



**Historical Resources Management Commission
Hattie Weber Museum – 445 C Street, Davis, California
Corner of 5th and C Streets in Central Park
Monday, January 25, 2016**

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

Commissioners Absent: None

Council Liaison Present: None

Staff Present: Ike Njoku, Robert Smith (contract planner), Louise Stahl

1. Call to Order. Chairperson Herbert 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. Citywide Historical Resources Survey Volunteer Appreciation Ceremony.

Chairperson Herbert opened the Volunteer Appreciation Ceremony. He acknowledged the hard work of volunteers, Historical Consultant Ms. Kara Brunzell, staff and commissioners. He pointed out the timely completion of the difficult citywide historical resources survey project as evidence of the job well done by all. The Commission and general public gave Ms. Brunzell standing ovations for her work. The Commission also thanked all volunteers. Chairperson Herbert presented to the volunteers present with certificates of appreciations. The Hattie Weber Museum Director Dennis Dingemans was also presented with a certificate of appreciation.

The Commission also presented a Certificate of Appreciation to the former secretary to the HRMC Catherine “Katie” McCort in appreciation of her almost eight years of service to the Commission and the City.

4. Approval of Minutes.

Commissioners pointed out the omission of the word “not” on the December 14, 2015, minutes regarding a statement attributed to Council Liaison Swanson. Chairperson Herbert expressed appreciation for the clear minutes on the complicated discussion had on the Trakside project.

Action: Commissioner Miltenberger moved, seconded by Commissioner Clementi to approve the minutes as edited. The motion passed unanimously with Commissioner Lowry absenting given that he was absent at the last meeting.

5. Public Communications.

Property Management Coordinator Tracie Reynolds and Community Engagement and Cultural Services Analyst Carrie Dyer spoke to the Commission about the need to replace the glass of the main front door of the historic City Hall, which will result in elimination of the decorative spring art glass panels. They explained that the reason for the proposal is to address the repetitive breakage of the glass due to heavy use of the door. Ms. Dyer informed the Commission that a process exists for the decommissioning of the art piece on the door. Additionally, staff informed the Commission the need to install hand rails on the stairs facing B Street. The Commission appointed a Subcommittee of Chairperson Herbert and Commissioner Lowry to work with staff in finding solutions to address the concerns.

6. Written Communications

Staff provided the Commission with written communication.

7. Museum Report

Museum Director Dennis Dingemans gave a brief presentation of the museum activities, including how recent low attendance resulted in the accomplishment of needed refiles, reclassifying and organizing more efficient storages. Director Dingemans stated that bidding continues for selecting an architect for the renovation of WPA building, and that the museum was seeking advice on a potential garden water feature around the museum. He added that 1,500 bricks are on sale as memorial bricks. He also reported on his recent attendance to the Sacramento Consortium meeting.

8. Staff, Council Liaison, and Commissioner Comments

Chairperson Herbert reported that he attended the StrongTowns.org presentation at the City Chamber with interest towards the value of downtown property as compared to a big-box environment and also creating viable neighborhoods. He announced that there are blogs and podcasts available to read or hear these ideas.

Commissioner Rifkin inquired about the status of 501 Oak Avenue property. Staff Liaison/Planner Njoku said the permit had expired; a new owner had purchased the property and has a different building vision; and that there are ongoing discussions between staff and the new owners. Commissioner Rifkin asked if the changes would be brought back to the Commission for review and input. Njoku answered that he believed that it would.

9. Business Items.

A. 901-919 Third Street Trackside Historical Resources Analysis (HRA) HRMC Revisions Approval.

Chairperson Herbert introduced the item by stating that there no new action being taken by the Commission on the Trackside project. He emphasized that the Commission is being asked to assure that its decision was appropriately reflected on the HRA report. He also disclosed that he had seen the draft of the document of the Commission's HRA comments, and made some edits.

Planning Consultant Robert Smith provided an overview of the revisions to the HRA pursuant to the past HRMC action, and explained why the proposed memorandum format was being used to reflect the changes directed by the HRMC on the HRA report.

Chairperson expressed his concern about the separation of the HRMC changes from the HRA report, and directed the current staff proposed memorandum format to reflect the changes be inserted into the HRA report; at least after the first page. Commissioner Clementi expressed similar concern as the Chairperson as well as other Commissioners. Staff Liaison Njoku chimed in to offer inclusion of the memorandum into the HRA report in the form of a PDF documentation (to be posted online and also added to the hard copy to be placed in the project file). The compromise was acceptable to the Commission.

Chairperson asked clarifying questions of Mr. Smith, including the height of the proposed building that was referred to 60' in place of 77' in the documentation; and asked that clarification of the reference to the City of San Diego be made clearer in the documentation.

Vice-chairperson Beason raised questions about the memorandum documentation regarding whether the Commission action cited was for "significant" impact. It was clarified by the Commission that the project was found to have a significant impact. He further stated that the Commission action included that there would be indirect significant adverse impact to the Conservation District, and the memorandum should reflect this action. He stated that the memo should be edited to state that projects that are inconsistent with the Design Guidelines will be considered to have a significant impact, consistent with the text in the Design Guidelines and as stated by HRMC previously. The Commission agreed that these changes should be made to the memorandum.

Chairperson Herbert opened the public meeting.

Mark Grote, Old East Neighborhood resident, thanked the Commission for its diligence on how the proposed project will be compatible with the Old East Neighborhood and affirming the Old East Neighborhood's view that setting is important. He stated that the Old East Neighborhood has anticipated redevelopment within the design guidelines on the property and would support such a proposal; and wanted it noted for the record that the neighborhood is not in opposition to the re-development of the property and would support a compatible project with the neighborhood. He added that the Old East Neighborhood would work with the development team, if approached, to come up with a compatible project.

Cary Angus, Old East resident, explained that he had missed the previous meeting and wanted to emphasize that when he bought his house, he bought into the Design Guidelines.

Njoku advised residents to bring in a flash drive to receive a copy of the HRA as the file may be too large to email, and noted that it will be posted online.

The Commission made some edits to the cover memo to be added to the HRA report, and directed staff to assure that the edited memorandum is also incorporated electronically in a PDF format, posted and transmitted to the decision-makers as the project move forward. The Commission memorized its past decision as presented by a vote.

Action: Commissioner Miltenberger moved and Commissioner Beason seconded to accept the memorandum with the five edits and have the entire memorandum inserted in the HRA directly after the title page. The motion passed unanimously.

B. 223 4th Street Garage and Accessory Dwelling Unit Addition.

Chairperson Herbert asked for a consensus of the Commission to hold the public meeting on the 223 4th Street project prior to Item #9A. This item was moved up and introduced by Chairperson Herbert.

Njoku presented the project and answered questions. The property owner/applicant Jaimie Hawkins also provided a brief presentation and answered questions from Commissioners.

Chairperson Herbert thanked the property owner for respecting the DDTRN Design Guidelines relative to mass and scale while proposing a compatible addition to the neighborhood. Commissioners asked questions of staff and the property owner, which were answered, including typo corrections found in the attached DDTRN Design Guidelines table of consistency.

Action: Commissioner Miltenberger moved, seconded by Commissioner Clementi that the proposed project is Categorical Exempt from further environmental review pursuant to CEQA Guidelines Section 15301(e)(1) as an 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 Hickman seconded to support staff intent to approve the Design Review application, to allow the conversion of the existing garage, the addition of 580 square foot new garage and 523 square foot accessory dwelling unit, subject to the findings and conditions of approval to be made part of the administrative approval action. The motion passed unanimously.

Chairperson Herbert pointed out that staff recommendation “B” had been taken care of as the Commission had provided supportive advisory input.

C. 2016-17 HRMC Goals.

The Commission deliberated on its goals and made several comments and edits to the draft goals, including:

- Funding mechanisms
- Landmark signage,
- 100th anniversary of City of Davis
- 50th anniversary of Davis Bike Lanes

Staff liaison Njoku is directed to make the changes to the HRMC Goals and email it to Commissioners for further review, edit and comments, which will be consolidated by Njoku prior to the next meeting discussion by the Commission on the goals.

D. Remaining Work City Historical Resources Survey Project.

The Commission discussed assignments regarding completion of the survey of none-surveyed properties within the Conservation Overlay District; anticipating its completion in 2016-17.

Commissioners Miltenberger and Commissioner Lowry expressed interest in looking at the Julia Morgan house.

10. Adjournment.

Njoku reported that there will be no meeting on February 22, 2016. The meeting was adjourned to March 21, 2016, at the Hattie Weber Museum (445 C Street) at 7:00 pm.

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

The meeting was adjourned at 8:40 pm.