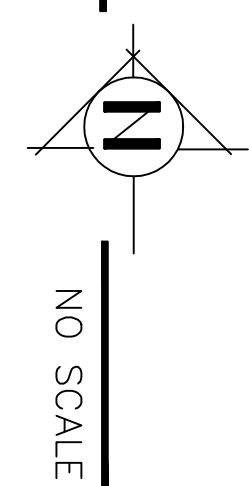
FIRST FLOOR PLAN

Scale: 1/8" = 1'-0"



VICINITY MAP

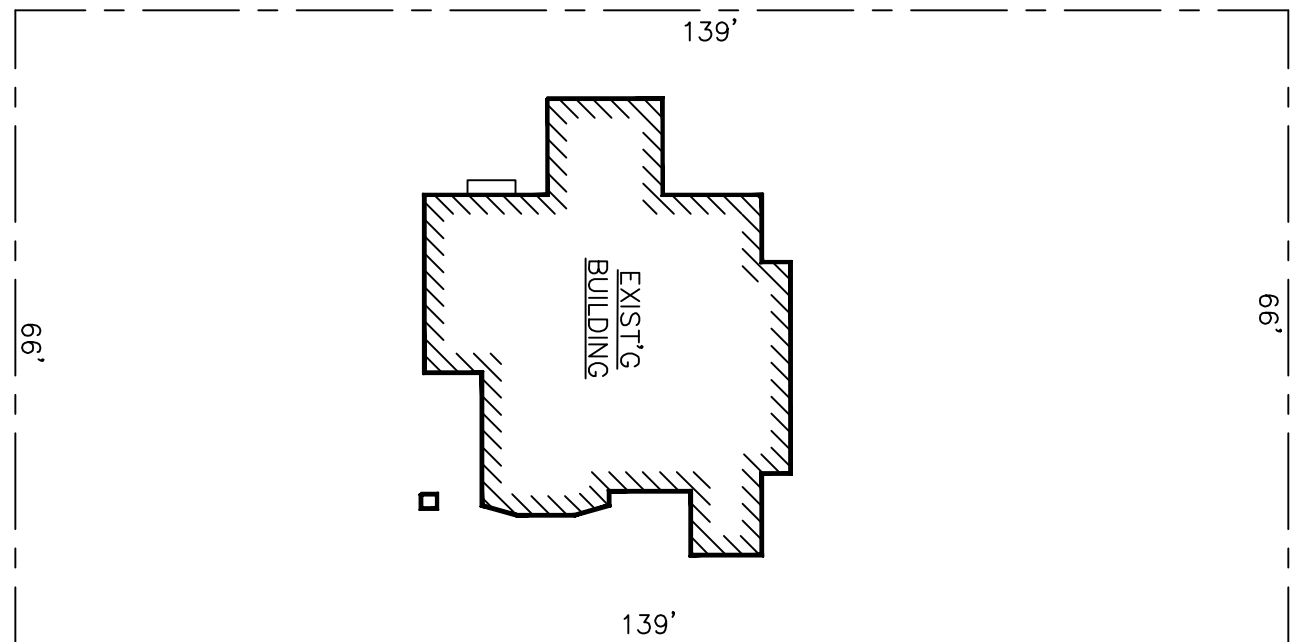
410 N. COURT ST.
APN: 094-271-006



NO SCALE

NOTE:

- RETROFIT WINDOWS TO BE FIT TO EXISTING OPENINGS 48 WINDOWS .
- WINDOWS TO BE "MILGARD" V300 TRINISTIC EXTERIOR WHITE/INTERIOR WHITE NO FIN W/ SLOPED STILL ADAPTER 1/8" SUN COATMAX (LOWE) OVER 1/8" CLEAR GRAY EDGE GUARDMAX SPACER STANDARD SCREEN W/ FIBERGLAS MESH U--28SMGC .20 VT.48 STC 30, DTC 25, PG: LC-PG30
- EXISTING TRIM TO REMAIN.
- EXISTING STUCCO FINISH TO REMAIN.
- ALL EXTERIOR TREATMENTS TO REMAIN AS IS.



SITE PLAN

410 N. COURT ST.
APN: 094-271-006

Scale: 1"=20'-0"

WINDOW REPLACMENTS FOR:

FISTOLERA CONSTRUCTION

410 N. COURT ST. VISALIA, CA.

STEPHEN O. SPARSHOTT

DESIGN & DRAFTING
1206 W. EVANS
VISALIA, CA. 93277
559-679-7565

SHEET

OF

UPDATE SUBMIT 4-1-25

EXHIBIT B



FISTOLERA CONSTRUCTION INC

420 N. COURT ST, STE 200, VISALIA, CA. 93291

4/1/25

RE: 410 N Court St

To Whom it May Concern,

We are replacing all windows at the above-mentioned address, 410 N. Court St, Visalia, 93291. We are replacing these windows due to age, deterioration and to secure the building from the homeless who have been breaking into the property.

Sincerely,

Kevin Fistolera

Owner/Contractor

KF/sb

RE: FISTOLERA 410 N COURT ST



Sonya Beals <sonya@fistolera.com>

To ● Cristobal Carrillo; ○ Steve Sparshott

Cc ● Catalina Segovia

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↩ Reply All

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Tue 04/01/2025 2:52 PM

This sender sonya@fistolera.com is from outside your organization.

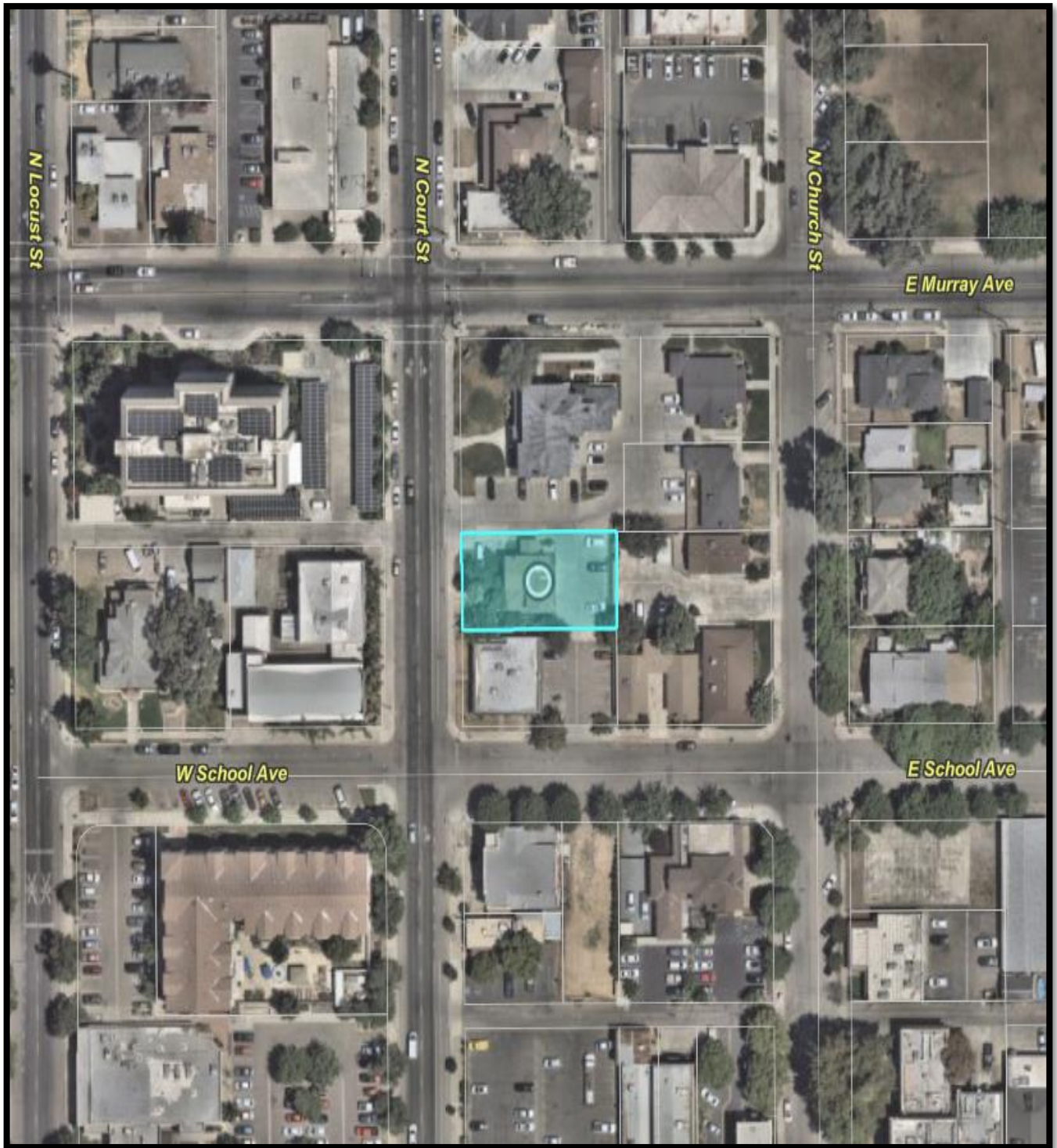
You replied to this message on 04/01/2025 2:59 PM.

Hi Cristobal,

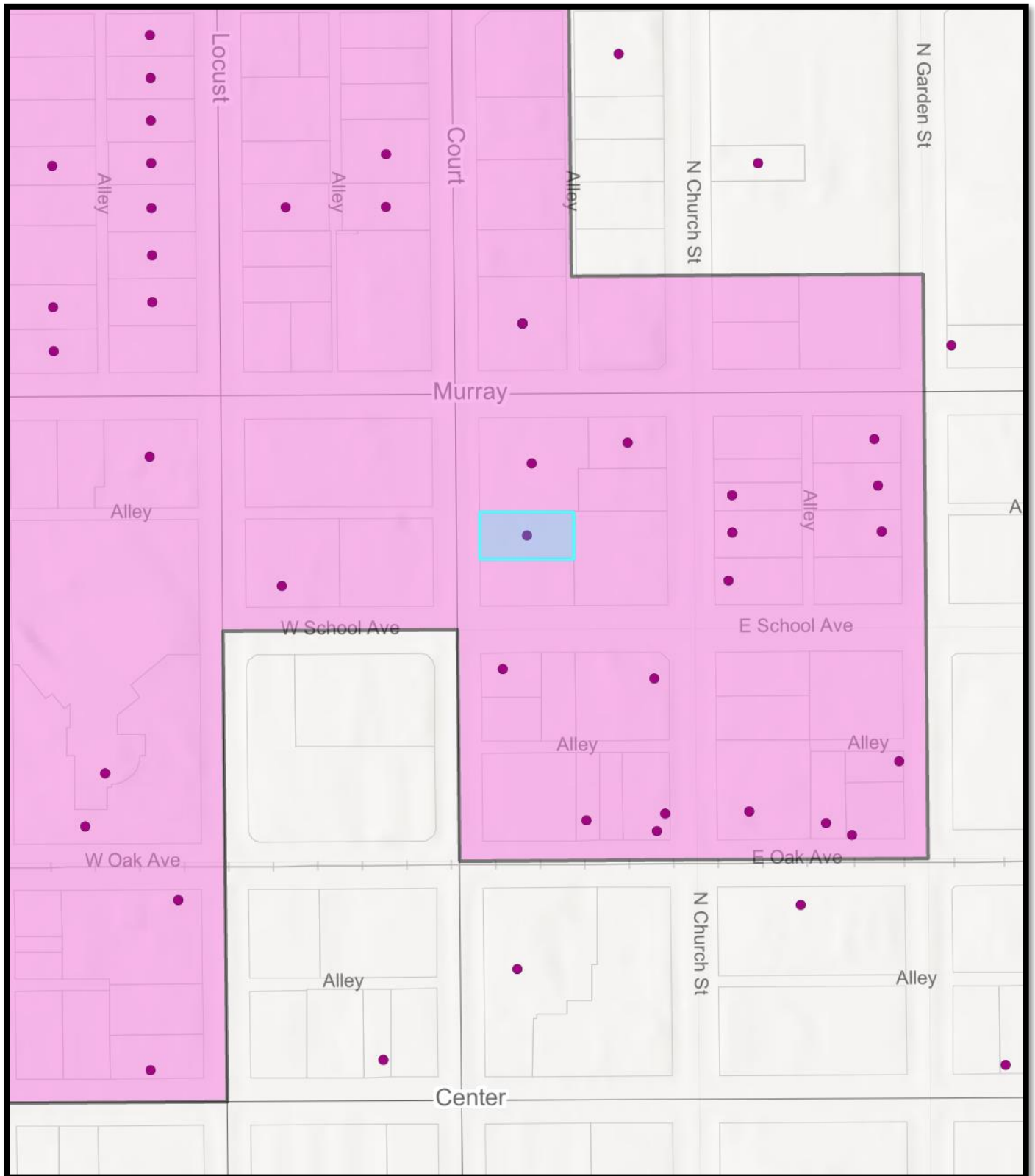
I just spoke with Kevin and he says we will rebuild the wooden screens.

*Sonya Beals
Project Coordinator
Fistolera Construction Inc.
559-625-8372*

AERIAL MAP



HISTORIC DISTRICT & LOCAL REGISTER MAP



Visalia HPAC Public Comment on 410 N. Court St.



Aaron Collins <aeronchase@hotmail.com>

To ● Cristobal Carrillo

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Hi Cristobal,

I would like to submit the following public comment regarding the proposed changes to 410 N. Court St. I am a nearby homeowner at 614 S. Court St., the 1904 McCabe residence located in the Historic District and listed in the City's register, and featured in the book of homes titled Visalia's Heritage (McCabe was our Chief City Engineer at the turn of the 20th Century).

Dear City of Visalia HPAC:

The Fistolera Construction office next door to 410 N. Court St. — at 420 North Court — is such a grand structure that 410's more modest appearance might be overshadowed in historical importance. But 410's era of simpler design is historically significant nonetheless, and therefore offers fewer details that reflect and convey its historicity. That means that insensitively stripping or altering key elements has a disproportionately large impact and is perhaps more vulnerable to losing its authenticity.

Because many of Visalia's historic homes are located both within the Historic District and demographically at-risk neighborhoods, including my own, homeowners face a tall order in protecting our city's beloved cultural treasure. That responsibility for compliance is even greater considering that Fistolera is in the contracting business. Any construction firm plays a unique role in faithfully upholding all applicable regulations, including fidelity to maintaining the full context of what makes a structure historical: Its style cues, proportions, features, location, context, and functional elements.

As a homeowner on a single nonprofit income (Sequoia Riverlands Trust), I struggle at times to maintain my 1904 property nearby on Court St. (including my beleaguered 121-year-old windows in need of replacement) in accordance with Visalia's historic preservation goals. I aim to uphold those rules nonetheless. In comparison, financially successful businesses like the owners of 410 are not similarly challenged in their upholding the historic preservation ordinance when remodeling and should be held to the program's high standards.

I have previously known Fistolera Construction as a good corporate citizen of our town (as was the late Mike Fistolera himself) and expect that they, too, would wish to maintain the highest standards in any historic restoration, thereby protecting their reputation by setting the example and serving as a model for upholding both the spirit and letter of Visalia's historic preservation program. Maintaining historically accurate features such as wood windows and their correct details and proportions should pose no burden for the owners of 410 N. Court St. and the committee should see to it that compliance is upheld.

Thank you for considering my viewpoints when deliberations occur. As a citizen committed to historic preservation I appreciate the opportunity for community input.

Best Regards,

Aaron Collins, 614 S. Court St., Visalia CA Sequoia Riverlands Trust Director of Investments and Partnerships

Re: City of Visalia: Historic Preservation Advisory Committee - April 9, 2025 Meeting A...



B. "Clean is Less Mean" H. <whuott2013@gmail.cor

To ● Cristobal Carrillo

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↩ Reply All

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Fri 04/04/2025 5:57 PM

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Public comment on Agenda

I support both projects listed on Agenda

Bill Huott

Visalia

Willis Street

Sent from my iPad