

Resolution No.

STOCKTON CULTURAL HERITAGE BOARD

RESOLUTION RECOMMENDING THE COMMUNITY DEVELOPMENT DIRECTOR ISSUE A CERTIFICATE OF APPROPRIATENESS FOR THE REPAIR OF A PORCH, ADDITION OF A DECK, AND REPLACEMENT OF FOUR (4) WINDOWS ON A RESIDENTIAL STRUCTURE LOCATED AT 322 EAST FLORA STREET IN THE MAGNOLIA HISTORIC PRESERVATION DISTRICT (P23-0074)

The applicant, Leroy Carbonell, submitted a Certificate of Appropriateness application to repair the front porch railing, decking, and stairs, demolish a dilapidated enclosed area on the rear of the building and replace with a new deck, and replace windows four (4) windows at 322 East Flora Street (APN 139-172-02), and

A Certificate of Appropriateness is required in accordance with Stockton Municipal Code (SMC) section 16.220.060(A)(1) since the rehabilitation consists of an exterior alteration of a structure in a historic district; now, 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.

The project does not conflict with the historic architectural features of the structure and its enjoyment as the project restores the architectural features of the building.

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

The proposed project will reinforce the architecture style of the building further contributing to the Magnolia Historic District's unique architectural identity.

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

The proposed work seeks to provide maintenance of a contributing resource structure to avoid further deterioration of the building.

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

The investment into the improvement of the structure's features improves the value of the property and promotes the economic retention and value of the district.

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

The project will preserve and complement the unique architecture of the building.

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

The project will result in the 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 project does not include changes to the use of the structure.

2. The historic character of the 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 front porch railing is a feature that is original to the building and will be repaired to enhance the character of the structure. The rear deck addition does not alter a character defining feature of the Victorian Architecture Style.

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 front porch improvements are incorporated in a manner that does not disturb the architecture style. The rear deck will not be designed like the front porch but will respect the building design by using wood material and abide by all building

codes.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The existing front porch is a feature of the building, and the proposed repair work aims to preserve it with minimal intervention to the structural aspects of the structure.

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

The proposed railing will use wood materials compatible with the existing railing. The rear deck will use wood as the main material.

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 project will repair as much as possible; however, deterioration is substantial therefore the replacement materials will be complementary to the existing materials.

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 are 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.

To the best of our knowledge, no significant archeological resources have been found on the site. If such resources are found during the course of the project, work shall be stopped, and an archeologist will be consulted (see conditions of approval).

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 does not interfere with, or destroy, the historic integrity of the property and structure as it aims to repair and restore architectural specific features of the building.

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 will be unimpaired.

The project will not impair the form and integrity of the historic property, or the environment as it only concerns existing architectural features.

Cultural Heritage Board Action:

Based on its review of the entire record herein, 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 business owner(s) 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 SMC Chapter 16.104 (changes to an approved project).

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5. The Certificate of Appropriateness will be valid ten days after approval unless the action is appealed within the 10-day appeal period.

PASSED, APPROVED, and ADOPTED December 6, 2023.

PHILLIP MERLO, Chair
Stockton Cultural Heritage Board

ATTEST:

STEPHANIE OCASIO, Secretary
Stockton Cultural Heritage Board