



REPORT: November 28, 2016

File: COA 16-01

TO: Architectural Review and Historic Preservation Board

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

RE: Certificate of Appropriateness 16-01 (Alpha Chi Alumni) – 381 E. 4th Street –
Proposed major alteration and renovation of listed historic resource

SUMMARY AND RECOMMENDATION

The applicant is requesting approval of a certificate of appropriateness to allow a major alteration and renovation of a two-story single-family home (currently used as a sorority alumni house) that is listed on the City of Chico Historic Resources Inventory. The project consists of adding 174 square feet of floor space on the second floor, while predominantly maintaining the current building footprint. Renovation activities include construction of a new concrete foundation; reuse and restoration of original windows and siding; replacement of the existing brick chimney with a new side entry portico; reuse of bricks from the existing chimney and building foundation to construct a new landscape planter; and renovation of the front entry portico. All proposed design elements are consistent with the original Colonial Revival architectural style.

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 Appropriateness 16-01 (Alpha Chi Alumni House), subject to the recommended conditions therein.

BACKGROUND

Located two blocks east of the Downtown Plaza on East 4th Street, the subject property is within one of Chico's oldest neighborhoods on land designated Residential Mixed Use on the General Plan diagram and located in the RMU-COS (Residential Mixed Use-Corridor Opportunity Site) zoning district (see site location map, **Attachment A**). The building was designed in the Colonial Revival Style and built in 1889 as described on the City's Historic Resources Inventory (**Attachment B**). Maintained in remarkably good condition, the structure retains many original elements including shiplap siding, brick foundation, brick chimney, front entry portico, and approximately one-half of the original windows and glass. However, several modifications have been constructed during the past decades including rear building additions and aluminum window replacements (see current photographs, **Attachments C - I**). Many homes within the neighborhood were constructed between the late 1800s and 1910s with styles ranging from Colonial Revival, Victorian, Craftsman, and vernacular Four-square.

As noted in the applicant's project description, the proposed changes maintain the Colonial Revival style, building scale, and streetscape appearance, and is consistent with several Design Guidelines (see project description, **Attachment J**). As illustrated on **Attachments K - N**, the proposal predominantly maintains or restores the front (north) elevation. Significant modifications are proposed to the other three elevations, although the changes are designed

in a sensitive manner that maintains the Colonial Revival style with original elements (refurbished windows and siding) and sensitive integration of new shiplap siding, windows, and doors with matching dimensions and details. Existing cedar shingle roofing would be replaced with “Presidential Shake” (brown) composition shingles. The current soft yellow paint scheme is proposed to maintain the established character (see color elevations, **Attachment O**).

ANALYSIS

A “major alteration” is defined in Chapter 19.37 (Historic Preservation) of the Chico Municipal Code as:

“A physical change that does not meet the definition of a minor alteration and that has the potential to affect the historic integrity of the resource such that the resource no longer meets one or more of the designation criteria established by section 19.37.040 of this chapter.”

Changes to the left (east) and right (west) elevations are noticeable from the East 4th Street (front-north) elevation, but are designed with a consistent Colonial Revival style. The existing building addition on the west side of the home (described in **Attachment B** as being added sometime after 1902), was designed with a window, a half-gable profile, and much steeper pitch than the proposed replacement which eliminates the window, has a shallower roof pitch, and a half-hip profile. While a replacement building area may be warranted, staff recommends the Board discuss that the new area maintain the steeper roof pitch, window, and half-gable profile since these features are visible from the street and bolsters historic integrity*. Maintaining these features would also lend greater consistency with the Secretary of the Interior Design Standards**. If a half-gable profile is approved, the new portico on the east elevation should be designed with a matching half-gable and roof pitch to provide symmetry. As the existing rear elevation incurred many incremental changes over the past decades, and is not visible from East 4th Street, the proposed changes are supportable and consistent with Secretary Standards.

From CMC 19.37.030 Definitions

**Integrity – The ability of an historical resource to convey its significance.*

***Secretary of the Interior’s Standards for the Treatment Historic Properties – Guidelines and standards for preserving, rehabilitating, restoring and reconstructing historic buildings, as established by the National Park Service and the Secretary of the Interior that guide treatment of historic properties (36 CFR Part 68). (see also: <https://www.nps.gov/tps/standards.htm>)*

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

This project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). There are no unusual circumstances leading to a reasonable possibility that significant environmental impacts will result from the project.

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 alterations maintain or refurbish original materials and elements, i.e., windows and shiplap siding. The Colonial Revival style is maintained to ensure compatibility with surrounding historic structures.

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

The proposed alterations seamlessly blend or refurbish original details to maintain the Colonial Revival style, and particularly maintain the historic appearance to East 4th Street.

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 property is not located within a landmark overlay zoning district. The project is consistent with the following sections of the City of Chico Design Guidelines Manual as detailed in the applicant's project description (**Attachment B**).

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

The proposal predominantly maintains the original building footprint and compatibility of the historic home to the surrounding neighborhood, orientation to East 4th Street, and pedestrian-level scale.

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*

Many of the proposed changes are necessary as the original brick foundation is failing and the original brick chimney is pulling away from the home.

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 proposal does not involve a public use.

RECOMMENDED DISCUSSION ITEMS

1. Discuss maintaining the half gable shed roof design, roof pitch, and window of the proposed modification on the right (west) elevation. Similarly, discuss a matching profile for the new entry portico on the left (east) elevation.
2. Confirm the new composition shingle color and pattern.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note that the project shall comply with COA 16-01 (Alpha Chi Alumni). No building permits related to this approval shall be finalized without prior authorization of Planning Division staff.
2. All approved building plans shall clearly indicate the following exterior details:
 - All new ship lap siding shall match the existing siding pattern and dimensions;
 - all new windows shall be single or double-hung vertical wood sash with wood mullions that match the original window patterns and dimensions;
 - new entry doors on the front (north) and left (east) elevations shall include wood construction and wood mullions;
 - the vertical electrical conduit located on the east side of the front elevation shall be removed;
 - the iron lamp hanging from the underside of the front portico shall be maintained;
 - the design and text of the plaque noted on the project description shall be fully illustrated and described on all building plans and subject to staff approval.

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 the ARHPB meeting.

ATTACHMENTS

- A. Location Map
- B. City of Chico Historic Resources Inventory (data sheet)
- C.- I. Current photos of 381 E. 4th Street
- J. Project Description
- K.-N. Design Illustrations
- O. Color elevations
- P. Application COA 16-01

DISTRIBUTION

Standard ARHPB Agenda Distribution

Internal (2)

Bob Summerville, Senior Planner

File: COD 16-01

External (5)

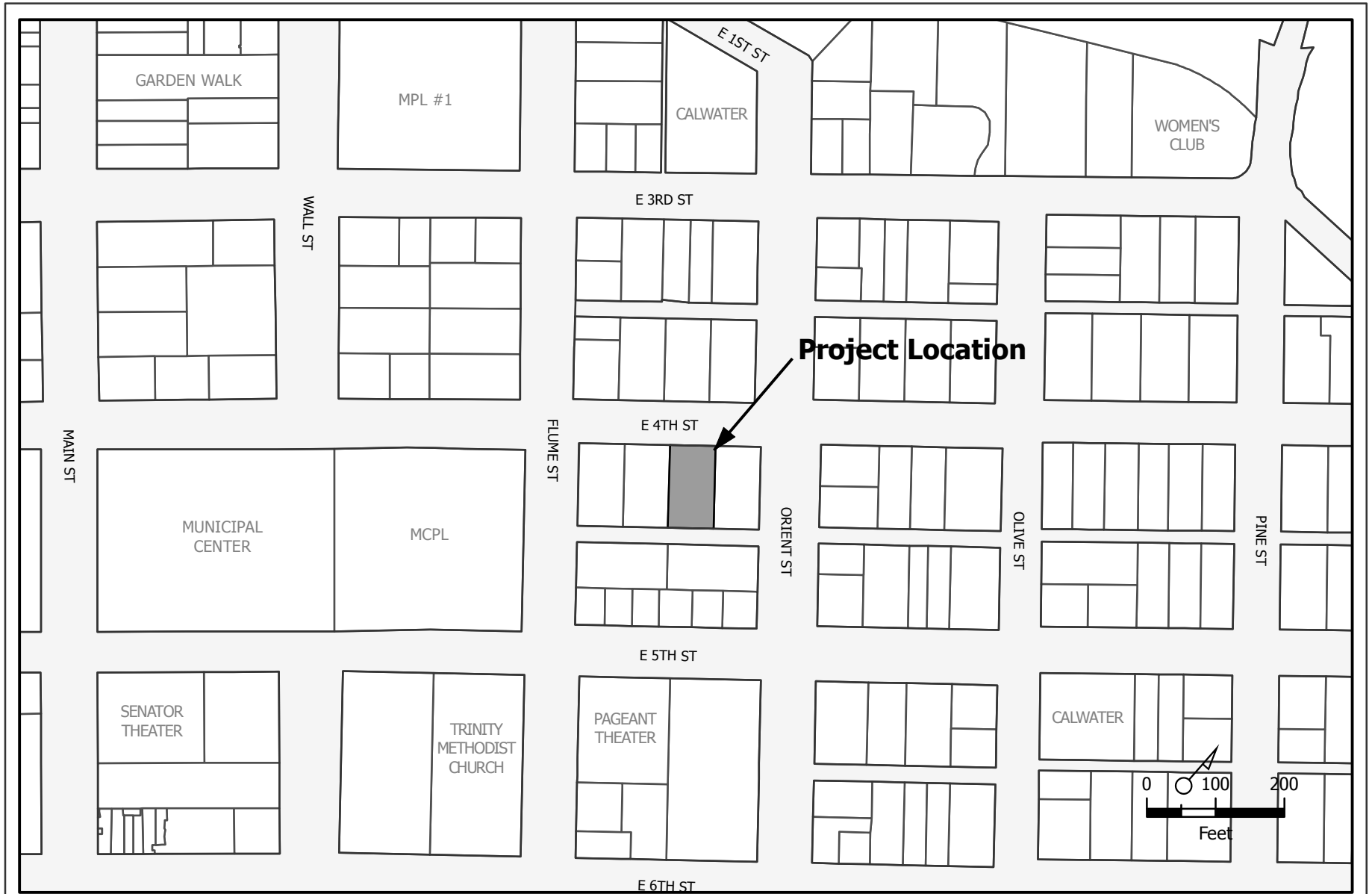
Jim Davis, 221 'C' Normal Avenue, Chico, CA 95928

Don Clark, 121 Yellowstone Drive, Chico, CA 95973

Pam Figge, 583 E. 5th Street, Chico, CA 95928

Chico Heritage Association, 371 E 5th St, Chico, CA 95928 (hand deliver)

Douglas and Joan Imhoff, 977 Woodland Avenue, Chico, CA 95928



COA 16-01 (Alpha Chi Alumni House)
381 E 4th Street
APN 004-175-003-000



HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: **None**
2. Historic Name: **A.J. Landis Home**
3. Street or rural address: **381 E. 4th St.**
City **Chico** Zip **95926** County **Butte**
4. Parcel number: **004-175-003**
5. Present Owner: **Alpha Chi Alumni** Address: **PO Box 6286**
City **Chico** Zip **95926** Ownership is: Public Private **X**
6. Present Use: **sorority** Original Use: **Residence**

DESCRIPTION

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

This 2-story, hip-roofed house, clad in shiplap and on a brick foundation, was originally T-shaped with a single-story addition at the rear and a veranda across the front. Sometime after 1902 it was remodeled. Its tall, narrow, box-like look has been softened by the addition of a shed-roofed, 1-story section to the west and the removal of the veranda. An entrance portico with an arched pediment section is supported on 2 Tuscan columns. An old iron lamp hangs from the underside, lighting the 10-paned glass front door. The windows are tall, 9/1 double-hung sashes except for a 3-part picture window on the first floor. The re-modeling of this house successfully changes it from a late 19th century to an early 20th century appearance.



c. 2006



8. Construction Date:
Estimated: **1889** Factual:
9. Architect: **unknown**
10. Builder: **unknown**
11. Approx. property size (feet):
Frontage: **66** Depth: **120**
Or approx. acreage:
12. Date(s) of enclosed photograph(s): **1984**

13. Condition: Excellent: Good: **X** Fair: Deteriorated: No longer in existence:
14. Alterations: **removal of veranda; picture window added on 1st floor, one story addition on west side**
15. Surroundings: Open land Scattered Buildings Densely built-up **X**
 Residential **X** Industrial Commercial Other:
16. Threats to site: None known **X** Private development Zoning Vandalism
 Public Works project Other:
17. Is the structure: On original site? **X** Moved? Unknown?
18. Related features: **Double garage facing rear alley**

SIGNIFICANCE

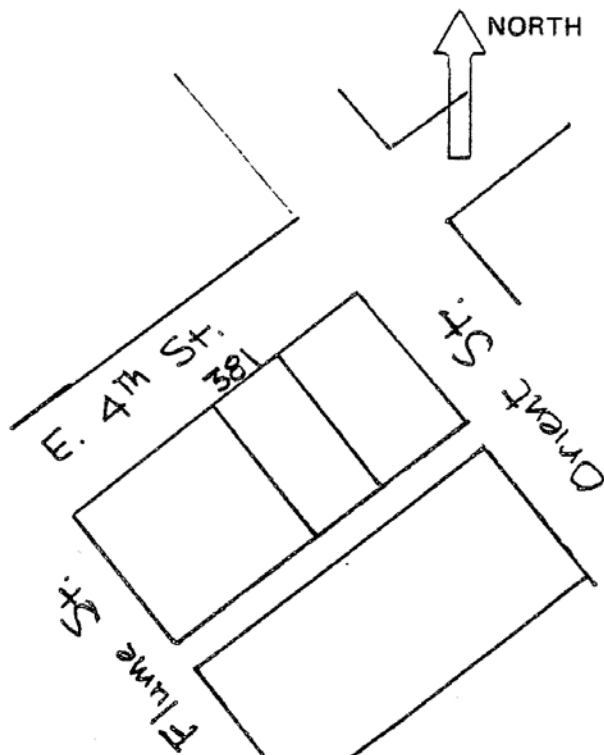
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with site).

Dr. Amos J. Landis, native of Indiana, moved to Chico from South Dakota in 1888 with his first wife, Sarah Tinkham Landis. The following year he purchased this lot from A.H. Crew and has this house built. Landis remained in Chico for the rest of his life working as a doctor and also owning several ranches. His second wife, Mattie Pratt Landis, and a friend, Mrs. March, started the Art Club for women such as Annie Bidwell, Sada Welschke, Mrs. Canfield and Miss Crew were early members of this group which has grown into the present Chico Women's Club with its permanent building at 592 E. 3rd St.

20. Main theme of historic resource: (If more than one is checked, number in order of importance)
- Architecture **X** Arts & Leisure _____
 Economic/Industrial Exploration/Settlement _____
 Government _____ Military _____
 Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and other dates)

Title Search, City Directories, Tax Assessor's Records, Sanborn maps, unpublished research by Marilyn Collier, Mrs. Earl Landis 4-30-84, Dorothy Fiorini 3-22-84, Mrs. Del John 3-20-84, Mansfield's History of Butte Co.

22. Date form prepared: **7-84** (updated 10/08)
 By (name) **Dorothy Reeve** (planning staff)
 Organization **CHA**
 Address: **P.O. Box 2078**
 City **Chico** Zip **95927**
 Phone:



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Attachment C













Attachment H



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**Attached Project Description for Certificate of Appropriateness 16-01: 381 East
4th Street, APN # 004-175-003 (Alpha Chi Alumni - Jim Davis)**

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The proposed project is the renovation and remodel of an existing two-story historic home with multiple bedrooms. The subject house was constructed in 1889 (estimated) and is listed on the City of Chico Historic Resources Inventory. Over the years, the structure has received numerous remodels which have conflicted or removed some of the original historic components of the home. The proposed renovation/remodel retains and restores many of the design elements associated with the Colonial Revival architectural style of the home.

The proposed project meets and exceeds the following applicable Design Objectives put forth in the City of Chico Design Guidelines Manual - Residential Mixed Used:

4.1.1 BUILDING PLACEMENT AND ORIENTATION – Streetscape and Public Realm.

Design Objective: Innovative and diverse design of residential streetscapes that facilitate interaction between residents and include homes that are positively oriented to the street.

4.1.2 BUILDING PLACEMENT AND ORIENTATION - Orientation of Homes on Lots.

Design Objective: Site design of residential projects that create safe, pleasant, and active neighborhoods.

The proposed project retains the scale and relationship of the house to the street frontage and neighborhood by not enlarging the current footprint nor changing the setback from the street frontage. The street view of the home will be restored to a more historically consistent appearance with casement windows, restored porch cover and column bases for the entry, replacement of the non-period front door with a ten-pane entry door, and reuse of the deteriorated foundation and fireplace bricks in a new landscape planter on the entry elevation. Properties adjacent to the project site also have multiple residents while maintaining the appearance of single-family homes that characterize the traditional Chico neighborhood rather than a multiple-family apartment dwelling.

The proposed changes retain and enhance the neighborhood dynamic of a safe, pleasant and active residential area. In addition the "sidewalk appeal" and historic nature of the project site to the neighborhood are preserved and enhanced.

4.1.3 INTERNAL CIRCULATION Design Objective: Circulation patterns that provide for the safe and efficient movement of vehicles, pedestrians, and bicyclists.

The project site is adjacent to the frontage of East 4th Street - a one-way (eastbound) public right-of-way and a public alleyway to the rear of the property. The existing

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Attachment J

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controlled intersections provide safety for vehicles and bicyclists. A separated sidewalk is in place at the subject site's frontage for the safety of pedestrians.

4.1.4 PUBLIC SPACE/PEDESTRIAN AMENITIES Design Objective: Site design of residential projects that create aesthetically pleasing and vibrant places to gather and provide common amenities for the use and enjoyment of residents.

The proposed project includes on-site pathways for the residents and a new colored and stamped concrete patio (east elevation of home) with a new side entry (common in historic homes of this vintage) that will match the design of the existing barrel ceiling front porch elevation. The patio will provide an attractive gathering place for the enjoyment of the residents.

4.1.5 PARKING Design Objective: Parking areas that do not dominate views from public streets and sidewalks.

4.1.6 GARAGE PLACEMENT AND DESIGN Design Objective: To ensure that the garage is visually subordinate to the residential unit through design and placement.

Two parking spaces are located behind the home and accessed from the existing alley; obscured from public view. The parking area will be retained and renovated with new landscaping, but not expanded. The existing garage is located adjacent to the alley and will remain also obscured from public view. Bicycle parking (secure rack) in the rear yard will be provided for the residents.

4.2.1 MASSING, SCALE, AND FORM Design Objective: Visual interest in the streetscape via attention to pedestrian-level scale and compatibility with surrounding properties.

The current massing, scale and form of the existing home has been compromised on the sides and rear elevations by prior remodeling/additions. These elevations will be remodeled to provide more consistent and attractive profiles without detracting from the historic appearance of the home. The entry elevation which reflects the streetscape and pedestrian-level views will be retained and the renovation will enhance the Colonial Revival architectural style of the home. New landscaped areas adjacent to the home's entry which incorporate historic bricks from the existing chimney (to be removed) and foundation in a planter border will enhance the streetscape view.

4.2.2 STYLE AND DESIGN DETAILS Design Objective: Incorporating design elements that establish a clearly identifiable architectural style.

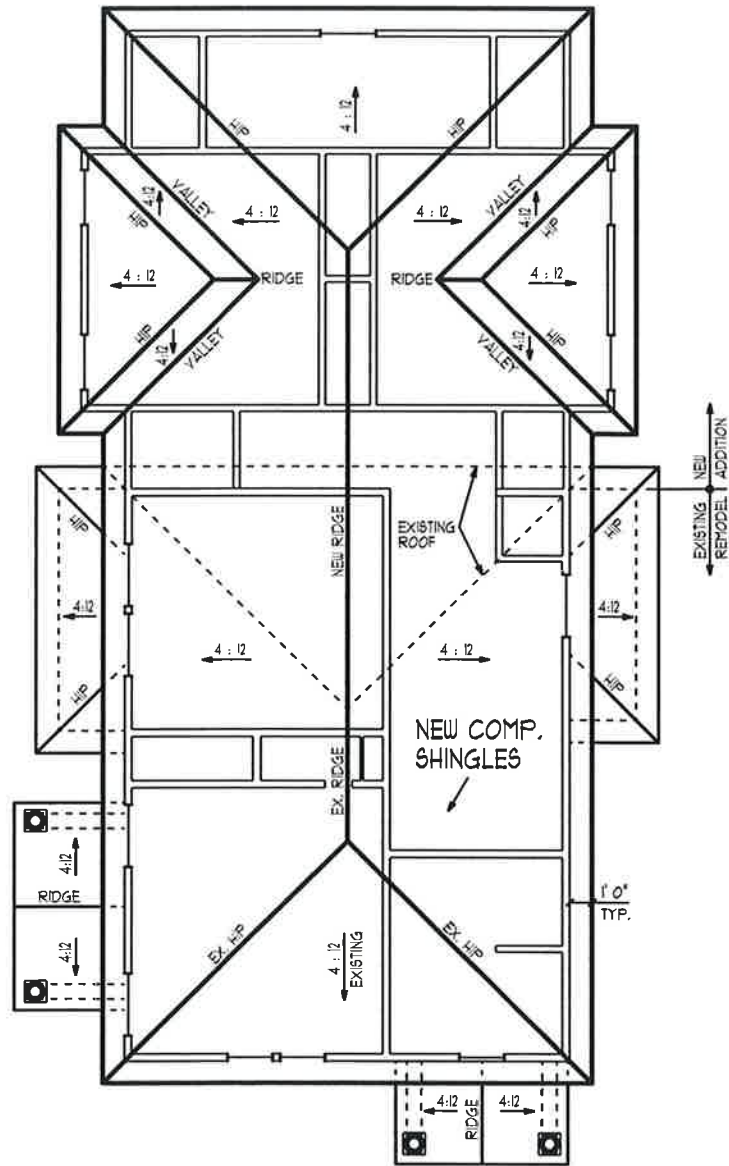
4.2.3 STYLE AND DESIGN DETAILS Elevations Design Objective: Design details of residential building elevations that reinforce a clear architectural style.

4.2.4 STYLE AND DESIGN DETAILS Entries Design Objective: Residential entries that create an inviting transition between public and private areas while supplying necessary shelter and security.

The simplicity of the Colonial Revival architectural style will be retained. Renovation includes replacing the currently deteriorating and dilapidated foundation and siding by constructing a new, structurally sound foundation and replacing the horizontal six-inch wood siding with matching (not faux) material. The historically incongruous single-pane entry elevation windows will be replaced with casement, energy-efficient windows. Existing double wood-hung windows on the second story will be salvaged, refurbished and reused on the home.

An historic plaque (either on the home or on a free-standing low-profile, pedestrian-oriented structure) noting the historic and architectural details of the home is also proposed to reinforce the historical significance of the project site and home.

The barrel porch design will retain its historic charm and will be rebuilt and renovated to provide a visual link to the architectural style and a sheltered and secure entry. Replacement of the current non-historic front door with a more architecturally consistent entry door will enhanced the Colonial Revival style of the house.



PROPOSED ROOF PLAN

1/4" = 1' 0"

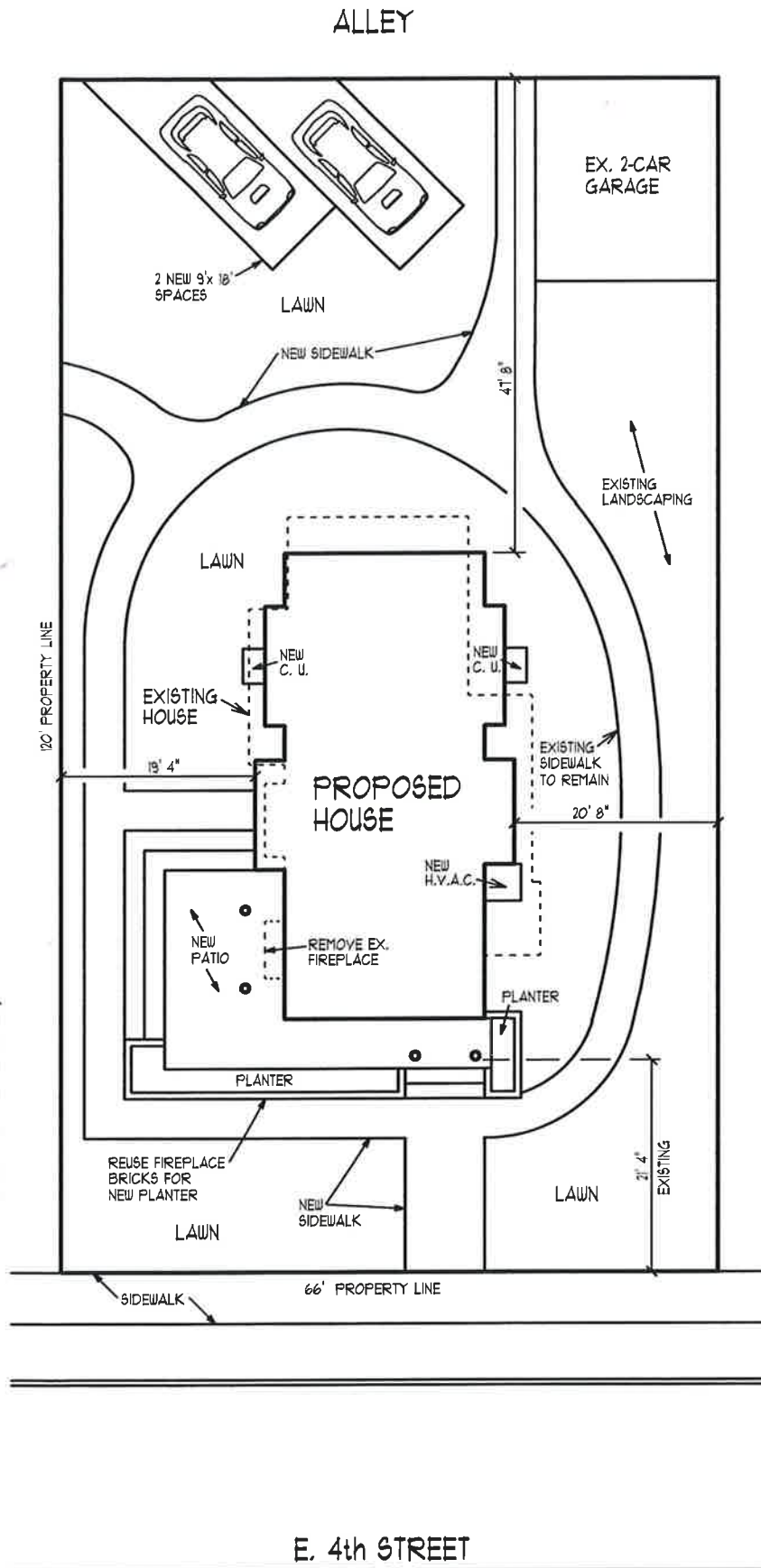
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COVERAGE CALCS.

PROPOSED HOUSE	=	1049	sq
EXISTING GARAGE	=	376	sq
PROPOSED PATIO	=	40	sq
PROPOSED PORCH	=	30	sq
TOTAL PROPOSED	=	1495	sq
LOT AREA	=	7920	sq
40% ALLOWABLE	=	3168	sq



SITE PLAN

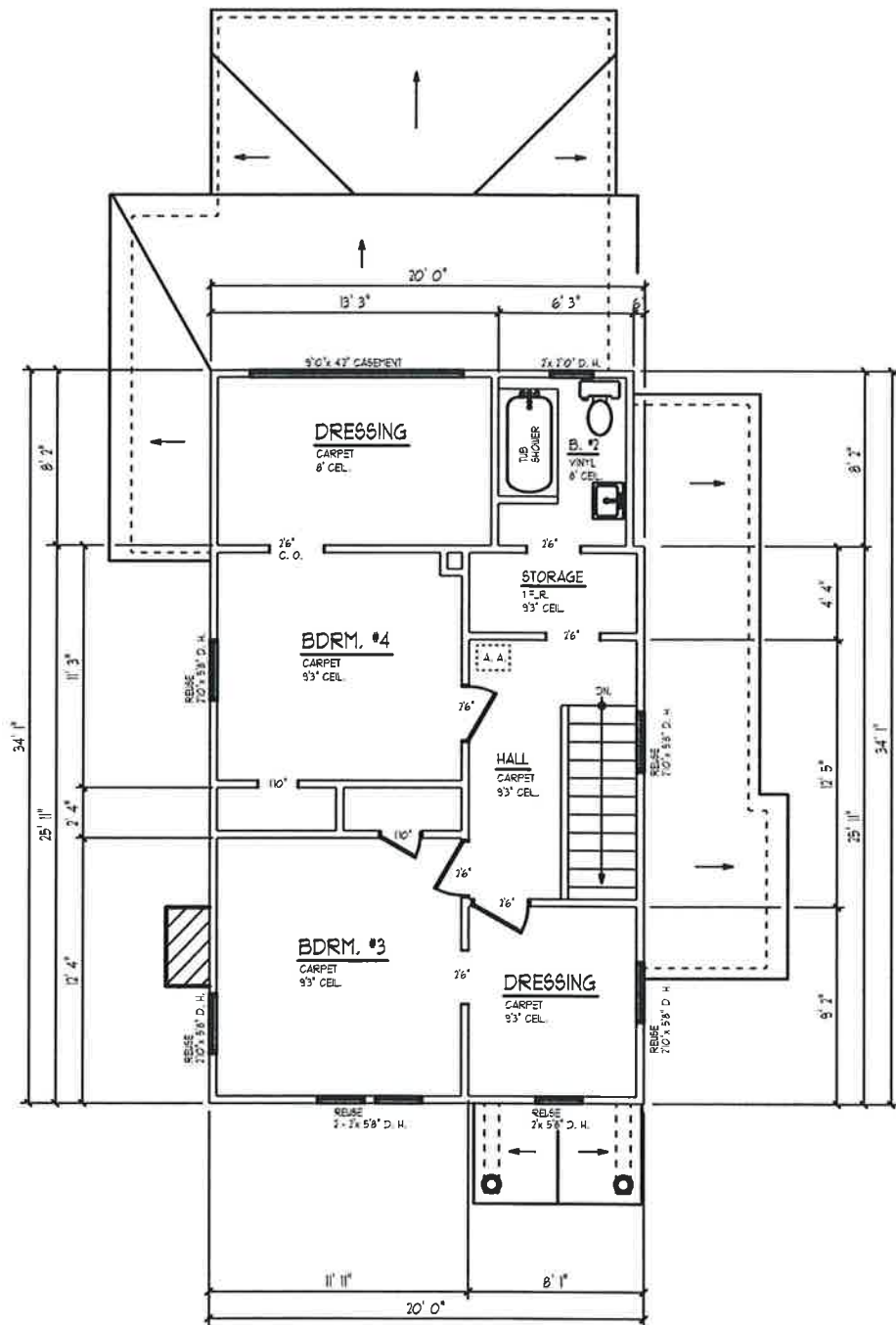
OWNER : ALPHA CHI ALUMNI INC.

Design By :
Donald J Clark
121 Yellowstone Dr , Chico , Ca , 95973
Ph. # 530 345-9999 : email - designbydonclark@gmail.com

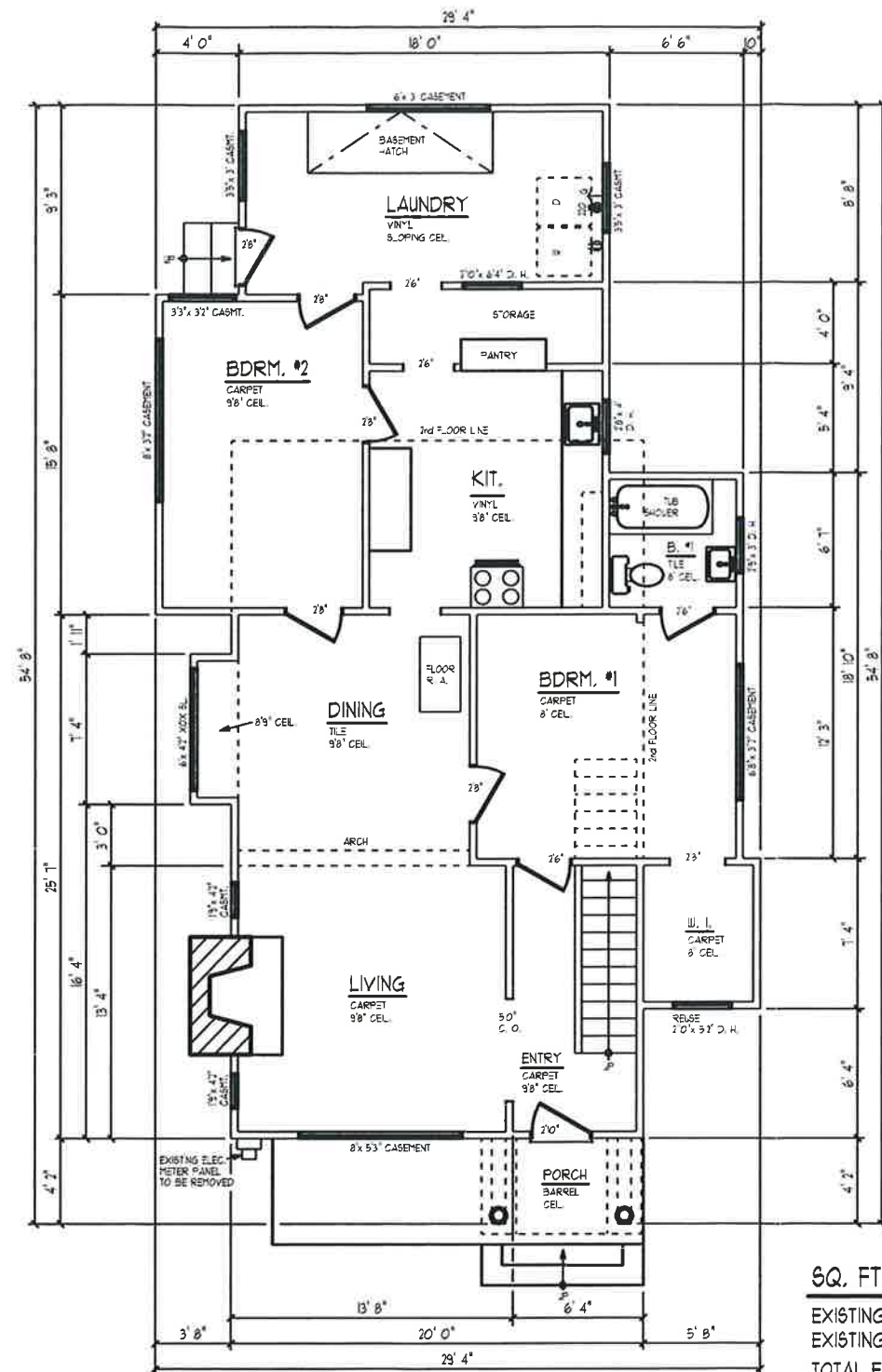
Remodel For :
Alpha Chi Alumni Inc.
381 E. 4th Street
City of Chico , Ca.

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DATE
JOB NAME ALPHA CHI
SHEET

SEP 28 2016 Attachment K



EXISTING 2nd FLOOR PLAN
 1/4" = 1' 0"
 678 SQ. FT.



EXISTING 1st FLOOR PLAN
 1/4" = 1' 0"
 1182 SQ. FT.

SQ. FT. CALCS.

EXISTING 1st FLOOR	=	1182 SQ. FT.
EXISTING 2nd FLOOR	=	678 SQ. FT.
TOTAL EXISTING	=	1860 SQ. FT.
PROPOSED 1st FLOOR	=	1049 SQ. FT.
PROPOSED 2nd FLOOR	=	985 SQ. FT.
TOTAL PROPOSED	=	2034 SQ. FT.
TOTAL NEW PROPOSED	=	1174 SQ. FT.

Remodel For:

Alpha Chi Alumni Inc.
 381 E. 4th Street
 City of Chico, Ca.

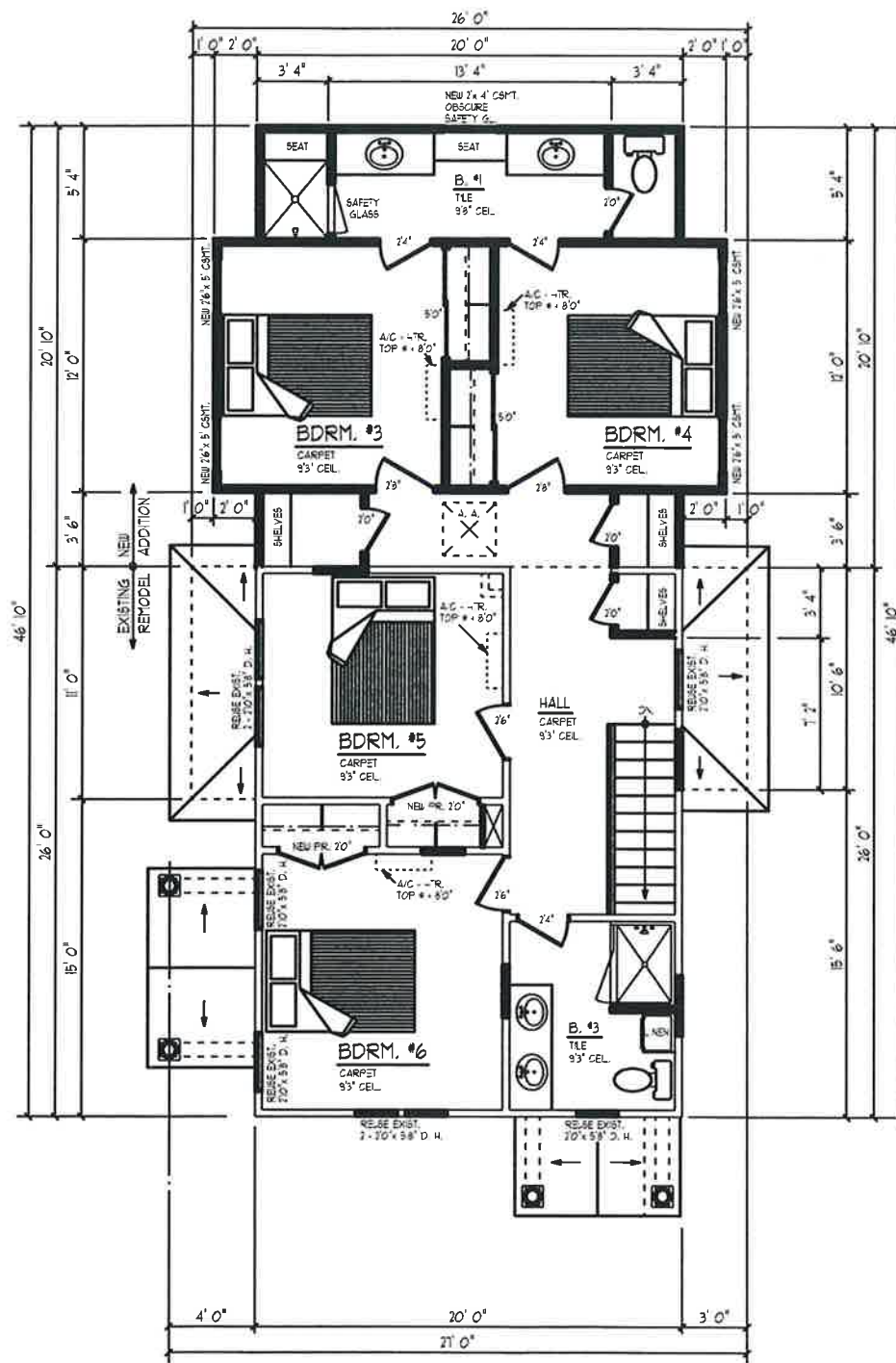
Design By:

Donald J Clark
 121 Yellowstone Dr, Chico, Ca, 95973
 Ph. # 530 345-8989 : email - designbydonclark@gmail.com

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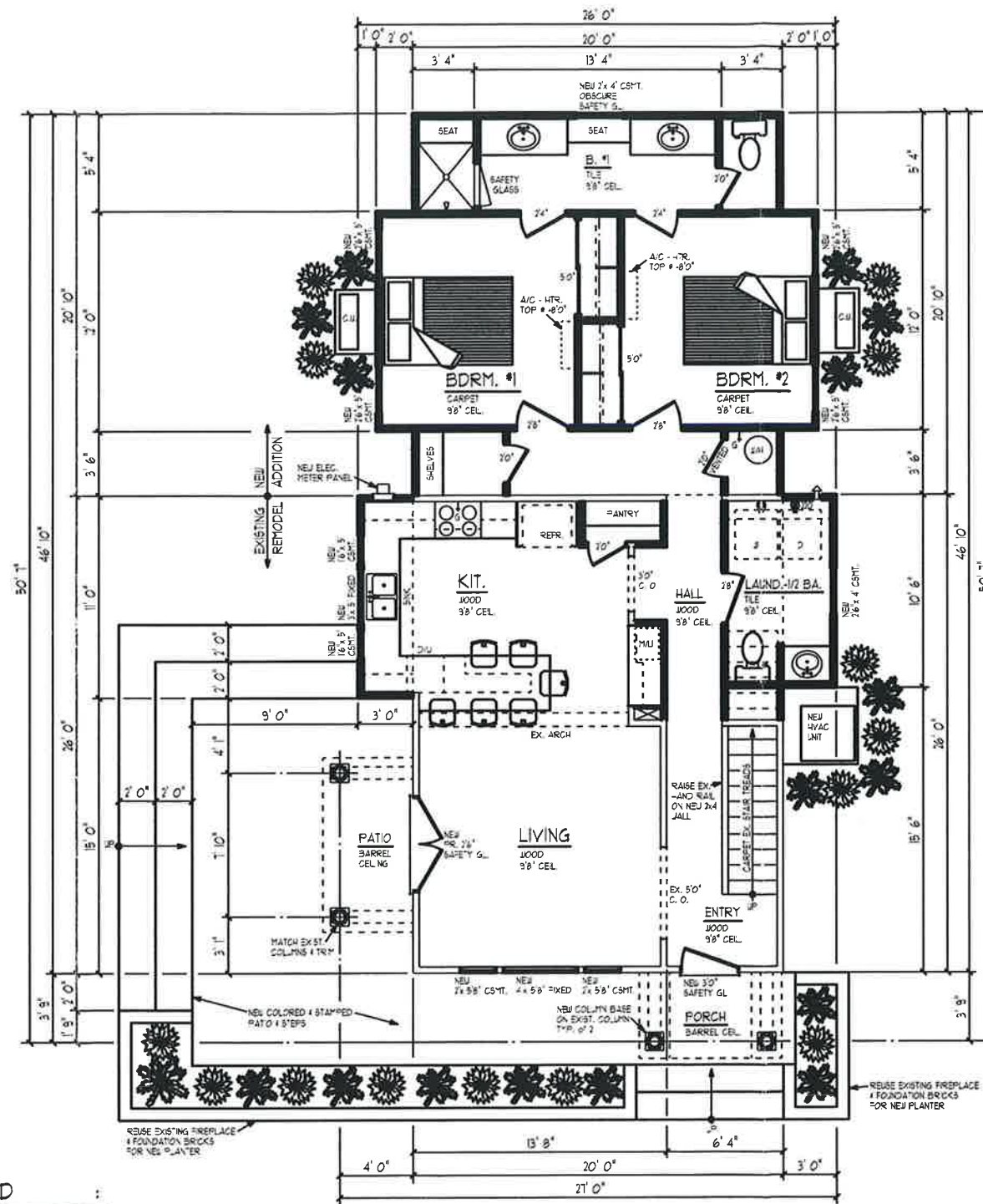
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2
 OF 4 SHEETS



PROPOSED 2nd FLOOR PLAN
 1/4" = 1' 0"
 985 SQ.FT.

LEGEND
 EXISTING WALL ———
 NEW WALL ———

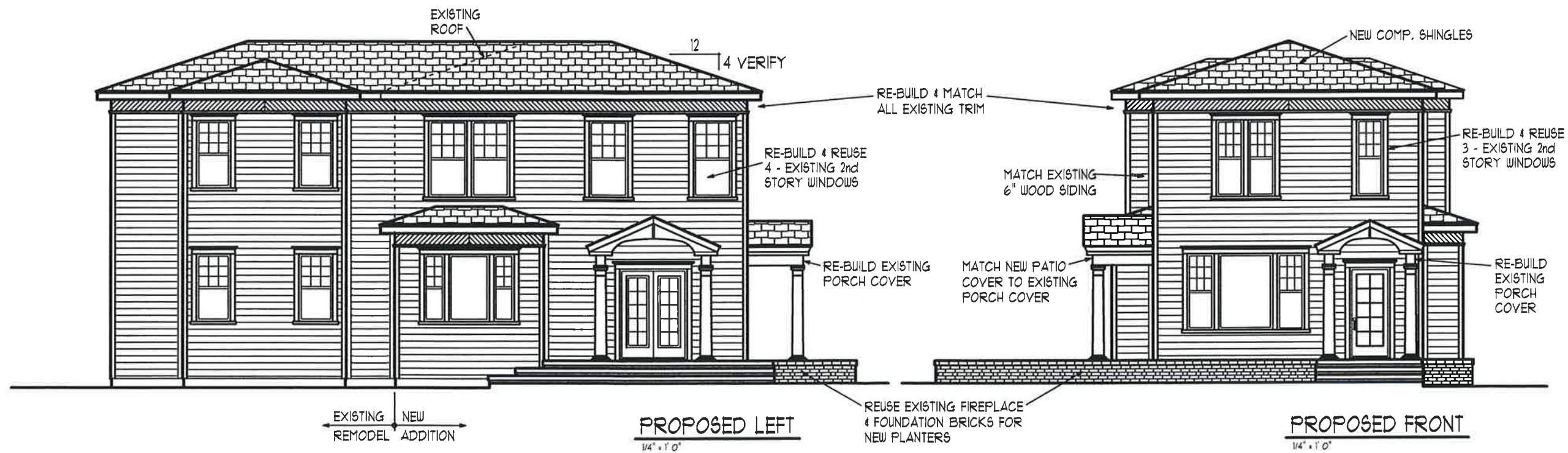
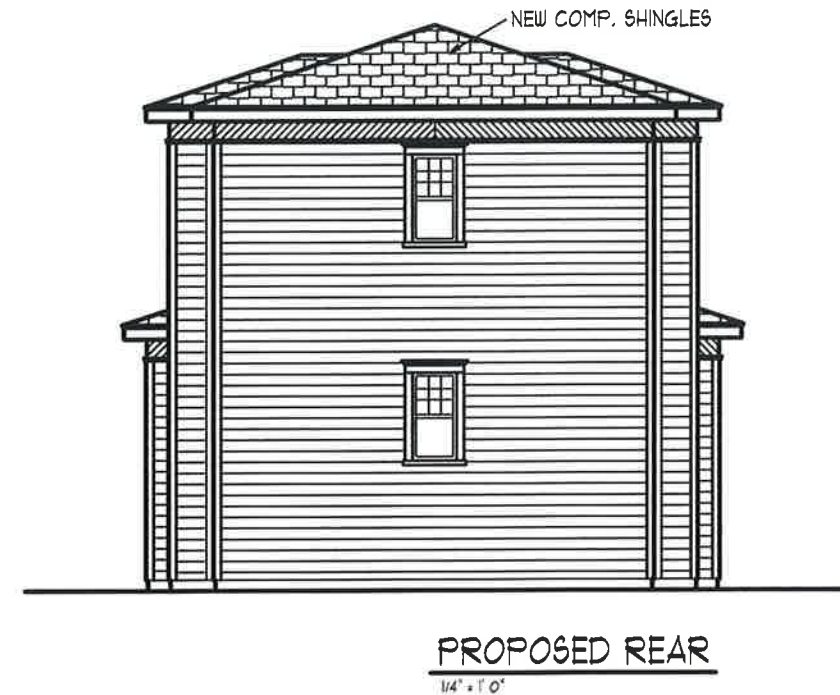
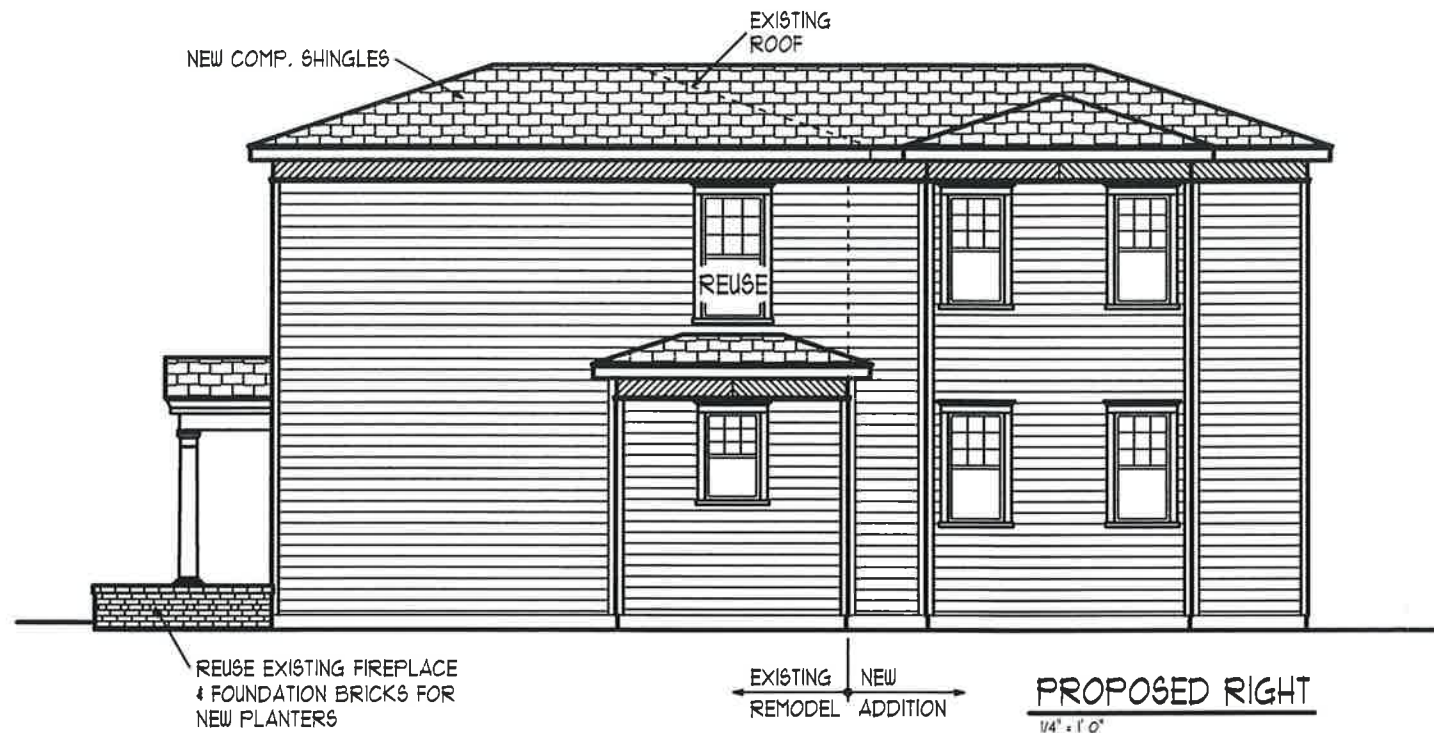


PROPOSED 1st FLOOR PLAN
 1/4" = 1' 0"
 1049 SQ.FT.

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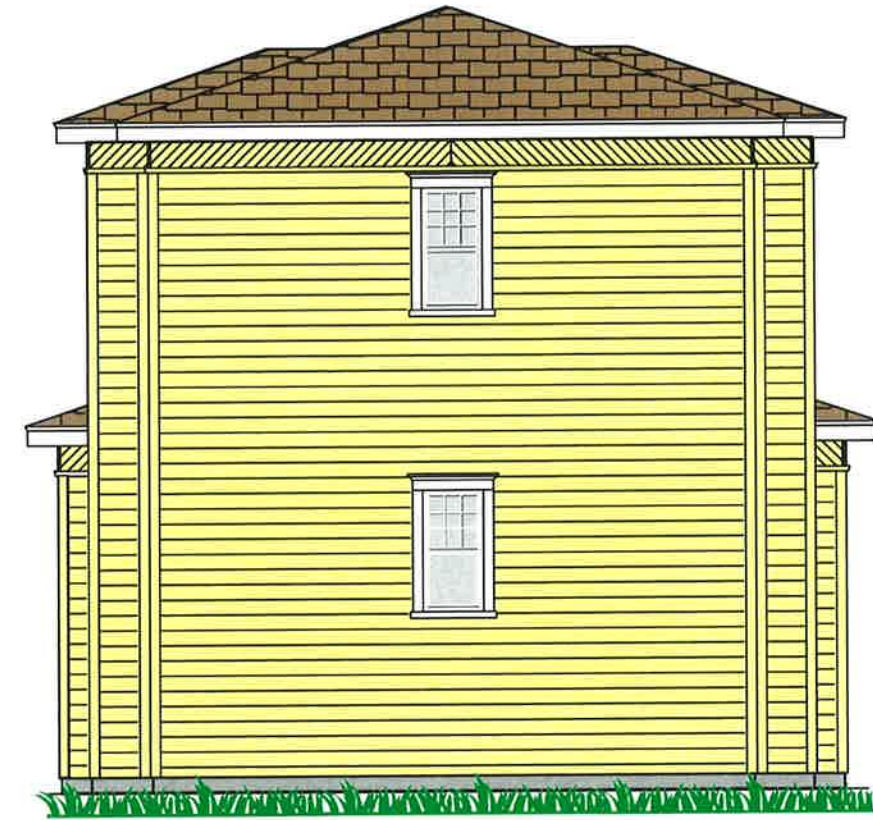
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 Ph. # 530 345-9989 : email - designbydonclark@gmail.com

Remodel For:
Alpha Chi Alumni Inc.
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PROPOSED REAR



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PROPOSED FRONT
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