



Architectural Review
and Historic Preservation Board
Agenda Report

Meeting Date 2/19/2020

DATE: January 30, 2020

File: HRN 19-01

TO: Architectural Review and Historic Preservation Board

FROM: Dexter N. O'Connell, Associate Planner (dexter.oconnell@chicoca.gov)
Steven Peters, Planning Intern

RE: Nomination to Historic Resources Inventory 19-01 - Gothic Revival House
1386 Humboldt Avenue, APN 004-371-018

SUMMARY

The structure now located at 1386 Humboldt Avenue was formerly designated a landmark on the City of Chico Historic Resources Inventory while it was at its prior location at 618 West 5th Street. This is a request to reinstate that structure to the City of Chico Historic Resources Inventory at its present location. Reinstatement requires a recommendation from the Architectural Review and Historic Preservation Board to City Council.

Recommendation

Staff recommends that the Architectural Review and Historic Preservation Board forward a recommendation to City Council to reinstate the structure at 1386 Humboldt Avenue to the Historic Resources Inventory.

Proposed Motion

I move that the Architectural Review and Historic Preservation Board recommend that City Council designate the structure at 1386 Humboldt Avenue as a landmark on the City of Chico's Historic Resources Inventory, as outlined in Attachment G.

BACKGROUND

The subject property is located at eastern terminus of Humboldt Avenue adjacent to State Highway 99 (see Attachment A, **Location Map**). The structure on the property was previously located at 618 West 5th Street, approximately mid-block between Ivy Street and Hazel Street (see Attachment B, **Historic Resources Inventory Excerpt**). The single-family residence was constructed in 1883 at its original location.

On November 18, 2015 the ARHPB approved a request for a Certificate of Demolition for this structure. A demolition permit was issued, and the structure was relocated from 618 W. 5th Street to its current location in early-to-mid 2016. Since then, the owners have undertaken an extensive and successful restorative renovation.

The historical significance of the structure is supported by its architectural style – unique in Chico and representative of an important movement in American vernacular architecture – and its former status on the Historic Inventory. The DPR 523A Primary Record form (**Attachment G**) has also been completed and speaks to specific aspects of significance as

outlined in the findings of this report. It will be filed with the State upon City Council approval of this request, subject to the Board's determination.

DISCUSSION

The structure on the Humboldt Avenue property appears to exhibit integrity to its original design after its transportation and reassembly. *Integrity* is defined in CMC section 19.37.030 as "the ability of a historical resource to convey its significance."

In this instance, the structure is the only surviving example of the Gothic Revival style that still exists within the city and demonstrates its stylistic and historical significance with unparalleled integrity. Relocation of the structure was deemed appropriate under CMC Section 19.37.130 (Relocation as Alternative to Demolition). Within the approval process, it was determined that the structure would be able to retain its historic character-defining features after reassembly. A review of the structure as it sits on the site today indicates that it has maintained those features and been restored to a real sense of historically-relevant style that conveys the significance of the structure.

REQUIRED DESIGNATION CRITERIA

In accordance with Section 19.37.040 of the Chico Municipal Code (CMC), upon the recommendation of the Board and the approval of the City Council, any historic resource may be designated a landmark if the resource meets any of the following criteria and retains a high level of historic integrity:

1. *The resource or area embodies the distinctive characteristics of a type, period, architectural style or method of construction.*

The structure is the only surviving example of the Gothic Revival architectural style remaining within the City of Chico. As such, it is distinctive in representing styling from a period in the city's past, while also tying Chico to the broader Carpenter's Gothic movement that was a historical trend across the country.

2. *A reconstructed building may be designated a landmark if the reconstruction is historically accurate based on sound historical documentation, is executed in a suitable environment, and if no other original structure that has the same historical association exists.*

The reassembly of the structure at its current location was carried out in a manner that preserves as much of the original structure as was feasible, and used thorough documentation and historical records. As the current site photos (**Attachment F**) demonstrate, the reassembly was successful in remaining historically accurate.

3. *A resource moved from its original location may be designated as a landmark if it is significant primarily for its architectural value.*

The structure is the only standing example of Gothic Revival architectural styling remaining within the City of Chico. It is distinctive in preserving the presence of the styling within the City as a representation of past periods in the City's history, and a

lasting connection of Chico with the aesthetic of Carpenter's Gothic vernacular architecture that was a popular trend across the country for many years. The relocation of the home maintains that architectural character and its significance.

PUBLIC CONTACT

A legal notice was published in the *Chico Enterprise Record* at least 10 days prior to this ARHPB meeting. As of the date of this report no comments have been received in response to the public notice.

ATTACHMENTS

- A. Location Map
- B. Previous Historic Resources Inventory excerpt
- C. Site Plan
- D. Elevations and Floor Plan
- E. Original Site Photos
- F. Photos of Reconstruction
- G. Form DPR 532A

DISTRIBUTION

Internal:

File HRN 19-01

SP Sawley

AP O'Connell

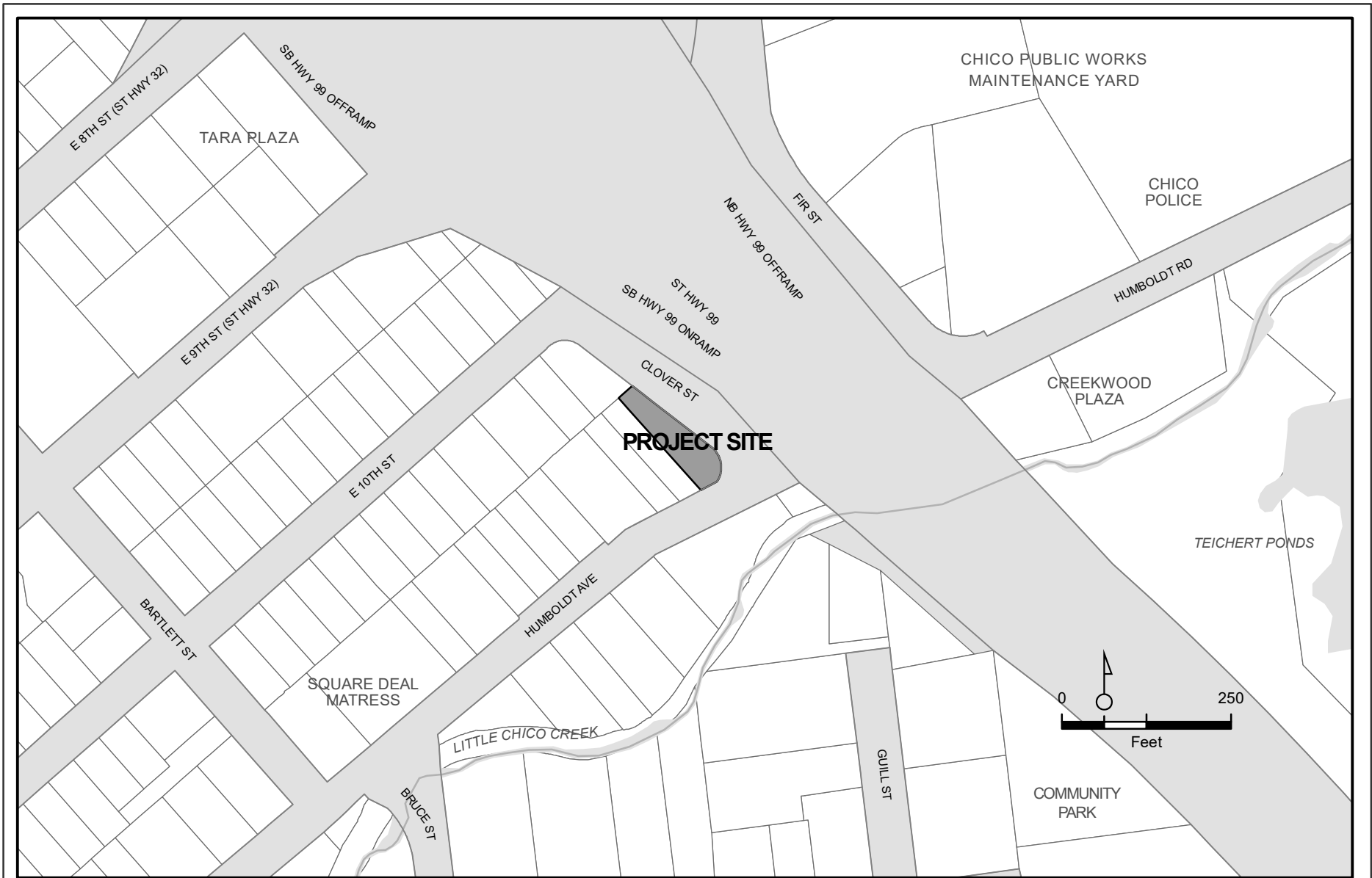
External:

Scott & Josh Hubbard, 12 Williamsburg Lane, Chico CA 95926. lawofchaos@aol.com;
lawofzen@aol.com

Paul Lieberum, Chico Heritage Association, P.O. Box 3517, Chico CA 95927.
pslieberum@gmail.com

Richard Macias. richardmacias@comcast.net

Amy Huberland. Northeast Information Center. ahuberland@csuchico.edu



HRI 19-01 (Gothic Revival House)
1386 Humboldt Avenue
APN 004-371-018-000



HISTORIC RESOURCES INVENTORY

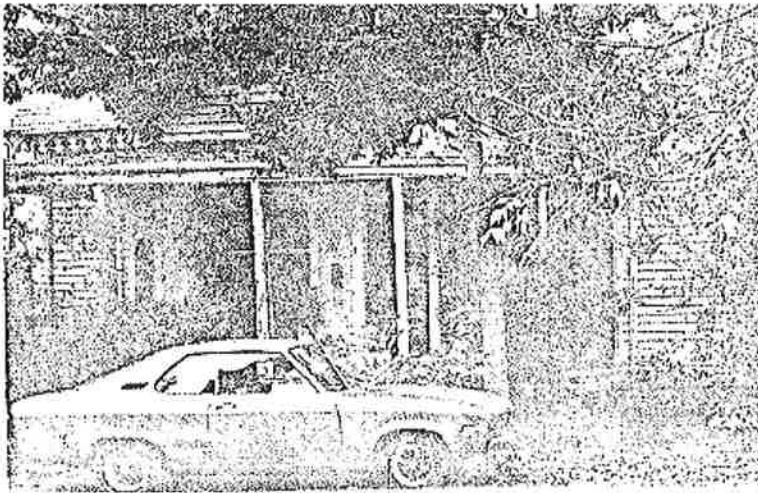
IDENTIFICATION

- 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).

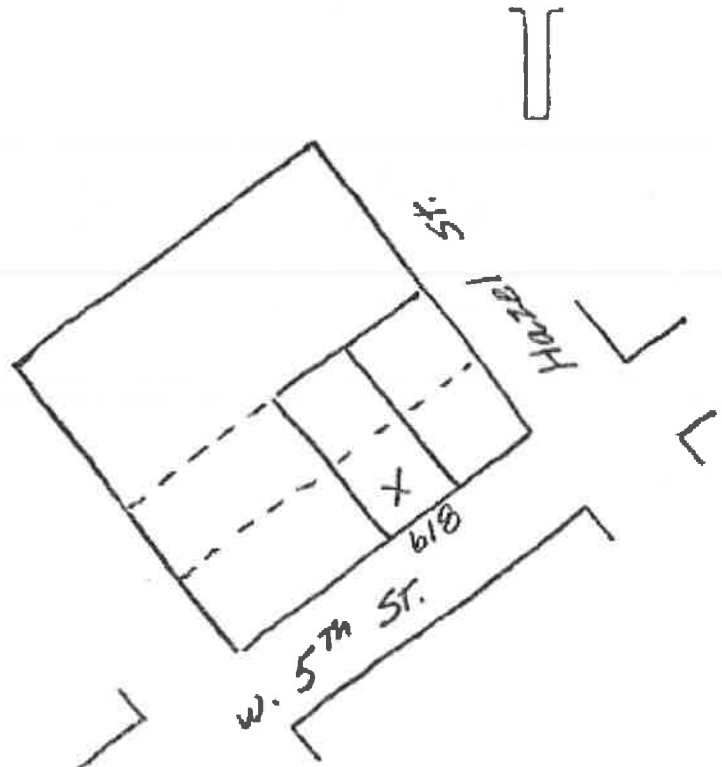
One of Chico's few Gothic Revival cottages exhibiting decorated bargeboards, 618 W. 5th St., was built about 1883 for P.E. O'Hair. It was bought in 1907 by A.G. Eames, who lived next door and whose soda works were on the corner. His daughter, Helen Eames Courtney, lived here for many years. The house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



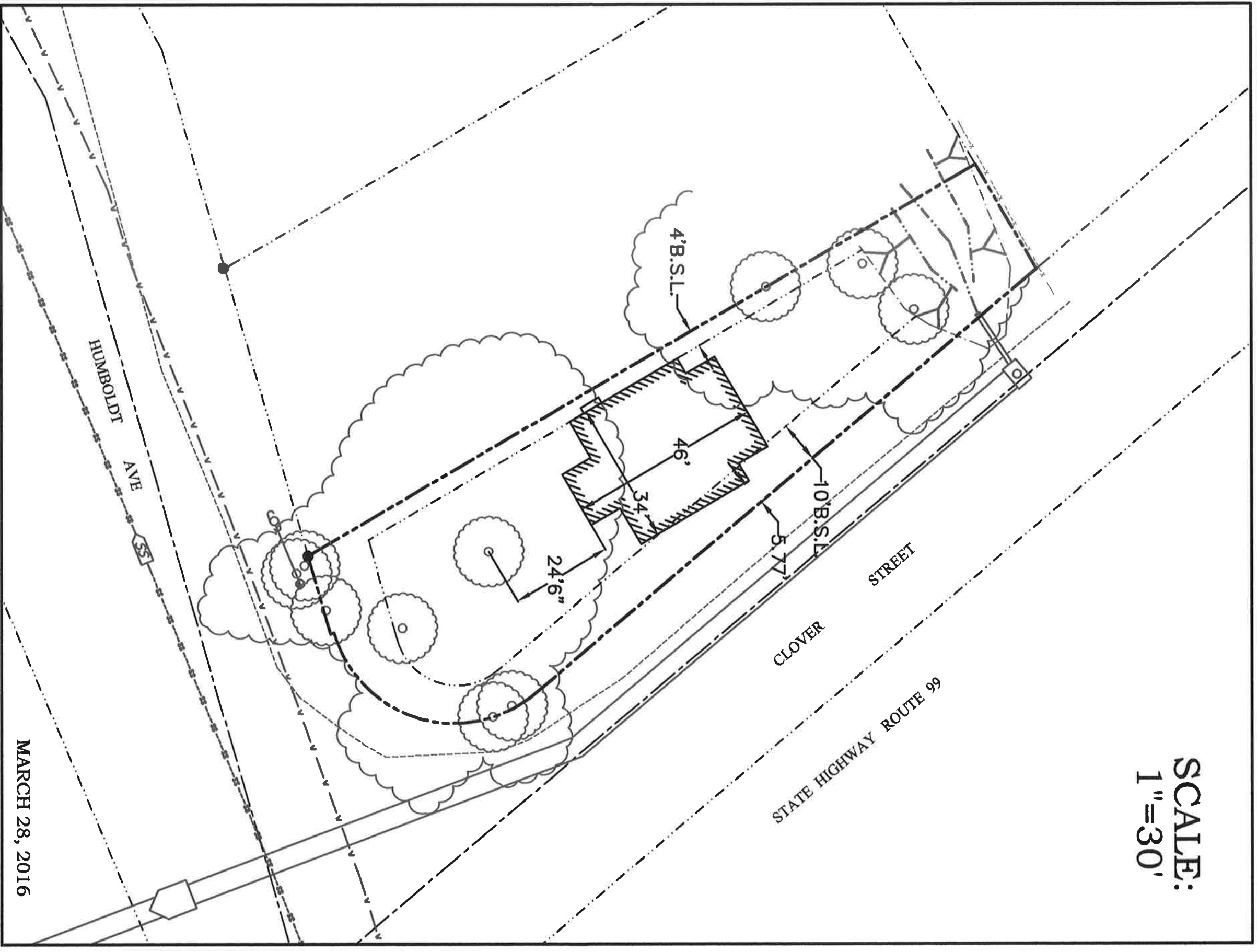
22. Date form prepared: **5-30-1983 (updated 10/08)**
 By (name) **Sherrie Snowden (planning staff)**
 Organization **Chico Heritage Association**
 Address: **P.O. Box 2078**
 City **Chico** Zip **95927**
 Phone:

RECEIVED

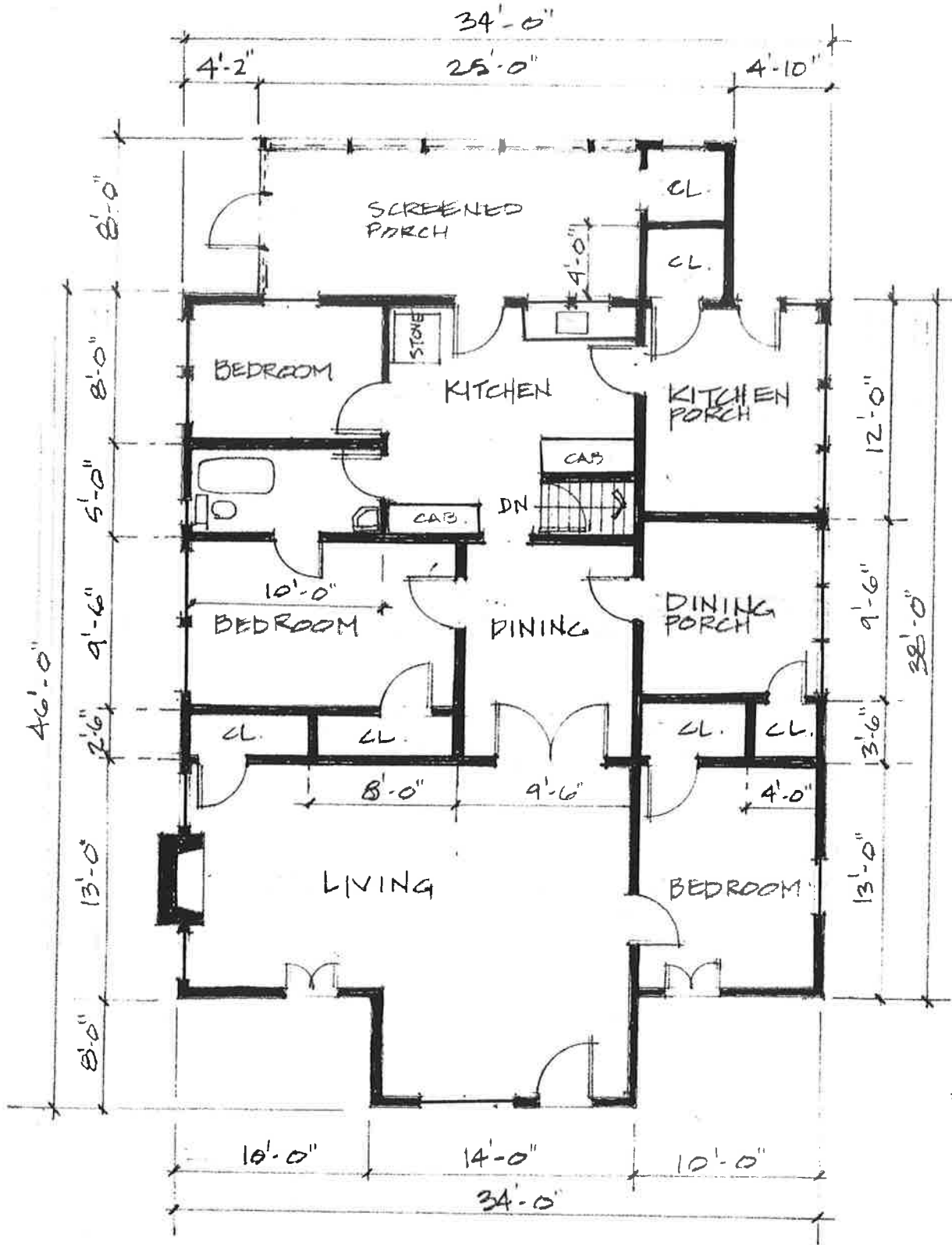
APR 9 6 2016

CITY OF CHICO
BUILDING DIVISION

SCALE:
1"=30'



MARCH 28, 2016

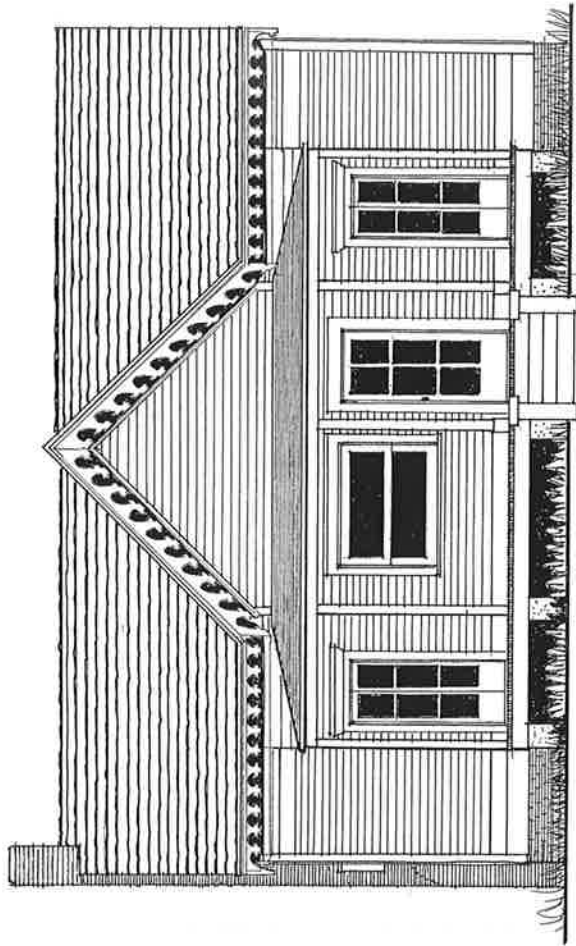


618 West 5th Street – Chico, California – 1883 Gothic Revival

Floor Plan

Scale 1/8" = 1'0"

Drawing: Paul Lieberum, Chico Heritage Association, January 2016

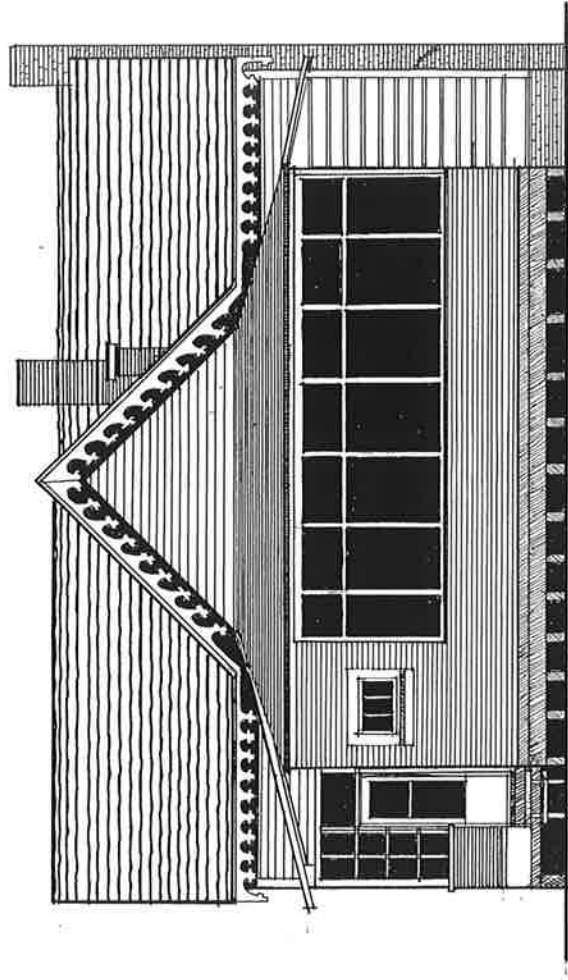


618 West 5th Street – Chico, California – 1883 Gothic Revival

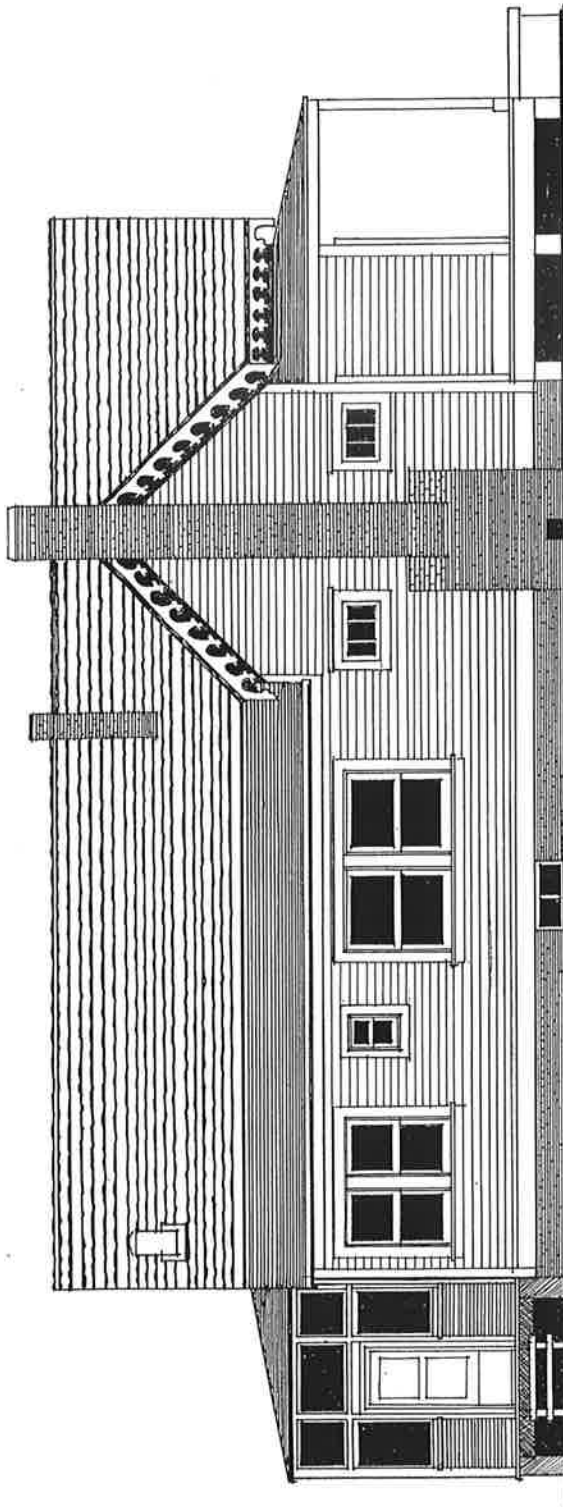
Front Facade, South Elevation

Scale 1/8" = 10'

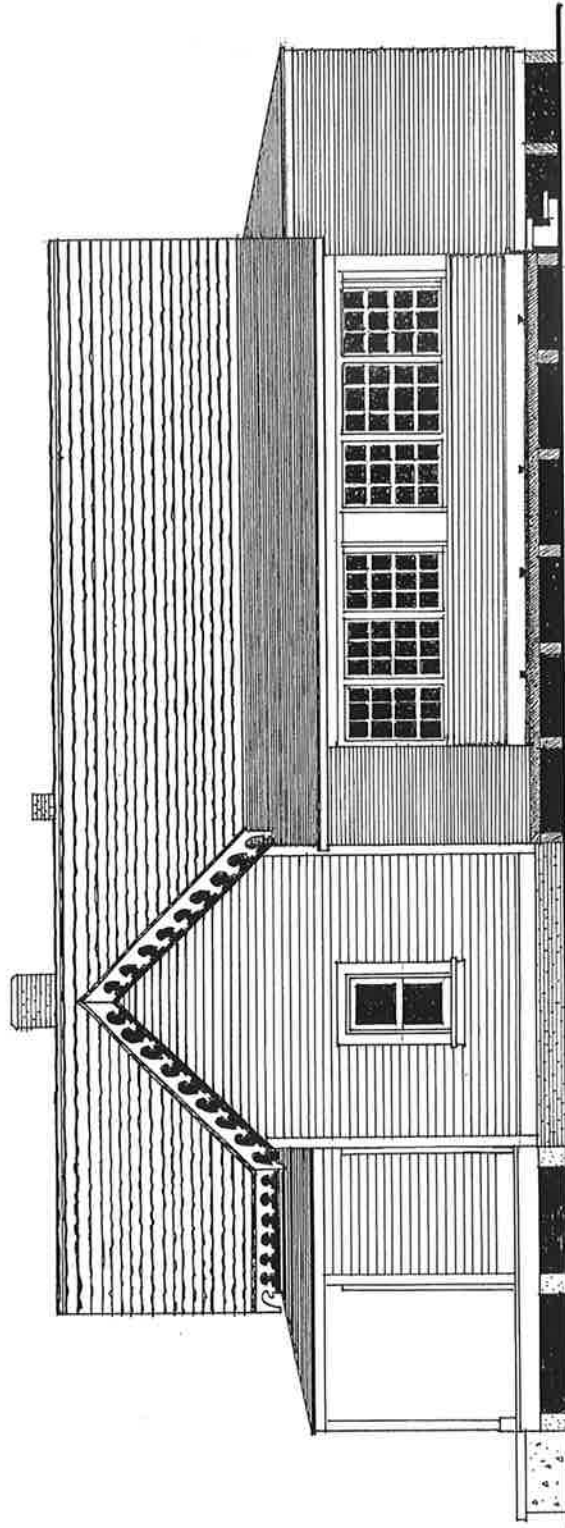
Drawing: Richard Macías, Chico Heritage Association, January 2016



618 West 5th Street – Chico, California – 1883 Gothic Revival
Rear Facade, North Elevation
Scale: 1/8" = 1'0"
Drawing: Richard Macias, Chico Heritage Association, January 2016



618 West 5th Street – Chico, California – 1883 Gothic Revival
Side Facade, West Elevation
Scale: 1/8" = 1'-0"
Drawing: Richard Maces, Chico Heritage Association, January 2016



618 West 5th Street – Chico, California – 1883 Gothic Revival
Side Facade, East Elevation
Scale 1/8" = 1'0"
Drawing: Richard Macias, Chico Heritage Association, January 2016











Page 1 of 2 *Resource Name or #: Patrick E. O'Hair House

P1. Other Identifier: Gothic Revival Cottage

*P2. Location: Not for Publication Unrestricted

*a. County Butte

*b. USGS 7.5' Quad NE/4 Chico 15' Date 1969 T 22N; R 1E; SE1/4 of NE1/4 of Sec 1; B.M.

c. Address 1386 Humboldt Street City Chico Zip 95926

d. UTM:

e. Other Locational Data: APN 004-371-018-000

*P3a. **Description:** This one-story cottage, built in 1883, is the last house in Chico, California that represents the Gothic Revival style. It was listed as a contributing building as part of the South of Campus Neighborhood National Register Historic District. Over the years, the immediate neighborhood changed from mostly single family homes and small retail to college rental housing. Its immediate neighbors were a 2-story Fraternity house on one side, a 2-story sorority on the other and a 2-story 60s era apartment in back. The previous owners had hoped to demolish the home in order to build a larger structure to maximize the rental potential, so the dwelling was allowed to deteriorate. Following much local opposition to the proposed demolition, the house was offered free to anyone that would move it off-site. With that offer and with help from the local preservation group, Chico Heritage Association, the applicant for placement on this registry agreed to move the house and restore it to its former glory. The new site still within the city limits of Chico is one of the older neighborhoods. The new location has a similar orientation to the original site.

Patrick E. O'Hair, a native of the state of Iowa, came to California about the year 1871. He first settled in Orland, then moved to Chico, where he ranched and later in 1881, at the age of 24, he entered the hardware business with Farrell & Company in Chico. Two years later, he married Cora Anna Allen. It was at this time that the cottage was built. Two years later the family moved to San Francisco, where he first engaged in the livery business under the firm name of Cole &



O'Hair. He established the plumbing and steam fitting supply business about 1898 (P.E. O'Hair & Co.), in a modest way, but his trade grew steadily under his careful management. Patrick died in 1925 at the age of 67. His wife, Cora, would pass away six years later. His business, however, not only survived but thrived, as P.E. O'Hair & Co. had become a million-dollar plumbing supply company with a present day value (PDV) of \$14 million! Patrick's oldest sons, Donald and Neil O'Hair, took over the company as President and Vice President, respectively, and begin their unbridled expansion as one of the premier plumbing supply companies in the State of California. By the late 1980s, the company had fourteen branches with 460 employees, a net worth of over \$34 million (PDV \$76 million), and projected annual sales of \$160 million (PDV \$360 million). P.E. O'Hair & Co. stores remain open to this day.

*P3b. Resource Attributes: (HP-2) single family property

ATTACHMENT G

*Required information

PRIMARY RECORD

Other
Review Code

Reviewer

Date

Listings

Page 2 of 2_ *Resource Name or #: Patrick E. O' Hair House

P1. Other Identifier: Gothic Revival Cottage

*P4. Resources Present: Building Structure Object Site District Element of District Other

*P6. Date Constructed/Age and Source: Historic Prehistoric Both Constructed 1883

*P7. Owner and Address:
Scott and Josh Hubbard
12 Williamsburg Lane
Chico California 95926

*P8. Recorded by:
Chico Heritage Association
P.O. Box 3517
Chico CA 95927

*P9. Date Recorded: February 7, 2020

*P10. Survey Type: Archival Research

*P11. Report Citation: None

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

State of California X The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # P.E. O'Hair House *NRHP Status Code 91000636

Page 1 of 1

B1. Historic Name: P.E. O'Hair House
 B2. Common Name: Gothic Revival Cottage
 B3. Original Use: Residential B4. Present Use: Residential
 *B5. Architectural Style: Gothic Revival

*B6. Construction History: The house was built for P.E. O'Hair in 1883 in the Gothic Revival style. The house remained intact until approximately 2005. It remained vacant until its relocation. While vacant it became a magnet for unauthorized occupancy. It was originally located in the South Campus National Register Historic District, at 618 W. 5th Street and was moved on 12 August 2016 to a similar site at 1386 Humboldt Street, within the City of Chico. It has been restored to its original appearance.

*B7. Moved? No Yes Unknown Date: 12 August 2016 Original Location: 618 W. 5th Street, Chico

*B8. Related Features: NA

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme: Last remaining example of its style in Chico Area: City of Chico

Period of Significance: 1883 Property Type: Residential Applicable Criteria: 3S

The P.E. O'Hair House was located at 618 W. Fifth Street, in the South Campus Neighborhood of Chico, California. It was built for P.E. O'Hair in 1883. The style of the house is Gothic Revival, as evinced by its pointed arch, slender porch columns, steeply-pitched roof, and with delicate "gingerbread" trim bargeboards on all four of the building's gables. The house is one-story of wood-frame construction, 1,500 square feet and is considered significant as the last remaining example of its style in the city. The house was listed in the National Register of Historic Places as a contributing structure in the South Campus Historic District.

*B12. References:

*B14. Evaluator: Chico Heritage Association

*Date of Evaluation: 7 February 2020

(This space reserved for official comments.)

