

Resolution No.

STOCKTON CULTURAL HERITAGE BOARD

**RESOLUTION RECOMMENDING THE COMMUNITY DEVELOPMENT DIRECTOR
ISSUE A CERTIFICATE OF APPROPRIATENESS TO REMOVE AND REPLACE TWO
(2) EXTERIOR STAIRWELLS AND REPAIR ONE (1) EXTERIOR BALCONY AT 1142
NORTH SAN JOAQUIN STREET WITHIN THE MAGNOLIA HISTORICAL DISTRICT
(APPLICATION NO. P26-0059)**

The applicant, Rueben Steele of Koyama Construction Inc., submitted a Certificate of Appropriateness application to replace two (2) exterior stairwells and repair one (1) exterior balcony at 1142 North San Joaquin Street within the Magnolia Historic District on property zoned CO (Commercial, Office) with an Administrative Professional General Plan Land Use Designation; and

A Certificate of Appropriateness is required pursuant to Stockton Municipal Code (SMC) 16.220.060(A)(1)(a) for any exterior alteration within a historic preservation 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 site is located in the center of the Magnolia Historic District on the southeast corner of East Rose and North San Joaquin Streets. The improvements to the two-story structure are consistent with the architectural style of the Magnolia Historic District neighborhood and contribute to the aesthetic and cultural benefit of the City.

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

The architectural design improvements to structures within the Magnolia Historic District make the District more appealing to the public and will help encourage public appreciation of Stockton's history and provide a sense of identity that is consistent with the City's history and the Magnolia Historic District.

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

The proposed project in the Craftsman style is similar to the California Bungalow architectural design style of the Magnolia Historic District, which will foster civic and neighborhood pride in the accomplishment and beauty of the past.

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

The project site is located in the center of the Magnolia Historic District on the southeast corner of East Rose and North San Joaquin Streets. The architectural design of the improvements to the two-story structure will help stabilize and improve the economic value of the Magnolia Historic 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 new improvements are designed to reflect the craftsman architectural style. The Citywide Design Guidelines state that the prevailing architectural styles within the Magnolia District include: Greek Revival cottages, Italianate, Queen Anne, Eastlake, Italian Renaissance, Stick, Shingle, California Bungalow, Spanish Eclectic, Art Deco, Moderne, and Gothic Revival. Although the craftsman architectural style is not recognized as one of the prevailing architectural styles in the Magnolia Historic District the style is similar to the California Bungalow. Therefore, the design of the project does compliment the architectural design and styles within the Magnolia Historic District and reflects the City's history and utilizes designs that are complementary to the historic residences.

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

The project promotes and encourages continued private ownership by being funded by a private citizen, as opposed to a corporate entity. Improvements of the site would encourage the continued utilization of the existing neighboring residential structures

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:

Conditions of Approval

1. This approval recommendation is for the plans included as Exhibit 1, including the color and material information in the project file.
2. The property owner(s), developers, and/or successors-in-interest shall comply with all applicable Federal, State, County and City codes, regulations, and adopted standards and pay all applicable fees.
3. In the event that archaeological resources are discovered during any construction, construction activities shall cease, and the Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may occur in compliance with State and Federal law. In the event human remains are discovered during any construction, construction activities shall cease, and the County Coroner and Director shall be notified immediately in compliance with CEQA Guidelines 15064.5(d). A qualified archaeologist shall be contacted to evaluate the situation. If the human remains are of Native American origin, the Coroner shall notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify the most likely descendent of the Native American to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods per Section 16.36.050 of the SMC.
4. 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.
5. Changes to the approved project shall be processed in compliance with SMC 16.104 (changes to an approved project).

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6. The Certificate of Appropriateness will be valid ten days following this approval unless the action is appealed within the ten-day appeal period.

PASSED, APPROVED, and ADOPTED April 29, 2026.

THOMAS E. GROOM, Chair
Stockton Cultural Heritage Board

ATTEST:

ALEXANDER C. GUILBERT, Secretary
Stockton Cultural Heritage Board