

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular meeting
April 6, 2016

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Marci Goulart, Chair
 Sheryl Campbell-Bennett, Vice-Chair
 Thomas Thomson
 Keith Doglio

Board Members Absent: Rod Jennings

City Staff Present: Bob Summerville, Senior Planner
 Jake Morley, Associate Planner
 Stina Cooley, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Chair Goulart called the meeting to order at 4:03 pm. Board Members and staff were present as noted above.

2.0 EX PARTE COMMUNICATION

None.

3.0 CONSENT AGENDA

4.0 No Items.

5.0 PUBLIC HEARING AGENDA

4.1 AR 16-01 Chico Children's Museum 321, 325 and 327 Main Street, APN 004-152-008: Reconsideration of a condition of approval regarding the color of the parapet.

Associate Planner Jake Morley provided the project overview.

Senior Planner Summerville clarified the scope of the project.

Chair Goulart opened the public hearing at 4:08 PM and invited the applicant to make a presentation.

Dana Leslie representing the Chico Children's Museum, addressed the Board. Ms. Leslie provided the Board a picture array with examples of other Children's Museum facades in bright colors. She stated that while Digital Yellow was the preferred color, they wanted to move the project forward and were willing to consider other colors. Ms. Leslie stated that she felt the building owner was doing

a great service and is gifting the remodel to the museum. She wants him to feel appreciated and doesn't want to discourage his generosity or disrespect him.

Richard Billson, Billson Construction, stated the owner of the building (Alan Tocherman) is willing to put millions of dollars into the improvements on the building. Mr. Tocherman will be putting in new tile, wainscot, and windows in addition to the new paint. He stated he felt the color was a minor detail in the overall scope of the project and building improvements.

Board member Campbell-Bennett asked if the color would be painted on the parapet or integrated with the stucco mix.

Mr. Billson stated the color would be painted on for ease of maintenance and freshness of color. He stated that the façade remodel had been considered for several years, the Children's Museum just happens to be the current tenant.

Nicole Romain and Ashley DeKellis spoke in support of the color choice for the museum.

Chair Goulart stated she would have preferred the color samples painted on the building to be bigger and treated with the same process that would happen with the full paint treatment to provide a more accurate color sample. She stated that she believes the proposed color is very vibrant and to meet the design guidelines for downtown buildings, it should be used as an accent color rather than full façade color.

Board member Thomson stated he didn't feel the museum had gone far enough with the design and color to distinguish themselves as the examples that were provided. He asked about the signage for the front of the building.

Senior Planner Summerville inquired if the Museum was associated with, or a member of, any museum association with a specific brand recognition, and/or color scheme.

Ms. Leslie stated the museum is not part of an association or affiliated in any way.

Board member Thomson asked if the museum had pictures of their proposed sign design.

Ms. Leslie showed the Board pictures of their proposed sign design from her cell phone.

Board Member Thomson stated he felt the signage brought the elements together. He also stated he believed a solution for the design would be to paint the pop-out the vibrant yellow, and the rest of the building face a less vibrant color. Board

member Goulart and Campbell-Bennett agreed, the signage with the two colors work well together.

Board members discussed with the applicants possible colors that would be acceptable.

Mr. Billson stated that if the Board and the museum could come to an agreement on the color; he would convince Mr. Tochterman, the building owner, to agree to the color so the project could move forward.

Planning Commissioner Dale Bennett spoke as a member of the public, in support of the project, and asked for clarification regarding which areas would be painted the vibrant color and which would be the less vibrant color.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 4:51PM.

Board Member Campbell-Bennett moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 16-01 (Chico Children's Museum), subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 16-01 (Chico Children's Museum). No building permits related to this approval shall be finalized without prior authorization of Community Development Department planning staff.
2. All development shall comply with all other State and local Code provisions, including those of the City of Chico Community Development and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.
3. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors.
4. The historical marking plaque, noting the location of the first city hall, shall be reinstalled to the façade of the structure.
5. The entrance tile, as submitted at the March 2, 2016 hearing, is approved. Tile is Glazed Porcelain by Dal Tile, Color: IG98 Midnight.
6. The pop-out of the façade, including the sides and bottom, shall be painted "Sunny Side Up" (Kelly Moore 5218), while the remaining face of the façade shall be painted "Daisy Chain" (Kelly Moore 5216).

7. Signage concept presented at the April 6, 2016 Architectural Review Board meeting is approved, subject to review of sign review application and under separate permit.

Board Member Thomson seconded the motion, which passed (4-0-1; Jennings Absent).

5.0 REGULAR AGENDA

No Items.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

None.

8.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 4:54 PM to the adjourned regular meeting of **April 20, 2016**.

Approved on: _____

These minutes were approved by a different Board than the one that presided over the meeting referenced above.