



**Historical Resources Management Commission
Hattie Weber Museum – 445 C Street, Davis, California
Corner of 5th and C Streets in Central Park
Monday, November 17, 2014**

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

Commissioners Absent: Rand Herbert (Chair), Karen Clementi

Council Liaisons Present: None

Staff Present: Ike Njoku, Anne Brunette, Catherine McCort

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

2. Approval of Agenda.

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

3. Approval of Minutes.

Action: Commissioner Rifkin moved, seconded by Commissioner Sosnick, to approve the minutes from the meeting of October 20, 2014. The motion passed unanimously.

4. Public Communications.

None

5. Written Communications

Staff Liaison Njoku circulated the written communications.

6. Museum Report

Dennis Dingemans presented the Hattie Weber Museum report. He reported on the museum's participation in the Friday Art About and new exhibits.

7. Staff, Council Liaison, and Commissioner Comments

Commissioner Rifkin drew the Commission's attention to the article on Bruce Mace that he recently published in *The Davis Enterprise*. He added that due to the article he was contacted by the owner of the Asbill-Grieve House and learned about the connection between the Mace family and the Grieve family.

Commissioner Rifkin also reported that the Cannery street names seem to have been chosen at random from the Commission's list of Davis historical people, and that two names suggested by the Human Relations Commission were included on the street names list of the project, which will make it difficult to install signage about the historical figures uniformly.

Commissioner Rifkin also reported that local author and historian Ann F. Scheuring has passed away.

8. Business Items

A. Some Reservations by Hattie Weber Museum (HWM) to the WPA Building Renovation Plan

Dennis Dingemans presented a plan to revise the WPA building renovation plan. He explained that the original renovation plan called for the removal of two rooms from the WPA building, but that he now believes that it would be better to retain the two rooms. This is because he believes that it will cost less to retain the rooms than to demolish them, since retaining them will save on the cost of items like paving, cutting the roof, and refurbishing an interior door to make it an exterior door.

He also explained that retaining the two rooms, which are “sympathetic” additions, is in keeping with the Secretary of the Interior's standards for preservation.

He also explained that if keeping the two rooms really is cost effective for the renovation, then the museum would be willing to forgo the \$13,000 in matching funds to be contributed by the City.

He added that now that the playground is complete, it is clear that the lines of visibility are not compromised by the two rooms.

Staff person Anne Brunette explained that in December of last year the City Council opted to adopt the compromise position where the City would retain the WPA building minus the addition of the two rooms in question.

She explained that City staff has to take direction from the City Council's MOU with the Yolo County Historical Society, which instructs them to get bids for an architect to draw plans for the renovation as agreed to in the MOU. She added that staff is currently in the process of doing so, and Ms. Brunette believes that staff is close to finding an architect.

She added that there are a lot of issues with the building, including dry rot and ADA compliance, and the City staff's concern is that the building not become an ongoing maintenance issue.

Mr. Dingemans explained that his understanding of the compromise agreed to by the City Council was that the Museum would pay for the renovation, minus the cost of a complete demolition, which is why the City would contribute \$13,000. He expressed his belief that the design of the renovation was secondary to the issue of who would pay for it, and that the museum should have the chance to explore a more cost effective and preservation oriented option.

The Commission asked questions of Mr. Dingemans and Ms. Brunette and were generally supportive of exploring an option that would cost less and preserve more.

Ms. Brunette explained that should the City Council agree to pursue other renovation options, it would cost the museum additional money for the architect to draw up additional plans, called “add alternatives,” for price comparisons.

Mr. Dingemans said that the museum would accept this extra cost if it meant they could pursue this new plan.

Vice Chairperson Beason stated that Mr. Dingemans had spoken with one of his colleagues about this project, and that while he was aware of this conversation, he did not participate in it.

Action: Commissioner Lowry moved, seconded by Commissioner Miltenberger, that the while the original proposed plan is a good preservation plan, this alternative plan is a better preservation plan *and is more consistent with the Secretary of Interior's Standards for Rehabilitation*. The motion passed unanimously.

Ms. Brunette explained that City staff has to continue to take direction from the City Council, and will be unable to act on the Commission's motion unless the City Council changes its instructions on the renovation of the WPA building.

The Commission expressed their understanding of the situation to Ms. Brunette, and asked Staff Liaison Njoku to transmit its support of the current proposal to Council.

B. 1140 Los Robles Street, a Landmark (Werner-Hamel House), Historical Resources Analysis Update Letter Relative to a proposal to split into two an adjacent vacant to this Landmark property for the development of single-family dwellings.

Staff Liaison Njoku described the plan to the Commission, summarized the consultant's findings that the proposed construction will not cause a substantial adverse effect on the Landmark property, and asked the Commission to accept the consultant's report as adequate.

Project proponent Jason Taormino explained the layout of the cul-de-sac and the development plans.

The Commission asked questions of city staff and of the project proponent and discussed the proposed plan.

Commissioner Rifkin expressed an interest in creating some sort of plaque or signage about the Werner-Hamel House.

Mr. Taormino expressed an interest in the possibility of signage. Staff Liaison Njoku will look up the costs associated with previous signage done by the Commission.

Action: Commissioner Lowry moved, seconded by Commissioner Miltenberger, that the proposed subdivision and subsequent construction project by Taormino & Associates Real Estate will not cause substantial adverse effect on the historic quality of the Werner-Hamel House, a designated City of Davis historic resource. The motion passed unanimously.

Commissioner Miltenberger left at 8:00 pm

- C. **Citywide Historical Resources Survey Project Update – Consultant Kara Brunzell of Brunzell Historical has prepared and submitted an update letter on the current efforts with the Citywide update. The update is consistent with the contract agreement between the City and the contractor.**

The Commission received and discussed the update letter. The Commission asked questions of city staff and provided feedback. They were impressed with the work done so far.

9. **Adjournment.** The next meeting will be **Monday, December 15, 2014** at the Hattie Weber Museum (445 C Street) at 7:00 pm.

Action: Commissioner Rifkin moved, seconded by Commissioner Sosnick, to adjourn the meeting. The motion passed unanimously.

The meeting was adjourned at 8:30 pm.