

Resolution No.

STOCKTON CULTURAL HERITAGE BOARD

RESOLUTION RECOMMENDING THE COMMUNITY DEVELOPMENT DIRECTOR ISSUE A CERTIFICATE OF APPROPRIATENESS FOR THE PROPOSED REHABILITATION OF THE SPRUCE BUILDING LOCATED WITHIN THE UNIVERSITY PARK MASTER DEVELOPMENT PLAN AT 1203 NORTH GRANT STREET (P18-050)

The applicant, WMB Architects, submitted for a Site Plan Review and Design Review application to rehabilitate an existing vacant building and to construct a 56-stall parking lot within the University Park Master Development Plan (MDP) located at 1203 N. Grant Street; and

The application received an approval recommendation by the Site Plan Review Committee on July 30, 2018, and an approval recommendation by the Architectural Review Committee on August 8, 2018; and

Although not concerning a historic landmark or property located within a historic district, the Project requires a Certificate of Appropriateness in accordance with Mitigation Measure 4-3.3 of the University Park Environmental Impact Report certified by City Council on November 8, 2003 via Resolution No. 03-0694; 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.

Finding: The Project preserves and restores key architectural features through exterior plastering and repairing of Spanish roof tiles.

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

Finding: The rehabilitation of the vacant building would encourage the use of the building which would allow for an increase in the utilization, awareness, and appreciation of the Spruce Center.

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

Finding: See Finding #2 above.

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

Finding: The investment in the rehabilitation of the Spruce Center would increase utilization of the site by facilitating occupancy of a vacant building which in turn would stabilize and improve the value of the historic districts, neighborhood, sites, structures and zones.

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 Tudor architectural design and style to reflect the phases of the City's history and conforms to the Secretary of Interiors Standards for rehabilitation.

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

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

Secretary of Interior's Standards

7. 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.

Finding: The general historic purpose of the Insane Asylum of California at Stockton is no longer relevant and the underlying purpose of the University Park MDP is to transition the site to new uses. The Project would result in an office use occupying the Spruce Building and which results in minimal change to its character-defining features. The related construction of a parking lot and pedestrian paths was contemplated by the University Park MDP.

8. 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.

Finding: The Project retains all primary aspects of the Spruce Building with minimal

alteration to accommodate a new use. Proposed alterations retain all character-defining features, including through the use of new multi-paned windows. The alteration resulting from new doors does not alter the ability of the Spruce Building from being interpreted in its historic context.

9. 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.

Finding: The Project excludes alterations with the potential to result in false historicism.

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

Finding: The features of the Spruce Building noted in the circa 1999 survey persist. There have been no identifiable exterior changes since the period of significance (i.e., 1929) that would trigger the need for review under this finding due to the current Project.

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

Finding: The Project retains all character-defining features of the Spruce Building noted in the circa 1999 survey. Proposed replacement windows retain and convey symmetrical fenestration pattern noted.

12. 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.

Finding: The Project retains existing windows openings and places new windows within them, except for four new doors at the first floor. The symmetrical aspect of the fenestration system is a noted character-defining feature and the new windows/doors retain that. The Project would retain the existing clay tile roof yet repair broken tiles. No other historic features are altered by the Project.

13. 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.

Finding: This finding is not applicable to the current Project.

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

Finding: The potential for accidental discovery of archaeological resources is already contemplated by the University Park EIR, and the Project is subject to Mitigation Measure 4.3-4 ensuring appropriate treatment if they are discovered.

15. 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.

Finding: The Project retains the distinctive architectural features of the Tudor style structure and which enable interpretation of the Spruce Building in relation to the historic context of the broader University Park. Differentiation of new/old features is not relevant to the application.

16. 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.

Finding: Removal of the Project's parking lot component would not impair the Spruce Building in any way.

California Environmental Quality Act

17. The proposed action is consistent with the project analyzed in the University Park Environmental Impact Report (EIR) certified by City Council on November 8, 2003, via Resolution No. 03-0694.

Cultural Heritage Board Action:

Based on its review of the entire record herein, including the November 14, 2018, 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.

Project-Specific Conditions of Approval

4. All applicable mitigation measures of Resolution No. 03-0694 certifying the University Park Environmental Impact Report and Mitigation Monitoring and Reporting Program are incorporated by reference and made conditions of this approval.

PASSED, APPROVED, and ADOPTED November 14, 2018.

, Chair
Stockton Cultural Heritage Board

ATTEST:

STEPHANIE OCASIO, Secretary
Stockton Cultural Heritage Board