

Resolution No. **2023-01-04-0601**
STOCKTON CULTURAL HERITAGE BOARD

RESOLUTION RECOMMENDING THE COMMUNITY DEVELOPMENT DIRECTOR ISSUE A CERTIFICATE OF APPROPRIATENESS FOR THE PROPOSED MODIFICATION OF THE EXTERIOR OF A STRUCTURE AT 306 E. FLORA STREET IN THE MAGNOLIA HISTORIC DISTRICT (Application No. P22-0902).

The property owner and applicant, Visionary Home Builders, submitted a Certificate of Appropriateness application to construct a new accessible ramp with handrails on the north side (along Flora St.) of the building, install new windows and doors, and new stucco with stone exterior at 306 E. Flora St. (APN 139-172-01); and A Certificate of Appropriateness is required in accordance with Stockton Municipal Code (SMC) §16.220.060(A)(1) since the rehabilitation consists of an exterior alteration of a structure 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.

Finding: The building is designed to continue enhancement of the neighborhood through the renovation of this existing multi-family project. The original apartment complex was built in the 1970s and will be enhanced by the proposed architectural design. Colors were chosen to restore and reflect those used in the Liberty Square Apartments building, which is located across the street at 807 N. San Joaquin Street. Although this is not a historic building, Visionary Home Builders (VHB) will restore it with much-needed upgrades to ensure the continuity of the historic community. In 2021, the building burned, and VHB intends to install fire sprinklers throughout the building to ensure that the surrounding structures in the Magnolia Historic District (MHD) will be safer and preserved.

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

Finding: Although this building is not a historic structure, restoring it will bring this site back to life, taking the building from blighted to a preserved building with character that will benefit the MHD. VHB hopes that restoring this building will bring appreciation to the MHD and encourage others to restore properties that have been neglected in the neighborhood. The MHD is an important part of Stockton's history and architectural design.

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

Finding: VHB's restoration of this building, with its vibrant colors and updated design, will foster civic and neighborhood pride in an area that captures the beauty of the past. The building façade will maintain some of its original design and correct other issues that were caused by the fire.

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

Finding: Restoring this building will improve the economic value of other properties in the historic district and its neighborhood. This building has been damaged by fire and has been a code enforcement property and has been vacant almost two years.

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 design of the building will partially remain the same. ADA improvements will be implemented and pitching on the roof to improve runoff will be corrected. The project will result in new vibrant exterior colors and updated features using stucco, and the building will be easier to access for people with accommodations, such as a ramp to access the main door. The building will complement Liberty Square Apartments across the street, which has the same exterior colors.

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

Finding: VHB is a private non-profit organization. Following the 2021 structure fire, the site is underutilized. The restoration project and upgrades will only promote and encourage the neighborhood and bring people into the building that will create a sense of community, instead of a burned-out building that attracts people who vandalize property and create nuisance in the community. Improving dilapidated buildings will enhance the neighborhood and stabilize the area.

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

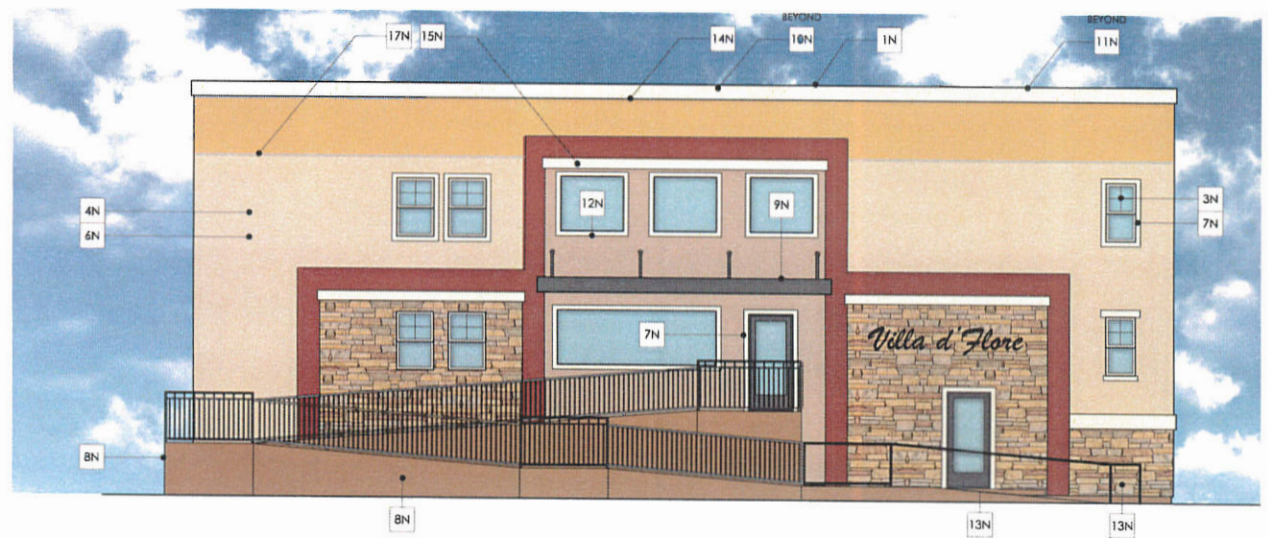
1. This approval recommendation is for the building elevations included as shown in Exhibit 1, a copy of which is attached and incorporated by reference, including new materials and colors to match the existing design.
2. The property owner(s) shall comply with all applicable Federal, State, County and 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 SMC, including but not limited to monetary fines and revocation or modification of the Certificate of Appropriateness.
4. Changes to the approved project shall be processed in compliance with SMC 16.104 (changes to an approved project).
5. 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 January 4, 2023.

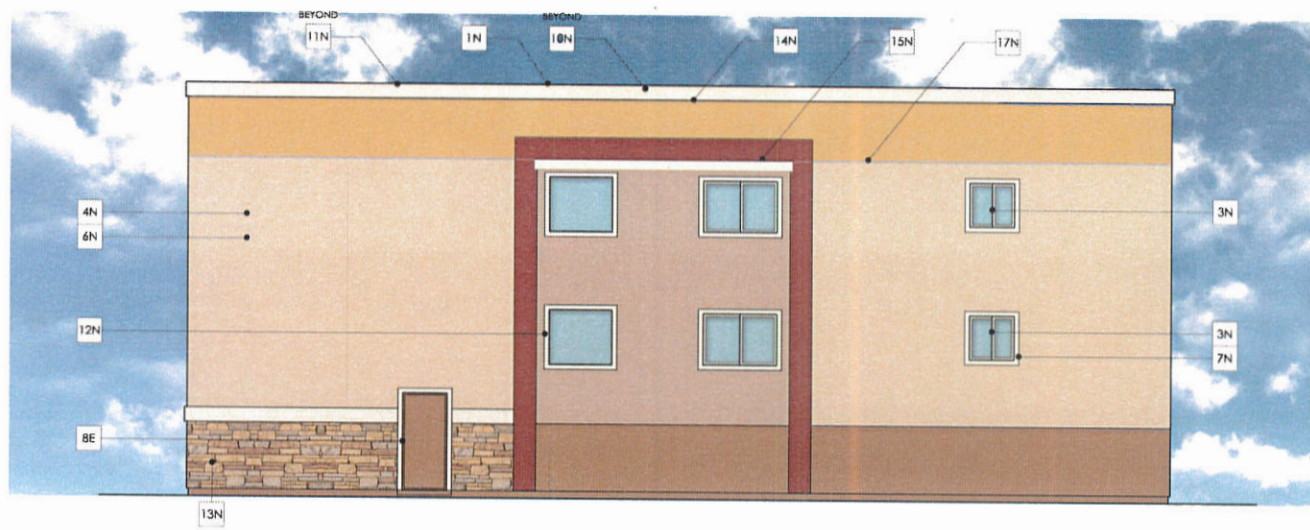

 THOMAS GROOM, Chair
 Stockton Cultural Heritage Board

ATTEST:


 MICHAEL McDOWELL, Secretary
 Stockton Cultural Heritage Board



Flora Street
Front Elevation



Rear Elevation

COLOR SCHEME

-  STUCCO COLOR #1
KELLY-MOORE
36 - NAVAJO WHITE
-  STUCCO COLOR #2
KELLY-MOORE
301 - OAKWOOD
-  STUCCO COLOR #3
KELLY-MOORE
HLS4205
CALIFORNIA CHAMOIS
-  STUCCO COLOR #4
KELLY-MOORE
KMA46 - BOX CAR
-  STUCCO COLOR #5
KELLY-MOORE
HLS4206 - LEATHER CHAIR
-  TRIM COLOR
KELLY-MOORE
23 - SWISS COFFEE



Cultured Stone
Country LedgeStone
Carmel

LEE • JAGOE
ARCHITECTURE
INCORPORATED

311 W. HENNING STREET
MCKEEBAY, CALIFORNIA 95241
(209) 736-1170

3011 N. JOAQUIN LANE, SUITE 200
STOCKTON, CALIFORNIA 95207
(209) 937-4254

Visionary
Home Builders
of CA, Inc.

315 N. San Joaquin Street
Stockton, California 95202
(209) 466-6811

Villa d'Flore
Rehabilitation

306 Flora Street
Stockton, California 95202

- SCOPE OF WORK:**
- 1N. NEW ROOFING SYSTEM BY PERMITS
 - 2N. FULL ROOF WITH CEILING & FASCIA
 - 3N. NEW ROOF SHIMS & BROWPOINETS
 - 4N. ALL NEW VINYL WINDOWS PER FIGURE 1-24 REPORT
 - 5N. REMOVE EXISTING TRIM AND REPAIR
 - 6N. REMOVE EXISTING TRIM AND REPAIR
 - 7N. REMOVE EXISTING TRIM AND REPAIR
 - 8N. REMOVE EXISTING TRIM AND REPAIR
 - 9N. REMOVE EXISTING TRIM AND REPAIR
 - 10N. REMOVE EXISTING TRIM AND REPAIR
 - 11N. REMOVE EXISTING TRIM AND REPAIR
 - 12N. REMOVE EXISTING TRIM AND REPAIR
 - 13N. REMOVE EXISTING TRIM AND REPAIR
 - 14N. REMOVE EXISTING TRIM AND REPAIR
 - 15N. REMOVE EXISTING TRIM AND REPAIR
 - 16N. REMOVE EXISTING TRIM AND REPAIR
 - 17N. REMOVE EXISTING TRIM AND REPAIR

REVISED EXTERIOR
ELEVATIONS

SCALE: 1/4"=1'-0"

REVISION	DATE	BY	CHKD

A15



COLOR SCHEME

- STUCCO COLOR #1
KELLY-MOORE
36 - NAVAJO WHITE
- STUCCO COLOR #2
KELLY-MOORE
301 - OAKWOOD
- STUCCO COLOR #3
KELLY-MOORE
HL54205
CALIFORNIA CHAMOIS
- STUCCO COLOR #4
KELLY-MOORE
KMA46 - BOX CAR
- STUCCO COLOR #5
KELLY-MOORE
HL54206 - LEATHER CHAIR
- TRIM COLOR
KELLY-MOORE
23 - SWISS COFFEE



Cultured Stone
Country LedgeStone
Carmel

N. San Joaquin Street
Right-Side Elevation



Left-Side Elevation

LEE - JAGOE
ARCHITECTURE
INCORPORATED

311 W. MARSHALL STREET
FRESNO, CALIFORNIA 93701
(509) 716-8175

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STOCKTON, CALIFORNIA 95207
(209) 716-9254

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315 N. San Joaquin Street
Stockton, California 95202
(209) 466-6811

Villa d'Flore
Rehabilitation

306 Flora Street
Stockton, California 95202

SCOPE OF WORK:

- 1N. ALL EXISTING DOOR FINISHES W/ PARAFINETS
- 2N. NEW ROOF DRAINING & DOWNSPOUTS
- 3N. ALL NEW VINYL WINDOWS PER FUTURE 1:24 REPORT
- 4N. SEE EXISTING WOOD JOISTS AS SHEAR JOIST
- 5N. FUTURE SHEAR WALLING (REQ) AFTER STRUCTURAL REVIEW
- 6N. NEW STEEL ROLLUP DOOR/HANGAR/CORRIDOR
- 7N. NEW EXTERIOR FINISH TO BE DONE IN CEMENT PLASTER WITH MESH SAND FINISH (2" COAT) TELESCOPE
- 8N. ALL WINDOWS AND DOORS TO RECEIVE 2" FOAM FOM BOARDING OR AS SHOWN SMOOTH PLASTER FINISH
- 9N. NEW ENTRANCE COVER - METAL CANOPY
- 10N. NEW MECHANICAL UNITS TO BE PLACED ON THE NEW FLAT ROOF
- 11N. NEW PROJECTIVE 42" HIGH RAILING AT NEW ROOF HATCH LOCATION
- 12N. EXISTING OPENINGS TO RECEIVE 2" FOAM FOM BOARDING OR AS SHOWN SMOOTH PLASTER FINISH
- 13N. NEW STONE AND TRIM BAND TO BE ADDED
- 14N. 2" X 2" FOAM TRIM WITH SMOOTH FINISH CEMENT PLASTER FINISH
- 15N. 2" X 2" FOAM TRIM WITH SMOOTH FINISH CEMENT PLASTER FINISH
- 16N. IRON RAILING
- 17N. METAL SPANISH JOIST

REVISED EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

REVIEW	DATE	BY	CHKD BY

A16