



**Historical Resources Management Commission
Hattie Weber Museum – 445 C Street, Davis, California
Corner of 5th and C Streets in Central Park
Monday, September 21, 2015**

Commissioners Present: Mark Beason (Vice Chair), Scott Miltenberger, William Allen Lowry, Karen Clementi, David Hickman, Jonathon Howard (Alternate)

Commissioners Absent: Rand Herbert (Chair), Richard Rifkin

Council Liaisons Present: None

Staff Present: Ike Njoku, Bob Wolcott, 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 Hickman, to approve the agenda. The motion passed unanimously with Commissioner Howard absent.

3. Approval of Minutes.

Action: Commissioner Clementi moved, seconded by Commissioner Miltenberger, to approve the minutes of May 18, 2015. The motion passed unanimously with Commissioner Howard absent.

4. Public Communications.

None

5. Written Communications

None

6. Museum Report

Dennis Dingemans presented the Hattie Weber Museum Report. He highlighted several collections that have recently been used for research by the public. He also provided an update on the WPA bathroom renovation project and the Mother's brick funding raising project.

7. Staff, Council Liaison, and Commissioner Comments

Staff Liaison Njoku reminded the Commission that the Office of Historical Preservation is putting on a Preservation Workshop Education Series: Local Government Historic and Cultural Resources Training on Friday, October 16, 2015, in Sacramento. Vice-chairperson Beason asked for clarification of the location of the workshop. It was reported that the workshop will take place at State Library and Courts Building, 914 Capitol Mall, 5th Floor, Sacramento, CA.

8. Business Item.

A. Affirmation of Completion of the Citywide Survey/Update Project and Submission to OHP for Approval

Consultant Kara Brunzell presented the status update to the Commission. She described the history of the project, described the time line of the survey, and presented the outcomes. She reported that the final draft had been submitted to the Office of Historical Preservation in August, and that they are currently providing comments.

The Commission received the status update and Vice Chairperson Beason took a moment to recognize the amount of work done by Ms. Brunzell, commissioners and volunteers.

Action: Commissioner Miltenberger moved, seconded by Commissioner Lowry, to affirm that the citywide historical resources survey/update project has been completed; that the final draft report submitted to the State of California Office of Historical Preservation (OHP) on August 24, 2015, was the product that was performed, reviewed, and commented on by the Commission; to direct that Ms. Brunzell make required and necessary edits as suggested by OHP to the final report; and to accept as advisory the cost estimate for outstanding survey/update work identified by Ms. Brunzell. The motion passed unanimously with Commissioner Howard absent.

Commissioner Howard arrived at 7:15

9. Public Meeting

A. 705 6th Street – Planning Application #15-55 for Design Review #20-15 Sherman Construction Remodel and 787 Square Feet Addition

Staff Liaison Njoku presented the staff report. He described the project and reported the staff conclusion that the proposed project complies with the DDTRN Design Guidelines, SOI and applicable development standards.

The Commission discussed the proposed project, asked questions of city staff and the project proponents, and provided advisory input.

Action: Commissioner Miltenberger moved, seconded by Commissioner Clementi, that the proposed project is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15301(a) and (e)(1) as interior or exterior alterations of existing facility and addition to existing structure

that will result in an increase of no more than 2,500 square feet. The motion passed unanimously.

Action: Commissioner Miltenberger moved, seconded by Commissioner Lowry, that the addition is compatible with the designated historical resources within 300 feet, DDTRN Design Guidelines, and the Secretary of the Interior's standards for rehabilitation. The motion passed unanimously.

Action: Commissioner Miltenberger moved, seconded by Commissioner Howard, to affirm staff intent to approve Planning Application #15-55 for Design Review #20-15, to allow the remodeling and addition of approximately 787 square feet to 705 6th Street to accommodate two bathrooms, three bedrooms, a dining room, a family room, and a living room consistent with Section 40.23.050(I) of the Zoning Ordinance to a 10-day appeal period, and the findings and conditions of approval contained herein, with the comment to respect the difference between the old and new structures and to look for opportunities to distinguish old from new. The motion passed unanimously.

B. 416 and 420 J Street Demolition and Replacement Project – Planning Application #15-58 for Demolition #03-15, Design Review #23-15; and Planning Application #15-59 for Demolition #04-15, Design Review #24-15 Respectively.

Staff Liaison Njoku presented the staff report. He reported that city staff has identified three areas of the proposed plan that they would like Commission input on: the location of the primary entrances, the creation of two separate driveways, and the ADU stairs and windows privacy and aesthetic impacts.

Project representative Elma Gardner explained that currently the property is serviced by one large driveway between the two separate duplex units, which is very unattractive; and that because the property does not have ally access, maintaining one shared driveway will result in not complying with other development standards, such as open space, lot coverage, etc.

Project proponent Tom Cross explained that the two separate driveways will allow the project to meet the open space requirements, and looks better than the existing single driveway. He added that he had presented the proposal to neighbors who support it.

Ms. Gardener added that the design guidelines suggest a street facing orientation, but do not require it. She also stated that there are other homes within the neighborhood that do not have front facing entries.

Mr. Cross said that if the stairs are in the front they will have to push the buildings back and will lose open space, he added that front facing stairs also have the potential to become eyesores.

Community member and neighbor to the proposed project Joel Brungardt said that he liked that the proposed plan is for two units rather than one; that he likes the fact that no deviations are being proposed; and that it is consistent with the mass and scale of the neighborhood. He added that the property in its current condition really needs redevelopment, and that he has no real objections to the proposed plans, stating that “it could be much worse.”

Community member and neighbor Mark Grote said that Mr. Cross had approached the neighbors with his plan back in July and had addressed many of their concerns at that time. He said the neighbors' concerns are mainly about the trees, privacy, and orientation of the entrance. He added that overall, the neighbors are positive about this project. He noted that the other properties on that side of the street do have their entrances oriented to face the street, but that the architect's reasons for the proposed orientation sound reasonable.

Old East Neighborhood Association President Rhonda Reed said that the proponents met with the neighbors early on and that they made an effort to conform to the design guidelines, even when the guidelines are self-contradicting.

Craig Zimmerman said that overall the neighbors feel positive about the privacy issues and the tree issues. He said he is concerned that the proposed changes will adversely affect the character of the neighborhood relative to the building side facing to the street and the on-street parking due to ten bedroom proposal.

Ms. Gardener stated that about half of the houses in the neighborhood do not have front facing entrances.

The Commission discussed the proposal and asked questions of city staff and the project proponents.

The consensus of the Commission is agreed that the issues of tree removal to accommodate driveways and privacy are not under the purview of the HRMC, but that issues of the historical character of the neighborhood did fall under their purview.

However, the Commission agreed that the issue of the orientation of the main entrances would fall under their preview as it would affect the historical character of the neighborhood.

Commissioner Lowry suggested that the proponent should consider covering or protecting the external stairs in some way, as the exposed staircase would quickly become unattractive. He added that as the current plan is lacking a front orientation or focal point, the side entrances could be improved to ameliorate that problem.

Action: Commissioner Miltenberger moved, seconded by Commissioner Clementi, that the proposed project has no negative impact on the historical resources within 300 feet. The motion passed unanimously.

Action: Commissioner Miltenberger moved, seconded by Commissioner Lowry, that the properties do not meet the criteria for historical significance as defined in the National Register (federal register), in the City of Davis Municipal Code, in the California State Public Resources Code, and in the California Environmental Quality Act (CEQA). The motion passed unanimously.

Action: Commissioner Miltenberger moved, seconded by Commissioner Lowry, that a front facing entrance would be more consistent with the applicable Davis Downtown and Traditional Residential Neighborhoods (DDTRN) Design Guidelines. The motion passed by the following vote:

Ayes: Beason, Lowry, Clementi, Hickman
Noes: Miltenberger, Howard

Mr. Cross asked if this motion meant the Commission was requesting that the proponents place the stairs in the front of the building.

Vice Chairperson Beason answered “No”, and explained that the motion was in regards providing a ground floor entrances; not have the stairs face the street. Commissioners agreed that another motion to clarify is not needed.

C. 213 and 215-217 C Street, Pre-application review. PA #215043, Pre-application #5-15

Senior planner Bob Wolcott presented the staff report. He described the plan to demolish the two residential structures and to build a three story mixed use building.

Project proponent John Peauroi described the location of the property and his plans for the proposed project. He hopes to have his business on the third floor, lease the second floor space to businesses, and have two residences on the first floor.

Architect Bob Lindley described the design of the proposed replacement building.

The Commission discussed the project and asked questions of city staff, the project proponent, and the project architect.

Community member Rhonda Reed stated that this project is compatible with the area and would be a good counterpoint to the AT&T building across the street.

Vice Chairperson Beason said that the project design appeared to comply with the Davis Downtown and Traditional Residential Neighborhoods (DDTRN) Design Guidelines, and asked if there was a second parking space allotted for the two bedroom apartment.

Mr. Lindley said there was not.

Commissioner Miltenberger agreed that the proposed replacement met the design guidelines.

Commissioner Hickman said that the proposed changes would affect the neighborhood, it would be a large wall next the shoe shop, but it would not negatively affect the neighborhood enough to prevent this project.

Commissioner Lowry appreciated the efficient use of space and the eye toward density in the downtown area shown in the plans, and hoped that they get their minor modification of the lot coverage approved. He suggested the proponents make an effort to increase privacy for the first floor residential units, possibly with a higher patio wall or more screening.

Commissioner Clementi agreed with the other Commissioners’ comments with regards to the design, and expressed relief that the final color would not be white.

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Commissioner Howard stated that the proposal makes sense and had nothing else to add.

10. Adjournment. The next meeting will be October 19, 2015 at the Hattie Weber Museum (445 C Street) at 7:00 PM.

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

The meeting was adjourned at 9:35 PM.