

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
November 18, 2015

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Sheryl Campbell-Bennett, Vice-Chair
Thomas Thomson
Keith Doglio
Rod Jennings

Board Members Absent: Marci Goulart, Chair

City Staff Present: Bob Summerville, Senior Planner
Leo DePaolo, Building Official
Jessica Henry, Administrative Analyst

1.0 CALL TO ORDER/ROLL CALL

Vice-Chair Campbell Bennett called the meeting to order at 4:04 PM. Board Members and staff were present as noted above.

2.0 EX PARTE COMMUNICATION

None.

3.0 CONSENT AGENDA

No Items.

4.0 PUBLIC HEARING AGENDA

4.1 AR 15-26 LaSalles (Griffith), 229 & 233 Broadway; APN 004-081-018 & 019-

A proposed front facade renovation and downtown outdoor dining patio.

Senior Planner Summerville presented the staff report update and items of discussion.

Vice-Chair Campbell Bennett opened the public hearing at 4:14 PM and invited the Applicant to make a presentation.

David Griffith, architect, spoke on behalf of the Applicant.

The Board asked for clarification regarding wall/railing design, street trees, signage, lighting, outdoor furniture, and drainage.

With no other members of the public wishing to address the Board, Vice-Chair Campbell Bennett closed the public hearing at 4:36 PM.

Board Member Jennings moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 15-26 (LaSalles/Griffith) subject to the recommended conditions, as modified below (changes are denoted by *italicized and underlined text*):

Conditions of Approval for AR 15-26 LaSalles/Griffith

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 15-26 (LaSalle's/Griffith). 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. Design of the transom windows and front entry door shall be as illustrated on the design elevation date stamped 11/18/15.
4. Final signage design is delegated to staff for final approval. The signs can be illustrated on the building plans or (preferably) on a separate sign review application and permit. All drawings shall illustrate signage to be closely similar to the renderings submitted for the 11/18/15 meeting. Lamp intensity shall be minimized and expressed in lumens or equivalent. The size and scale of the signage shall not dominate the streetscape.
5. Combining the square footage of a blade sign with a projecting sign into a single sign is authorized by the Board under the provisions of CMC 19.74.070 (Comprehensive Sign Program), consistent with all elevations and drawings approved by the Board.
6. All indirect light fixtures approved by the Board shall be noted and illustrated on all building plans, including manufacturer cut sheets. Following installation, any up-lighting that shines through and above the slatted awnings shall require adjustment or removal. All light fixtures installed shall be consistent with the manufacturer cut sheets approved by the Board at the 11/18/15 meeting.
7. Design of the patio railing and wall shall be as illustrated on the drawings submitted for the 11/18/15 meeting. The low concrete patio wall shall not exceed one-foot in height as measured from the patio finished floor.
8. Color and materials shall be as submitted at the 11/18/15 meeting and shall be specified on all building plans.

9. Patio heating fixtures shall be as submitted at the 11/18/15 meeting and specified on all building plans.

10. Furniture and bicycle rack design be consistent with the manufacturer cut sheets and drawings submitted at the 11/18/15 meeting.

Board Member Doglio seconded the motion, which passed (4-0-1; Goulart absent).

4.2 COD 15-01 Griggs, 618 W. 5th Street; APN 004-126-008-000

A proposal to demolish a 19th-century home that is listed on the City of Chico Historic Resources Inventory.

Senior Planner Summerville presented the staff report and items of discussion.

Vice-Chair Bennett opened the public hearing at 5:07 PM and invited the Applicant to make a presentation.

Jesse Grigg, son of property owner Carol Grigg, spoke on behalf of the Applicant.

The Board asked for more information regarding alternatives for moving the house instead of demolition, public safety issues, trespassing by transients, condition of structure, reconstruction of structure to historic value, demo and construction of new structure.

Members of the public addressing the Board on this agenda item were:

- Paul Lieberum, Vice President of Chico Heritage Association, in favor of saving house by moving it
- Richard Macias, Chico Heritage Association, in favor of saving house by moving it
- Jeff Durkin, Police Officer, Chico Police Department-TARGET team, regarding calls for service & public safety issues at this location, criminal activity, condition of property
- Caroline Roady, Gamma Phi Beta sorority, in favor of demolition immediately, she also spoke to the safety of the women that reside next door to this house, that a fence will not keep out the problem individuals
- Randy Schiff, owns the apartment building across the street from house, in favor of demolition
- Ed Nelson, Community Services Officer, Chico Police Department-TARGET team, regarding calls for service & public safety issues at this location, not in favor of temporary fencing

With no other members of the public wishing to address the Board, Vice-Chair Bennett closed the public hearing at 5:51 PM.

Vice-Chair Bennett re-opened the public hearing at 5:59 PM to continue discussion with the public.

Additional members of the public addressing the Board on this agenda item were:

- Carol Grigg, Applicant
- Ben Fontana, spoke on behalf of Applicant

With no other members of the public wishing to address the Board, Vice-Chair Bennett closed the public hearing at 6:15 PM.

Board Member Thomson moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve COD 15-01 (Griggs) subject to the recommended conditions, as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for COD 15-01 Griggs

1. All demolition permits and plans shall note that Certificate of Demolition 15-01 (Grigg) authorizes the demolition of 618 W. 5th Street due to extreme disrepair and resulting hazardous conditions.
2. All demolition permits and plans shall note that any replacement structures shall include Gothic Revival elements in keeping with the historic character of the demolished structure, streetscape, and South Campus Neighborhood. All replacement structures and redevelopment of the property shall be reviewed and Approved by the Architectural Review and Historic Preservation Board.
3. *The property shall be fenced within one week of the project approval to preclude continued trespassing and vandalism.*
4. *No related demolition permits shall be issued within 30 days of project approval to allow the owner and interested parties time to explore relocating the building.*
5. *Prior to the issuance of any demolition permits, full documentation of the building shall be submitted to the Planning Division including photographs (old and new) and scaled drawings and measurements.*

Vice-Chair Bennett seconded the motion, which passed (4-0-1;Chair Goulart absent).

5.0 REGULAR AGENDA

No Items.

6.0 BUSINESS FROM THE FLOOR

Chico Heritage Association members discussed different historic houses in Chico.

7.0 REPORTS AND COMMUNICATIONS

None.

8.0 ADJOURNMENT

There being no further business, Vice-Chair Campbell Bennett adjourned the meeting at 6:35 PM to the adjourned regular meeting of **December 2, 2015**.

Approved on: 8/2/17

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