



CITY OF STOCKTON

COMMUNITY DEVELOPMENT DEPARTMENT

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November 27, 2024

DELIVERED VIA EMAIL

Lori Gutierrez
ZM Carwashes LP
7808 Kelley Dr, Suite F
Stockton, CA 95207
lori@montyscarwash.com

**RE: DIRECTOR DETERMINATION FOR DEMOLITION OF TWO STRUCTURES
LOCATED AT 200, 208, 210, AND 212 NORTH WILSON WY (ASSESSORS
PARCEL NO. 153-030-29) AND 222 NORTH WILSON WAY (ASSESSORS
PARCEL NO. 153-030-30) - APPLICATION NO. P24-0139**

In accordance with Stockton Municipal Code (SMC) §16.220.105(D)(2), this letter provides notice that as Director, I have determined that the proposed demolition of two structures, a 5,400 square-foot one-story commercial structure located at 200-212 North Wilson Way (APN: 153-030-29), and a 3,600 square-foot one-story commercial structure consisting of two adjacent and connected buildings located at 222 North Wilson Way (APN: 153-030-30) do not concern a historic resource, as defined by the California Environmental Quality Act (CEQA) Section 21084.1.

This determination is based upon the conclusions of the Historic Resource Evaluation (HRE) submitted for each property.

The 200-212 North Wilson Way HRE (Exhibit 1) evaluated the structure under the California Register of Historical Resources (CRHR) criteria and concluded that it does not exhibit qualities that would indicate significance for listing under Criteria 1, 2, 3, and 4, and is therefore not a historical resource for the purposes of CEQA. The building is currently addressed as 200, 208, 210, and 212 North Wilson Way.

The 220-222 North Wilson Way HRE (Exhibit 2) evaluated the structure under the California Register of Historical Resources (CRHR) criteria and concluded that it does not exhibit qualities that would indicate significance for listing under Criteria 1, 2, 3, and 4, and is therefore not a historical resource for the purposes of CEQA.

As such, the action is Categorically Exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense) since it concerns the demolition of structures which are not historical resources and there is no possibility that their demolition will have a significant effect on the environment. Furthermore, this action is not subject to any of the exceptions to the use of a Categorical Exemption noted at CEQA Guidelines Section 15300.2, including circumstances where a substantial adverse change would occur to a historic resource.

In accordance with SMC Section 16.220.105(D)(2)(e), this determination is subject to a ten (10) day appeal period. An appeal shall be in writing, state the grounds for appeal, include a fee of \$592.47, and be submitted to the Community Development Department at 345 North El Dorado Street before 4:30 p.m., on December 9, 2024. If no appeal is filed, the demolition will be authorized in accordance with SMC Section 16.220.105(D)(2)(c)(i)(B).

This determination is valid for 12 (twelve) months. Pursuant to SMC Sections 16.96.020(A)(1)(a) and (b) (Expiration of permits or entitlements), the use or construction for which a permit or entitlement was approved shall be initiated within 12 months from the effective date of the approval of the application and diligently pursued to completion. If a permit or entitlement has not been initiated and a time extension has not been filed in compliance with SMC Section 16.96.030 (Extensions of time), the permit or entitlement shall be void without further action by the Review Authority.

Should you have any questions regarding this matter, contact Alex Guilbert, Senior Planner at alex.guilbert@stocktonca.gov or (209) 937-7905.

Sincerely,



STEPHANIE OCASIO
DIRECTOR OF COMMUNITY DEVELOPMENT DEPARTMENT

Attachments:

- Exhibit 1: 200-212 N. Wilson Way Historic Resource Evaluation (HRE), Stockton, California dated July 12, 2024 and prepared by Page & Turnbull
- Exhibit 2: 220-222 N. Wilson Way Historic Resource Evaluation (HRE), Stockton, California dated July 12, 2024 and prepared by Page & Turnbull

cc: Cultural Heritage Board
John Schweigerdt, Chief Building Official

PAGE & TURNBULL



200-212 N. WILSON WAY HISTORIC RESOURCES EVALUATION (HRE)

STOCKTON, CALIFORNIA
[24056]

PREPARED FOR
ZM Carwashes LP

July 12, 2024



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I. INTRODUCTION

This Historic Resource Evaluation (HRE) has been prepared at the request of ZM Carwashes LP to evaluate the significance of the property at 200-212 N. Wilson Way (APN 153-030-290) in Stockton, California (**Figure 1**). The property is located on the east side of Stockton at the northeast corner of the intersection of N. Wilson Way and Channel Street (**Figure 2**). The 5,400 square-foot one-story commercial property was built in 1921 in a vernacular utilitarian style. Over time, it has housed commercial spaces with the addresses 200, 202, 204, 206, 208, 210, and 212 N. Wilson Way. The building has remained a commercial property since construction, primarily housing automotive, small industrial, agricultural, and food service enterprises.

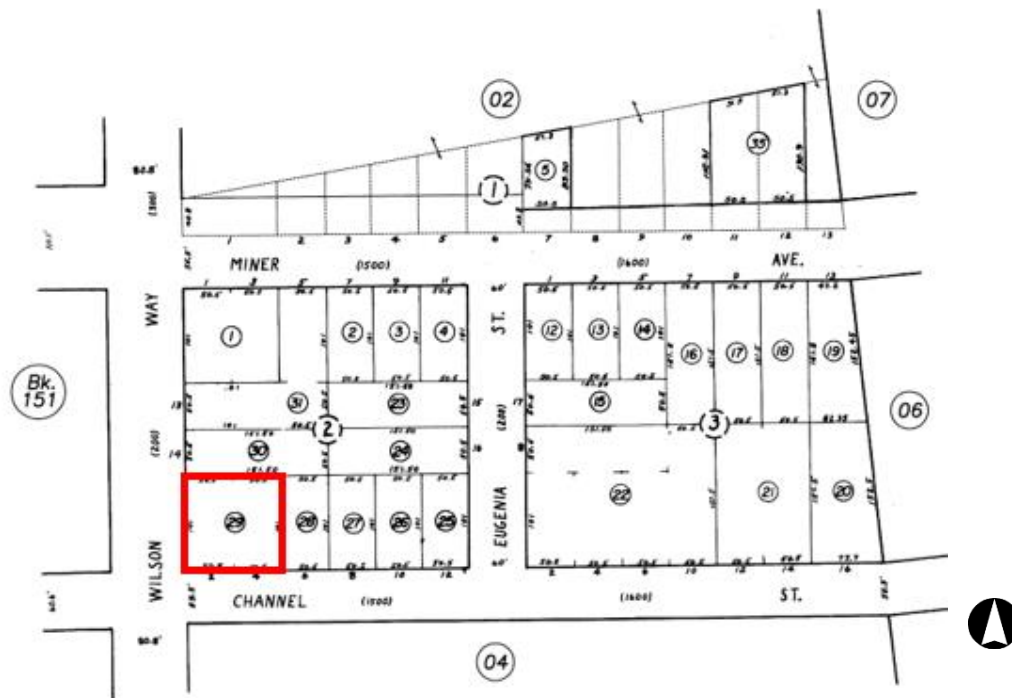


Figure 1: Assessor map showing a Portion of the Schweitzer Tract, Map Book 153-3. Lot 2-4, the location of the subject property, is outlined in red. Source: County of San Joaquin Assessor's Office.

Edited by Page & Turnbull.



Figure 2: Aerial view showing the location of the subject property outlined in red. Source: Google Earth 2023. Edited by Page & Turnbull.

The property has not previously been evaluated for eligibility for listing in the California Register of Historical Resources (California Register) as an individual property or as a contributor to an eligible district.

Methodology

Page & Turnbull prepared this report using research collected at various local repositories and available online. These included the San Joaquin County Assessor's Office, Ancestry.com, Newspapers.com, and Historic Aerials.com. Building permits for the property were requested through the City of Stockton Permit Center. Other key primary sources consulted for this report included Sanborn Fire Insurance Company Maps, historical narratives chronicling the development of Stockton, and Deed Records.

Page and Turnbull staff conducted a site visit to 200-212 N. Wilson Way on May 21, 2024. All photographs in the report were taken at that time unless otherwise noted.

Historic Resources Evaluation (HRE)
[24056]

200-212 N. Wilson Way
Stockton, CA

Summary of Findings

The commercial property at 200-212 N. Wilson Way is not eligible for listing in the California Register under any criteria.

Therefore, 200-212 N. Wilson Way does not appear to be a historic resource for the purposes of the California Environmental Quality Act (CEQA).

II. EXISTING HISTORIC STATUS

The following section examines the state and local historic status currently assigned to the commercial building at 200-212 N. Wilson Way.

National Register of Historic Places

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

The subject property is not listed in the National Register of Historic Places individually, or as part of a registered historic district.

California Register of Historical Resources

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

The subject property is not listed in the California Register of Historical Resources individually or as part of a registered historic district.

California Historical Resource Status Codes

Properties listed or under review by the State of California Office of Historic Preservation are listed within the Built Environment Resource Directory (BERD) and are assigned a California Historical Resource Status Code (Status Code) of "1" to "7" to establish their historical significance in relation to the National Register of Historic Places (National Register) or California Register of Historical Resources (California Register).¹ Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of "3" or "4" appear to be eligible for listing in either

¹ California State Office of Historic Preservation, Built Environment Resource Directory (BERD), San Joaquin County, updated September 2022.

register, but normally require more research to support this rating. Properties assigned a Status Code of "5" have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of "6" are not eligible for listing in either register. Finally, a Status Code of "7" means that the resource has not been evaluated for the National Register or the California Register or needs reevaluation.

The subject property is not currently listed in the BERD database for San Joaquin County with a status code. This means the property has not been formally evaluated using California Historical Resource Status codes and submitted to the California Office of Historic Preservation. The most recent update to the BERD database was in September 2022.

Stockton Historic Landmarks and Structures of Merit

The Stockton Municipal Code identifies criteria for listing cultural resources as Landmarks, Historic Sites, and Structure of Merit. These criteria are listed in Sections 16.220.070, 16.220.090, and 16.220.100 of the Municipal Code.² In evaluating individual cultural resources for local designation, the criteria consider archaeological interest, architectural craftsmanship, architectural style, architectural type, historic events, heritage, visual features, relationships to another Landmarks, significant person(s), the work of significant person(s), and natural environments.

Landmarks, Historic Sites, and historic preservation districts are recommended for approval by the City of Stockton Planning Commission and City Council by the Cultural Heritage Board (the Board). The Board has the power to designate Structure of Merit.

200-212 N. Wilson Way is not currently designated as a Stockton Landmark, Historic Site, or Structure of Merit.

² Stockton Municipal Code, Volume II, Chapter 16.220 Cultural Resources, accessed June 19, 2024, <https://ecode360.com/43718711>.

III. PROPERTY DESCRIPTION

200-212 N. Wilson Way is a 5,400-square foot commercial property built in 1921 in a vernacular utilitarian style (**Figure 3**). It occupies the front of a 10,200-square-foot parcel on the east side of N. Wilson Way. The rear of the parcel is an open paved parking and delivery area accessed from Channel Street. 200-212 North Wilson Way forms the southern end of a one-story commercial grouping that includes 220-222 N. Wilson Way to the north (**Figure 4**).



Figure 3: 200-212 N. Wilson Way, west facade, view northeast.



Figure 4: 200-222 North Wilson Way, west façade, view northeast.

Building Description

WEST (FRONT) FACADE

220-212 N. Wilson Way is a brick building with an “L”-shaped footprint and a flat roof with a parapet. It has a stucco finish and, at various locations on the front west facade, has received a decorative brick veneer. Viewed from N. Wilson Way, the north half of the west façade steps forward several inches, creating the appearance of two separate structures. The north half of the façade has stucco cladding and features a flat canopy stretching across two storefronts. The north storefront features a slightly recessed opening with a glazed metal door at its center in a wood door frame with a transom. The door is flanked on either side by square display windows. Metal security grates cover the recessed opening. The south storefront features a slab door behind a security door at its center, surmounted by a four-part horizontal transom. The door is flanked by window openings, now infilled (**Figure 5**).

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[24056]

200-212 N. Wilson Way
Stockton, CA



Figure 5: 200-212 N. Wilson Way, north half of west façade, view east.



Figure 6: 200-212 N. Wilson Way, south half of west façade, view west.

The south half of the west façade features a long canopy set several inches below the canopy on the north half of the building. This canopy, with a corrugated edge, stretches across two storefronts and wraps partway around the southwest corner of the building. The facade below the canopy has areas of brick veneer while the area above the canopy is stucco clad. The north storefront on the south half of the façade steps back at an angle within the building face. It has a partially glazed door on its right side with a three-part display window on its left side. The south storefront on the south half of the façade has openings for three display windows and a door, each of which has been infilled **(Figure 6)**.

SOUTH FACADE

The west end of the south façade features an area of brick veneer cladding under the partial section of canopy. A horizontal opening for a window beneath the canopy has been infilled. The center of the façade is blank. The east end of the façade features the shed-roof profile of a canopy supported on square metal columns.

EAST (REAR) FACADE

The east façade features stucco cladding **(Figure 7)**. Its south half steps back several feet behind the north half of the façade. The south half of the façade features a covered outdoor dining area with a shed roof supported on square metal columns at its south end. Two partially glazed doors occupy either side of the center section of the façade. A horizontal fixed window covered with a security grille occupies the north end the façade. The north half of the rear east façade features two partially glazed doors, one at the south end of the façade and one at its center.

NORTH FAÇADE

The north façade abuts the adjacent building at 220-222 N. Wilson Way. Only an upper portion of brick wall is visible above the flat roof of the adjacent building.



Figure 7: East rear façade, view west.

Surrounding Neighborhood

The neighborhood along N. Wilson Way consists of commercial, industrial, and warehouse facilities dating from the early through the late twentieth century. These consist of buildings serving automotive, agricultural, and local small-scale retail enterprises (**Figure 8 and Figure 9**). Several ornate early buildings occupy the block to the south between Channel and Weber Street, specifically the Renaissance Revival Lido Hotel at 111 N. Wilson Way and the Neoclassical Growers Building at 122 N. Wilson Way, both of which were built by and for the area's early twentieth-century Italian community (**Figure 10 and Figure 11**). The blocks south of N. Wilson Way consist of remnant railroad and warehouses and diffuse areas of housing (**Figure 12 and Figure 13**).



Figure 8: Automotive service enterprises along N. Wilson Way



Figure 9: Agricultural warehouse along Channel Street.



Figure 10: Lido Hotel, ca. 1920.



Figure 11: San Joaquin Marketing Association shops (left), 1920 and Growers Hall (right), ca. 1925.

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200-212 N. Wilson Way
Stockton, CA



Figure 12: Residence on Channel Street.



Figure 13: Blocks east of N. Wilson Way.

IV. HISTORIC CONTEXT

Early Stockton History

Captain Charles M. Weber built the first structures on the site that would become Stockton in 1847, calling the settlement Tuleberg.³ Like many cities in Northern California, Stockton grew from a small, rural outpost into a booming city as a result of the Gold Rush. Tuleberg's advantageous location at the head of the Stockton Channel, a tributary of the San Joaquin River, transformed it into a gateway and supply center for miners and supplies traveling from San Francisco to the gold fields.⁴

In 1849, Major R. P. Hammond completed a survey that laid out Tuleberg's first street grid between Weber Avenue, Center Street, Main Street, and Commerce Street.⁵ With California statehood in 1850, the settlement was incorporated as a city and renamed Stockton. Between 1850 and 1855, the population grew from approximately 1,000 to 7,000 individuals. Residential districts developed to the southwest and north of the commercial core.⁶

By the mid-1850s, as the Gold Rush diminished, Stockton became a center for Central Valley agriculture. New industries emerged to process and transport wheat, grains, fruits and vegetables and to manufacture agricultural tools and equipment.⁷ Shipyards, iron foundries, warehouses, and factories were established to supply deep water shipping along the Channel and support various railroad companies.⁸ By the 1890s, Stockton had grown to approximately 23,000 residents.⁹

With a growing population and burgeoning economy, Stockton experienced a building boom from the 1880s through the early 1930s. The majority of the city's downtown and nearby residential areas were constructed in this period. Pressure to develop land outside the flood zone of the Stockton Channel pushed some development toward the east side of the city in the area of the subject property (**Figure 14**).¹⁰

³ R. Coke Wood, "The Rise of Stockton," *San Joaquin Historian* IX, no. 1 (January-March 1973), San Joaquin County Historical Society, 2.

⁴ Architectural Resources Group, *Stockton Downtown Draft Historic Resources Survey*, 2000, 7.

⁵ Architectural Resources Group, *Stockton Downtown Draft Historic Resources Survey*, 2000, 7.

⁶ Architectural Resources Group, *Stockton Downtown Draft Historic Resources Survey*, 2000, 6; Daniel Kasser, *Downtown Stockton* (San Francisco: Arcadia Publishing, 2005), 15.

⁷ Architectural Resources Group, *Stockton Downtown Draft Historic Resources Survey*, 2000, 13-14.

⁸ "A Historical Study of Stockton, California," Visit Stockton, accessed June 29, 2024, <https://www.visitstockton.org/about-us/stockton-history/>.

⁹ Architectural Resources Group, *Stockton Downtown Draft Historic Resources Survey*, 2000, 8.

¹⁰ Architectural Resources Group, *Stockton Downtown Draft Historic Resources Survey*, 2000, 12; Daniel Kasser, *Downtown Stockton* (San Francisco: Arcadia Publishing, 2005), 15.

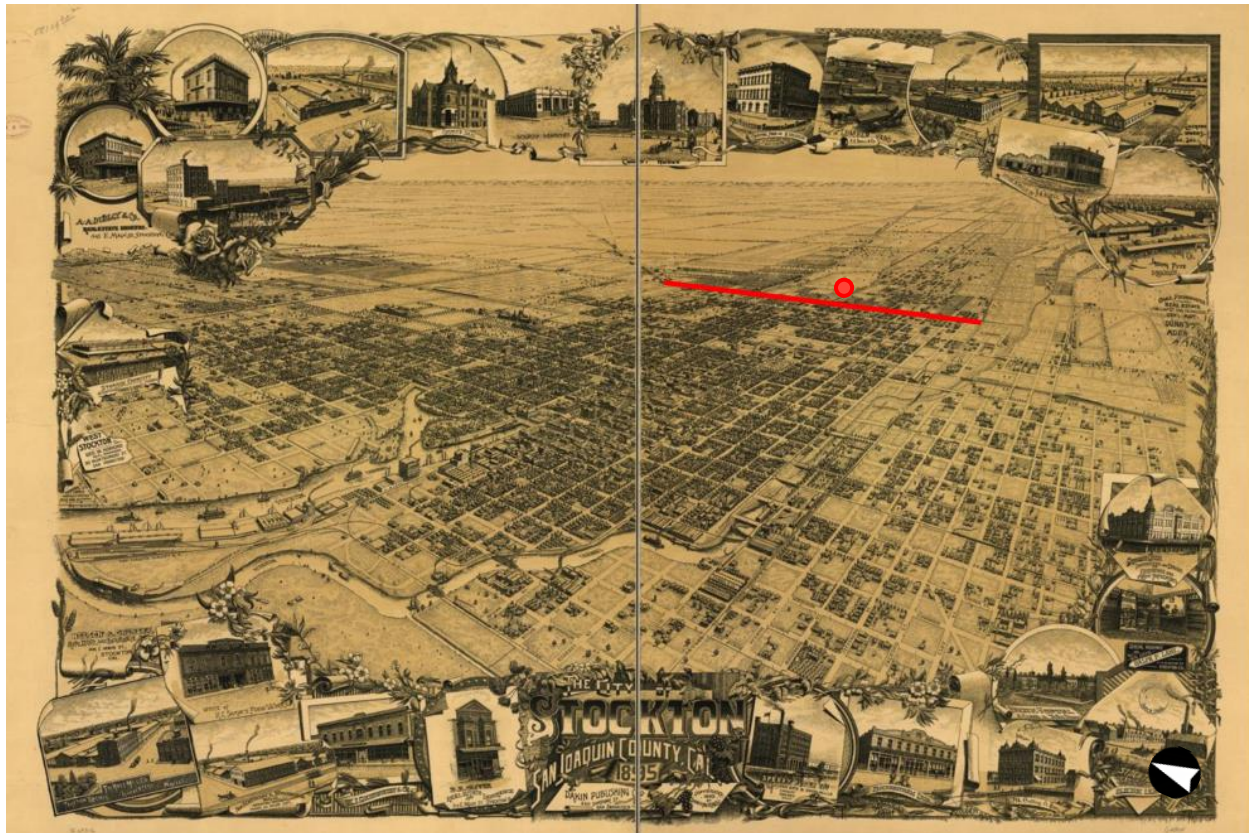


Figure 14: City of Stockton (Dakin Publishing Company), 1895, with red line showing the location of N. East Street (now N. Wilson Way), and red dot showing general location of the subject property. Source: Source: Library of Congress Geography and Map Division. Edited by Page & Turnbull.

Many of Stockton's late nineteenth and early twentieth century citizens were immigrants including people of Chinese, Filipino, Japanese, and Sikh origin who became the main labor force in the city's packing houses, farms, and domestic industries. Italians also moved to the city in large numbers in the decades after 1890. By 1940, California had the largest population of Italians of any western state.

Italians in the Central Valley pioneered the local cultivation of fruits and vegetables, distribution networks, and grocery stores to market their produce. Their community established the Gardener's Society in 1902 as a mutual aid society for growers. In 1922, the Gardener's Society organized the San Joaquin Marketing Association, a cooperative to expand the market for produce grown by Italian farmers.¹¹ The group led the effort to build and underwrote construction of a public market building for their goods that opened one block to the south of the subject property in 1923. The two-block deep complex included stores for a grocery, butchers, and restaurants along N. Wilson Way with

¹¹ "Marketing Association Files Articles," *Stockton Evening and Sunday Record*, December 22, 1922, 12.

packing sheds behind.¹² In 1925, the neighborhood in the vicinity of Wilson Way and Channel Street was roughly 85 percent Italian.¹³

Continuing infrastructure improvement enhanced Stockton's development in the early twentieth century, including the introduction of electric trolleys and construction of a new diverting channel in 1911 to address issues with flooding. Work to deepen the Stockton Channel began in 1927 and the new Port of Stockton opened in 1933 as the state's largest inland port. The continued vitality of the city's agricultural and industrial enterprises combined with infrastructure improvements to anchor Stockton's economy through the Great Depression and the onset of World War II.¹⁴

Neighborhood

In 1895, N. East Street (now N. Wilson Way) delineated the eastern edge of the developed city (**Figure 15**). A Sanborn map of the same year portrayed the street as running parallel to a north-south drainage ditch, intersected by occasional bridges. It showed the future site of 200-212 N. Wilson Way as open land supporting a vineyard and orchard, sparsely settled with barns and processing buildings (**Figure 16**). Tracks of the Stockton & Copperopolis Railroad ran along the south side of the vineyard and orchard, parallel to E. Weber Avenue. The Miner Channel, a narrow eastern branch of the larger Stockton Channel, bounded the general area to the north.

¹² "San Joaquin Growers Open Public Market in Stockton," *Stockton Evening and Sunday Record*, April 28, 1923, 29.

¹³ Pacific Italian Alliance and Ralph A. Clark, *Italians of San Joaquin County* (Charleston, SC: Arcadia Publishing, 2014), 7-8.

¹⁴ "A Historical Study of Stockton, California," Visit Stockton, accessed June 29, 2024, <https://www.visitstockton.org/about-us/stockton-history>

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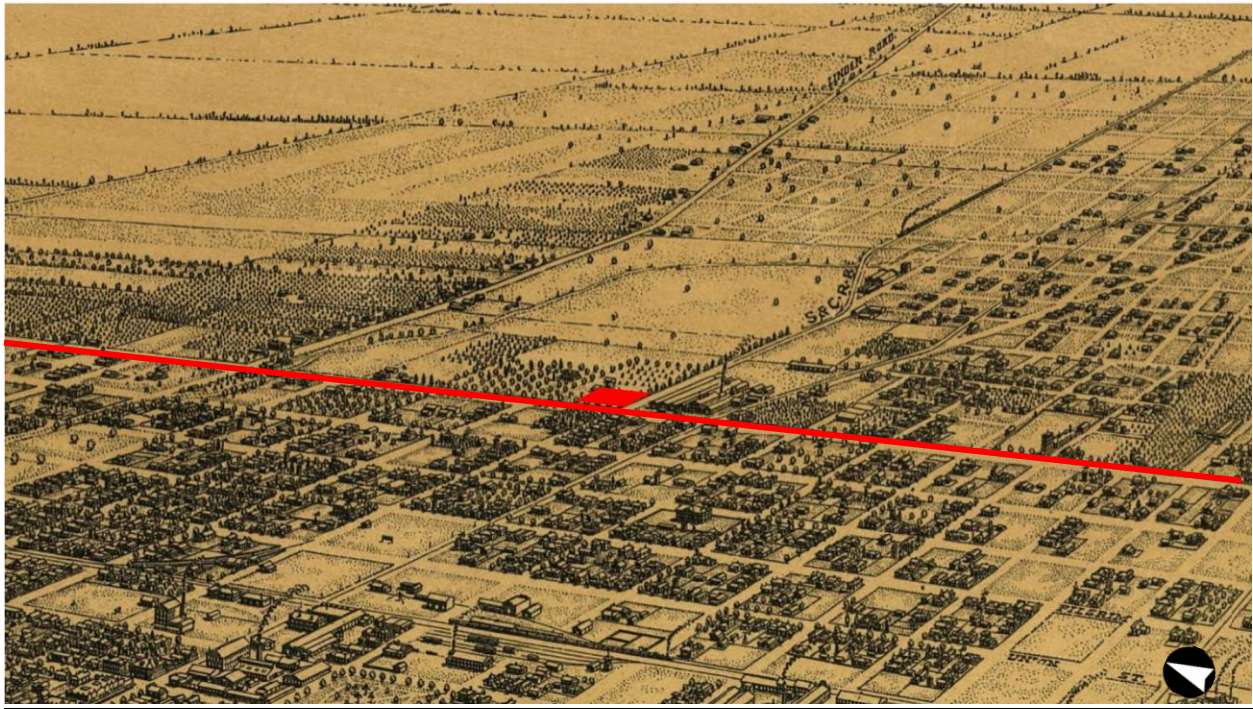


Figure 15: City of Stockton (Dakin Publishing Company), 1895, detail with red line showing the location of N. East Street (now N. Wilson Way) and the red shaded area showing the vicinity of the subject property. Source: Library of Congress Geography and Map Division. Edited by Page & Turnbull.

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200-212 N. Wilson Way
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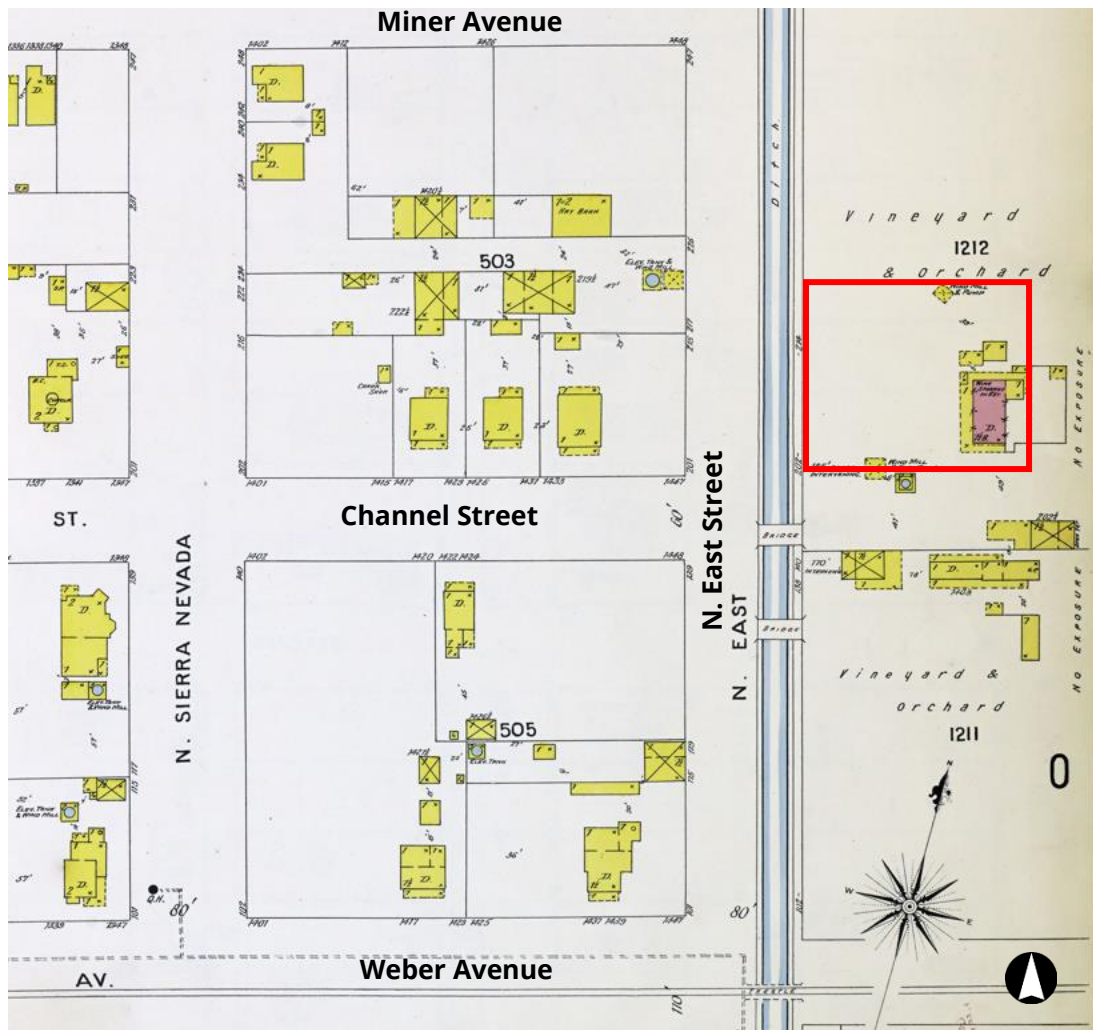


Figure 16: Sanborn Map Company fire insurance map of Stockton, 1895, Sheet 57 showing N. East Street (now N. Wilson Way), the irrigation ditch, bridges, and approximate area of the future subject building. Source: Fire Insurance Maps Online, San Francisco Public Library. Edited by Page & Turnbull.

V. SITE HISTORY

Site Development

In 1911, the Schweitzer Tract, with the future 200-212 North Wilson Way located near its southwest corner, was subdivided by owners Mathias and Maria Schweitzer. The tract was bounded by N. East Street (now N. Wilson Way) on the west, the area of Eugenia Street on the east, Miner Street on the north including the parcels on the north side of Miner Street, and Channel Street on the south. By the time of the 1917 Sanborn map, the area surrounding the future 200-212 N. Wilson Way had filled in with a street grid and a small number of buildings.

By the time of the 1917 Sanborn map, the area surrounding the future 200-212 N. Wilson Way had filled in with a street grid and a small number of buildings. The Schweitzer Tract itself was thinly populated with fewer than 20 mostly wood frame houses. A dwelling and two outbuildings stood on the site of the future 200-212 N. Wilson Way (**Figure 17**). Cultivated fields at the far east end of the tract were crossed by new tracks for the Stockton Terminal and Eastern Railroad. The subject property was built in 1921 at 200-212 N. East Street. Sometime between 1922 and 1924, the street was renamed N. Wilson Way, changing the subject property address to 200-212 N. Wilson Way.

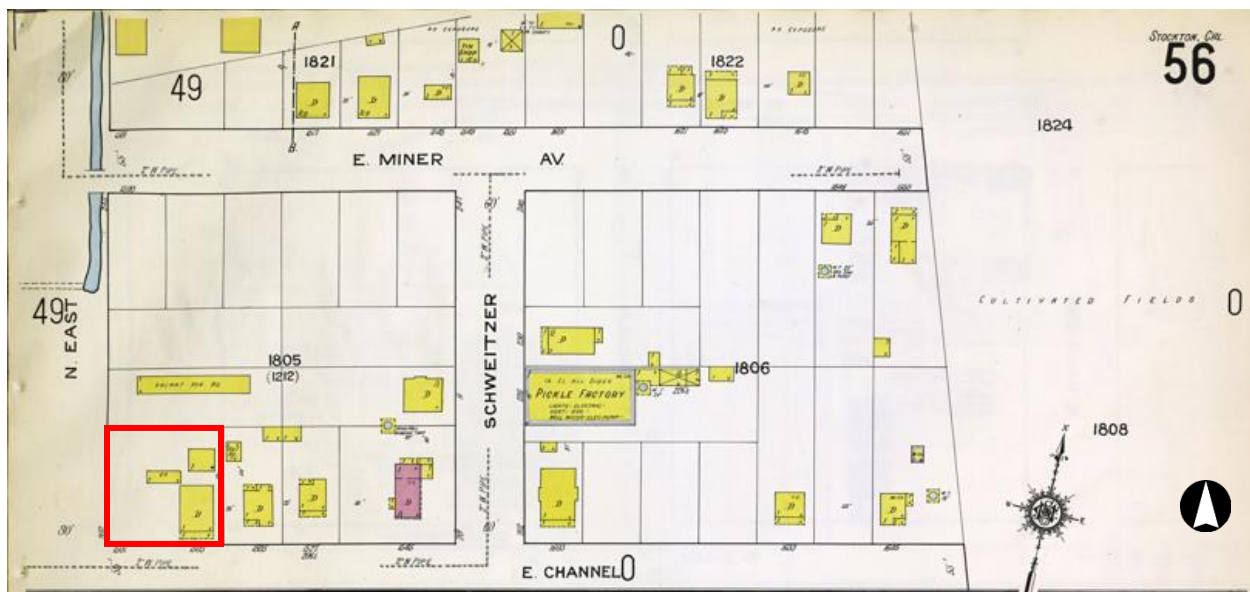


Figure 17: Sanborn Map Company fire insurance map of Stockton, 1917, Sheet 56 showing the future location of the subject property outlined in red. Source: Fire Insurance Maps Online, San Francisco Public Library. Edited by Page & Turnbull.

Historic aerial photographs show that, by 1928, most of the east and north sides of the Schweitzer Tract were developed with residences while the commercial buildings at 200-222 N. Wilson Way lined the street (**Figure 18**). The south side of Channel Street was developed with a large agricultural processing and warehousing operation. The area was now served by the main track of the Southern Pacific Oakdale Branch line (the previous Stockton and Copperopolis line) with adjacent spur tracks wrapping to the east and north to serve future development and industrial use.

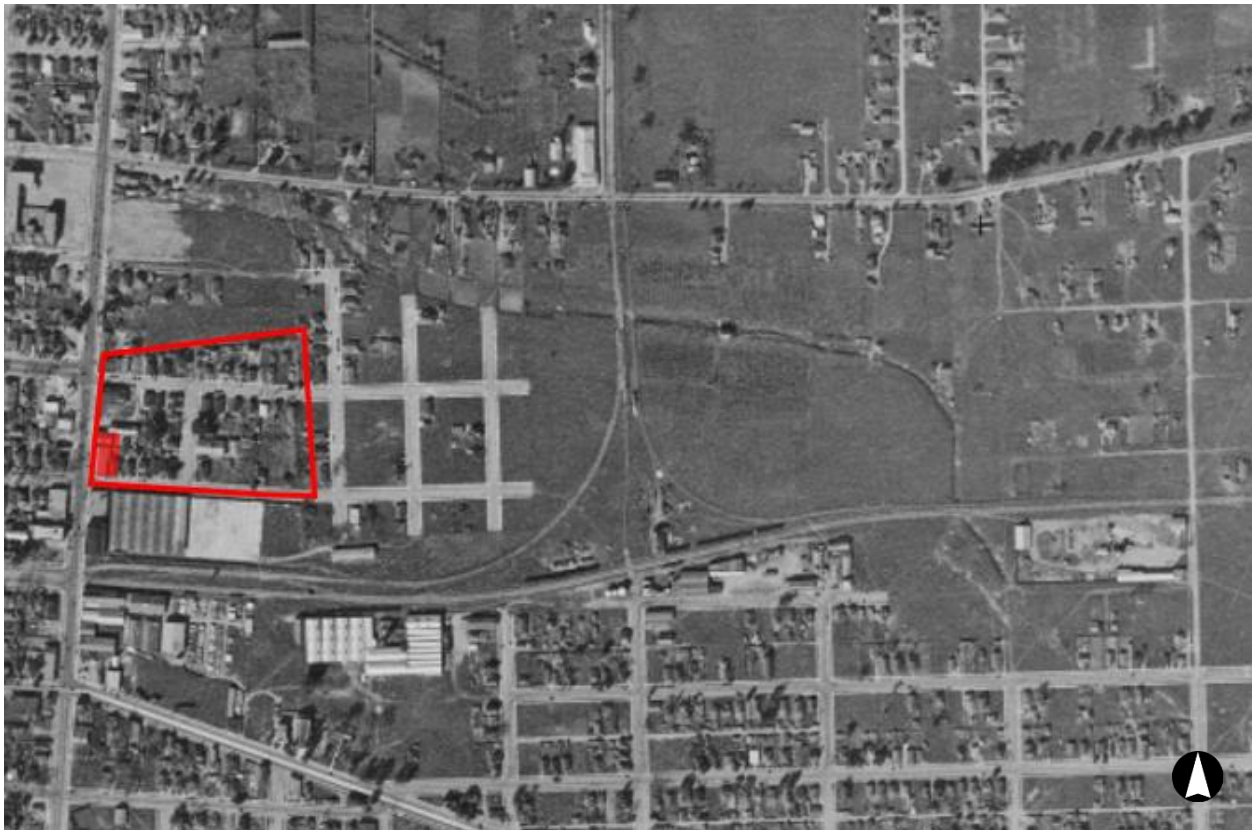


Figure 18: Historic aerial photograph, 1928, showing development of the Schweitzer Tract, outlined in red, and the subject property in place, shaded red). Source: University of California, Santa Barbara Frame Finder. Edited by Page & Turnbull.

Sanborn maps show that, by 1950, the Schweitzer Tract was mostly residential with commercial development along N. Wilson Way, and several industrial enterprises along the 1600 block of E. Channel Avenue (**Figure 19**). The businesses at 200-212 N. Wilson Way were portrayed as one-story brick-and-frame construction with concrete floors divided into three business spaces. These housed motor rewinding and machine shop services. The rear half of the parcel contained a house and garage (**Figure 20**).

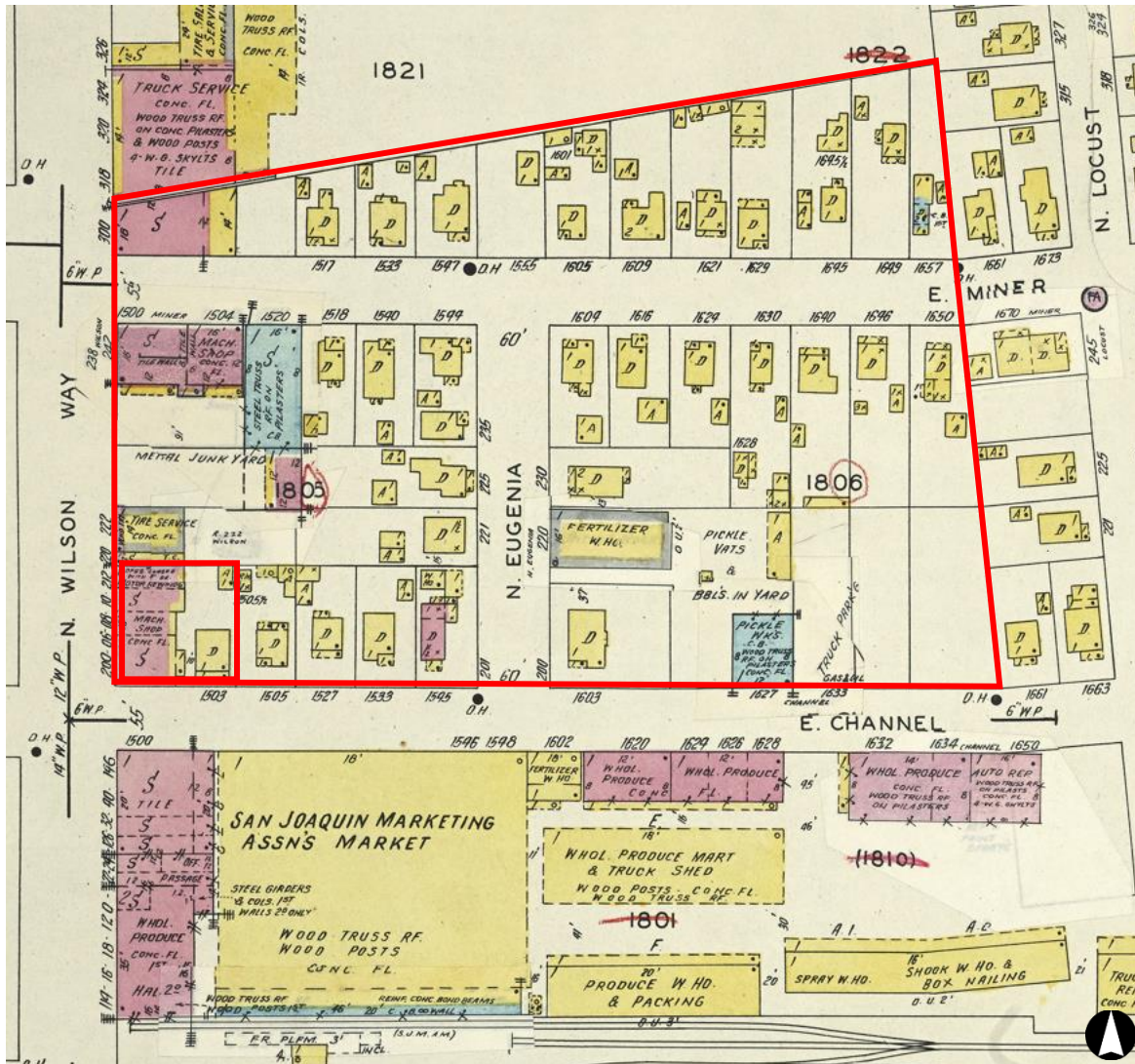


Figure 19: Sanborn Map Company fire insurance map of Stockton, 1950, Sheet 122, showing the boundary of the Schweitzer Tract, outlined in red, and the location of the subject property, outlined in red along N. Wilson Way. Source: Fire Insurance Maps Online, San Francisco Public Library. Edited by Page & Turnbull.

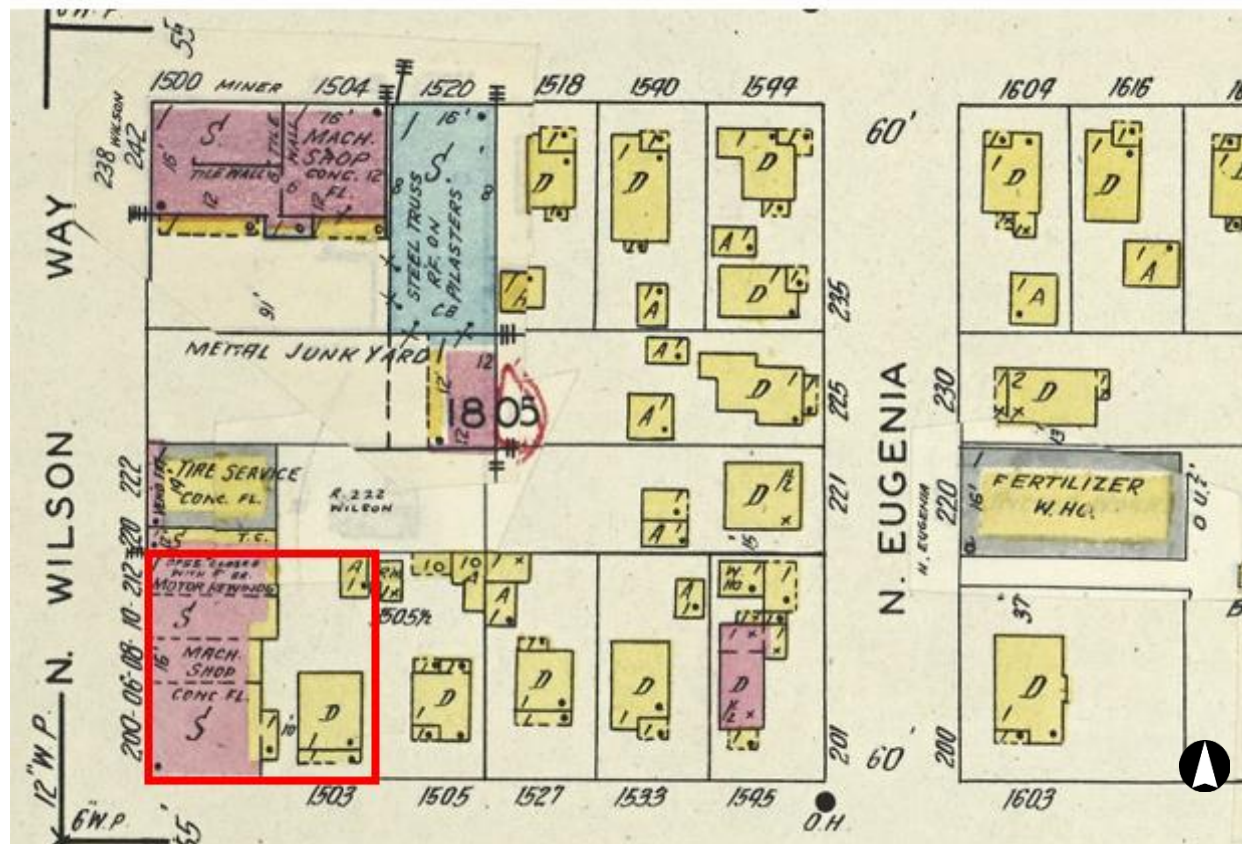


Figure 20: Sanborn Map Company fire insurance map of Stockton, 1917 updated 1950. Volume 2, Sheet 122. The location of the subject property is outlined in red. Source: Fire Insurance Maps Online, San Francisco Public Library. Edited by Page & Turnbull.

CONSTRUCTION CHRONOLOGY

Assessor records indicate that 200-212 N. Wilson Way was built in 1921. No building permits were available for the property, and the architect or builder is unknown. Based on visual inspection, alterations at 200-212 include the addition of brick veneer and a canopy on the west front façade, infilled windows, and the addition of security grilles. Alterations on the rear façade appear to include the shed roof canopy at the south end of the façade, infilled windows, and the horizontal window opening with a security grille.

Ownership and Occupant History

The following tables provide a summary of the ownership and occupancy history of 200-212 N. Wilson Way, beginning with the year of construction, compiled from property deed records held at

the City of Stockton, newspaper articles, city directories, and other public records available through Ancestry.com.

TABLE 1. OWNERSHIP HISTORY FOR 200-212 N. WILSON WAY (LOTS 2 AND 4)

Date(s)	Owner(s)	Occupation
1913-1923	Louis Goeltz	Poultry
1923-1962	G. B. Ghiorzo and Mary Ghiorzo	Grocer
1962-1977	Vernon J. Ghiorzo and LaVerne E. Ghiorzo	Unknown
1977- 2002	Edwin J. Bianchini and Judy M. Bianchini	Unknown
2002- 2022	Bradley W. Oneto and Beverly J. Oneto	Unknown
2022 – April 2024	Singh Properties Incorporated	Unknown
April 2024-present	ZM Carwashes LP	Carwash Facilities

TABLE 2. OCCUPANT HISTORY FOR 200-212 N. WILSON WAY (LOTS 2 AND 4)

Address	Date(s)	Occupant(s)	Occupation
200 N. Wilson Way:	1925-1992	New Growers Inn Growers Inn Tavern	Restaurant/Bar
	1935	Ghiorzo G. B. Restaurant Guerra P. M. Restaurant	Restaurant
	1960	Griffins Jack Club Tavern Griffins Café	Restaurant/Bar
	1996	Vangs Market	Market
	2003-2005	World Nails	Nail salon
204 N. Wilson Way	1940	Shell Oil	Gas station
	1975-1979	J. J. Hansel	Gas Station and Garage
206 N. Wilson Way:	1926-1928	Wilson Way Vulcanizing Works Wilson Tire Company	Tire repair/retreading
	1940	Mario Bortano	Shoe sales
	1946	J. F. Thomas	Washing machines
208 N. Wilson Way:	1926-1930	Stockton Poultry and Egg Exchange	Poultry products
	1930	Bing Kee Company	Wholesale Produce
	1940-1950	G. L. Bryer, Stockton Washing Machine	Auto /Machine Supply
	1955-1965	Ghiorzo Brothers	Insurance
	1970	Trebinos	Delicatessen/Catering
	1979	Stockton CB Clinic	Radio systems and service
	1984-1992	Delhi Bazaar	Unknown
	1996-2000	True Herb	Unknown

Address	Date(s)	Occupant(s)	Occupation
210 N. Wilson Way:	1927	Wilson Way Hardware and Dairy Supply	Bovine products
	1928	Napoli Bakery	Bakery
	1930	Stockton Poultry and Egg Exchange	Poultry products
	1940-1960	F.A. Busalacchi	Wholesale Fish
210-212 N. Wilson Way:	1925	Jack's Radiator Works	Radiator/body shop
212 N. Wilson Way:	1928-1930	Stockton Poultry and Egg Exchange	Poultry products
	1935	A.H. Campodonico	Unknown
	1940	Sung Quong Laundry	Laundry
	1946	L & R Electric Motor	Unknown
	1965-1995	Marine Fisheries	Fish products
	2014-2020	Stanley Electric Motor Company Inc.	Unknown

SELECT OWNER AND OCCUPANT BIOGRAPHIES

Louis Goeltz (Owner 1913-1923)

Louis Goeltz was born in Germany in 1863. He arrived in the U.S. in 1881 and became an American citizen in 1887.¹⁵ By 1906 he appears to have been living in Stockton where directories for 1906 through 1924 listed him variously as a cook and as a poultry man in that city. From 1906 through 1919, the *Stockton Evening and Sunday Record* reported on Goeltz's regular real estate purchases and sales, primarily of parcels in the emerging east side of the city. Research did not associate him with the construction of any buildings although it is possible he commissioned the buildings at 200-212 N. Wilson Way during his term of ownership. Goeltz died in Stockton in 1923.¹⁶

Giovanni Battista Ghiorzo (Owner 1923-1962)

Giovanni Battista Ghiorzo (also known as John B. or J.B.) was born in Italy in 1887. He immigrated to the United States in 1904 and by the time of the 1910 Census was living in Stockton where he was listed as a farmer and clerk at a grocery store.¹⁷ In 1915, an announcement of his wedding to Mary Piccardo noted that he now owned the Toll House Grocery in the 400 block of N. East Street, two blocks north of the subject property.¹⁸ For over a decade, starting in 1918, newspapers reported on Ghiorzo as part of the Gardener's Society where he was an officer on the membership committee and secretary of the organization. The 1920 Census recorded him as owner of his own grocery store.¹⁹ In 1922, Ghiorzo was one of the Society leaders who created the San Joaquin Marketing Association and spearheaded construction of the nearby public market south of the subject

¹⁵ "New York, US, Index to Petitions for Naturalization filed in New York City, 1792-1989," Ancestry.com.

¹⁶ "Died," *Stockton Evening and Sunday Record*, September 12, 1923, 17.

¹⁷ "U.S. Census, 1910," Ancestry.com.

¹⁸ "Licensed To Wed," *Stockton Evening and Sunday Record*, November 16, 1915, 4.

¹⁹ "U.S. Census, 1920," Ancestry.com

property.²⁰ He appeared in photos of the opening event for the new complex as a founding secretary.²¹ That same year, Ghiorzo received a building permit for construction of a Standard Oil service station on Weber Street adjacent to the new public market.²² From at least 1927 through 1936, newspaper articles noted that Ghiorzo was owner of the New Growers Inn at 200-212 N. Wilson Way, a lunch counter also providing ice cream, soft drinks, cigars, and cigarettes. The 1930 Census listed him as owner of a soft drink stand and in 1940 as the owner of a bar.²³ Ghiorzo died in 1972 in Stockton.

Research did not reveal additional information about Mary Piccardo (1893-1984). Together the couple had two sons, Robert and Vernon. Ownership of the subject building passed to Vernon in 1962, and he owned the building until 1977.

²⁰ "Marketing Association Files Articles," *Stockton Evening and Sunday Record*, December 22, 1922, 12.

²¹ "San Joaquin Growers Open Public Market in Stockton," *Stockton Evening and Sunday Record*, April 28, 1923, 29.

²² "Building Permits Issued For Week Total \$201,775," *Stockton Evening and Sunday Record*, April 22, 1922, 22.

²³ "U.S. Census, 1930," Ancestry.com; U.S. Census, 1940," Ancestry.com.

VI. EVALUATION

California Register of Historical Resources

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places. In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria.

- **Criterion 1 (Events):** Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- **Criterion 2 (Persons):** Resources that are associated with the lives of persons important to local, California, or national history.
- **Criterion 3 (Architecture):** Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- **Criterion 4 (Information Potential):** Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.²⁴

The following section examines the eligibility of 200-212 N. Wilson way for individual listing in the California Register.

CRITERION 1 (EVENTS)

Research did not indicate that any event significant to local or state history took place at 200-212 N. Wilson Way. The commercial building was constructed in 1921 at a period when the surrounding neighborhood was developing as part of Stockton's eastward growth. It is not the first commercial

²⁴ California Office of Historic Preservation, *Technical Assistance Bulletin No. 7: How to Nominate a Resource to the California Register of Historical Resources* (Sacramento: California Office of State Publishing, September 4, 2001), 11.

building in the area and did not drive development of the N. Wilson Way corridor. Other commercial buildings from the same period remain within a few blocks of the subject property that serve to express the early history of the area. The building is not an individually distinctive example of the area's original period of development or its subsequent increased density as a location for agricultural warehousing, distribution, and automotive services.

Therefore, 200-212 N. Wilson Way is not individually eligible under California Register Criterion 1.

CRITERION 2 (PERSONS)

Louis Goeltz owned the parcel from 1913 through 1923. Further research is needed to determine if he is associated with construction of the 200-212 N. Wilson Way.

G. B. Ghiorzo was associated with 200-212 N. Wilson Way from 1923 to 1962. He was a property owner and businessman who owned a grocery and later a bar and lunch counter and was an officer in both the Gardener's Society and the San Joaquin Marketing Association. Ghiorzo was among the community leaders who advocated for and helped subsidize construction of the produce market on the south side of Channel Street in the early 1920s. While his efforts helped advance the cause of both organizations, he contributed to collaborative efforts and was not the single visionary or advocate behind their realization.

Research did not find that Goeltz or Ghiorzo made significant contributions to local or state history.

Therefore, 200-212 N. Wilson Way is not individually eligible under California Register Criterion 2.

CRITERION 3 (ARCHITECTURE)

200-212 N. Wilson Way consists of a vernacular utilitarian building constructed with simple materials to accommodate commercial use with no stylistic embellishment or technical innovation. Its masonry construction is typical of inexpensive and rapidly assembled building techniques meant to serve a functional rather than aesthetic purpose. Because the architect and builder are unknown, the building cannot be considered the work of a master.

Therefore, 200-212 N. Wilson Way is not individually eligible under California Register Criterion 3.

CRITERION 4 (INFORMATION POTENTIAL)

The "potential to yield information important to the prehistory or history of California" typically relates to archeological resources, rather than built resources. When California Register Criterion 4 (Information Potential) does relate to built resources, it is relevant for cases when the building itself

is the principal source of important construction-related information. The property does not appear to be eligible under Criterion 4 as a principal source of important construction-related information. Evaluation of this property is limited to buildings above ground and did not involve survey or evaluation of the subject property for the purposes of archaeological information.

Integrity

In order to qualify for listing in any local, state, or national historic register, a property or landscape must possess significance under at least one evaluative criterion as described above and retain integrity. Integrity is defined by the California Office of Historic Preservation as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance,” or more simply defined by the National Park Service as “the ability of a property to convey its significance.”²⁵

In order to evaluate whether the subject property retains sufficient integrity to convey its historic significance, Page & Turnbull used established integrity standards outlined by the *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Seven variables, or aspects, that define integrity are used to evaluate a resource’s integrity—location, setting, design, materials, workmanship, feeling, and association. A property must possess most, or all, of these aspects in order to retain overall integrity. If a property does not retain integrity, it can no longer convey its significance and is therefore not eligible for listing in local, state, or national registers.

The seven aspects that define integrity are defined as follows:

Location is the place where the historic property was constructed or the place where the historic event occurred;

Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s);

Design is the combination of elements that create the form, plan, space, structure, and style of the property;

Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form the historic property;

²⁵ California Office of Historic Preservation, *Technical Assistance Series No. 7: How to Nominate a Resource to the California Register of Historical Resources* (Sacramento: California Office of State Publishing, September 4, 2001), 11; and National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: U.S. Department of the Interior, National Park Service, 1995), 44.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;

Feeling is the property's expression of the aesthetic or historic sense of a particular period of time; and

Association is the direct link between an important historic event or person and the historic property.

As the subject building does not appear to be individually significant under any of the above listed criteria, an analysis of the property's historic integrity is not included in this report.

VII. CONCLUSION

The commercial building at 200-212 N. Wilson Way is not associated with any event that is significant to local or state history. It is among the many modest commercial buildings constructed along N. Wilson Way in the period to provide support to the emerging agricultural distribution and warehousing businesses in the area. Louis Goeltz owned the property from 1913 to 1921, and G.B. Ghiorzo owned the property from 1923 to 1977. While Goeltz was a landholder and Ghiorzo contributed to the economy of the neighborhood as a grocer, lunch counter and bar owner, and as an advocate for construction of the nearby San Joaquin Marketing Association market, neither man's contributions rise to a level important in or significant to local or state history. The architecture of 200-212 N. Wilson Way does not exhibit distinctive levels of design, craftsmanship, or innovation such that it would be considered architecturally significant. Further, research did not uncover any original architect or builder. The building is not a notable example of its type, style, or period.

Therefore, the property is not eligible for listing in the California Register of Historical Resources and is not a historical resource for the purposes of CEQA.

VIII. REFERENCES

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IX. APPENDICES

Appendix A – Preparer Qualifications

This Historic Resource Evaluation was prepared by Page & Turnbull of San Francisco, California. Page & Turnbull staff responsible for this report include: Christina Dikas, Principal-in-charge, Clare Flynn, Cultural Resources Planner, project manager; and Stephanie Hodal, Cultural Resources Planner, primary author, all of whom meet or exceed the Secretary of the Interior's Professional Qualification Standards for Historic Architecture, Architectural History, or History.

PAGE & TURNBULL



220-222 N. WILSON WAY HISTORIC RESOURCES EVALUATION (HRE)

STOCKTON, CALIFORNIA
[24056]

PREPARED FOR
ZM Carwashes LP

July 12, 2024



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I. INTRODUCTION

This Historic Resource Evaluation (HRE) has been prepared at the request of ZM Carwashes LP to evaluate the significance of the property at 220-222 N. Wilson Way (APN 153-030-300) in Stockton, California (**Figure 1**). The property is located on the east side of Stockton on the east side of N. Wilson Way between E. Miner Avenue to the north and E. Channel Street to the south (**Figure 2**). The 3,600 square-foot one-story commercial property consists of two adjacent buildings built in 1920 in a utilitarian style. It has remained a commercial property since construction, primarily housing automotive, small industrial, agricultural, and food service enterprises.

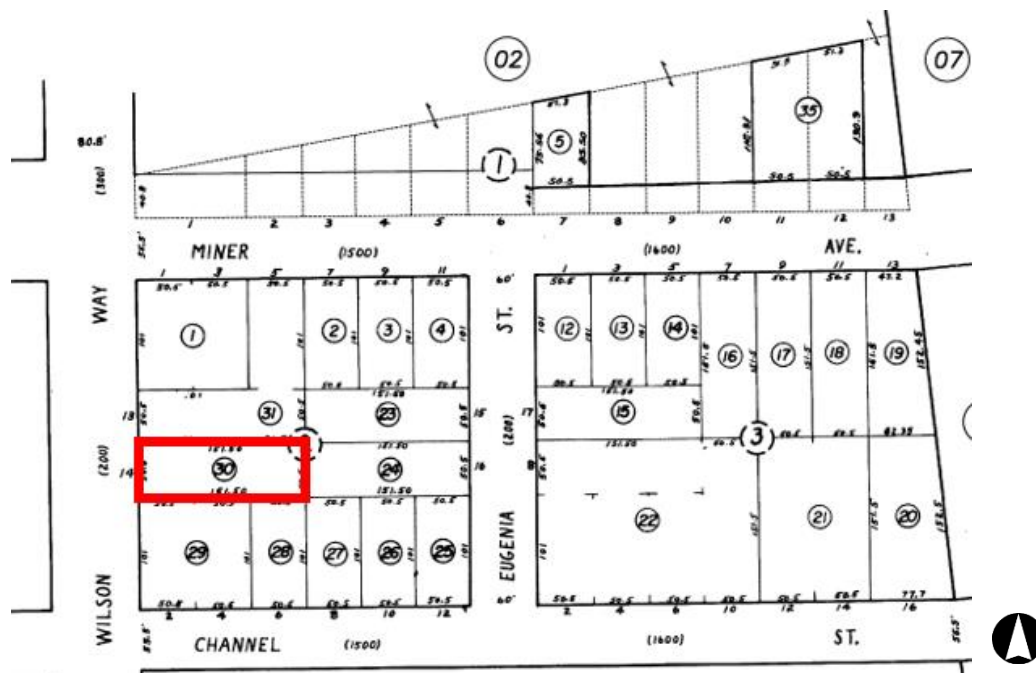


Figure 1: Assessor map showing a Portion of the Schweitzer Tract, Map Book 153-3. Lot 14, the location of the subject property, is outlined in red. Source: County of San Joaquin Assessor's Office.

Edited by Page & Turnbull.



Figure 2: Aerial view showing the location of the subject property outlined in red. Source: Google Earth 2023. Edited by Page & Turnbull.

The property has not previously been evaluated for eligibility for listing in the California Register of Historical Resources (California Register) as an individual property or as a contributor to an eligible district.

Methodology

Page & Turnbull prepared this report using research collected at various local repositories available online. These included the San Joaquin County Assessor's Office, Ancestry.com, Newspapers.com, and Historic Aerials.com. Building permits for property were requested through the City of Stockton Permit Center. Other key primary sources consulted for this report include Sanborn Fire Insurance Company Maps, historical narratives chronicling the development of Stockton, and Deed Records.

Page and Turnbull staff conducted a site visit to 220-222 N. Wilson Way on May 21, 2024. All photographs in the report were taken at that time unless otherwise noted.

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[24056]

220-222 North Wilson Way
Stockton, CA

Summary of Findings

The commercial property at 220-222 N. Wilson Way is not eligible for listing in the California Register under any criteria.

Therefore, 220-222 N. Wilson Way does not appear to be a historic resource for the purposes of the California Environmental Quality Act (CEQA).

II. EXISTING HISTORIC STATUS

The following section examines the state and local historic status currently assigned to the commercial building at 220-222 N. Wilson Way.

National Register of Historic Places

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

The subject property is not listed in the National Register of Historic Places individually, or as part of a registered historic district.

California Register of Historical Resources

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

The subject property is not listed in the California Register of Historical Resources individually, or as part of a registered historic district.

California Historical Resource Status Codes

Properties listed or under review by the State of California Office of Historic Preservation are listed within the Built Environment Resource Directory (BERD) and are assigned a California Historical Resource Status Code (Status Code) of "1" to "7" to establish their historical significance in relation to the National Register of Historic Places (National Register) or California Register of Historical Resources (California Register).¹ Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of "3" or "4" appear to be eligible for listing in either

¹ California State Office of Historic Preservation, Built Environment Resource Directory (BERD), San Joaquin County, updated September 2022.

register, but normally require more research to support this rating. Properties assigned a Status Code of “5” have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of “6” are not eligible for listing in either register. Finally, a Status Code of “7” means that the resource has not been evaluated for the National Register or the California Register or needs reevaluation.

The subject property is not currently listed in the BERD database for San Joaquin County with a status code. This means the property has not been formally evaluated using California Historical Resource Status codes and submitted to the California Office of Historic Preservation. The most recent update to the BERD database was in September 2022.

Stockton Historic Landmarks and Structures of Merit

The Stockton Municipal Code identifies criteria for listing cultural resources as Landmarks, Historic Sites, and Structure of Merit.² These criteria are listed in Sections 16.220.070, 16.220.090, and 16.220.100 of the Municipal Code. In evaluating individual cultural resources for local designation, the criteria consider archaeological interest, architectural craftsmanship, architectural style, architectural type, historic events, heritage, visual features, relationships to another Landmarks, significant person(s), the work of significant person(s), and natural environments.

Landmarks, Historic Sites, and historic preservation districts are recommended for approval by the City of Stockton Planning Commission and City Council by the Cultural Heritage Board (the Board). The Board has the power to designate Structure of Merit.

220-222 N. Wilson Way is not currently designated as a Stockton Landmark, Historic Site, or Structure of Merit.

² Stockton Municipal Code, Volume II, Chapter 16.220 Cultural Resources, accessed June 19, 2024, <https://ecode360.com/43718711>.

III. PROPERTY DESCRIPTION

220-222 N. Wilson Way is a 3,600-square foot commercial property consisting of two connected buildings built in 1920 in a utilitarian style (**Figure 3**). The buildings occupy the front of a 7,651-square-foot parcel on the east side of N. Wilson Way. The rear of the parcel is an open paved parking and delivery area accessed from Channel Street. 220-222 N. Wilson Way forms the northern end of a one-story commercial grouping that includes 200-212 N. Wilson Way to the south (**Figure 4**).

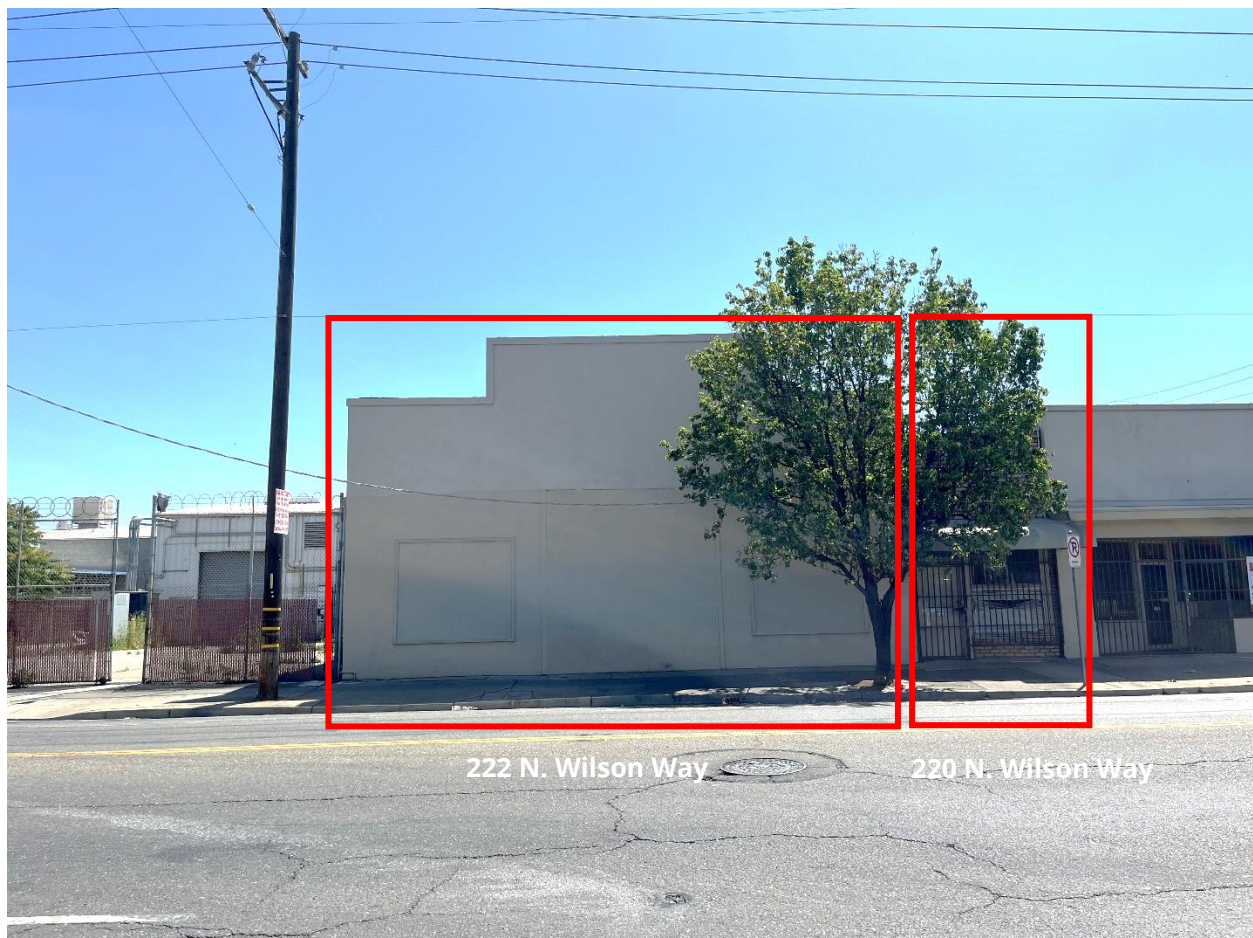


Figure 3: 220-222 N. Wilson Way, west facade, view east.



Figure 4: 200-222 North Wilson Way, west façades, view northeast.

Building Description

220 N. WILSON WAY

220 N. Wilson Way, the south building in the pair, is a narrow wood-frame and masonry building with a flat roof. Its west front façade features brick veneer, a glazed display window, and a partially glazed flat slab door (**Figure 5**). Its rear east façade features stucco and a partially glazed flat metal slab door (**Figure 6**).



Figure 5: 220 N. Wilson Way, west façade, view east.

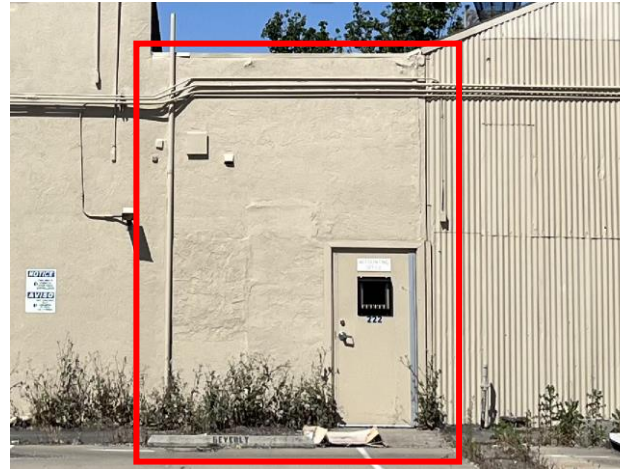


Figure 6: 220 N. Wilson Way, east façade, view west.

222 N. WILSON WAY

222 N. Wilson Way, the north building in the pair, is a high-bay wood-frame building with a gable roof. The west facade has stucco cladding and a stepped parapet with a large rectangular vehicle opening at its center that features a metal roll-up door. The opening is flanked by infilled square window openings. The north façade has corrugated metal cladding and also features a large rectangular vehicle opening at its center with a metal roll-up door (**Figure 7**). The east façade has corrugated metal cladding and a rectangular vehicle opening at its center with a similar metal roll-up door (**Figure 8**). A square metal fan housing is located to the left of center in the gable above the vehicle opening and a wide slab door is located to the right of the vehicle opening.



Figure 7: 222 N. Wilson Way, front west façade (right) and north side façade (left), view northeast.



Figure 8: 222 N. Wilson Way, rear east façade, view west.

Surrounding Neighborhood

The neighborhood along N. Wilson Way consists of commercial, industrial, and warehouse facilities dating from the early through the late twentieth century. These consist of buildings serving automotive, agricultural, and local small-scale retail enterprises (**Figure 9 and Figure 10**). Several ornate early buildings occupy the block to the south between Channel and Weber Street, specifically the Renaissance Revival Lido Hotel at 111 N. Wilson Way and the Neoclassical Growers Building at 122 N. Wilson Way, both of which were built by and for the area's early twentieth-century Italian community (**Figure 11 and Figure 12**). The blocks south of N. Wilson Way consist of remnant railroad and warehouses and diffuse areas of housing (**Figure 13 and Figure 14**).



Figure 9: Automotive service enterprises along N. Wilson Way



Figure 10: Agricultural warehouse along Channel Street.



Figure 11: Lido Hotel, ca. 1920.



Figure 12: San Joaquin Marketing Association shops (left), 1920 and Growers Hall (right), ca. 1925.

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Figure 13: Residence on Channel Street.



Figure 14: Blocks east of N. Wilson Way.

IV. HISTORIC CONTEXT

Early Stockton History

Captain Charles M. Weber built the first structures on the site that would become Stockton in 1847, calling the settlement Tuleberg.³ Like many cities in Northern California, Stockton grew from a small, rural outpost into a booming city as a result of the Gold Rush. Tuleberg's advantageous location at the head of the Stockton Channel, a tributary of the San Joaquin River, transformed it into a gateway and supply center for miners and supplies traveling from San Francisco to the gold fields.⁴

In 1849, Major R. P. Hammond completed a survey that laid out Tuleberg's first street grid between Weber Avenue, Center Street, Main Street, and Commerce Street.⁵ With California statehood in 1850, the settlement was incorporated as a city and renamed Stockton. Between 1850 and 1855, the population grew from approximately 1,000 to 7,000 individuals. Residential districts developed to the southwest and north of the commercial core.⁶

By the mid-1850s, as the Gold Rush diminished, Stockton became a center for Central Valley agriculture. New industries emerged to process and transport wheat, grains, fruits and vegetables and to manufacture agricultural tools and equipment.⁷ Shipyards, iron foundries, warehouses, and factories were established to supply deep water shipping along the Channel and support various railroad companies.⁸ By the 1890s, Stockton had grown to approximately 23,000 residents.⁹

With a growing population and burgeoning economy, Stockton experienced a building boom from the 1880s through the early 1930s. The majority of the city's downtown and nearby residential areas were constructed in this period. Pressure to develop land outside the flood zone of the Stockton Channel pushed some development toward the east side of the city in the area of the subject property (**Figure 15**).¹⁰

³ R. Coke Wood, "The Rise of Stockton," *San Joaquin Historian* IX, no. 1 (January-March 1973), San Joaquin County Historical Society, 2.

⁴ Architectural Resources Group, *Stockton Downtown Draft Historic Resources Survey*, 2000, 7.

⁵ Architectural Resources Group, *Stockton Downtown Draft Historic Resources Survey*, 2000, 7.

⁶ Architectural Resources Group, *Stockton Downtown Draft Historic Resources Survey*, 2000, 6; Daniel Kasser, *Downtown Stockton* (San Francisco: Arcadia Publishing, 2005), 15.

⁷ Architectural Resources Group, *Stockton Downtown Draft Historic Resources Survey*, 2000, 13-14.

⁸ "A Historical Study of Stockton, California," Visit Stockton, accessed June 29, 2024, <https://www.visitstockton.org/about-us/stockton-history/>.

⁹ Architectural Resources Group, *Stockton Downtown Draft Historic Resources Survey*, 2000, 8.

¹⁰ Architectural Resources Group, *Stockton Downtown Draft Historic Resources Survey*, 2000, 12; Daniel Kasser, *Downtown Stockton* (San Francisco: Arcadia Publishing, 2005), 15.

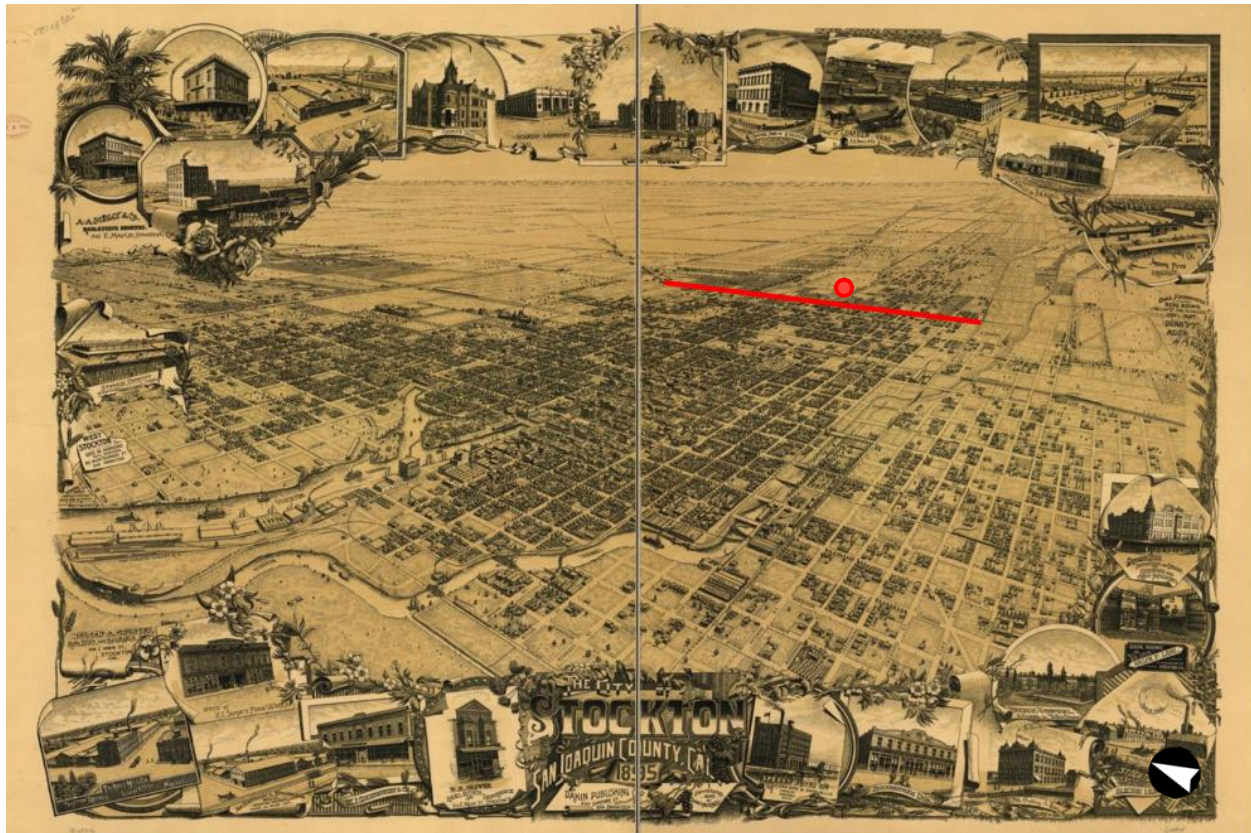


Figure 15: City of Stockton (Dakin Publishing Company), 1895, with red line showing the location of N. East Street (now N. Wilson Way), and red dot showing general location of the subject property. Source: Source: Library of Congress Geography and Map Division. Edited by Page & Turnbull.

Many of Stockton's late nineteenth and early twentieth century citizens were immigrants including people of Chinese, Filipino, Japanese, and Sikh origin who became the main labor force in the city's packing houses, farms, and domestic industries. Italians also moved to the city in large numbers in the decades after 1890. By 1940, California had the largest population of Italians of any western state.

Italians in the Central Valley pioneered the local cultivation of fruits and vegetables, distribution networks, and grocery stores to market their produce. Their community established the Gardener's Society in 1902 as a mutual aid society for growers. In 1922, the Gardener's Society organized the San Joaquin Marketing Association, a cooperative to expand the market for produce grown by Italian farmers.¹¹ The group led the effort to build and underwrote construction of a public market building for their goods that opened one block to the south of the subject property in 1923. The two-block deep complex included stores for groceries, butchers, and restaurants along N. Wilson Way with

¹¹ "Marketing Association Files Articles," *Stockton Evening and Sunday Record*, December 22, 1922, 12.

packing sheds behind.¹² In 1925, the neighborhood in the vicinity of Wilson Way and Channel Street was roughly 85 percent Italian.¹³

Continuing infrastructure improvement enhanced Stockton's development in the early twentieth century including the introduction of electric trolleys and construction of a new diverting channel in 1911 to address issues with flooding. Work to deepen the Stockton Channel began in 1927 and the new Port of Stockton opened in 1933 as the state's largest inland port. The continued vitality of the city's agricultural and industrial enterprises combined with infrastructure improvements to anchor Stockton's economy through the Great Depression and the onset of World War II.¹⁴

Neighborhood

In 1895, N. East Street (now N. Wilson Way) delineated the eastern edge of the developed city (**Figure 16**). A Sanborn map of the same year portrayed the street as running parallel to a north-south drainage ditch, intersected by occasional bridges. It showed the future site of 220-222 N. Wilson Way as open land supporting a vineyard and orchard, sparsely settled with barns and processing buildings (**Figure 17**). Tracks of the Stockton & Copperopolis Railroad ran along the south side of the vineyard and orchard, parallel to E. Weber Avenue. The Miner Channel, a narrow eastern branch of the larger Stockton Channel, bounded the general area to the north.

¹² "San Joaquin Growers Open Public Market in Stockton," *Stockton Evening and Sunday Record*, April 28, 1923, 29.

¹³ Pacific Italian Alliance and Ralph A. Clark, *Italians of San Joaquin County* (Charleston, SC: Arcadia Publishing, 2014), 7-8.

¹⁴ "A Historical Study of Stockton, California," Visit Stockton, accessed June 29, 2024, <https://www.visitstockton.org/about-us/stockton-history>

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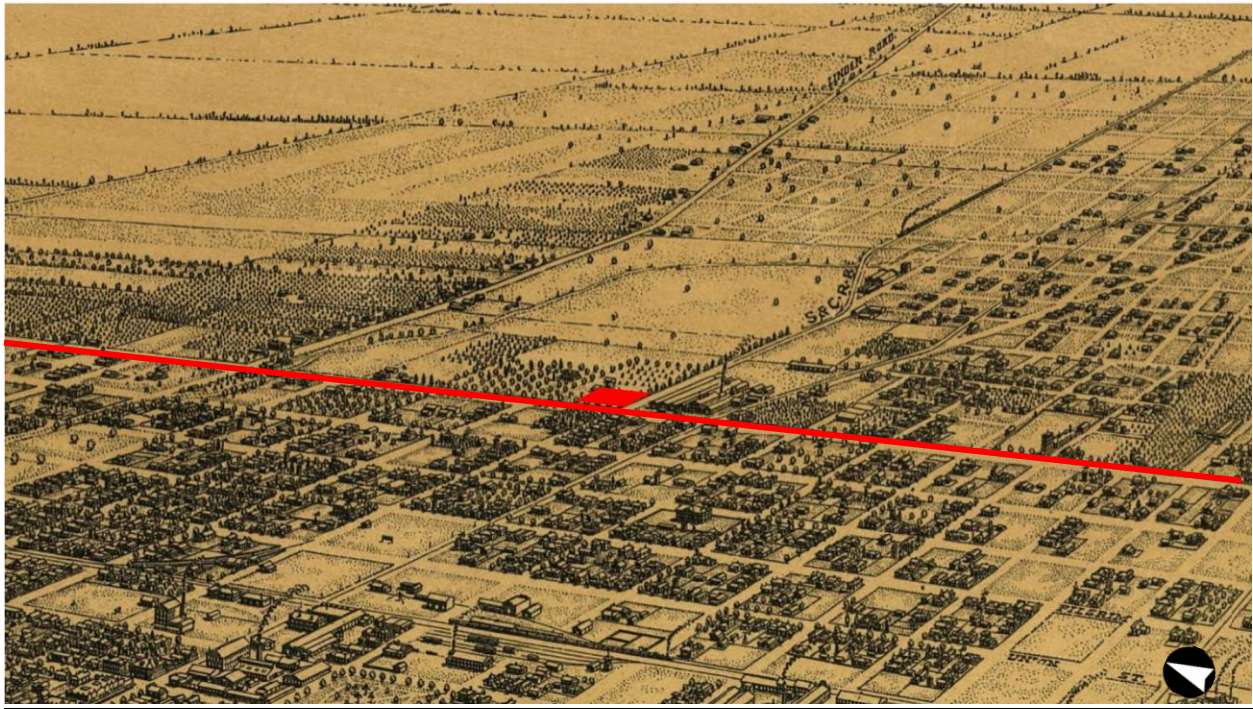


Figure 16: City of Stockton (Dakin Publishing Company), 1895, detail with red line showing the location of N. East Street (now N. Wilson Way) and the red shaded area showing the vicinity of the subject property. Source: Library of Congress Geography and Map Division. Edited by Page & Turnbull.

Historic Resources Evaluation (HRE)
[24056]

220-222 North Wilson Way
Stockton, CA

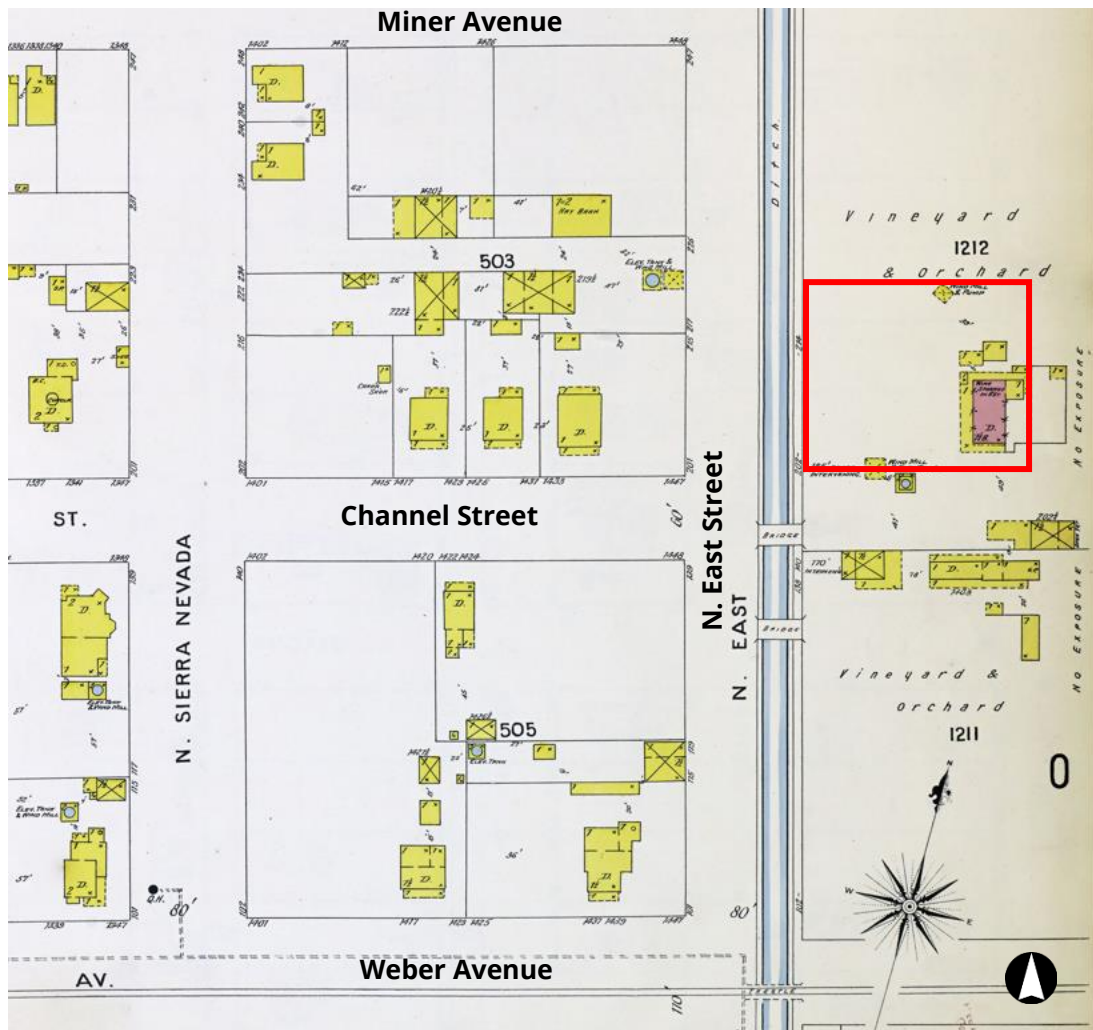


Figure 17: Sanborn Map Company fire insurance map of Stockton, 1895, Sheet 57 showing N. East Street (now N. Wilson Way), the irrigation ditch, bridges, and approximate area of the subject property. Source: Fire Insurance Maps Online, San Francisco Public Library. Edited by Page & Turnbull.

V. SITE HISTORY

Site Development

In 1911, the Schweitzer Tract, with the future 220-222 N. Wilson Way located near its southwest corner, was subdivided by owners Mathias and Maria Schweitzer. The tract was bounded by N. East Street (now N. Wilson Way) on the west, the area of Eugenia Street on the east, Miner Street on the north including the parcels on the north side of Miner Street, and Channel Street on the south.

By the time of the 1917 Sanborn map, the area surrounding the future 220-222 N. Wilson Way had filled in with a street grid and a small number of buildings. The Schweitzer Tract itself was thinly populated with fewer than 20 mostly wood frame houses. A vacant hen house stood on the site of the future 220-222 North Wilson (**Figure 18**). Cultivated fields at the far east end of the tract were crossed by new tracks for the Stockton Terminal and Eastern Railroad. The subject property was built in 1920 at 220-222 N. East Street. Sometime between 1922 and 1924, the street was renamed N. Wilson Way changing the subject property address to 220-222 N. Wilson Way.

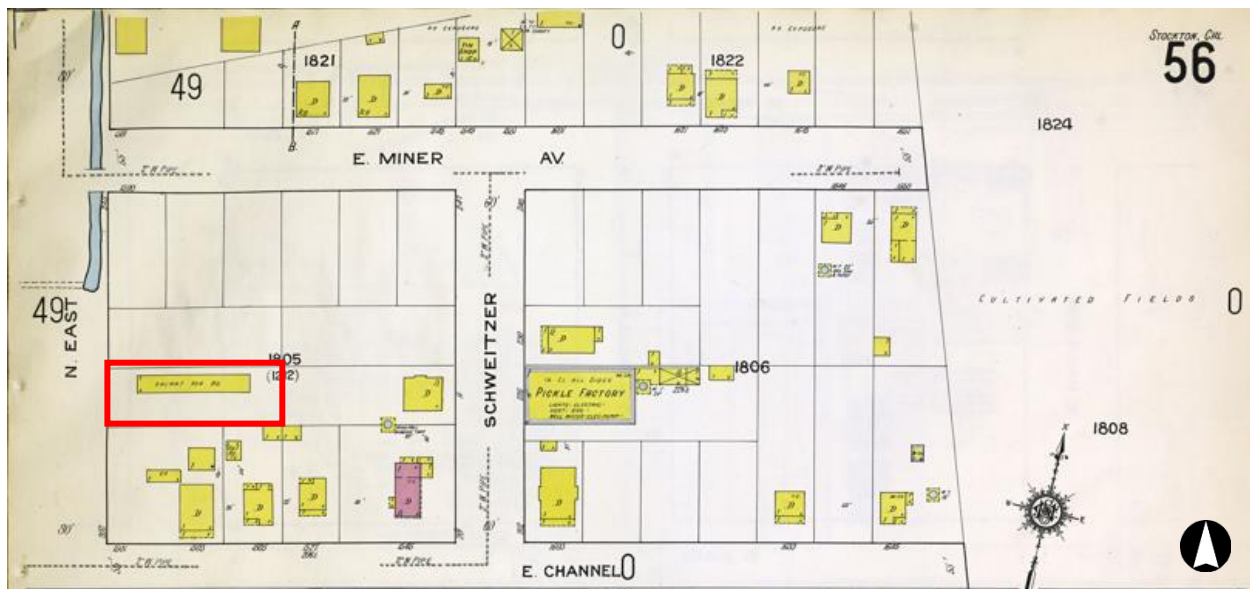


Figure 18: Sanborn Map Company fire insurance map of Stockton, 1917, Sheet 56 showing the future location of the subject property outlined in red. Source: Fire Insurance Maps Online, San Francisco Public Library. Edited by Page & Turnbull.

Historic aerial photographs show that, by 1928, most of the east and north sides of the Schweitzer Tract were developed with residences while the commercial buildings at 220-222 N. Wilson Way lined the street (**Figure 19**). The south side of Channel Street was developed with a large agricultural processing and warehousing operation. The area was now served by the main track of the Southern

Pacific Oakdale Branch line (the previous Stockton and Copperopolis line) with adjacent spur tracks wrapping to the east and north to serve future development and industrial use.

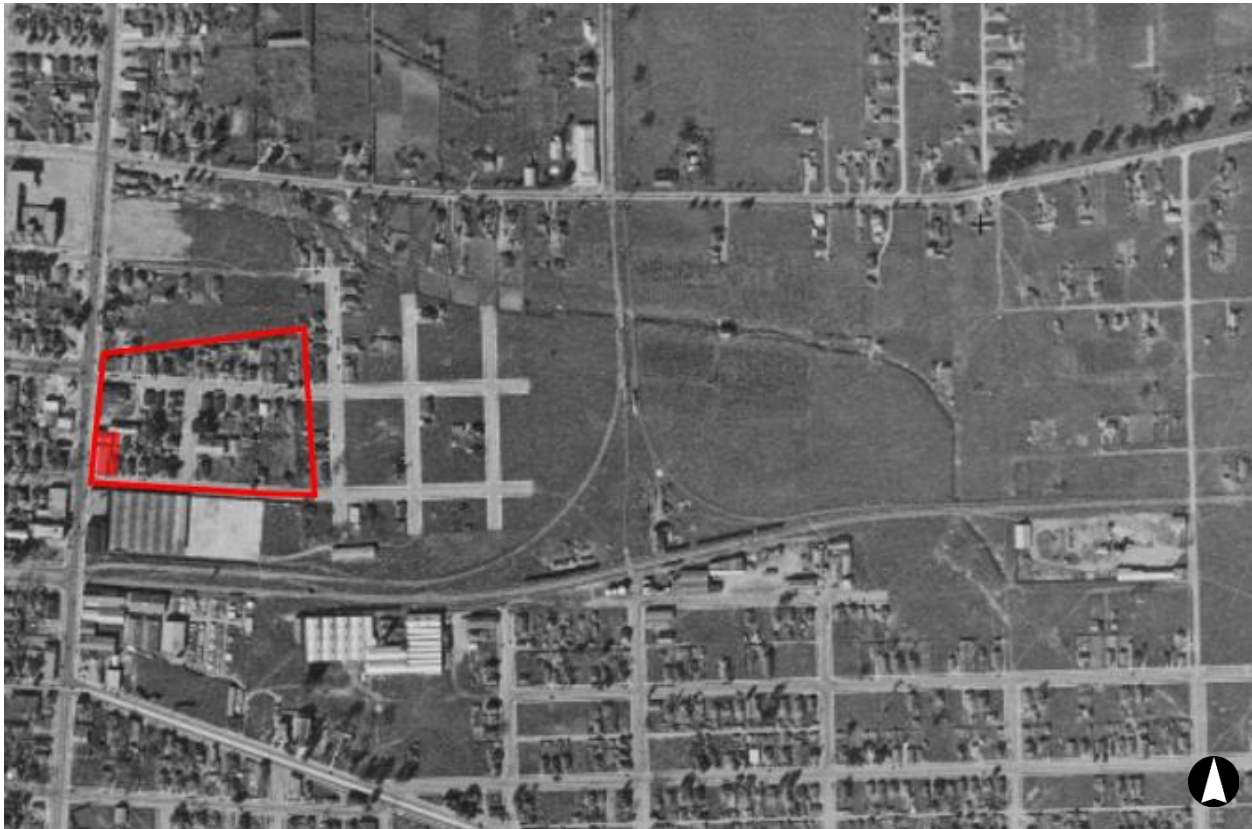


Figure 19: Historic aerial photograph, 1928, showing development of the Schweitzer Tract, outlined in red, and the subject property in place, shaded red). Source: University of California, Santa Barbara Frame Finder. Edited by Page & Turnbull.

Sanborn maps show that, by 1950, the Schweitzer Tract was mostly residential with commercial development along N. Wilson Way, and several industrial enterprises along the 1600 block of E. Channel Avenue. The businesses at 220-222 N. Wilson Way were portrayed as one-story brick-and-frame construction with concrete floors divided into two business spaces. These housed a store and a tire service. The rear half of the parcel at 220-222 was not developed.

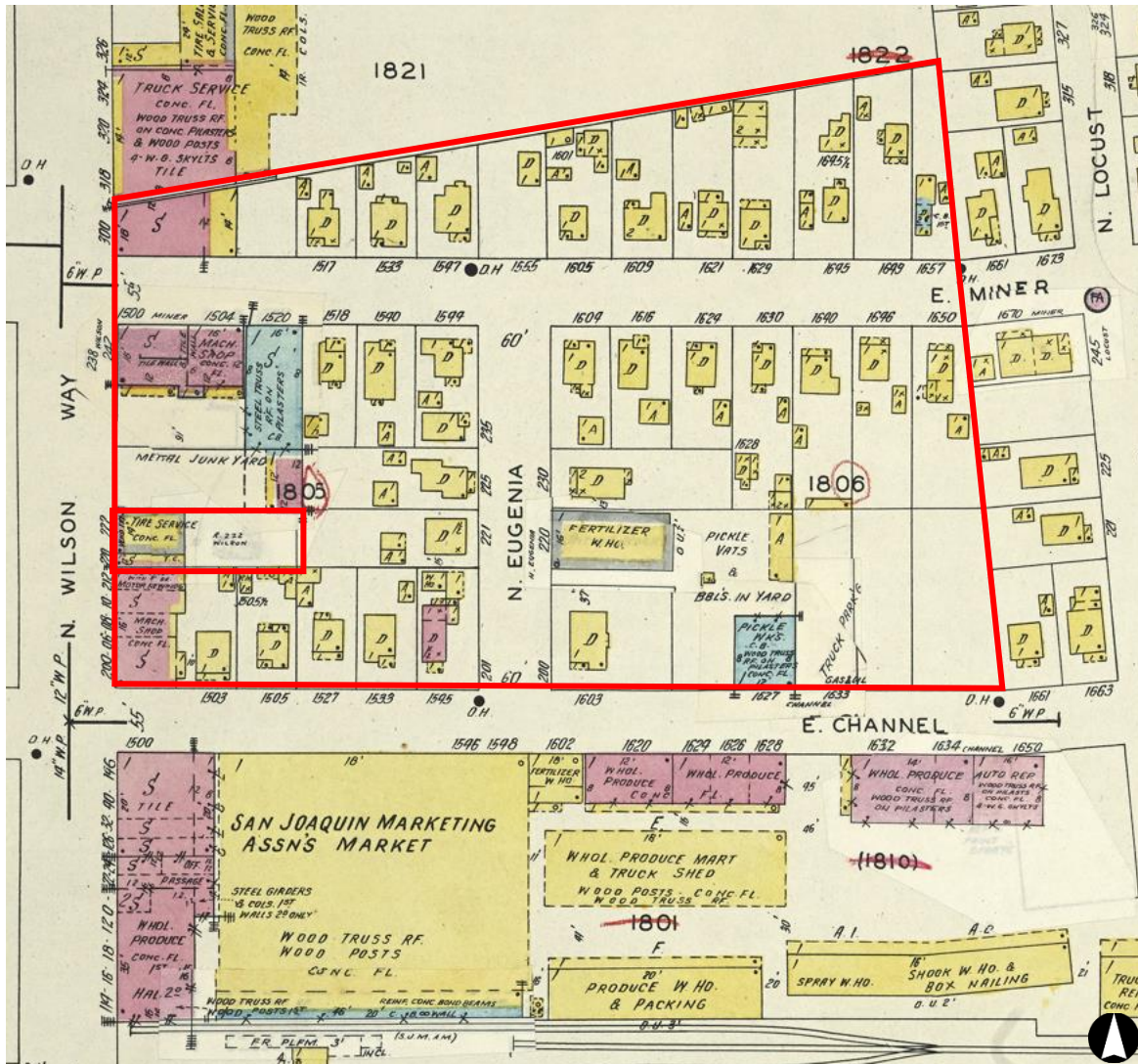


Figure 20: Sanborn Map Company fire insurance map of Stockton, 1950, Sheet 122, showing the boundary of the Schweitzer Tract, outlined in red, and the location of the subject property, outlined in red along N. Wilson Way. Source: Fire Insurance Maps Online, San Francisco Public Library. Edited by Page & Turnbull.

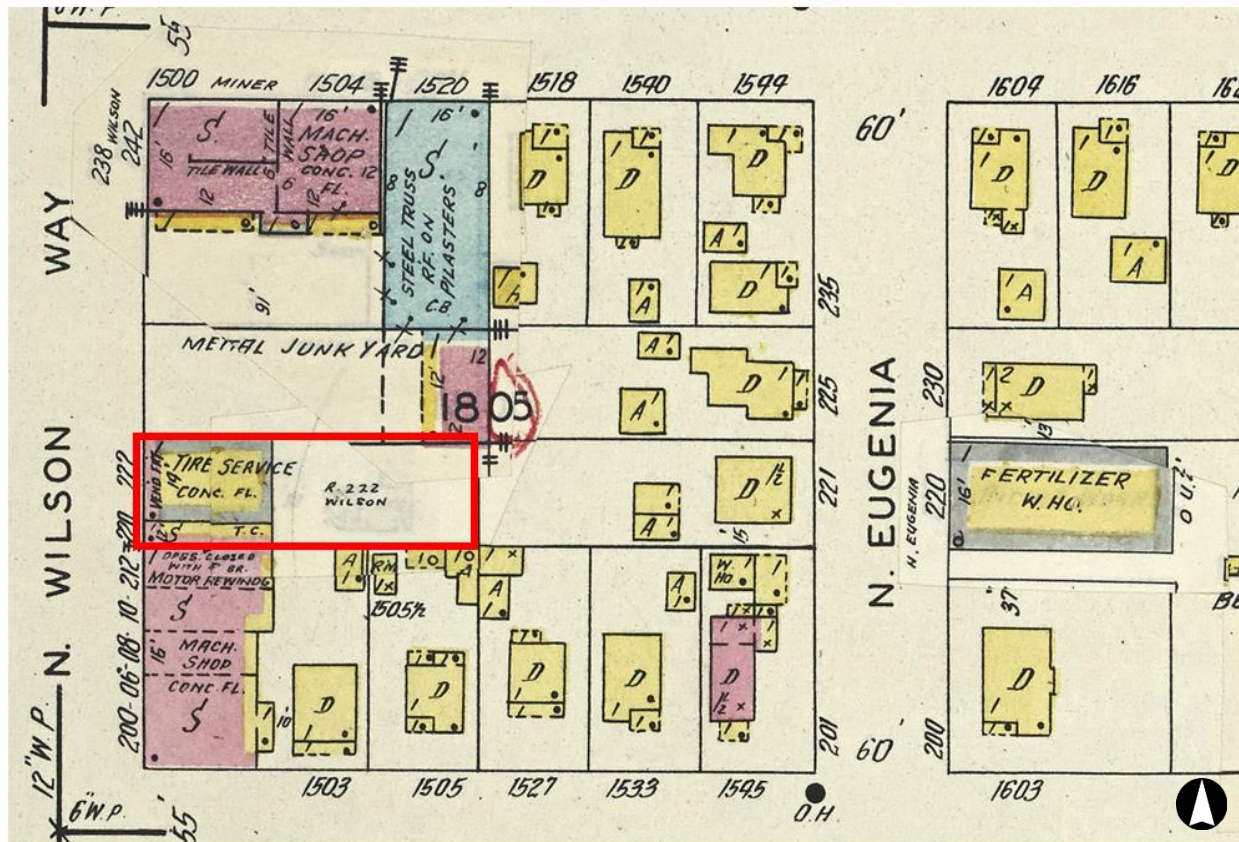


Figure 21: Sanborn Map Company fire insurance map of Stockton, 1950, Sheet 122. The location of the subject property is outlined in red. Source: Fire Insurance Maps Online, San Francisco Public Library. Edited by Page & Turnbull.

CONSTRUCTION CHRONOLOGY

Assessor records indicate that 220-222 N. Wilson Way was built in 1920. The architect or builder is unknown. The following table provides a timeline of the recorded construction activity at 220-222 N. Wilson Way based on available building permit applications on file with City of Stockton Permit Center. Cancelled and expired permits are not included. The first recorded changes to the building occurred in 1954. Based on visual inspection, alterations at 220 N. Wilson Way include the addition of security bars on the west front facade of the building. Alterations at 222 N. Wilson Way include the enclosure of large square windows flanking the center door on the west front façade and the large vehicle openings on the north side and east rear facades.

TABLE 1. PERMIT HISTORY FOR 220-222 N. WILSON WAY.

Date Filed	Permit App. #	Owner	Contractor	Work
1954	38844	N/A	Emsta Coy Kendall	Remodel front door and window
1960	16522	Custom Draft Upholstery	Bill Klein	Enlarge front door to receive trucks, provide two 3' exit doors
1963	31884	United Muffler Company	Bill Klein	Enlarge doorway
1987	88770288	Wilson Way Properties	Stockton Roofing Company	Reroofing

Ownership and Occupant History

The following tables provide a summary of the ownership and occupancy history of 220-222 N. Wilson Way, beginning with the year of construction, compiled from property deed records held at the City of Stockton and building permit applications and plans from City of Stockton Permit Center, newspaper articles, city directories, and other public records available through Ancestry.com.

TABLE 2. OWNERSHIP HISTORY FOR 220-222 N. WILSON WAY (LOT 14)

Date(s)	Owner(s)	Occupation
1913-1923	Louis Goeltz	Poultry
1923-1962	G. B. Ghiorzo and Mary Ghiorzo	Grocer
1962-1977	Vernon J. Ghiorzo and LaVerne E. Ghiorzo	Unknown
1977- 2002	Edwin J. Bianchini and Judy M. Bianchini	Unknown
2002- 2022	Bradley W. Oneto and Beverly J. Oneto	Unknown
2022 – April 2024	Singh Properties Incorporated	Unknown
April 2024-present	ZM Carwashes LP	Carwash Facilities

TABLE 3. OCCUPANT HISTORY FOR 220-222 N. WILSON WAY.

	Date(s)	Occupant(s)	Occupation
220 N. Wilson Way	1923	Edwin E. Schwartz	Carpenter HM Company
	1924	Angelo Grivetto	Fruits
	1930	G.B. Ghiorzo	Soft drinks
	1935	F.A. Maynard	Unknown

	Date(s)	Occupant(s)	Occupation
	1950-1975	Stockton Washing Machine Service Stockton Appliance Sales & Service	Washing Machine Service
	1979	Johnny's House of Hair	Salon
222 N. Wilson Way	1922	Growers Garage	Automotive
	1925-1930	O.B. Thomas Implement & Pump Exchange	Electric water systems
	1926	Stockton Carriage Works	Auto service
	1929-1950	Wilson Way Tire Company	Tire repair
	1954-1955	San Joaquin Dairy Supply	Dairy Equipment
	1958	Custom Craft Upholstery	Unknown
	1965	United Muffler Service	Unknown
	1970	Stanley Electric Wiring	Unknown
	1975	Cartwright Repair Shop	Unknown
	1984	RV Circuit Manufacturing	Unknown
	1990`	Adams Stanley Electric Warehouse	Unknown
	2020	Stanley Electric Motor Co.	Unknown

SELECT OWNER AND OCCUPANT BIOGRAPHIES

Louis Goeltz (Owner 1913-1923)

Louis Goeltz was born in Germany in 1863. He arrived in the U.S. in 1881 and became an American citizen in 1887.¹⁵ By 1906 he appears to have been living in Stockton where directories for 1906 through 1924 listed him variously as a cook and as a poultry man in that city. From 1906 through 1919, the *Stockton Evening and Sunday Record* reported on Goeltz's regular real estate purchases and sales, primarily of parcels in the emerging east side of the city. Research did not associate him with the construction of any buildings although it is possible he commissioned the buildings at 200-212 N. Wilson Way during his term of ownership. Goeltz died in Stockton in 1923.¹⁶

¹⁵ "New York, US, Index to Petitions for Naturalization filed in New York City, 1792-1989," Ancestry.com.

¹⁶ "Died," *Stockton Evening and Sunday Record*, September 12, 1923, 17.

Giovanni Battista Ghiorzo (Owner, 1923-1962)

Giovannia Battista Ghiorzo (also known as John B. or J.B.) was born in Italy in 1887. He immigrated to the United States in 1904 and by the time of the 1910 Census was living in Stockton where he was listed as a farmer and clerk at a grocery store.¹⁷ In 1915, an announcement of his wedding to Mary Piccardo noted that he now owned the Toll House Grocery in the 400 block of N. East Street, two blocks north of the subject property.¹⁸ For over a decade, starting in 1918, newspapers reported on Ghiorzo as part of the Gardener's Society where he was an officer on the membership committee and secretary of the organization. The 1920 Census recorded him as owner of his own grocery store.¹⁹ In 1922, Ghiorzo was one of the Society leaders who created the San Joaquin Marketing Association and spearheaded construction of the nearby public market south of the subject property.²⁰ He appeared in photos of the opening event for the new complex as a founding secretary.²¹ That same year, Ghiorzo received a building permit for construction of a Standard Oil service station on Weber Street adjacent to the new public market.²² From at least 1927 through 1936, newspaper articles noted that Ghiorzo was owner of the New Growers Inn at 200-212 N. Wilson Way, a lunch counter also providing ice cream, soft drinks, cigars, and cigarettes. The 1930 Census listed him as owner of a soft drink stand and in 1940 as the owner of a bar.²³ Ghiorzo died in 1972 in Stockton.

Research did not reveal additional information about Mary Piccardo (1893-1984). Together the couple had two sons, Robert and Vernon. Ownership of the subject building passed to Vernon in 1962, and he owned the building until 1977.

¹⁷ "U.S. Census, 1910," Ancestry.com.

¹⁸ "Licensed To Wed," *Stockton Evening and Sunday Record*, November 16, 1915, 4.

¹⁹ "U.S. Census, 1920," Ancestry.com

²⁰ "Marketing Association Files Articles," *Stockton Evening and Sunday Record*, December 22, 1922, 12.

²¹ "San Joaquin Growers Open Public Market in Stockton," *Stockton Evening and Sunday Record*, April 28, 1923, 29.

²² "Building Permits Issued For Week Total \$201,775," *Stockton Evening and Sunday Record*, April 22, 1922, 22.

²³ "U.S. Census, 1930," Ancestry.com; U.S. Census, 1940," Ancestry.com.

VI. EVALUATION

California Register of Historical Resources

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places. In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria.

- **Criterion 1 (Events):** Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- **Criterion 2 (Persons):** Resources that are associated with the lives of persons important to local, California, or national history.
- **Criterion 3 (Architecture):** Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- **Criterion 4 (Information Potential):** Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.²⁴

The following section examines the eligibility of 220-222 N. Wilson way for individual listing in the California Register.

CRITERION 1 (EVENTS)

Research did not indicate that any event significant to local or state history took place at 220-222 N. Wilson Way. The commercial buildings were constructed in 1920 at a period when the surrounding neighborhood was developing as part of Stockton's eastward growth. They are not the first

²⁴ California Office of Historic Preservation, *Technical Assistance Bulletin No. 7: How to Nominate a Resource to the California Register of Historical Resources* (Sacramento: California Office of State Publishing, September 4, 2001), 11.

commercial buildings in the area and did not drive development of the N. Wilson Way corridor. Other commercial buildings from the same period remain within a few blocks of the subject property that serve to express the early history of the area. Neither building is an individually distinctive example of the area's original period of development or its subsequent increased density as a location for agricultural warehousing, distribution, and automotive services.

Therefore, 220-222 N. Wilson Way is not individually eligible under California Register Criterion 1.

CRITERION 2 (PERSONS)

Louis Goeltz owned the parcel from 1913 through 1923. Further research is needed to determine if he is associated with construction of the 200-212 N. Wilson Way.

G. B. Ghiorzo was associated with 220-222 N. Wilson Way from 1923 to 1962. He was a property owner and businessman who owned a grocery and later a bar and lunch counter and was an officer in both the Gardener's Society and the San Joaquin Marketing Association. Ghiorzo was among the community leaders who advocated for and helped subsidize construction of the produce market on the south side of Channel Street in the early 1920s. While his efforts helped advance the cause of both organizations, he contributed to collaborative efforts and was not the single visionary or advocate behind their realization.

Research did not find that Goeltz or Ghiorzo made significant contributions to local or state history.

Therefore, 220-222 N. Wilson Way is not individually eligible under California Register Criterion 2.

CRITERION 3 (ARCHITECTURE)

220-222 N. Wilson Way consists of adjacent utilitarian structures built with simple materials to accommodate commercial use with no stylistic embellishment or technical innovation. The wood-frame and masonry construction for 220 N. Wilson Way and wood-frame and corrugated metal construction 222 for N. Wilson Way is typical of inexpensive and rapidly assembled construction meant to serve a functional rather than aesthetic purpose. Because the architect and builder are unknown, the buildings cannot be considered the work of a master.

Therefore, 200-220 N. Wilson Way is not individually eligible under California Register Criterion 3.

CRITERION 4 (INFORMATION POTENTIAL)

The “potential to yield information important to the prehistory or history of California” typically relates to archeological resources, rather than built resources. When California Register Criterion 4 (Information Potential) does relate to built resources, it is relevant for cases when the building itself is the principal source of important construction-related information. The property does not appear to be eligible under Criterion 4 as a principal source of important construction-related information. Evaluation of this property was limited to built resources above ground and did not involve survey or evaluation of the subject property for the purposes of archaeological information.

Integrity

In order to qualify for listing in any local, state, or national historic register, a property or landscape must possess significance under at least one evaluative criterion as described above and retain integrity. Integrity is defined by the California Office of Historic Preservation as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance,” or more simply defined by the National Park Service as “the ability of a property to convey its significance.”²⁵

In order to evaluate whether the subject property retains sufficient integrity to convey its historic significance, Page & Turnbull used established integrity standards outlined by the *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Seven variables, or aspects, that define integrity are used to evaluate a resource’s integrity—location, setting, design, materials, workmanship, feeling, and association. A property must possess most, or all, of these aspects in order to retain overall integrity. If a property does not retain integrity, it can no longer convey its significance and is therefore not eligible for listing in local, state, or national registers.

The seven aspects that define integrity are defined as follows:

Location is the place where the historic property was constructed or the place where the historic event occurred;

Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s);

²⁵ California Office of Historic Preservation, *Technical Assistance Series No. 7: How to Nominate a Resource to the California Register of Historical Resources* (Sacramento: California Office of State Publishing, September 4, 2001), 11; and National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: U.S. Department of the Interior, National Park Service, 1995), 44.

Design is the combination of elements that create the form, plan, space, structure, and style of the property;

Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form the historic property;

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;

Feeling is the property's expression of the aesthetic or historic sense of a particular period of time; and

Association is the direct link between an important historic event or person and the historic property.

As the subject building does not appear to be individually significant under any of the above listed criteria, an analysis of the property's historic integrity is not included in this report.

VII. CONCLUSION

The two adjacent commercial buildings at 220-222 N. Wilson Way are not associated with any event that is significant to local or state history. They are among the many modest commercial buildings constructed along N. Wilson Way in the period to provide support to the emerging agricultural distribution and warehousing businesses in the area. Louis Goeltz owned the property from 1913 to 1923, and G.B. Ghiorzo owned the property from 1923 to 1977. While Goeltz was a landholder and Ghiorzo contributed to the economy of the neighborhood as a grocer, lunch counter and bar owner, and as an advocate for construction of the nearby San Joaquin Marketing Association market, neither man's contributions rise to a level important in or significant to local or state history. The architecture of the buildings at 220-222 N. Wilson Way does not exhibit distinctive levels of design, craftsmanship, or innovation such that it would be considered architecturally significant. Further, research did not uncover any original architect or builder. The buildings are not notable examples of their type, style, or period.

Therefore, the property is not eligible for listing in the California Register of Historical Resources and is not a historical resource for the purposes of CEQA.

VIII. REFERENCES

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IX. APPENDICES

Appendix A – Preparer Qualifications

This Historic Resource Evaluation was prepared by Page & Turnbull of San Francisco, California. Page & Turnbull staff responsible for this report include: Christina Dikas, Principal-in-charge, Clare Flynn, Cultural Resources Planner, project manager; and Stephanie Hodal, Cultural Resources Planner, primary author, all of whom meet or exceed the Secretary of the Interior's Professional Qualification Standards for Historic Architecture, Architectural History, or History.