

Resolution No.

STOCKTON CULTURAL HERITAGE BOARD

RESOLUTION RECOMMENDING THE COMMUNITY DEVELOPMENT DIRECTOR ISSUE A CERTIFICATE OF APPROPRIATENESS FOR THE PROPOSED REHABILITATION OF THE BEN HOLT HOUSE LOCATED AT 548 EAST PARK STREET (P18-0789)

The applicant and home owner, Hendrik Valk, submitted a Certificate of Appropriateness application to repair a portion of the Ben Holt House located at 548 East Park Street;

A Certificate of Appropriateness is required in accordance with Stockton Municipal Code section 16.220.060(A)(1) since the rehabilitation constitutes an exterior alteration to a designated historic landmark; and

THEREFORE BE IT RESOLVED BY THE CULTURAL HERITAGE BOARD OF THE CITY OF STOCKTON, AS FOLLOWS:

- A. The foregoing recitals are true and correct and incorporated by this reference.
- B. Based on its review of the entire record herein, the Cultural Heritage Board makes the following findings in *italics*:

Certificate of Appropriateness Findings

The issuance of the Certificate of Appropriateness would:

1. Designate, enhance, preserve, protect, restore, and perpetuate those historic districts, neighborhoods, sites, structures, and zones, which contribute to the aesthetic and cultural benefit of the City.

Finding: The rehabilitation of the structure by replacing rotted framing and supports and restoring the façade will protect and restore the property ensuring that the structure continues to thrive and contribute as a cultural resource to the City.

2. Encourage public appreciation, knowledge, and understanding of, and a sense of identity with, the City's past.

Finding: See finding #1 above

3. Foster civic and neighborhood pride in the accomplishments and beauty of the past.

Finding: See Finding #1 above.

4. Stabilize and improve the economic value of historic districts, neighborhoods, sites, structures, and zones.

Finding: *The investment in the rehabilitation and stabilization of the exterior framing and façade using historically similar material and colors would stabilize and improve the value of the structure.*

5. Help preserve the diverse architectural design and styles that reflect phases of the City's history, and encourage complementary design and construction.

Finding: *The project will preserve the existing architectural elements relevant to the architectural style conveyed by the structure, reflecting the city's past.*

6. Promote and encourage continued private ownership and utilization of structures currently owned and used.

Finding: *The rehabilitation will encourage safe utilization of the structure and continued private ownership.*

Secretary of Interior's Standards

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The historic purpose of the structure is as a single-family dwelling. No request has been made to alter to the use of the structure. Therefore, it will maintain its intended use.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The historic character of the property and all architectural features and materials will be maintained. No removal of historic features is authorized by this Certificate of Appropriateness. Additionally, the restoration will maintain the integrity and safety of the structure.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The project excludes alterations with the potential to result in false historicism.

4. Most properties change over time; those changes that have acquired historic

significance in their own right shall be retained and preserved.

The project does not propose to alter any changes that have occurred over time.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The project would change the exterior siding and molding details using modern, currently available materials. No other historic features would be altered.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The rehabilitation of the exterior framing and siding was done using materials currently available as the procurement of period materials is economically infeasible. All distinctive features were intact before construction. Thus, the original structure served as a guide for restoration.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

No chemical or physical treatments have been proposed.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

The home is significant due its relation to a notable figure, Benjamin Holt. The home itself is not significant architecturally. No other archeological resources are present on the site.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The project retains the distinctive architectural features added during the period of significance. The project is a rehabilitation of the structure no additions are proposed.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

No additions or new construction is proposed.

Cultural Heritage Board Action:

Based on its review of the entire record herein, including the January 2, 2019, Cultural Heritage Board staff report, all supporting, referenced, and incorporated documents, and all comments received, the Cultural Heritage Board recommends the Community Development Director issue a Certificate of Appropriateness, subject to the following conditions of approval:

Standard Conditions of Approval

1. This approval recommendation is for the plans included at Exhibit 1, including the color and material information in the project file.
2. The ODS shall comply with all applicable Federal, State, County and City codes, regulations, and adopted standards and pay all applicable fees.
3. Compliance with these Conditions of Approval is mandatory. Failure to comply with these Conditions of Approval is unlawful, constitutes a public nuisance, and is subject to the remedies and penalties identified in the Stockton Municipal Code, including but not limited to monetary fines and revocation or modification of the Certificate of Appropriateness.
4. Changes to the approved project shall be processed in compliance with Stockton Municipal Code chapter 16.104 (changes to an approved project).

Project-Specific Conditions

5. Molding consistent with that found on adjacent wall areas shall be installed in the repair area.

//

//

//

//

//

//

//

6. Wood siding similar in width and texture shall be installed to cover all wall surfaces including, in particular, to the corner in the repair area.

PASSED, APPROVED, and ADOPTED January 2, 2019.

WESLEY SWANSON, Chair
Stockton Cultural Heritage Board

ATTEST:

STEPHANIE OCASIO, Secretary
Stockton Cultural Heritage Board