



*Chico Heritage Association – CHA – for 28 years a volunteer non-profit organization dedicated to the preservation of Chico's cultural heritage.*

FALL-WINTER 2010 EDITION

**- CHICO HERITAGE ASSOCIATION -**

## **VICTORY!**

### **CHICO CITY COUNCIL ENACTS HISTORIC PRESERVATION ORDINANCE**

On August 3, 2010, the Chico Heritage Association finally won its most long-sought and cherished goal when the Chico City Council at last enacted an Historic Preservation Ordinance (HPO) which begins the first real protection for Chico's historic resources. As John Gallardo, Liz Stewart, Giovanna Jackson, and other veteran CHA members can attest, the victory was a long time in coming—over 30 years in fact!

After three decades of frustration, the stars finally came into alignment for us (though not without plenty of nudging on our part!): a strong and supportive city council, a diligent and hard-working CHA board of directors, and, most importantly, long and careful preparation by Chico Senior Planner and former CHA Vice President Bob Summerville.

Assigned by the city council two years ago to prepare a draft ordinance for consideration, Bob really did his homework by carefully studying existing HPOs in other California cities (such as Marysville, Davis, Eureka, and Ontario) and by consulting regularly with the State Office of Historic Preservation in Sacramento for expert advice.

The result was a well crafted piece of municipal legislation tailored specifically to the needs and political realities of Chico, and one that struck a near-perfect balance between regulatory “carrots and sticks.” The new HPO will, of course, impose some restrictions designed to protect historic properties, but those restrictions are limited. They apply only to cases involving the proposed demolition or major exterior alterations of historic structures, and even those major actions are not necessarily or inevitably prohibited. However they will, for the first time, be subjected to prior public review and approval by the city's Architectural Review Board, now renamed the Architectural Review and Historic Preservation Board (ARHPB), and whose decisions are subject to the ultimate authority of the City Council.

Meanwhile, the new HPO contains a lengthy and detailed list of exemptions. The HPO will NOT, for example, apply to any interior modifications of historic properties, nor will it affect any routine exterior maintenance or repair work, nor minor exterior alterations. In comparison with the nearly 300 HPOs currently in effect throughout California today, Chico's new HPO might be considered extremely modest.

However, it is also quite generous. In an earnest effort to promote historic preservation with “more carrots than sticks,” the HPO contains an ample array of financial incentives designed to encourage, and assist, private property holders who own historic structures. These incentives include the use of the California State Historic Building Code, which can substantially reduce the costs of renovating and remodeling historic properties. In addition, historic property owners will also be eligible for the city's Mills Act program (which offers significant property tax reductions to help finance the costs of preservation and restoration), and for additional assistance, when available, from the city's Historic Façade Improvement Loan Program. These, along with yet additional incentives listed in the ordinance, make it difficult to imagine how anyone can seriously object to the HPO as unreasonable or as unduly burdensome and restrictive.

Some folks did anyway, but the ever-vigilant CHA Board of Directors made sure that the HPO won the approval of the City Planning Commission (by a 6-1 vote on July 1) and then the City Council, which voted 5-1 in favor of the HPO at the decisive meeting on August 3, and then 6-1 a month later when dissenter Larry Wahl took the HPO off the council consent calendar for a second, and very unexpected, round of debate. Now that the HPO constitutes the law of the land, our next step is to make sure that strong and well-qualified people are appointed to the new ARHPB. The CHA Board of Directors is already at work recruiting good candidates to recommend to the City Council, so stayed tuned to the local news!

By Michael Magliari, CHA Board of Directors



## Wright-Patrick House Update

With appreciation to Marc Brusie for his ongoing support of the work on his property, the summer season work on the Wright-Patrick House focused primarily on two key items of preventive maintenance: removing flammable dry grass and weeds in a large perimeter around the house and final preparation before having professional painters put a finishing coat of paint over the laboriously hand scraped and brush-primed second story exterior walls. The hundreds of hours of labor and expense in wood replacement and prep work over the previous two years paid off as the final coat went on to perfection. While there are still other parts of the house to get better protected, this will keep the oldest part of the house safe from leaks in the siding. Minor repairs were made in other places, and the upstairs front door and threshold were repaired and painted to prevent leakage at that critical spot.

We extend our heartfelt thanks for the donations of time by wood craftsman Chris Gauer, John Deter, and Bob Stidhem for wood and door repair, and to Bestway painters who so generously loaned us a boom and bucket for several weeks so we could prep and prime the highest and most inaccessible places.



Bestway also donated the paint, which kept our bill for professional painting to a minimal \$1,000.

In hunkering down for winter, we have replaced damaged plastic over the leaky windows and will begin having Chris Gauer repair and rebuild them for us one by one as funds become available.

The devotion and very hard work of the core 'crew' – Darrell and Nancy Deter, Adrienne and Myles Pustejovsky, Liz Stewart, John Gallardo, Margaret Siemsen, Shelley Hutchens and Richard Macias cannot be underestimated. These supposed "Seniors" are just flat out amazing for the work they accomplish.

During the winter we'll be working to replenish the Wright-Patrick House fund, which is currently depleted. Adrienne and Myles have generously donated for the repair of the first window.

***Please consider a generous gift as part of YOUR end-of-year tax planning.***

*Pictured above are Myles Pustejovsky and Bob Deter hard at work repairing the upstairs outside door.*

*On the left are Chris Gauer and Myles working on the first window.*

*Pictures thanks to Shelley Hutchens Et Adrienne Pustejovsky*

## **PRESIDENT'S MESSAGE**

The year 2010 has seen the Chico Heritage Association's leadership in the preservation of our Chico community history and heritage blossom into maturity. This is a year in which we can look back and say "we have made a difference." It has taken the talent and hard work and monetary donations of many people, both on the Board and off, to do

our work this year, and I can only say what a joy it is to work with this group of people who each step forward and use their initiative their own special talents in concert with each other to accomplish great things. Our efforts have helped assure that our community will take pride in its heritage. May the work go on.

Lucy Sperlin



# CHICO HERITAGE ASSOCIATION MEMBERSHIP

## **PLEASE RENEW NOW FOR 2011**

Memberships are due at the first of the calendar year, or if you wish, you may pay in any of the last three months of the preceding year for the following year. Our membership dues and donations provide our day to day expenses, which include our office rent, telephone, insurance, newsletter printing and mailing, photocopying and photography for research. We receive **NO** government funds, and have no paid staff. Please help us save Chico's heritage by your membership and/or donations. Simply fill out and mail this form to:

**Chico Heritage Association, P.O. Box 3517, Chico, CA 95927**

Name: \_\_\_\_\_

Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

\_\_\_\_\_ \$20 Individual \_\_\_\_\_ \$35 Family \_\_\_\_\_ \$50 Supporting \_\_\_\_\_ \$100 or more-Patron

Please note if any **additional** donation is for the Wright-Patrick Preservation Fund \_\_\_\_\_, The General Fund, \_\_\_\_\_ or Other \_\_\_\_\_

*Fall-Winter 2010*

## **OUR ANNIE B'S ANGELS**

A BIG THANK YOU goes to our contributors for this year's Annie B's campaign. A 10% from North Valley Community Foundation was added to what was given, bringing the net total to **\$2,679.79.**

Janet Bertagna  
Wendy Brown  
Susan Blyth  
Lucille Bocks  
Jud & Judy Carter  
Barbara Copeland  
Geneva Dalrymple  
Darrell & Nancy Deter  
Carolyn Dusenbury  
Janet Foreman  
James & Lyla Gregg  
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Delbert & Margaret Siemsen  
Sierra Nevada Brewing Co.  
Lucy Sperlin  
Nancy Taylor  
Marilyn Warrens

**In Memoriam**  
Joan George

## **CHA BOARD OF DIRECTORS**

**Meeting is the first Wednesday of month, 7:00pm, 635 Flume Street**

Lucy Sperlin, President  
Adrienne Pustejovsky, Vice President  
Shelley Compton Hutchens, Secretary  
Margaret Siemsen, Treasurer

Nancy Deter  
John Gallardo  
Kathleen Hillman

Paul Lieberum  
Richard Macias  
Mike Magliari

Ann Sands  
Liz Stewart  
Randy Taylor





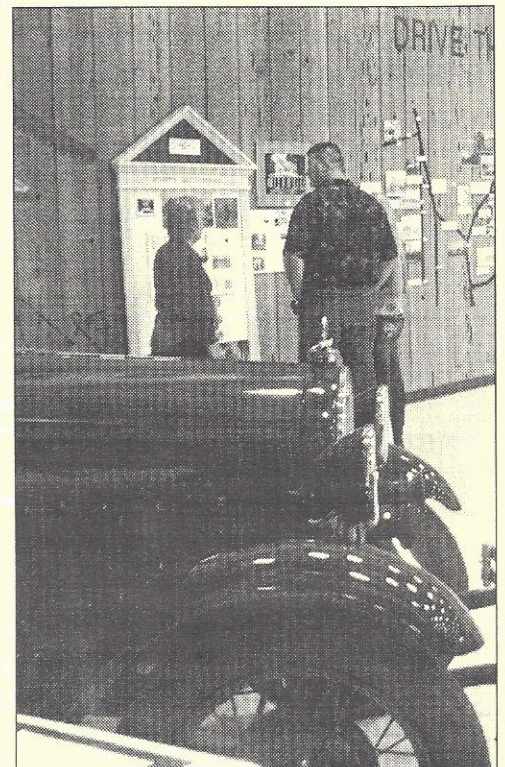
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### **CHA AT THE COUNTY FAIR**

CHA teamed up with the Butte County Historical Society and four other organizations for a huge exhibit about history in different parts of Butte County. The exhibit was viewed by 2100 Fair visitors.



*Pictured above is Liz Stewart showing a fair visitor part of our exhibit. To the left is one of our displays.*

*Pictures thanks to Lucy Sperlin*