

Resolution No.

STOCKTON CULTURAL HERITAGE BOARD

RESOLUTION RECOMMENDING THE COMMUNITY DEVELOPMENT DIRECTOR ISSUE A CERTIFICATE OF APPROPRIATENESS FOR THE PROPOSED EXTERIOR BUILDING ELEVATOR AT 306 EAST FLORA STREET IN THE MAGNOLIA HISTORIC DISTRICT (APPLICATION NO. P24-0016)

The property owner and applicant, Visionary Home Builders, submitted a Certificate of Appropriateness application to construct a new elevator on the north side (along Flora Street) of the building at 306 East Flora Street (APN 139-172-01); and

A Certificate of Appropriateness is required in accordance with Stockton Municipal Code (SMC) Section 16.220.060(A)(1) since the rehabilitation consists of an exterior alteration of a structure within a historic preservation district; now, therefore,

BE IT RESOLVED BY THE CULTURAL HERITAGE BOARD OF THE CITY OF STOCKTON, AS FOLLOWS:

A. The foregoing recitals are true and correct and incorporated by this reference.

B. Based on its review of the entire record herein, the Cultural Heritage Board makes the following findings in italics:

Certificate of Appropriateness Findings

The issuance of the Certificate of Appropriateness would:

1. Designate, enhance, preserve, protect, restore, and perpetuate those historic districts, neighborhoods, sites, structures, and zones, which contribute to the aesthetic and cultural benefit of the City.

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

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

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

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

Finding: VHB's restoration of this building, with its vibrant colors and updated design, will foster civic and neighborhood pride in an area that captures the beauty of the past. The building façade will maintain some of its original design while also being updated to comply with current ADA standards.

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

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

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

Finding: The amended design is the exchange of an accessible ramp with an elevator on the front elevation. Said ADA improvements will make the building easier to access for people with accommodations. Remaining design components will remain the same as what was approved by the CHB on January 4, 2023. The building will complement Liberty Square Apartments across the street, which has the same exterior colors.

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

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

Cultural Heritage Board Action:

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

Standard Conditions of Approval

1. This approval recommendation is for the plans included as Exhibit 1, including the color and material information in the project file.
2. The property owner(s) shall comply with all applicable Federal, State, County and City codes, regulations, and adopted standards and pay all applicable fees.
3. Compliance with these Conditions of Approval is mandatory. Failure to comply with these Conditions of Approval is unlawful, constitutes a public nuisance, and is subject to the remedies and penalties identified in the Stockton Municipal Code, including but not limited to monetary fines and revocation or modification of the Certificate of Appropriateness.
4. Changes to the approved project shall be processed in compliance with SMC 16.104 (changes to an approved project).
5. The Certificate of Appropriateness will be valid ten days following this approval unless the action is appealed within the ten-day appeal period.

PASSED, APPROVED, and ADOPTED February 7, 2024.

PHILLIP E MERLO, Chair
Stockton Cultural Heritage Board

ATTEST:

STEPHANIE OCASIO, Secretary
Stockton Cultural Heritage Board