

Resolution No.

# STOCKTON CULTURAL HERITAGE BOARD

---

---

## RESOLUTION RECOMMENDING THE COMMUNITY DEVELOPMENT DIRECTOR ISSUE A CERTIFICATE OF APPROPRIATENESS FOR THE PROPOSED REHABILITATION OF THE PINE CENTER BUILDING LOCATED WITHIN THE UNIVERSITY PARK MASTER DEVELOPMENT PLAN AT 1204 NORTH GRANT STREET (P23-0264)

The applicant, WMB Architects, submitted a Certificate of Appropriateness application on October 3, 2023, to rehabilitate an existing vacant building and to construct two (2) accessible parking stalls within the University Park Master Development Plan (MDP), on a property zoned MX (Mixed Use) with a General Plan designation of Mixed Use, located at 1204 North Grant Street (APN 139-210-08), and

Although not concerning a historic landmark or property located within a historic district, the Project requires a Certificate of Appropriateness in accordance with Mitigation Measure 4-3.3 of the University Park Environmental Impact Report certified by City Council on November 8, 2003, via Resolution No. 03-0694; 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 proposed rehabilitation of the building does not conflict with the historic architectural features of the structure and its enjoyment. The Project preserves and restores key architectural features through repainting and replacement of doors, windows, and roof tiles.*

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

*Finding: The rehabilitation of the vacant building would encourage the use of the*

*building which would allow for an increase in the utilization, awareness, and appreciation of the Pine Center.*

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

*Finding: The proposed work seeks provide maintenance of the contributing resource structure to avoid further deterioration of the building.*

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

*Finding: The investment into the improvement of the structure's features improves the value of the property and promotes the economic retention and value of the district.*

5. Help preserve the diverse architectural design and styles that reflect phases of the City's history and encourage complementary design and construction.

*Finding: The Project will preserve the Tudor architectural design and style that reflect phases of the City's history and conforms to the Secretary of Interior's Standards for Rehabilitation.*

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

*Finding: The Project will result in the safe utilization of the structure and continued private ownership.*

#### Secretary of Interior's Standards

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

*The general historic purpose of the Insane Asylum of California at Stockton is no longer relevant, and the underlying purpose of the University Park Master Development Plan is to transition the site to new uses. The Project would result in an office use occupying the Pine Center Building which results in a minimal change to its character-defining features. The related construction of a parking lot and pedestrian paths are addressed in the University Park Master Development Plan.*

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

*The Project retains all primary aspects of the Pine Center Building with minimal alteration to accommodate a new use. Proposed alterations retain all character-*

*defining features, including the use of new multi-paned windows. The alteration resulting from new doors does not alter the ability of the Pine Center Building from being interpreted in its historic context.*

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

*The Project excludes alterations to the structure with the potential to result in false historicism. The Project retains the character-defining features of the building noted in the circa 1999 survey. The symmetrical fenestration pattern of the windows and doors noted in the survey will be retained with the proposed replacement windows and doors. The existing clay tile roof will be preserved with repairs to the broken tiles.*

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

*The features of the Pine Center Building noted in the circa 1999 survey persist. The awnings on the first floor of the building, as illustrated in the 1999 survey, no longer exist. However, there have been no identifiable structural changes since the period of significance (i.e., 1929) that would trigger the need for review under this finding due to the current Project.*

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

*The Project retains all character-defining features of the Pine Center Building noted in the circa 1999 survey. The proposed replacement windows retain and convey symmetrical fenestration pattern noted.*

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

*The Project retains existing windows openings and places new windows within them, except for four new doors on the first floor. The symmetrical aspect of the fenestration system is a noted character-defining feature, and the new windows and doors retain that. The Project will retain the existing clay tile roof and repair broken tiles. No other historic features are altered by the Project.*

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

*The existing Spanish roof tiles will be cleaned with a minor power wash. No scrubbing or chemicals will be used to clean the roof tiles.*

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

*The potential for accidental discovery of archaeological resources is already contemplated by the University Park EIR, and the Project is subject to Mitigation Measure 4.3-1 ensuring appropriate treatment if they are discovered.*

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

*The Project retains the distinctive architectural features of the Tudor style structure and enables interpretation of the Pine Center Building in relation to the historic context of the broader University Park. Differentiation of new/old features is not relevant to the application.*

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

*Removal of the Project's parking and pavement additions would not impair the Pine Center Building in any way.*

#### University Park MDP Guidelines

1. Any rehabilitation or addition to an existing building shall enhance the pedestrian activity and scale of the buildings' use.

*The Project's rehabilitation enhances pedestrian activity by installing additional entrances to the building and pathways from the sidewalk to each building entrance.*

2. Any rehabilitation or addition to an existing building shall preserve and protect, to the extent possible, the significant architectural detailing and materials present on the building.

*The rehabilitation of the Project preserves and protects the architectural detailing and materials present on the building by maintaining the Tudor architectural features such as large multi-paned windows, Spanish tile roofing, and plaster walls. The new storefront doors will complement the material and style of the windows.*

3. Renovation and restoration of structure of historic significance should follow *The Secretary of the Interior's Standards for the Treatment of Historic Properties and associated Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, published by the U.S. Department of the Interior, National Park Service.

*As analyzed above, the Project complies with The Secretary of Interior's Standards for Rehabilitation and associated Guidelines.*

Cultural Heritage Board Action:

Based on its review of the entire record herein, Cultural Heritage Board staff report, all supporting, referenced, and incorporated documents, and all comments received, the Cultural Heritage Board recommends the Community Development Director issue a Certificate of Appropriateness, subject to the following conditions of approval:

Conditions of Approval

1. This approval recommendation is for the plans included as Exhibit 1, including the color and material information in the project file.
2. Pursuant to the Secretary of Interior's Standards for Rehabilitation, chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
3. The business owner(s) shall comply with all applicable Federal, State, County and City codes, regulations, and adopted standards and pay all applicable fees.
4. Compliance with these Conditions of Approval is mandatory. Failure to comply with these Conditions of Approval is unlawful, constitutes a public nuisance, and is subject to the remedies and penalties identified in the Stockton Municipal Code, including but not limited to monetary fines and revocation or modification of the Certificate of Appropriateness.
5. Changes to the approved project shall be processed in compliance with SMC Chapter 16.104 (Changes to an Approved Project).

//  
//  
//  
//  
//  
//  
//  
//  
//  
//  
//

6. The Certificate of Appropriateness will be valid ten days after approval unless the action is appealed within the 10-day appeal period.

PASSED, APPROVED, and ADOPTED December 6, 2023.

---

PHILLIP E MERLO, Chair  
Stockton Cultural Heritage Board

ATTEST:

---

STEPHANIE OCASIO, Secretary  
Stockton Cultural Heritage Board