



**Historical Resources Management Commission
Hattie Weber Museum – 445 C Street, Davis, California
Corner of 5th and C Streets in Central Park
Monday, April 15, 2013**

Commissioners Present: Rand Herbert (Chair), Richard Rifkin, Linda Zablotny-Hurst,
William Allen Lowry, Gale Sosnick

Commissioners Absent: Mark Beason (Vice Chair), Karen Clementi, Scott Miltenberger,

Council Liaisons Present: None

Staff Present: Ike Njoku and Catherine McCort

1. Call to Order. Chairperson Herbert called the meeting to order at 7:00 pm.

2. Approval of Agenda

Action: Commissioner Rifkin moved, seconded by Commissioner Sosnick, to move item 9A, Demolition Ordinance discussion, to the meeting of May 20, 2013 when the subcommittee members will be present. The motion passed unanimously.

3. Approval of Minutes.

Action: Commissioner Lowry moved, seconded by Commissioner Rifkin, to approve the minutes of March 18, 2013 with minor edits. The motion passed unanimously.

4. Public Communications.

None

5. Written Communications.

Staff Liaison Njoku circulated written communications among the Commissioners.

6. Museum Report.

Museum Director Dennis Dingemans presented the museum report. He reported that the museum is continuing to see large numbers of visitors; that the issue of the WPA bathroom will probably come before the City Council in June; that the museum is continuing to collect new items and is creating new exhibits; and that they are currently staffed with a large number of good volunteers.

Chairperson Herbert reported that he sent a description of the mystery iron item owned by the museum to PG&E in the hopes of identifying it.

7. Staff, Council Liaison, and Commissioner, Comments.

Commissioner Rifkin reported that he went before the Planning Commission to advocate for a mitigation measure in the form of signage for the property at 501 Oak Street proposed to be demolished. He also reported that the design of the Terminal Hotel display sign is complete and the contractor will begin work on it as soon as the contract is signed. In addition, he advised the Commission that he discovered a book about Walter Howard of the Howard/Abbot house, 445 Russell Boulevard.

8. Public Hearing.

A. 445 Russell Boulevard, a Review for Potential Landmark

Chairperson Herbert introduced the action before the Commission and opened the public hearing.

Nicky Lowry, president of the housing corporation for the Pi Beta Phi house, described the problems with the current garage building and the sorority's future plans for it. She added that there is no objection to the designation of the property as a Landmark under the Davis Register of Historic Places, but would hope that the process will not impede the wish to demolish the garage.

Staff Liaison Njoku clarified that the issue of the garage project was not before the Commission at this time, rather, that the issue was whether or not the property, comprised of the house, grounds, and accessory structures, merited listing as a Davis Landmark.

Ms. Lowry stated that she was definitely in support of the designation of the property as a Landmark.

Judy Stephenson from the Pi Beta Phi House Corporation added that the garage cannot be seen from the street, therefore, would hope that its demolition would not be an issue.

Chairperson Herbert closed the hearing. The Commission deliberated on the action before it, including the discussion of the meaning of "property" as used in the HRA report. Commissioner Lowry stated that the property consists of components of varying degrees of importance. Chairperson Herbert explained the typical meaning of property as used in historical evaluations, but acknowledged that Commissioner Lowry's concerns can be addressed by further identifying the character defining features of the property. However, the Commission noted that the character defining features of the property are well defined in the consultant's HRA report, and that the property's potential landmark status is based on those features as defined in the HRA report. The Commission also identified photographs 3 through 20 in the consultant's HRA report as bearing directly on the character defining features of the property, and identified the architectural characteristics shown in those photographs as character defining features of the property. The Commission pointed out that the porte-cochere, windows, doors, wall cladding, the roof cladding, chimneys and vents, and subsidiary structures like the garage, with its common architectural features and decorative vent hood, are some of the character defining features of the property. The Commission further clarified that features like the asphalt driveway and the vegetation are not character defining features.

Commissioner Sosnick, pointing to the Demolition Ordinance document, stated that she was concerned about the City procedures, expressing her opinion that they have too much red tape and that this is why cities and bureaucracy have such a bad name. Commissioner Sosnick stated for the record that she will oppose the recommendation to designate the property because she does not agree that the property meets the criteria for designation for a Landmark. Chairperson Herbert reminded her that that issue had been settled at the March commission meeting, when the commission voted 6-1 in favor of listing the property as a Landmark.

Action: Commissioner Lowry moved, seconded by Commissioner Rifkin, to recommend to City Council the introduction and adoption of the Draft Ordinance as written in attachment 1 of the staff report.

The Commission clarified that the basis of the ordinance is the consultant's HRA report, which contains the character defining features.

The motion passed by the following vote:

AYES:	Herbert, Rifkin, Lowry, Zablotny-Hurst
NOES:	Sosnick
EXCUSED ABSENT:	Beason, Clementi, Miltenberger

Chairperson Herbert suggested that the Commission may at some point in the future want to consider whether the four houses discussed in the consultant HRA report (of which 445 Russell is one) should be considered as a district. The consensus of the Commission was that this would be an appropriate consideration, would clarify the status of the buildings as a group, and should be brought to the attention of the City Council.

Chairperson Herbert reported that, although this has no official standing regarding the evening's decisions by the Commission, that Commissioner Miltenberger and Vice Chairperson Beason both told him, independently, that they would be in favor of recommending that City Council accept the ordinance as written in the staff report had they been able to attend.

9. Business Items.

A. 2012-14 Goals/Work Plan Relative to Demolition Ordinance. Continued deliberation of Draft Demolition Ordinance by the Commission.

Continued to the meeting of May 20, 2013

10. Adjournment. The next meeting will be Monday, May 20, 2013 at the Hattie Weber Museum (445 C Street) at 7:00 pm.

Action: Commissioner Rifkin moved, seconded by Commissioner Lowry, to adjourn the meeting. The motion passed unanimously. The meeting was adjourned at 8:10 pm.