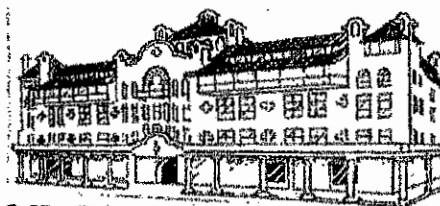


PRINT OR TYPE



## Nomination for Designation as a

☐ Historic Landmark
 ☐ Historic Site
 ☒ Structure of Merit

Name of Property: Hotel St. Leo  
 Address of Property: 33-45 N. California St., Stockton, CA  
 Property Owner: City of Stockton, Economic Development Dept.  
 Mailing Address: 400 E. Main St., 4th Floor  
 Phone: (209) 937-8539 Fax: \_\_\_\_\_  
 E-mail: economic.development@stocktonca.gov  
 Present use of Property: Vacant

The Name of the Original Owner(s) and/or architect: \_\_\_\_\_

What Year was the Building erected: 1913
☒ actual date
 ☐ estimated date

Please provide extensive background information with emphasis on the architectural and/or historical features of the property. Attach photographs, newspaper articles, legal documents or any other material that would assist the Cultural Heritage Board, Planning Commission and City Council in evaluating the nomination. Please refer to Section 16-730.070 of the Stockton Municipal Code to determine the criteria for the designation of Historic Landmarks, Section 16-730.090 for the designation as a Historic Site and Section 16-730.100 for designation as a Structure of Merit.

The information provided in this application is true and accurate to the best of my knowledge.

Nominator's Name: Linda Derivi

Address: 8115 S. Hwy 26, Valley Springs, CA 95252

Phone: 209-786-2630 or 209-603-2874

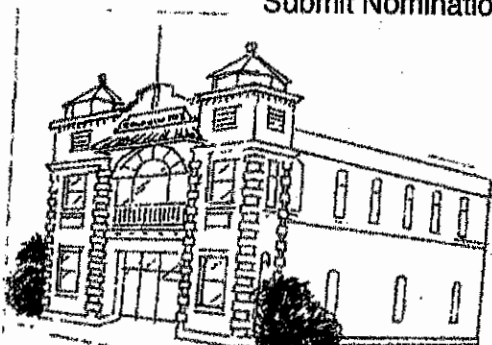
E-mail: Lnderivi@outlook.com

Nominator's Signature

12-20-2018

Date

Submit Nomination to: Cultural Heritage Board  
 c/o Community Development Department  
 425 North El Dorado Street  
 Stockton, CA 95202-1997  
 TEL: (209) 937-8444 FAX: (209) 937-8893



CLEAR ALL

PRINT

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 33-45 N. California Street

P1. Other Identifier: Hotel St. Leo

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Joaquin

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_

Date \_\_\_\_\_

T \_\_\_\_\_

R \_\_\_\_\_

1/4 of \_\_\_\_\_

1/4 of Sec \_\_\_\_\_

B.M. \_\_\_\_\_

c. Address: 33-45 North California Street

City Stockton

Zip 95202

d. UTM: (Give more than one for large and/linear resources)

mE/ \_\_\_\_\_

mN \_\_\_\_\_

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 149-170-12

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This four-story brick building is located on the southwest corner of East Weber Avenue and North California Street. The building is rectangular in plan with a flat roof, a short brick parapet, and an extended cornice with medallions. The fenestration of the building, from the second floor upward, is symmetrical with one-over-one, double-hung sash and splayed brick lintels with a raised brick keystone. The second and third floors are separated by a brick stringcourse. The facade of the second floor has a horizontal pattern of end-laid brick. The first floor of the structure includes large plate-glass windows and doorways. Above the storefront is a band of small vertical-paned transoms. The entrance is located on an angled corner with a recessed door and a square corner column. The exterior of the building appears to be in fair condition.*

P3b. Resource Attributes: (List attributes and codes) HP5 - Hotel/Motel

HP7 - 3+ story Commercial Building

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

Photo looking northwest

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

Constructed 1913.

P7. Owner and Address

M Jawad Akhtar

833 E. Lindsay St.

Stockton, CA 95202

P8. Recorded by: (Name, affiliation, and address)

Architectural Resources Group

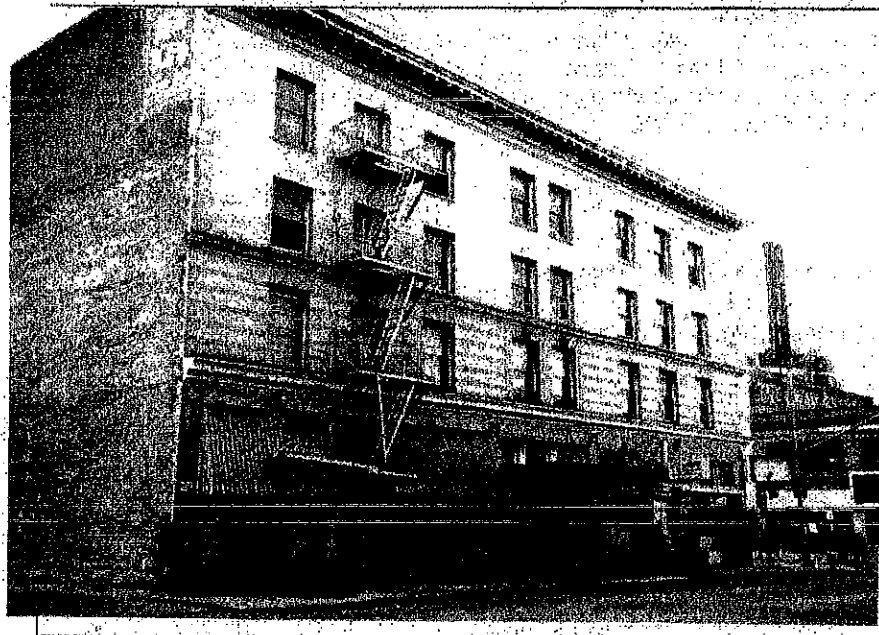
Pier 9, The Embarcadero

San Francisco, CA 94111

P9. Date Recorded: 8/26/2000

P10. Survey Type: (Describe)

Limited Survey Area



P11. Report Citation: (Cite survey report and other sources, or enter "none")

Stockton Downtown Cultural Resources Inventory

Attachments

☐ NONE☐ Continuation Sheet☐ District Record☐ Rock Art Record☐ Other: (List)☐ Location Map☒ Building, Structure, and Object Record☐ Linear Feature Record☐ Artifact Record☐ Sketch Map☐ Archaeological Record☐ Milling Station Record☐ Photograph Record

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Page 2 of 3

NRHP Status Code \_\_\_\_\_

Resource Name or #: (Assigned by recorder) 33-45 N. California Street

B1. Historic Name: *Hotel St. Leo*B2. Common Name: *Hotel St. Leo*B3. Original Use: *Hotel/Commercial*B4. Present Use: *Hotel/Commercial*B5. Architectural Style: *Renaissance Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed in 1913. Storefront display windows/doors replaced with aluminum; vents installed in transom.*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_

Original Location: \_\_\_\_\_

B8. Related Features: \_\_\_\_\_

B9a. Architect: *Unknown*b. Builder: *Unknown*B10. Significance: Theme: *Commercial Development*Area: *Stockton*

Period of Significance: \_\_\_\_\_

Property Type: *Hotel*

Applicable Criteria: \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The building appears on the 1917 and 1950 Sanborn map. City Directories first list the hotel in 1915 and appears in all subsequent directories as the Hotel St. Leo. The Hotel St. Leo is one of several early Twentieth Century hotels constructed in Stockton. The building possesses Renaissance Revival details. The exterior of the St. Leo Hotel retains much of its architectural integrity.*

*Previous DPR 523 forms for this resource were completed in 1979 and 1991, and evaluated it as potentially eligible for the National Register, however the OHP inventory lists it as a 5S, eligible for local historic listing only. The 1991 form refers to the building as "an excellent example of a predominate building type [constructed] during the most significant period of Stockton's growth." The sophisticated design of this hotel building indicates the talent of the anonymous architect or builder. Given that the building has not changed substantially since these earlier evaluations, it should still be considered eligible for the California Register under criterion 3. It is also potentially eligible as a local Structure of Merit for its architectural significance. The building does not currently appear eligible for listing on the National Register or as a Stockton Landmark.*

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) *HP5 - Hotel/Motel**HP7 - 3+ story Commercial*

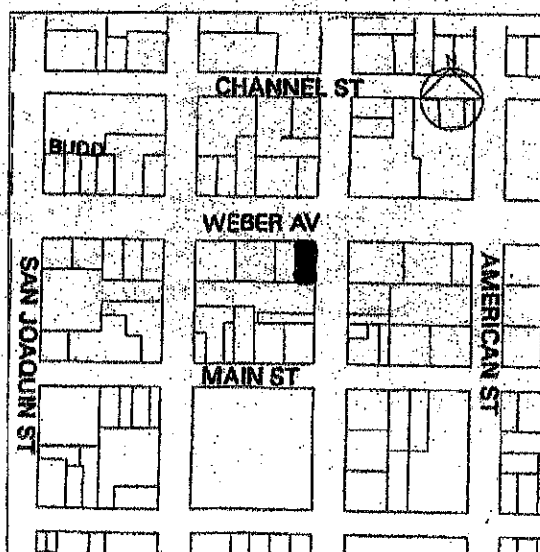
B12. References:

*See Bibliography for Report Entitled Downtown Stockton Cultural Resources Survey by Architectural Resources Group.*

B13. Remarks:

B14. Evaluator: *Architectural Resources Group*Date of Evaluation: *8/28/2000*

(This space reserved for official comments.)



State of California — The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION

## CONTINUATION SHEET

Primary #

HRI #

Tribal #

Page 3 of 3 Resource Name or #: (Assigned by recorder) 33-45 N. California Street

Recorded by: Architectural Resources Group

Date 8/28/2000

☐ Continuation ☐ Update**Building, Structure, and Object Record Continued**

However, this resource is a contributor to a potential commercial historic district composed of historic resources along East Weber, East Main, and East Market streets and the north/south cross streets. The Stockton Downtown Commercial historic district is representative of Stockton's commercial development from the 1870s through the 1940s. Along these streets there are a significant number of resources that reflect Stockton's important commercial enterprises and business practices. While it is common for Stockton's downtown commercial structures to be altered at the first story or storefront level, many remain unaltered above the storefront level. As a collection of historic structures this district appears eligible for the National and California Registers, as well as a local district. The district is important as it conveys a strong sense of time and place and represents Stockton's growth as the commercial focus for the surrounding agricultural area, as well as a significant California inland port for the transport of agricultural products. (See District Form)

<b>Collection</b>			056SFD175.jpg	<b>EXHIBIT 1</b>
<b>Other#</b>	SFD175	<b>Object name 2</b>		
<b>Old#</b>	27526	<b>Object name 3</b>		
<b>Accession#</b>	25479			
<b>Received as</b>		<b>Accession date</b>	12/31/9999	
<b>Cataloged by</b>	Maxwell, William	<b>Catalog date</b>	03/30/2006	
<b>Source</b>	Other Photographers			
<b>Creditline</b>				
<b>Home loc</b>	:BOS Archives:North:Stockton Fire Department			
<b>Description</b>	Cities: Stockton Counties: San Joaquin States: California Organizations: Ribal & Nutt Real Estate & Insurance; Central Drug Co.; Steve's Hotel; St. Leo Hotel; Aero Club; Ted's Meat Market; City Meat Market; Kendall's Stationery & Gifts;			
<b>Date</b>	1/1/1955	<b>Status</b>	<b>Status date</b>	
<b>Year Range</b>	1951 - 1960	<b>Status by</b>		
<b>Print size</b>	digital scan; 8 x 10	<b>Slide#</b>	<b>Orig/Copy</b> Original	
<b>Film size</b>		<b>Frame#</b>		
<b>Neg Loc</b>	Haggin Museum	<b>Negative#</b>		
<b>Title</b>	East Weber Avenue and North California Street			
<b>Photographer</b>	Stockton Fire Department			
<b>Studio</b>				
<b>Place</b>	430 - 440 East Weber Avenue; 33 - 45 North California Street (southwest corner)			
<b>Event</b>				
<b>Medium</b>	digital jpeg on CD; photoprint			
<b>Frame</b>				
<b>Proc Method</b>				
<b>Provenance</b>	Printed by Horace Spencer			
<b>Copyright</b>				
<b>Publications</b>	<b>Related Notes</b> Negatives at Haggin Museum.			
<b>Maint start</b>	<b>Maint notes</b>			
<b>Maint cycle</b>				
<b>Condition</b>	<b>Cond date</b>			
<b>Condition by</b>	<b>Cond notes</b>			
<b>Invn date</b>	<b>Invn by</b>			
<b>Appraisor</b>	<b>Acq value</b>		<b>Current value min</b>	
<b>App notes</b>	<b>Value date</b>		<b>Current value max</b>	
<b>Subjects</b>	Streets Aerial photography Historic buildings;			
<b>Search terms</b>	downtown Stockton hotels/motels restaurant/saloon business buildings architecture automobiles signs	<b>People</b>	Ribal, Lynwood E. Lanzarotti, Bruno Vincentini, Bernice Fitzgerald, Henry J. Hartman, George Kiemele, Edwin G. Kiemele, Mary A. Kendall, Angela M. Kendall, Walter S.	
<b>Notes</b>				
<b>Updated by</b>	<b>Dataset</b>			



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

**PRIMARY RECORD**

Primary #

HRI #

Trinomial

NRHP Status Code

Other Listings

Review Code

Reviewer

Date

Page 1 of 3

Resource Name or #: (Assigned by recorder) 33-45 N. California Street

P1. Other Identifier: Hotel St. Leo

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Joaquin

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 33-45 North California Street City Stockton Zip 95202

d. UTM: (Give more than one for large and/linear resources) mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 149-170-12

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P3b. Resource Attributes: (List attributes and codes) HP5 - Hotel/Motel

HP7 - 3+ story Commercial Building

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

Photo looking northwest

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

Constructed 1913.

P7. Owner and Address

M Jawaid Akhtar  
833 E. Lindsay St.  
Stockton, CA 95202

P8. Recorded by: (Name, affiliation, and address)

Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111

P9. Date Recorded: 8/28/2000

P10. Survey Type: (Describe)

Limited Survey Area



P11. Report Citation: (Cite survey report and other sources, or enter "none")

Stockton Downtown Cultural Resources Inventory

Attachments

- ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)  
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Page 2 of 3

NRHP Status Code \_\_\_\_\_

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Original Location: \_\_\_\_\_

B8. Related Features: \_\_\_\_\_

B9a. Architect: *Unknown*b. Builder: *Unknown*B10. Significance: Theme: *Commercial Development*Area: *Stockton*

Period of Significance: \_\_\_\_\_

Property Type: *Hotel*

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(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) *HP5 - Hotel/Motel**HP7 - 3+ story Commercial*

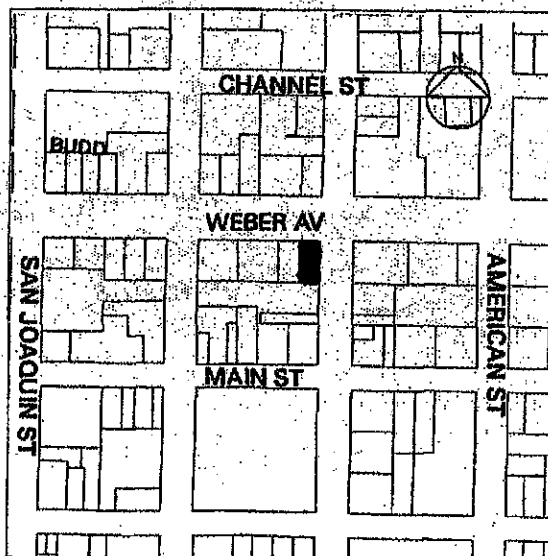
B12. References:

*See Bibliography for Report Entitled Downtown Stockton Cultural Resources Survey by Architectural Resources Group.*

B13. Remarks:

B14. Evaluator: *Architectural Resources Group*Date of Evaluation: *8/28/2000*

(This space reserved for official comments.)



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

**CONTINUATION SHEET**

Primary #

HRI #

Thumbnail

Page 3 of 3 Resource Name or #: (Assigned by recorder) 33-45 N. California Street

Recorded by: Architectural Resources Group

Date 8/28/2000

☐ Continuation ☐ Update

**Building, Structure, and Object Record Continued**

However, this resource is a contributor to a potential commercial historic district composed of historic resources along East Weber, East Main, and East Market streets and the north/south cross streets. The Stockton Downtown Commercial historic district is representative of Stockton's commercial development from the 1870s through the 1940s. Along these streets there are a significant number of resources that reflect Stockton's important commercial enterprises and business practices. While it is common for Stockton's downtown commercial structures to be altered at the first story or storefront level, many remain unaltered above the storefront level. As a collection of historic structures this district appears eligible for the National and California Registers, as well as a local district. The district is important as it conveys a strong sense of time and place and represents Stockton's growth as the commercial focus for the surrounding agricultural area, as well as a significant California inland port for the transport of agricultural products. (See District Form)



















Hotel St. Leo, Stockton, Calif.









