

Resolution No.

STOCKTON CULTURAL HERITAGE BOARD

RESOLUTION RECOMMENDING THE COMMUNITY DEVELOPMENT DIRECTOR ISSUE A CERTIFICATE OF APPROPRIATENESS FOR THE PROPOSED REHABILITATION OF A STRUCTURE IN THE MAGNOLIA HISTORIC DISTRICT LOCATED AT 1205 S. SAN JOAQUIN STREET (P18-0676)

The applicant and home owner, Tony Martinez, submitted a Certificate of Appropriateness application to re-paint an existing building at 1205 South San Joaquin Street, located in the Magnolia Historic District.

A Certificate of Appropriateness is required in accordance with Stockton Municipal Code section 16.220.060(A)(1) since the re-painting constitutes an alteration to a structure within a historic preservation district.

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 repainting of the property preserves the façade from environmental damage and deterioration. Protecting the structure by using period appropriate color pallets will allow the continued perpetuation of the Magnolia Historic Preservation District.

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

Finding: The rehabilitation of the structure through the painting of the exterior using period appropriate colors will encourage appreciation of the homes in the Magnolia Historic District.

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 subject property's façade by painting with historically appropriate colors would stabilize and improve the value of the structure which would be carried over to the Magnolia Historic Preservation District as a whole.

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 and the historic district in which it is a part of.

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

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; it will, therefore, 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. The proposed repainting of the building will preserve the home and prevent deterioration. Additionally, the paint scheme using earth tones contrasted by white is consistent with period and architectural style of the home.

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.

There have been no identifiable exterior changes since the period of significance (1922) as identified by historical photos and similar architectural examples.

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

The project would change the existing color scheme to refresh the exterior using period and architecturally appropriate colors, using earth tones as noted in the Design Guidelines. No other historic features would be altered by the Project.

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.

See response to Standard 5 above.

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.

The proposed project would be primed and painted. No chemical or physical treatment of the exterior is 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 scope of the project involves repainting of the exterior, no significant archeological resources that would be affected by the project have been identified on 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. Differentiation of new/old

features is not relevant to the application.

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.

Painting of the structure is not permanent and could be restored without impairing the subject property. No new construction has been 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 in 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.

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4. Changes to the approved project shall be processed in compliance with Stockton Municipal Code Chapter 16.104 (changes to an approved project).

PASSED, APPROVED, and ADOPTED January 2, 2019.

WESLEY SWANSON, Chair
Stockton Cultural Heritage Board

ATTEST:

STEPHANIE OCASIO, Secretary
Stockton Cultural Heritage Board