

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**

Minutes of the regular adjourned meeting  
December 7, 2016

Municipal Center  
421 Main Street  
Conference Room 1

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Board Members Present:     Marci Goulart, Chair  
                                  Sheryl Campbell-Bennett, Vice-Chair  
                                  Thomas Thomson  
                                  Rod Jennings

Board Members Absent:     None

City Staff Present:         Bob Summerville, AICP, Senior Planner  
                                  Stina Cooley, Administrative Assistant

**1.0     CALL TO ORDER/ROLL CALL**

Chair Goulart called the meeting to order at 4:00 PM. Board Members and staff were present as noted above.

**2.0     EX PARTE COMMUNICATION**

Board member Campbell-Bennett stated she had driven by the site.

**3.0     CONSENT AGENDA**

No Items.

**4.0     PUBLIC HEARING AGENDA**

**4.1     Architectural Review 16-18 (Sierra Central Credit Union) 1380 East Avenue;**

**APN 016-060-046** - A proposal to construct a new 4,000 square foot bank building with an attached porte cochere over a drive-through lane within an existing parking lot of the Safeway East Avenue Marketplace located at 1380 East Avenue.

Senior Planner Bob Summerville presented the staff report and addressed questions from the Board.

***Chair Goulart opened the public hearing at 4:06 PM and invited the applicant to make a presentation.***

Robert Wallis, architect, addressed the Board on behalf of the applicant. He provided an overview of the design and answered questions regarding proposed project. Brian Firth, Landscape Architect for the project was also present to address any questions regarding the landscape design. Mr. Firth state that the proposal included replacement of several trees to achieve the 50% shade requirement.

*With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 4:28 PM.*

*Board Member Thomson moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend Planning Commission approval of AR 16-18 subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):*

#### RECOMMENDED CONDITIONS OF APPROVAL FOR AR 16-18

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 16-18 (Sierra Central Credit Union). No building permits related to this approval shall be granted final approval without authorization of Planning Department staff.
2. All wall-mounted utilities, roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by Planning Division staff upon final inspection and prior to issuance of a certificate of occupancy.
3. The finished height of parking lot lights shall not exceed 18 16 feet above grade.
4. Prior to issuance of a building permit staff shall review the impacts of the parking lot lights in foot candle measurements to ensure consistency with Chico Municipal Code (CMC) Section 19.060.050.
5. The brick veneer on the drive-through screening walls and the trash enclosure shall be matching and installed completely around each structure.
6. Caps shall be installed on the wall lighting scones to prevent light from being broadcast directly into the night sky.
7. Ensure that the recessed lighting within the drive-through Port Cochere is adequate and that light does not broadcast from the project site as required by CMC Section 19.060.050.

*The Motion was seconded by Board Member Jennings and passed 4-0.*

- 4.2** Certificate of Appropriateness 16-01 (Alpha Chi Alumni House) 381 E. 4<sup>th</sup> Street, APN 004-175-003– A proposed major alteration to 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, while maintaining the current building footprint and front yard setbacks. Renovation activities include construction of a new concrete

foundation; reuse and restoration of original windows and siding; replacing an existing chimney with a new side entry patio; reuse of the bricks from an existing chimney and building foundation in a new landscape planter; and renovation of the front entry porch. All proposed design elements are consistent with the original Colonial Revival architectural style.

Senior Planner Bob Summerville presented the staff report and addressed questions from the Board regarding the project, including discussion regarding the removal of the chimney. Senior Planner Summerville stated that the chimney is pulling away from the structure and poses a possible safety hazard. He went on to say that the applicant proposes to utilize the bricks in the patio seating area and it is unclear whether the chimney is original.

***Chair Goulart opened the public hearing at 4:44 PM and invited the applicant to make a presentation.***

Jim Davis addressed the Board on behalf of the applicant. He stated the home needs major maintenance and remodeling. The intent is for the building to last another 125 years. Mr. Davis stated that the removal of the Chimney is necessary due to the safety hazard.

Pam Figge addressed the Board on behalf of the applicant. Ms. Figge stated the house was in bad shape and needed a major remodel and upgrade. She stated the owners of the property intend to keep the historic integrity of the house.

***Chair Goulart closed the public hearing at 5:03 PM. Discussion continued with the Board.***

***Vice-Chair Campbell-Bennett 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 conditions therein as modified below (changes are denoted by italicized and underlined text):***

#### **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.
3. Paint herringbone, eave, and soffit detail white.
  4. Roofing approved as proposed on the color and material sample board.

*The motion was seconded by Board Member Thomson and passed 4-0.*

**5.0 REGULAR AGENDA**

No Items.

**6.0 BUSINESS FROM THE FLOOR**

None.

**7.0 REPORTS AND COMMUNICATIONS**

Senior Planner Summerville announced his resignation. Chair Goulart presented him with a proclamation in appreciation of his service.

**8.0 ADJOURNMENT**

There being no further business, Chair Goulart adjourned the meeting at 5:14 PM. to the regular meeting of **January 4, 2017**.

Approved on: 4/19/17

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