



**Historical Resources Management Commission
Hattie Weber Museum – 445 C Street, Davis, California
Corner of 5th and C Streets in Central Park
Monday, October 20, 2014**

Commissioners Present: Rand Herbert (Chair), Mark Beason (Vice Chair), Scott Miltenberger, Richard Rifkin, William Allen Lowry, Karen Clementi, Gale Sosnick

Commissioners Absent: None

Council Liaisons Present: None

Staff Present: Ike Njoku, Eric Lee, Catherine McCort

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

2. Approval of Agenda.

Action: Commissioner Sosnick moved, seconded by Commissioner Clementi, to approve the agenda. The motion passed unanimously.

3. Approval of Minutes.

Action: Commissioner Miltenberger moved, seconded by Commissioner Lowry, to approve the minutes from the meeting of September 15, 2014. The motion passed unanimously with Vice Chairperson Beason abstaining.

4. Public Communications.

None

5. Written Communications

Staff Liaison Njoku circulated the written communications.

6. Museum Report

Dennis Dingemans passed to the Commission a written proposal to reconfigure the renovation plan of the WPA building. He provided a verbal description of the proposal and asked the Commission to add it as an agenda item at their next meeting. The Commission agreed to read over the proposal and add an item to discuss it at the next meeting.

7. Staff, Council Liaison, and Commissioner Comments

Staff Liaison Njoku updated the Commission as to the status of the citywide survey; the Commissioners also gave updates as to the parts of town they had surveyed.

Chairperson Herbert reminded the Commission that they need to send all emails through Ike rather than directly to each other to avoid potential Brown Act issues.

Chairperson Herbert disclosed that community member Dave Taormino from Coldwell Banker asked him about the process for doing an historical resources update analysis for a project he is working on in South Davis, and that he had given Mr. Taormino advice.

8. Business Items

A. Planning Application (PA) #14-55 – Demolition #04-14 and design review #20-14 for 62 College Park Addition

Staff person Eric Lee presented the staff report. He described the history of the work on the property and the current proposal. He explained that the plan calls for no change in the building's footprint, but will cause an increase in the interior square footage by enclosing part of the porch. City staff asked for input on the project from the Commission.

Project designer Elma Gardner explained that the remodel will make the house more livable for the owners and their three children; that will be by covering the garage entrance, creating a mudroom, and making a small room more usable. She added that the screened in porch matches other designs in the neighborhood.

Owner John Brennan expressed excitement about the project and an eagerness to get started.

Community member Patti Donlon explained that the house has been vacant for years, and that she is very happy that the new owners want to finish the house.

Community member Wendell Jacob commented that he supports the project and would like to see it approved so that the remodeling work can be completed.

Community member Ben Hart said that the addition is in keeping with the neighborhood.

Community member Huston Tool concurred with what the other neighbors have said, and added that the design fits in with the neighborhood, and that he is glad someone is going to finish this house.

Community member Roxanne Miller gave some background to the house and property; stated that she was glad that the Commission got a chance to look over the project; and that since the College Park neighborhood is a historic district, the Commission should work proactively for this district in the future. She added that the plan is appropriate for the neighborhood and she thanked the owners for their initiative.

Vice Chairperson Beason commented that the staff report should include the age of the building and the status of the building as a potential contributor to the district.

Staff Liaison Njoku pointed out that there is no design guidelines for College Park, and provided a brief background on College Park. The Commission agreed that the City needs to establish design guidelines for the district.

Community member Roxanne Miller stated that she has the plat map of the College Park, which she would be glad to share with the Commission.

The Commission asked questions of City staff and of the proponents about the history of the house's remodels and about the current plan, and provided input to City staff. The Commission was generally positive about the proposed plan.

B. PA#14-46 – Design Review #18-14 and Demolition #5-14 for 319 I Street Remodel and Addition Project

Staff Liaison Njoku presented the staff report. He described the plan, which is an expansion to the rear of the house, and addition to the front and side that meet all applicable zoning requirements. He explained that the proposed building addition materials and colors will be consistent with the existing materials and colors of the building. He further explained that the prepared historical resources analysis (HRA) did not the property to be a contributor, or eligible for Davis Historic Register, state or federal registers. City staff recommended affirmation with the HRA conclusions, support staff intent to approve the design review, and find that the proposal is consistent with the Davis Downtown Residential and Traditional Neighborhood Design Guidelines. Staff Liaison Njoku added that a demolition application is required because more than 25% of the existing walls will be removed.

The Commission asked questions of project applicant Jamie Hawkins and of City staff about the materials, the siding, the windows, the aesthetics, and the scale of the building. The Commission generally agreed that the plan is consistent with the design guidelines and would not adversely affect the adjacent designated historical resources.

Community member Rhonda Reed explained that she wanted to see the plan, and that now she had seen it, she felt better about the project. She added that the neighborhood generally is pleased with the design.

Action: Commissioner Lowry moved, seconded by Commissioner Miltenberger, to accept the Historical Resources Analysis (HRA) prepared for the property and its conclusions. The motion passed unanimously.

Action: Commission Miltenberger moved, seconded by Commissioner Clementi, that this project will have no adverse impacts on City designated historic resources located within 300 feet of the project. The motion passed unanimously.

Action: Commissioner Rifkin moved, seconded by Commissioner Lowry, that the proposed project is categorical exempt from further environmental review pursuant to section 15301(e)(1) and 15301(d). The motion passed unanimously.

Action: Vice Chairperson Beason moved, seconded by Commissioner Clementi, to affirm staff approval of Demolition #5-14 and Design Review #18-14, subject to the findings and conditions of approval contained in the report. The motion passed unanimously.

9. **Adjournment.** The next meeting will be **Monday, November 17, 2014** at the Hattie Weber Museum (445 C Street) at 7:00 pm.

Action: Commissioner Miltenberger moved, seconded by Vice Chairperson Beason, to adjourn the meeting. The motion passed unanimously.

The meeting was adjourned at 8:15 pm.