TO: Mayor and City Council

FROM: Michael M. Niblock, Secretary
City Planning Commission

SUBJECT: PUBLIC HEARING: HISTORIC LANDMARK DESIGNATION (HLD 51) OF THE OLD EMERGENCY HOSPITAL LOCATED AT 220 NORTH SAN JOAQUIN STREET

RECOMMENDATION

It is recommended that the City Council adopt a resolution ratifying the Planning Commission’s recommendation to designate the Old Emergency Hospital as a Historic Landmark for property located at 220 North San Joaquin Street.

SUMMARY

The City of Stockton Cultural Heritage Board has requested that the City Council approve a Historic Landmark designation for the Old Emergency Hospital on the basis of its exemplification of a particular architectural style or way of life important to the City and its character, interest or value as a significant part of the heritage of the City.

DISCUSSION

Background

The Cultural Heritage Board has requested that the City designate the Old Emergency Hospital, located at 220 North San Joaquin Street, as a Historic Landmark. Historic Landmarks are recognized for their historic significance. Interior modifications to a Historic Landmark will not be affected by this designation. However, the designation will require any exterior alteration to the structure to be made in a manner consistent with historic architectural guidelines and obtain a Certificate of Appropriateness, approved by the Director, after a recommendation by the Cultural Heritage Board. Based upon Section 16-730.070 of the Stockton Municipal Code, this nomination, submitted by W.C. Holl, a private citizen, went before the Cultural Heritage Board at its regular meeting of March 5, 2008. Following review of the proposal, the Cultural Heritage Board voted (all members present; one member dissenting, Howard Seligman) to recommend to the Planning Commission that the Old Emergency Hospital be designated a Stockton Historic Landmark. After receiving a motion of support from the San Joaquin County Board, (attached) the Planning Commission conducted a public hearing at the regular meeting on September 25, 2008. The Planning Commission voted unanimously 4 to 0, (Commissioners Fugazi, Martinez and Smith absent) to recommend approval of the Historical Landmark designation. Information regarding the request is provided in the staff report to the Planning Commission, attached as Exhibits 1-11. Accordingly, the
REQUEST has been scheduled for consideration and determination by the City Council at a public hearing.

Present Situation

Environmental Clearance

The request to designate the Old Emergency Hospital as a Historic Landmark is exempt from the California Environmental Quality Act (CEQA) under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment [Section 15061(b)(3)].

PUBLIC HEARING DISCUSSION

Following staff's presentation to the Planning Commission on September 25, 2008, Craig Ogata, Director of Facilities Management Division for San Joaquin County, spoke in favor of the request, on behalf of the property owner. No one else desired to be heard and the public hearing was closed.

PLANNING COMMISSION ACTION

Following the public hearing, the Planning Commission voted 4 to 0 (Commissioners Fugazi, Martinez and Smith absent) to recommend that the City Council approve the Historic Landmark designation request of the Cultural Heritage Board based upon the information provided in the staff report.

FINANCIAL SUMMARY

There is no financial impact to the City's departments from this action.

PUBLIC NOTIFICATION

Notice in the local newspaper at least one time, ten days prior to the public hearing, and mailing of notice to owners of record as shown on the last equalized tax roll and addresses within 300 feet of the site at least ten days prior to the public hearing [Stockton Municipal Code Section 16-420.030].

VOTES REQUIRED

Four votes of the City Council are necessary to approve the Historic Landmark designation request.
Respectfully submitted,

APPROVED BY

MICHAEL M. NIBLOCK, SECRETARY
CITY PLANNING COMMISSION

J. GORDON PALMER, JR.
CITY MANAGER

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STAFF REPORT

Item E-1: PUBLIC HEARING – Historical Landmark Designation
Case No. HLD No. 51, County of San Joaquin (Old Emergency Hospital)

Data: The City of Stockton Cultural Heritage Board is requesting that the Planning Commission recommend to the City Council that it approve the nomination by a private citizen, W.C. Holl, for the Old Emergency Hospital to be designated a local Historic Landmark. The project site, owned by the County, located at 220 North San Joaquin Street (Exhibit 6) is zoned CD (Commercial, Downtown) and is bounded to the:

- north by a parking lot and a bank zoned CD;
- east by a parking lot zoned CD;
- south by an office zoned CD; and
- west across San Joaquin Street by offices zoned CD (see exhibits).

General Plan: The General Plan designates the site for Commercial uses.

Environmental Clearance: This request is covered by the general rule exemption [Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines], that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Since there is no possibility that this action will have a significant effect on the environment, this request is not subject to CEQA.

Discussion: The applicant is requesting the nomination of the Old Emergency Hospital to be designated as a Historic Landmark. Section 16-730.070 of the Stockton Municipal Code (SMC) sets forth the criteria to apply when considering a landmark designation. The nomination (Exhibit 2), prepared by W.C. Holl, a private citizen, was considered at the Cultural Heritage Board’s March 5, 2008 meeting. Following review of the proposal, the Cultural Heritage Board voted (all members present; one member dissenting, Howard Seligman) to recommend to the Planning Commission that the Old Emergency Hospital be designated a Stockton Historic Landmark on the basis of the property’s historical significance under Criteria No. 3, its exemplification of a particular architectural style or way of life important to the City, and Criteria No. 6, its character, interest or value as a significant part of the heritage of the City.
SMC Section 16-730.070 requires the Planning Commission to conduct a public hearing on the Cultural Heritage Board's recommendation and subsequently "recommend to the City Council that the building or structure be designated as a Landmark". Notice of the Planning Commission hearing was provided as required by publication in a local newspaper and by mailing to the owner of the proposed landmark by certified mail for the landmark designation.

Historic Background: The Old Emergency Hospital was built in 1905, shortly after it was endowed to the community by the Hough family, in memory of Henry Harper Hewlett. It was used as a hospital with male and female wards, an operating room, preparation room, sterilization room, and private rooms until the late 1960's. By that time, the hospital could no longer provide proper services and was closed by the City. In 1968, it was converted by the County into administrative offices. According to the "Stockton Downtown Cultural Resources Inventory" (2000), the structure is eligible for local listing for its distinctive architectural features as an excellent example of Mission Revival Architecture (Exhibit 4).

Recommendation: The Cultural Heritage Board recommends that the Planning Commission recommend to the City Council that the Old Emergency Hospital be designated as a City of Stockton Historic Landmark, based on the following findings:

1. It has been determined that there is no potential for significant adverse environmental impacts to occur as a result of the proposed historic landmark designation. Therefore, this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA Guidelines.

2. The property is of local historical significance under Section 16-730.070 (Exhibit 5) of the Stockton Municipal Code; specifically because it exemplifies a particular architectural style or way of life important to the City (Criteria No. 3) and its character, interest or value as a significant part of the heritage of the City (Criteria No. 6).

May 13, 2008

Note: Staff reports are prepared well in advance of the Planning Commission consideration of the proposal and reflect the staff's view based on the best available information at the time the report was formulated. Evidence submitted during the course of the public hearing may require a re-evaluation of the staff's position.

The staff report was prepared by Associate Planner Carrie VanGorkum.

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Nomination for Designation as a

Historic Landmark

Name of Property: OLD Stockton Emergency Hospital
Address of Property: 220 No. San Joaquin St., Stockton
Property Owner: County of San Joaquin
Mailing Address: 220 No. San Joaquin St., Stockton
Phone: Fax:
E-mail:

Present use of Property: County Auditor Office - Revenue & Recovery
The Name of the Original Owner(s) and/or architect: The Hough Family in Memory of Henry Harper Hewlett donated a dental room in memory of their son, (See Attached)

What Year was the Building erected: 1905 ☑ actual date ☐ estimated date

Please provide extensive background information with emphasis on the architectural and/or historical features of the property. Attach photographs, newspaper articles, legal documents or any other material that would assist the Cultural Heritage Board, Planning Commission and City Council in evaluating the nomination. Please refer to Section 16-730.070 of the Stockton Municipal Code to determine the criteria for the designation of Historic Landmarks, Section 16-730.090 for the designation as a Historic Site and Section 16-730.100 for designation as a Structure of Merit.

The information provided in this application is true and accurate to the best of my knowledge.

Nominator’s Name: W.C. Hall
Address: 4556 No. Pershing Ave #33-140 Stockton 95207
Phone: 209-403-1660
E-mail: wcholl@comcast.net

Submit Nomination to: Cultural Heritage Board
c/o Community Development Department
425 North El Dorado Street
Stockton, CA 95202-1997
TEL: (209) 937-8444 FAX: (209) 937-8893

Nominator’s Signature

Date: 7-30-07
**Stockton Emergency Hospital.** Built in 1905, this emergency hospital included an operating and sterilization room and was open to receive patients around the clock. Located on San Joaquin Street between Channel and Miner Streets, it was endowed to the community by the Hough family in memory of Henry Harper Hewlett. In 1917, the family also donated a dental room in memory of their son. It is now a county office building.
P1. Other Identifier: San Joaquin County, Office of Revenue & Recovery

P2. Location:
   a. County San Joaquin
   b. USGS 7.5° Quad Date T : R ; 1/4 of 1/4 of Sec ; B.M.
   c. Address: 220-222 North San Joaquin Street City Stockton Zip 95202
   d. UTM: (Give more than one for large and/or linear resources)
   e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

   Parcel No. 139-130-24

P3. Description (Describe resource and its major elements. Include design, materials, condition, alienations, size, setting, and boundaries)

   This is a two-story building located on the east side of N. San Joaquin Street. The building has a hipped roof and a Mission-style parapet with coping. A small attic vent within a quatrefoil is located in the center of the parapet. An exterior stucco-clad chimney rises from the south side of the building. The fenestration is symmetrical double-hung sash. The openings along the first floor and the center window on the second floor are arched. All of the windows have awnings. The main recessed entrance is accessed by several concrete steps. Above the entrance, between the two floors, are two small, recessed circular plaques.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present □ Building □ Structure □ Object □ Site □ District □ Element of District □ Other (Isolates, etc.)

HP41 - Hospital

HP6 - 1-3 story Commercial Building

P5b. Description of Photo: (View, date, accession #)

Photo looking east

P6. Date Constructed/Age and Sources:
   □ Prehistoric □ Historic □ Both

   Constructed: ca. 1917

P7. Owner and Address

San Joaquin County
222 E. Weber Avenue
Stockton, CA 95202-2708

P8. Recorded by: (Name, affiliation, and address)

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

P9. Date Recorded: 08/28/2000

P11. Report Citation: (Cite survey report and other sources, or enter "none")

Stockton Downtown Cultural Resources Inventory

Attachments □ NONE □ Continuation Sheet □ Location Map □ Building, Structure, and Object Record
□ Sketch Map □ Archaeological Record □ District Record □ Linear Feature Record □ Milling Station Record
□ Rock Art Record □ Photograph Record
□ Other: (List)
B1. Historic Name: Emergency Hospital
B2. Common Name: San Joaquin County, Office of Revenue & Recovery
B3. Original Use: Emergency Hospital
B4. Present Use: Offices
B5. Architectural Style: Mission Revival

B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed pre-1917, likely c. 1910. Texture coat has been applied to stucco surface; fire escape on second floor required converting a window to a door; security bars and awning added.

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features:

B9a. Architect: Unknown
b. Builder: Robbin, Hanks, and Summerville

B10. Significance: Theme: Property Type: Commercial Applicable Criteria: C
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)
The building appears on the 1917 and 1950 Sanborn maps and appears to have been constructed in the 1910s. The opening of the Emergency Hospital was an important milestone in Stockton's history. Before the hospital had its own facility, a receiving hospital was located in the cellar of the neighboring county jail building. Funding for the hospital came from Elizabeth and James L. Hough to the city and county of San Joaquin in memory of Henry Harper Hewlett, Elizabeth's father. The hospital was an up-to-date facility with male and female wards, an operating room, preparation room, sterilizing room, private, and dental rooms. By the late 1960s the hospital could no longer provide proper services and it was closed by the City in 1988 and converted into county offices.

The Mission Revival style has become increasingly rare in Stockton. According to State Office of Historic Preservation records, prior surveys have determined that this property is eligible for local historic listing only. The building currently appears eligible for the National Register, California Register, and as a Stockton Landmark for its distinctive architectural features as an excellent example of Mission Revival architecture.

B11. Additional Resource Attributes: (List attributes and codes)

HP41 - Hospital
HP6 - 1-3 story Commercial

B12. References:

B13. Remarks:

B14. Evaluator: Architectural Resources Group
Date of Evaluation: 08/28/2000
(This space reserved for official comments.)
removal has not been initiated. Time extensions may be granted in compliance with Division 16-440 (Expiration and Extensions).

16-730.070 - Landmarks

A. Criteria for designation of Landmarks. In considering an artifact, natural feature, or structure for designation as a Landmark, the Board shall apply any or all of the following criteria:

1. Archaeological interest. Its potential for yielding significant information of archaeological interest;

2. Architectural craftsmanship. Its embodiment of elements demonstrating outstanding attention to architectural and/or engineering craftsmanship, design, detail, or materials;

3. Architectural style. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;

4. Architectural type. Its exemplification of the best remaining architectural type in the City;

5. Historic event. Its location as a site of a significant historic event;

6. Heritage. Its character, interest, or value as a significant part of the heritage of the City, the State, or the Nation;

7. Visual feature. Its unique location or singular physical characteristic representing an established and familiar visual feature of the City;

8. Relationship to another Landmark. Its relationship to any other Landmark, if its preservation is essential to the integrity of that Landmark;

9. Significant person. Its identification with a person(s) who significantly contributed to the culture and development of the City, the State, or the Nation;

10. Work of a significant person. Its identification as the creation, design, or work of a person(s) whose effort has significantly influenced the heritage of the City, the State, or the Nation; or

11. Natural environment. Its integrity as a natural environment that strongly contributes to the well-being of the people of the City, the State, or the Nation.

B. Procedures for designation of Landmarks.

1. Initiation. Upon its own initiative, or upon an application filed with the Department by any person or entity, the Board may recommend to the Commission the designation as a Landmark for any artifact, natural feature, or structure having aesthetic, archaeological, architectural, cultural, or historic significance.

2. Environmental compliance. A Landmark designation shall be subject to the requirements of CEQA and the City's CEQA Guidelines.
Cultural Heritage Board
HLD51

STOCKTON CITY PLANNING COMMISSION
Cultural Heritage Board
HLD51

STOCKTON CITY PLANNING COMMISSION

P.H. DATE: 05-22-08
Old Emergency Hospital

Cultural Heritage Board

HLD51

STOCKTON CITY PLANNING COMMISSION
September 10, 2008

Board of Supervisors
Courthouse
Stockton, CA

Dear Board Members:

Support Designation of Revenue and Recovery Building (Hewlett Emergency Hospital) at 220 North San Joaquin Street in Stockton as a City of Stockton Historical Landmark

Recommendation:

That the Board of Supervisors supports the designation of the Revenue and Recovery Building (Hewlett Emergency Hospital) located at 220 North San Joaquin Street as a City of Stockton Historical Landmark

Reason for Recommendation:

Earlier this year, Mr. W.C. Holl sent correspondence to your Board requesting that the Revenue and Recovery Building be designated as a City of Stockton Historical Landmark. Since he was seeking designation by the City, Mr., Holl was referred to and contacted the City of Stockton Cultural Heritage Board. The Cultural Heritage Board investigated Mr. Holl's request and recommended that the City of Stockton Planning Commission recommend that the City Council designate the building as a City of Stockton Historical Landmark.

This topic was scheduled for a public hearing of the City of Stockton Planning Commission on May 22, 2008. The County, through the efforts of the Community Development Department requested that the item be continued so that the County could perform its due diligence on the issue. Staff anticipates that the City of Stockton Planning Commission will schedule this item on their September 25 agenda.

In June 2008, Facilities Management contracted with LDA, a local architectural firm, to perform a historical survey for the property. The survey has identified the following facts:

- Construction on this building began in September 1904.
- The building was constructed by Mr. and Mrs. J.H. Hough to serve as a Receiving Hospital.
- On June 3, 1905, the Emergency Hospital was presented to the City of Stockton and San Joaquin County by James H. and Elizabeth H. Hough in memory of her father, Henry Harper Hewlett, replacing the old receiving hospital in the basement of the county jail.
- In 1968, the hospital was closed by the City of Stockton because it could no longer provide adequate services.
In March 1969, the City of Stockton quitclaimed the property and improvements to the County of San Joaquin.

In the 1970's the County began to house its operations at the building, first the District Attorney and finally the Office of Revenue and Recovery.

LDA stated that the site and building may be eligible for inclusion in the California and Stockton Landmark registers. They have recommended that the building be submitted for consideration to Cultural Heritage Board. As mentioned previously, the Cultural Heritage Board has already reviewed the building and has recommended that the City of Stockton Planning Commission recommend that the City Council designate the building as a local Historical Landmark.

If the City designates the site and building as a local Historical Landmark, the County will be required to follow the Secretary of Interior's Standards for Rehabilitation for any rehabilitation to the building. This requirement allows for only minimal changes in historical building materials, features, spaces and spatial relationships. The historic character of the property must be retained and preserved and removal of any distinctive materials or alterations that characterize the property must be avoided.

Fiscal Impact:

Approval of the recommendation will not affect the County's Net County Costs, however if designated as a local Historical Landmark any reuse of the building will be limited by mitigation measures specified by the Secretary of Interior's Standards for Rehabilitation.

Action to be Taken Following Approval:

Facilities Management will notify the City of Stockton Planning Commission of the Board of Supervisors actions.

Very truly yours,

Craig Y. Ogata
Director

c. County Administrator
   County Counsel
   Community Development Department
   City of Stockton Planning Commission
   Board Agenda 9/16/08
Before the Board of Supervisors
County of San Joaquin, State of California

B-08- 1024

MOTION: Mow/Gutierrez/5

Designation of Revenue and Recovery Building (Hewlett Emergency Hospital) at 220 North San Joaquin Street in Stockton as a City of Stockton Historical Landmark

This Board of Supervisors does hereby supports the designation of the Revenue and Recovery Building (Hewlett Emergency Hospital) located at 220 North San Joaquin Street as a City of Stockton Historical Landmark

I HEREBY CERTIFY that the above order was passed and adopted on 9/16/08 by the following vote of the Board of Supervisors:

AYES: Ruhstaller, Ornellas, Gutierrez, Mow, Vogel

NOES: None

ABSENT: None

ABSTAIN: None

c:

LOIS M. SAHYOUN
Clerk of the Board of Supervisors
County of San Joaquin
State of California

Lois Sahyoun

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Resolution No. ____________

STOCKTON CITY COUNCIL

RESOLUTION DESIGNATING THE OLD EMERGENCY HOSPITAL, LOCATED AT 220 NORTH SAN JOAQUIN STREET AS A HISTORIC LANDMARK

WHEREAS, Section 16-730.070 of the Stockton Municipal Code provides for the designation of Historic Sites; and

WHEREAS, the Cultural Heritage Board has investigated the Historic Landmark nomination of a particular property and at its meeting of March 5, 2008, has recommended that the property located at 200 North San Joaquin Street be designated as a Historic Landmark; and

WHEREAS, on September 25, 2008, the City Planning Commission conducted a public hearing on the proposed designation of the property as a Historic Landmark and has recommended to the City Council that, based on the historical significance of the property, it be designated as a Historic Landmark; now, therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

That the property located at 220 North San Joaquin Street, more particularly identified as the Old Emergency Hospital, be designated as a Historic Landmark.

PASSED, APPROVED and ADOPTED _____________________________.

ATTEST: EDWARD J. CHAVEZ, Mayor
of the City of Stockton

KATHERINE GONG MEISSNER
City Clerk of the City of Stockton

Resolution No. ____________

City Atty: 
Review ____________________
Date ____________________
Resolution No. ____________

STOCKTON CITY COUNCIL

RESOLUTION DESIGNATING THE OLD EMERGENCY HOSPITAL, LOCATED AT 220 NORTH SAN JOAQUIN STREET AS A HISTORIC LANDMARK

Section 16-730.070 of the Stockton Municipal Code provides for the designation of Historic Sites; and

The Cultural Heritage Board has investigated the Historic Landmark nomination of a particular property and at its meeting of March 5, 2008, has recommended that the property located at 200 North San Joaquin Street be designated as a Historic Landmark; and

On September 25, 2008, the City Planning Commission conducted a public hearing on the proposed designation of the property as a Historic Landmark and has recommended to the City Council that, based on the historical significance of the property, it be designated as a Historic Landmark; now, therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

That the property located at 220 North San Joaquin Street, more particularly identified as the Old Emergency Hospital, be designated as a Historic Landmark.

PASSED, APPROVED and ADOPTED ________________________________

ATTEST: ________________________________

EDWARD J. CHAVEZ, Mayor
of the City of Stockton

KATHERINE GONG MEISSNER
City Clerk of the City of Stockton

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City Atty: ________________
Review Date: ________________

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