



Architectural Review and
Historic Preservation Board
Agenda Report Addendum

Meeting Date 11/18/15

REPORT: November 12, 2015

File: COD 15-01

TO: Architectural Review and Historic Preservation Board

FROM: Bob Summerville, AICP Senior Planner, (879-6807, bob.summerville@chicoca.gov)

RE: Certificate of Demolition 15-01 (Grigg) – 618 W. 5th Street – Proposed demolition of listed historic resource – **Recommendation of Chico Heritage Association**

SUMMARY

The following correspondence was received this morning from the Chico Heritage Association recommending that the Board's decision of the subject certificate of demolition be delayed to allow additional time to find a willing taker of the structure:

Thursday, November 12, 2015

Regarding the issuance of a demo permit to Mr. Jesse Grigg of the historic residence at 618 W. 5th St. in Chico:

It is the position of the Chico Heritage Association, that this house is an important asset to the historic fabric of the city. Although it's been allowed to decline, after inspection we feel there is still enough remaining to be brought back to life. The house is a contributing element to the South of Campus National Register District and is therefore listed on the National Register of Historic Places. It is also listed on the city's Historic Resources Inventory.

One alternative that we have been researching, would be to move the house from its current site to another in the City of Chico.

In discussions with the owner, he expressed that if a taker could be found, he would give them the house and pay to move it. To that end, the CHA met with Stott House Movers and were given a cost of \$13,500 to remove the roof structure, split the house, move it to a new site, re-assemble it (except the roof) and set it on a new foundation when that became available. We therefore would hope that the owner would at least explore that possibility by advertising it as stated and that the issuance of the demo permit be delayed until a reasonable time for getting the word out had expired, to be determined by the City.

*Paul Lieberum, Vice President
Chico Heritage Assn.*

ANALYSIS

Under Section 19.37.130 of the City's historic preservation ordinance, relocating a designated landmark within the City is an acceptable alternative as follows:

19.37.130 Relocation as alternative to demolition.

Relocating a designated landmark within the City may be an acceptable alternative to demolition if the board approves a certificate of demolition and finds that the relocation does not affect the resource's consistency with the significance criteria required by section 19.37.040. In approving any such relocation, the board shall also find that:

1. The resource will retain its historic character-defining features;
2. The relocation complies with the Secretary of the Interior's Standards;
3. The new location is within the City, is comparable in public visibility; orientation, setting, and general environment; and
4. The receiving parcel is appropriately zoned and sized for the resource.

RECOMMENDATION

Planning staff recommends that the Board discuss the alternative of relocation with the applicant during the public hearing. If the applicant agrees to continue the item to allow additional time to explore the relocation alternative, staff recommends the Board continue the item to a future meeting date.

DISTRIBUTION

Internal (3)

Mark Wolfe, Community Development Director
Bob Summerville, Senior Planner
File: COD 15-01

External (3)

Jesse Grigg, 1704 Oak Park Avenue, Chico, CA 95928
Carol Grigg, 1608 Oak Park Avenue, Chico, CA 95928
Chico Heritage Association, 441 Main St, Chico, California 95928



REPORT: November 9, 2015

File: COD 15-01

TO: Architectural Review and Historic Preservation Board

FROM: Bob Summerville, AICP Senior Planner, (879-6807, bob.summerville@chicoca.gov)

RE: Certificate of Demolition 15-01 (Grigg) – 618 W. 5th Street – Proposed demolition of listed historic resource

SUMMARY AND RECOMMENDATION

The applicant is proposing to demolish a 19th-century cottage that is listed on the City of Chico Historic Resources Inventory. The home has not been adequately maintained for many years and has now reached a stage of extreme disrepair. The City's historic preservation ordinance requires a certificate of demolition to be approved by the Board prior to the issuance of a demolition permit. Due to the level of disrepair, the structure no longer possesses adequate integrity to maintain eligibility for listing on the City's Historic Resources Inventory. Once the structure is removed, the applicant intends to propose for Board review an apartment development designed with historic features similar to the subject cottage, and that are compatible with the historic character of the streetscape and South Campus neighborhood.

Proposed Motion for Final Approval

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Certificate of Demolition 15-01 (Grigg), subject to the recommended conditions therein.

BACKGROUND AND DISCUSSION

Located in the South Campus neighborhood among many other late 19th-century era properties, the subject cottage is designated Residential Mixed Use on the General Plan diagram and in the RMU-L-FS (Residential Mixed Use-Landmark-Fraternity/Sorority) overlay zoning district (see site location map, **Attachment A**). The building was designed in the Gothic Revival Style and built in approximately 1883 as described on the City's Historic Resources Inventory (**Attachment B** and historic photographs, **Attachments C** and **D**). The home is also listed on the National Register as a contributing property to the South Campus National Register District (see South Campus National Register District Map, **Attachment E**).

Under the City's historic preservation ordinance (CMC section 19.37.040 Historic Designation Criteria, see **Attachment F**), the structure's historic significance is associated with its architectural style of Gothic Revival, of which there are only two or three other examples in the City limits.

Due to the unsafe condition of the cottage, the owner wishes to demolish the structure and replace it with a new apartment building designed with Gothic Revival elements and other features that are consistent with the historic character of the streetscape and surrounding

the demolition due to evidence that the building is an attractive nuisance for vagrants, curious minors, rodents, and is hazardous due to dilapidated construction (see photographs **Attachments H, I, J, and K**).

RECOMMENDED CONDITIONS OF APPROVAL

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.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be categorically exempt under Section 1.40.220 of the Chico Municipal Code (CMC) and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301(l) Existing Facilities. Under this section, the demolition and removal of one single-family residence in an urbanized area can be exempted from further environmental review.

Architectural Review

According to the Chico Municipal Code Section 19.37.100, the Architectural Review and Historic Preservation Board shall make the following findings prior to approval of a certificate of appropriateness or certificate of demolition:

1. *The proposed alterations or relocations do not detrimentally alter, destroy, or adversely affect the resource and, where applicable, are compatible with the architectural style of the existing surrounding structures;*

The proposed demolition is warranted as the structure has reached a point of extreme disrepair and no longer retains adequate integrity to remain listed on the City of Chico Historic Resources Inventory.

2. *The proposed alterations or relocations retain the essential elements that make the structure, site, or feature significant;*

The proposed demolition is warranted as the structure has reached a point of extreme disrepair and no longer retains adequate integrity to remain listed on the City of Chico Historic Resources Inventory.

3. *Any new construction conforms with any applicable design guidelines and, if the property is within a landmark overlay zoning district, does not adversely affect the character of the district or designated landmarks or historic sites within the historic overlay zoning district;*

The proposed demolition is warranted as the structure has reached a point of extreme disrepair and no longer retains adequate integrity to remain listed on the City of Chico Historic Resources Inventory. Conditions of approval require that replacement structures shall include Gothic Revival elements in keeping with the historic character of the demolished structure, streetscape, and South Campus Neighborhood.

4. *Any new construction is compatible with existing surroundings including the appropriateness of materials, scale, size, height, and placement;*

The proposed demolition is warranted as the structure has reached a point of extreme disrepair and no longer retains adequate integrity to remain listed on the City of Chico Historic Resources Inventory. Conditions of approval require that replacement structures shall include Gothic Revival elements in keeping with the historic character of the demolished structure, streetscape, and South Campus Neighborhood.

5. *Any demolition or removal is necessary because the structure or site is hazardous and repairs or stabilization are not physically or economically feasible; and*

The City's building official has inspected the site and supports the demolition due to evidence that the building is an attractive nuisance for vagrants, curious minors, rodents, and is hazardous due to dilapidated construction.

6. *The site is required for a public use that will be a greater public benefit than the resource and there is no feasible alternative location for the public use.*

The site is located in the City's historic South Campus neighborhood. Conditions of approval require that replacement structures shall include Gothic Revival elements in keeping with the historic character of the demolished structure, streetscape, and South Campus Neighborhood.

PUBLIC CONTACT

Public notice requirements were fulfilled by placing a notice on the project site and by posting of the agenda at least 10 days prior to this ARHPB meeting.

ATTACHMENTS

- A. Location Map
- B. City of Chico Historic Resources Inventory (data sheet)
- C. Historic photo of 618 W. 5th Street
- D. South Campus National Register District Map
- E. CMC section 19.37.040 Historic Designation Criteria
- F. Project Description
- G. Photo of disrepair

- H. Photo of disrepair
- I. Photo of disrepair
- J. Photo of disrepair
- K. Application

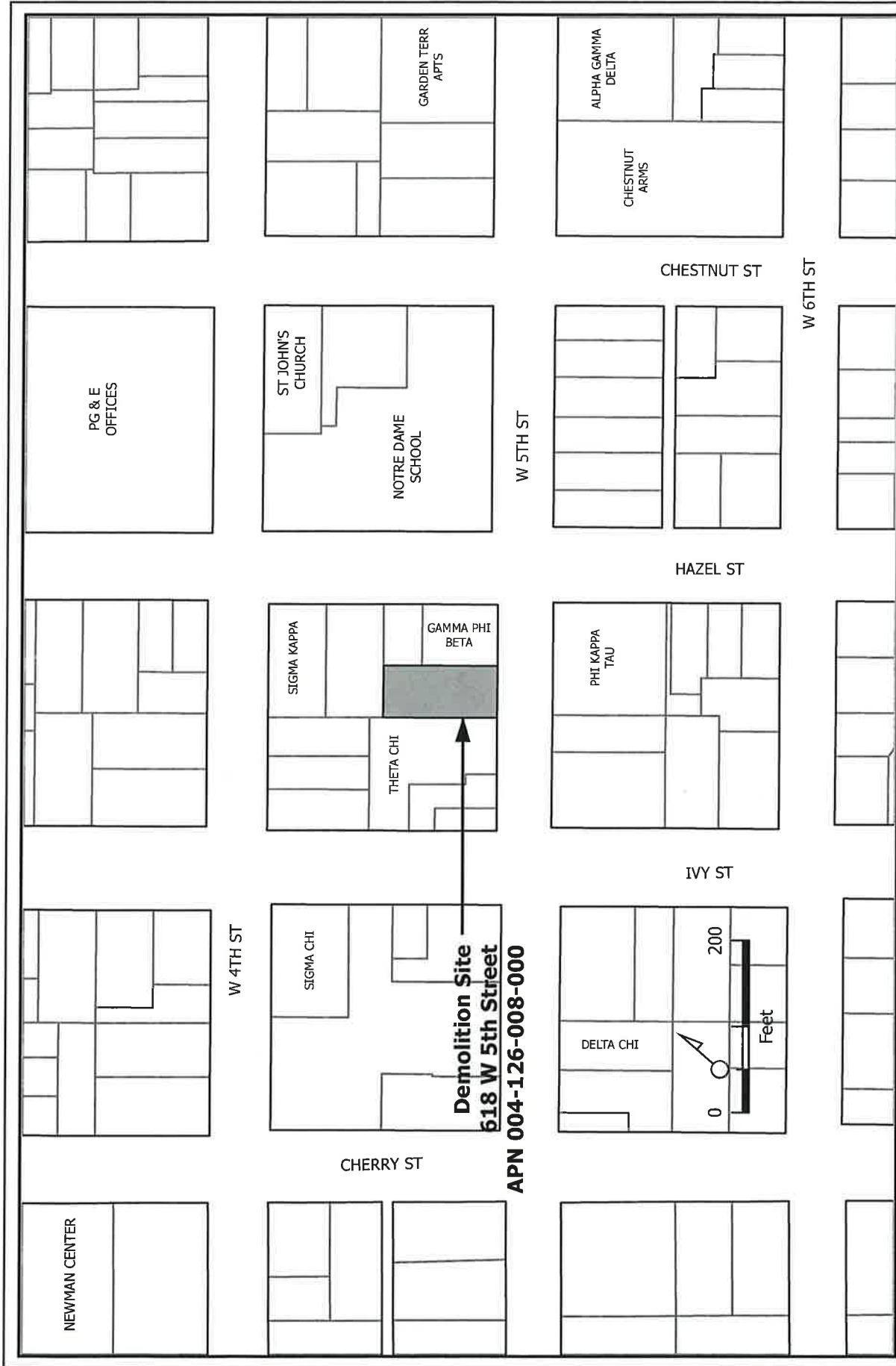
DISTRIBUTION

Internal (3)

Mark Wolfe, Community Development Director
Bob Summerville, Senior Planner
File: COD 15-01

External (3)

Jesse Grigg, 1704 Oak Park Avenue, Chico, CA 95928
Carol Grigg, 1608 Oak Park Avenue, Chico, CA 95928
Chico Heritage Association, 441 Main St, Chico, California 95928



Certificate of Demolition 15-01 (Grigg)
 618 W 5th Street
 APN 004-126-008-000

HISTORIC RESOURCES INVENTORY

Ser. No. 04-5926-6-57
HABS _____ HAER _____ NR 5 SHL _____ Loc X
UTM: A 10/599250/4397680 B _____
C _____ D _____

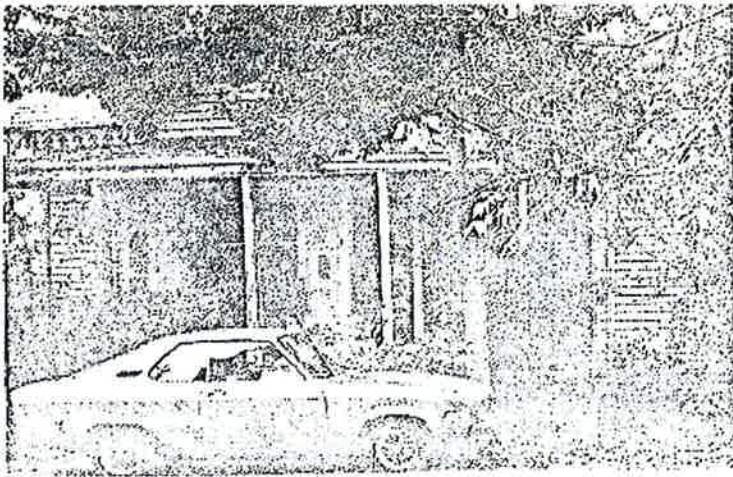
IDENTIFICATION

1. Common Name: **none**
2. Historic Name: **none**
3. Street or rural address: **618 W. 5th Street**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-126-008**
5. Present Owner: **Margaret Hill** Address: **PO Box 3661**
City **Chico** Zip **95927** Ownership is: Public Private **X**
6. Present Use: **residence** Original Use: **residence**

DESCRIPTION

- 7a. Architectural Style: **Gothic Revival Cottage**
- 7b. Brief present physical description of site or structure and any alterations from original condition:

This small rectangular-shaped house is faced with clapboards and sits on an unreinforced cemented brick foundation. Its most distinctive features are the steeply-pitched cross gables with boxed cornices with friezes and decorated bargeboards which extend along the eaves. These gables define it as a Gothic Revival cottage. The open front veranda shelters French doors and double-hung windows with shaped lintels. The porch on the east side has been enclosed and a kitchen/bathroom addition added at the rear. It sits between two much larger houses, almost hidden by foliage.



C. 2006

8. Construction Date:
Estimated: **1883** Actual:
9. Architect: **unknown**
10. Builder: **unknown**
11. Approx. property size (feet):
Frontage: **66** Depth: **132**
Or approx. acreage:
12. Date(s) of enclosed photograph(s): **1983**

13. Condition: Excellent: Good: Fair: Deteriorated: **X** No longer in existence:
14. Alterations: **enclosed porch; kitchen/bathroom rear addition**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
 Residential **X** Industrial Commercial **X** Other:
16. Threats to site: None known Private development Zoning Vandalism
 Public Works project Other: **deterioration – frequent traffic causes constant vibration**
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

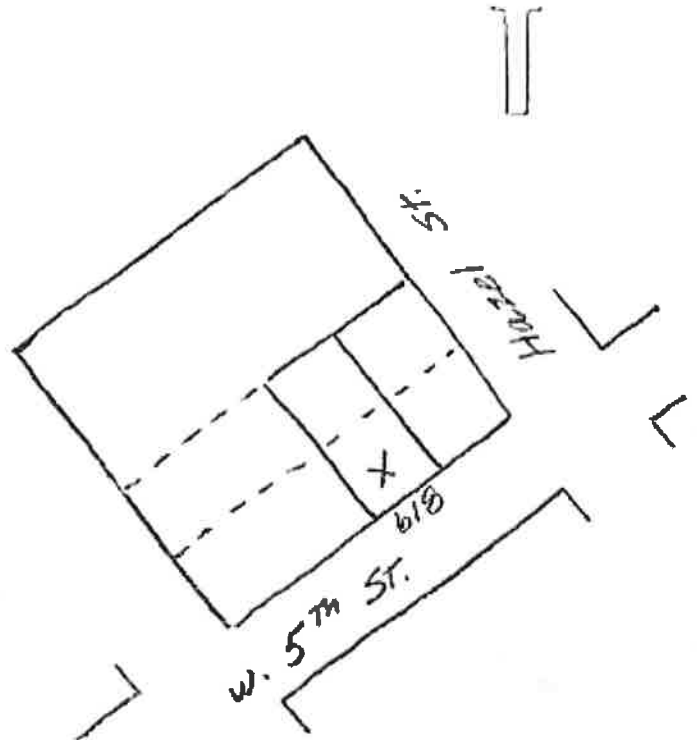
One of Chico's few Gothic Revival cottages exhibiting decorated bargeboards, 618 W. 5th St., was built about 1883 for P.E. O'Hair. It was bought in 1907 by A.G. Eames, who lived next door and whose soda works were on the corner. His daughter, Helen Eames Courtney, lived here for many years. The house is in deteriorating condition and is obscured by trees and foliage in the front yard.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)

Architecture **1** Arts & Leisure _____
 Economic/Industrial _____ Exploration/Settlement _____
 Government _____ Military _____
 Religion _____ Social/Education **2**

21. Sources (List books, documents, surveys, personal interviews and other dates)

**Butte County Deeds
 Assessment Records
 Sanborn Maps: 1886, 1902
 City Directories
 John Nopel: 5-12-83**

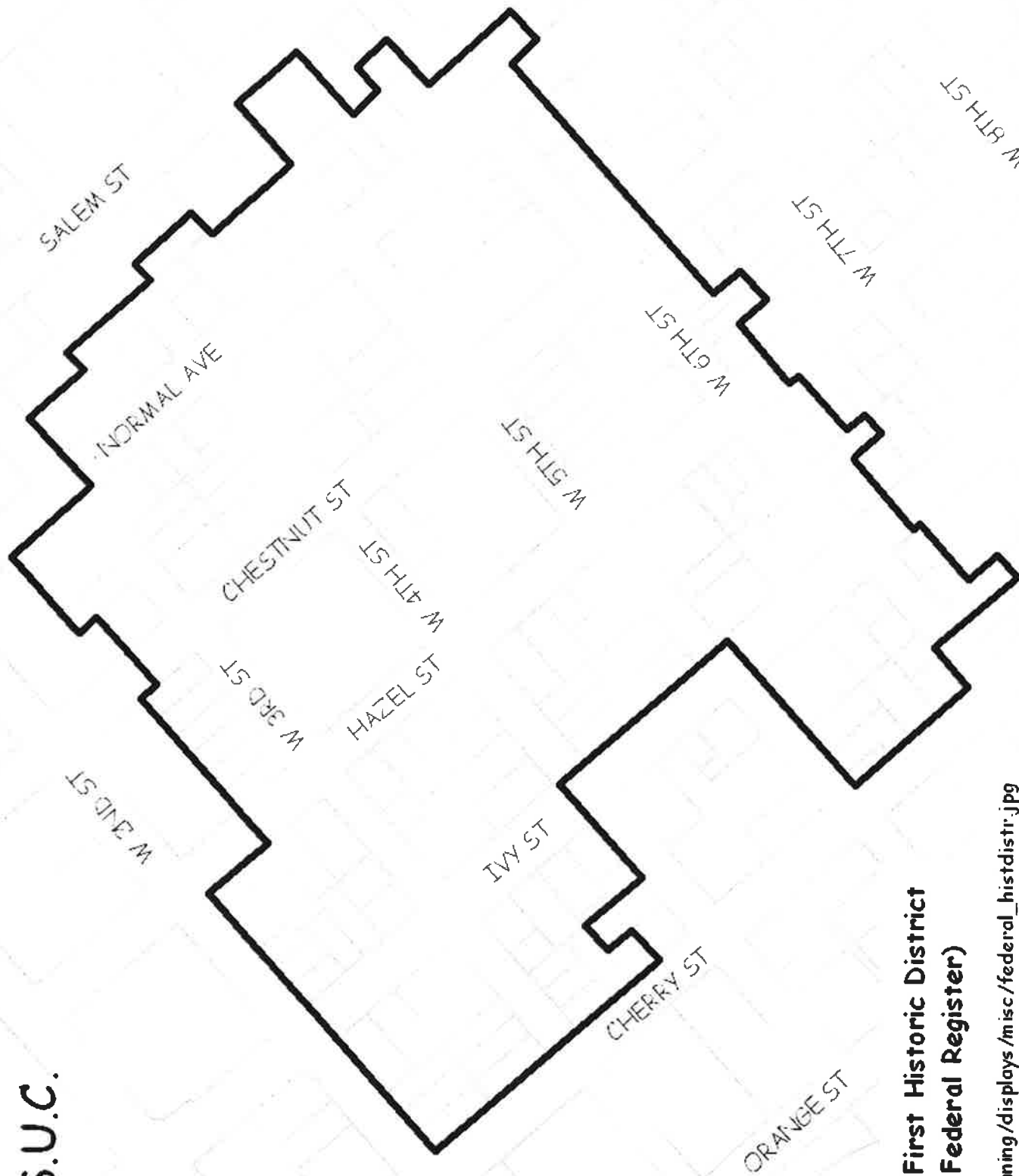


22. Date form prepared: **5-30-1983 (updated 10/08)**
 By (name) **Sherrie Snowden (planning staff)**
 Organization **Chico Heritage Association**
 Address: **P.O. Box 2078**
 City **Chico** Zip **95927**
 Phone:



ATTACHMENT C

C.S.U.C.



ATTACHMENT D

**Chico's First Historic District
(on the Federal Register)**

R:\GIS\planning\displays/misc/federal_histdistr.jpg

19.37.100 Certificate of appropriateness and certificate of demolition.

- A. No building or demolition permits for a major alteration shall be issued for any property listed on the Historic Resources Inventory without a certificate of appropriateness or a certificate of demolition approved by the board.
- B. Filing of Application. Applications for a certificate of appropriateness or certificate of demolition for work to be performed on property listed on the Historic Resources Inventory shall be filed with the department. Applications shall include all necessary materials and information required by the application form as necessary to illustrate the existing property conditions and the proposed exterior alterations. Where required by the board or the Director, applications shall also illustrate or document the architectural character of surrounding structures in the neighborhood.
- C. Findings. The following findings are required prior to approval of a certificate of appropriateness or certificate of demolition:
 - 1. The proposed alterations or relocations do not detrimentally alter, destroy, or adversely affect the resource and, where applicable, are compatible with the architectural style of the existing surrounding structures;
 - 2. The proposed alterations or relocations retain the essential elements that make the structure, site, or feature significant;
 - 3. Any new construction conforms with any applicable design guidelines and, if the property is within a landmark overlay zoning district, does not adversely affect the character of the district or designated landmarks or historic sites within the historic overlay zoning district;
 - 4. Any new construction is compatible with existing surroundings including the appropriateness of materials, scale, size, height, and placement;
 - 5. Any demolition or removal is necessary because the structure or site is hazardous and repairs or stabilization are not physically or economically feasible; and
 - 6. The site is required for a public use that will be a greater public benefit than the resource and there is no feasible alternative location for the public use.
- D. Certificates of appropriateness and certificates of demolition for projects which also require the issuance of a discretionary permit by the Commission or Council shall be reviewed by the board for a recommendation to the Commission or Council whether to approve or deny the certificate of appropriateness or certificate of demolition.

(Ord. 2410 §18)

19.37.110 Economic hardship.

If an applicant presents evidence to the board that denial of an application for a certificate of appropriateness or certificate of demolition will cause an economic hardship because of conditions peculiar to the particular structure or other feature involved, the board may approve or conditionally approve such application waiving the requirements of this chapter. A determination of economic hardship may be made only if the board finds that:

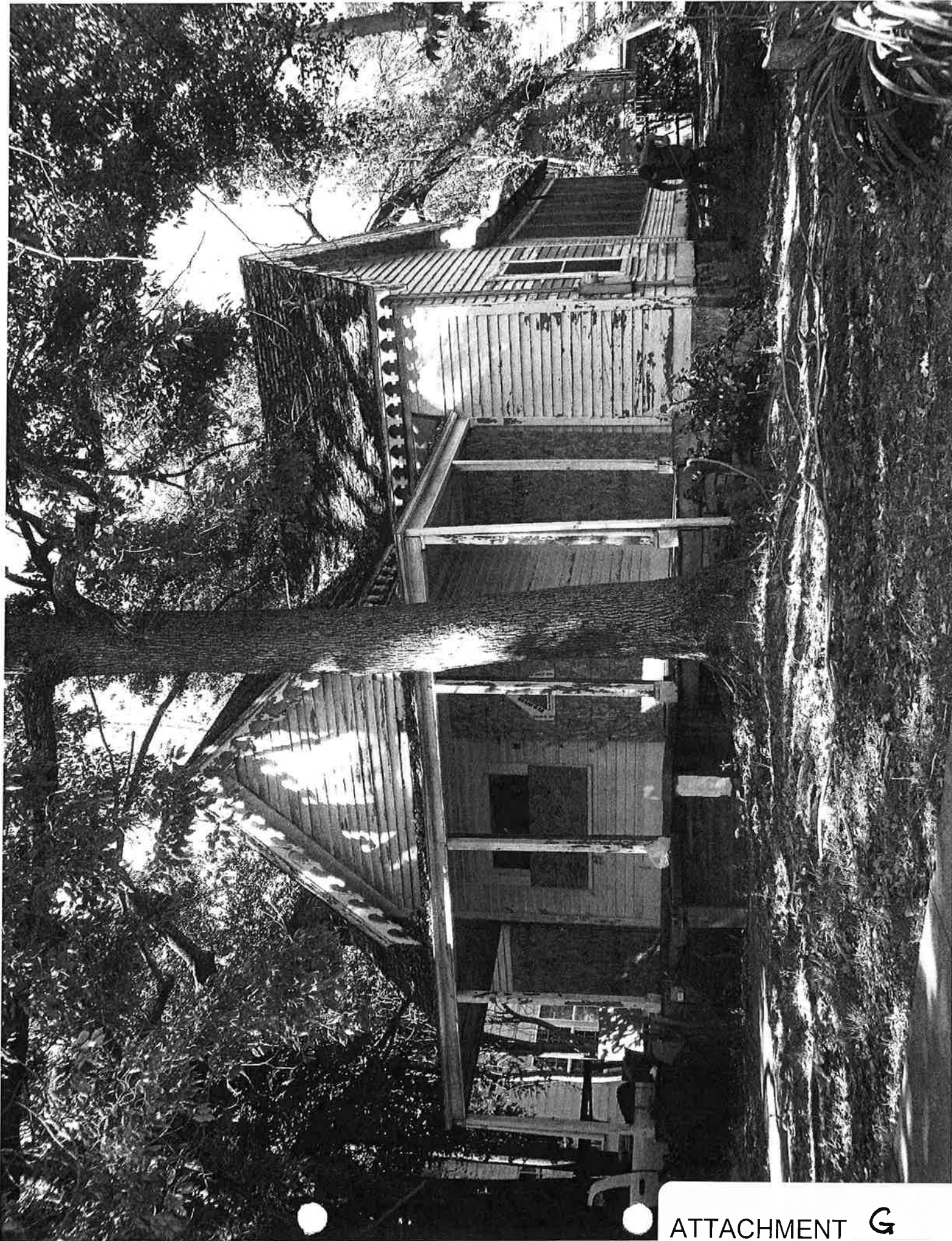
- 1. Denial of the application will diminish the value of the subject property so as to leave substantially no value; or
- 2. Sale or rental of the property is impractical, when compared to the cost of

Project Description for 618 W. 5th Steet

As the owner of 618 West 5th Street, I feel that the liability of the existing structure is too high to allow it to sit as it is and the cost of repair is not economically feasible. Therefore, we have hired Tom Norlie, a well - known local architect to design a building that will meet the guidelines of the city and fit well with the surrounding structures.

We need to tear this building down as soon as possible, as we have been unable to keep people out and it's a hazard for the neighborhood. Not only has it been a burden on us, but also it is using up local resources such as Fire Department, Police Department and Code Enforcement. Thank you.

Carol Grigg
343-6242











PLANNING SERVICES DEPARTMENT

411 Main Street (530) 879-6800
 P.O. Box 3420
 Chico, CA 95927-3420

Application No. COD 15-01

Certificate of Appropriateness
 Certificate of Demolition

Applicant Information

Applicant <i>JESSE GRIGG</i>	Phone <i>530-521-6242</i>
Street Address <i>1704 OAK PARK AVE</i>	Email <i>JESSEGRIGG@GMAIL.COM</i>
City <i>CHICO</i>	State <i>CALIFORNIA</i> Zip <i>95928</i>

Property Owner <i>CAROL GRIGG</i>	Phone <i>530-343-6242</i>
Street Address <i>1608 OAK PARK AVE.</i>	Email <i>CARRAGRIGG@SBCGLOBAL.NET</i>
City <i>CHICO</i>	State <i>CA</i> Zip <i>95928</i>

Architect or Historical Consultant <i>TOM NORLIE</i>	Phone <i>530-894-7287</i>
Street Address	Email
City	State Zip

General Project Information

Project Name	Assessor's Parcel Number <i>004-126-008</i>	Parcel Size
Location/Address <i>618 W. 5TH ST. CHICO, CA 95926</i>	General Plan Designation	
Description	Zoning	

Submittal Requirements

Application requirements are as indicated on attached checklist. The City's **Design Guidelines Manual** (which is available online at http://www.ci.chico.ca.us/planning_services/DesignGuidelinesManual.asp) must be consulted to ensure that important design principles are considered and to help expedite the processing of applications. Prospective applicants are encouraged to meet with Planning Services staff prior to submittal. Please call the Department at (530) 879-6800.

Applicant Authorization and Signature

Projects subject to architectural review and approval are processed in accordance with Chapter 19.18 of the Chico Municipal Code. Applicants are highly encouraged to read this chapter prior to application submittal. I certify that the information provided with this application is complete, true, and correct to the best of my knowledge and belief, and that if I am not the property owner, I have been authorized by the property owner to submit this application.

Applicant's Signature: <i>[Signature]</i>	Date: <i>7-16-15</i>
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For Office Use Only

Application Received By <i>Channon Costa</i>	Butte County Filing Fee \$50 (Check payable to Butte County) <input checked="" type="checkbox"/> Applies <input type="checkbox"/> Does Not Apply	Receipt No.
Date <i>9/23/15 (RECEIPT OF FEES)</i>		Application Fee \$ <i>2741</i>
Assigned Planner <i>SUMNERVILLE</i>		Environmental Review Fee \$ <i>245</i>
Tentative Hearing Date <i>11-18-15</i>		Total Fees \$ <i>2586</i> (Check payable to the City of Chico)