

Resolution No.

STOCKTON CULTURAL HERITAGE BOARD

RESOLUTION RECOMMENDING THE COMMUNITY DEVELOPMENT DIRECTOR ISSUE A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR IMPROVEMENTS TO A RESIDENTIAL STRUCTURE LOCATED AT 415 EAST POPLAR STREET IN THE MAGNOLIA HISTORIC PRESERVATION DISTRICT (P24-0093)

The applicant, Shaker Ahmed (California ADU/Tiny Homes, LLC), submitted a Certificate of Appropriateness application to replace the siding and windows on a residential building at 415 East Poplar Street (APN 139-180-46), 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 alterations, as proposed, will provide for the continued use of the structure and will not adversely detract from the character or the historic district as wood siding is a prevalent feature in the Magnolia Historic District.

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

The proposed project provides maintenance to a structure. The work performed allows the building to maintain a sense of identity related to the current architecture style of the building.

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 proposed repair work aims to preserve it with minimal intervention to the structural aspects of the structure by matching or complementing the original character of the building.

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

The project performs improvements to the structure that results 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 current use of the project site is residential. No change to the use of the structure is proposed.

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.

No structural changes are proposed to the structure. Prevalent features such as roof lines, bay windows, porches and patios are preserved. Changes are limited to cosmetic elements.

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 proposed changes do not create false sense of historical development as the changes are incorporated in a manner that does not disturb the architecture structural style.

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

The proposed repair work aims to preserve it with minimal intervention to the structural aspects of the structure by matching or complementing the original character of the building.

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

The proposed changes do not affect distinctive craftsmanship features of the building as the proposed work is limited to siding changes and window changes, and the decorative trims around windows are maintained or replaced.

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 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 specific elements 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.

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

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 July 10, 2024.

PHILLIP MERLO, Chair
Stockton Cultural Heritage Board

ATTEST:

Alex Guilbert, Secretary
Stockton Cultural Heritage Board