



**Historical Resources Management Commission Meeting Minutes
Hattie Weber Museum – 445 C Street, Davis, California
Corner of 5th and C Streets in Central Park
Monday, July 18, 2016**

Commissioners Present: Rand Herbert (Chair), Richard Rifkin, William Allen Lowry, Scott Miltenberger,

Commissioners Absent: Excused Absent -- Mark Beason (Vice Chair), Karen Clementi, David Hickman, Jonathon Howard (Alternate),

Staff Present: Ike Njoku, Nancy Stephenson

1. Call to Order & Roll Call.

Chair Herbert called the meeting to order at 7:02 p.m.

2. Approval of Agenda.

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

3. Brief Announcements from Staff, Commissioners, and Liaisons.

Staff Liaison Ike Njoku introduced new HRMC secretary Nancy Stephenson.

4. Public Comment.

None.

5. Consent Calendar.

A. Approval of June 20, 2016 minutes.

Commissioner Rifkin noted that the minutes were very well done.

Action: Commissioner Miltenberger moved, seconded by Commissioner Lowry to approve the June 20, 2016 minutes. The motion passed unanimously.

B. Informational Items.

Staff and HRMC Development Subcommittee have acted on the following items:

- i. 515 D Street windows replacement project.

Commissioner Lowry reported that the subcontractor proposed to retain the appearance of the existing street-facing windows while replacing the non-street-facing windows with vinyl. Staff Liaison Njoku confirmed that the

proposal had been approved. Chair Herbert explained that the house was a contributor to the Old North Conservation District, and that its windows had been called out as being significant. The property owner wished to replace the windows due to their condition. To resolve the situation, all parties agreed to the subcontractor's compromise proposal.

- ii. 420 K Street Accessory Dwelling Unit was administratively approved with the support of HRMC Subcommittee.

Action: Commissioner Miltenberger moved, seconded by Commissioner Lowry to approve the Consent Calendar as shown on the agenda and reported out. The motion passed unanimously.

6. Written Communications.

Written communications were circulated to Commissioners.

7. Museum Report.

None.

8. Regular Items.

A. 820-22 B Street HRA Affirmation and Demolition and Replacement Project – Planning Application #16-32 for Demolition #5-16

Staff Liaison Njoku presented the project to the Commission. The two structures are over 50 years old and outside the Downtown Conservation Overlay District. The applicant would like to demolish both structures. Pursuant to the Municipal Code, the applicant is asking the Historical Resources Management Commission (HRMC) to accept the updated historical resources analysis (HRA) reports prepared for the properties, which find that they have no historical significance to be eligible for designation as historical resources to warrant a detailed environmental assessment.

Chairperson Herbert stated that he had prepared update forms for the two structures because they were not adequately addressed in the evaluation of the Bowers Acres subdivision. Herbert dealt specifically with the structures' architectural merit and their association with persons of significance to the city's history. Herbert concluded that neither of the houses had architectural merit that rose to the level of a significant resource for the city or the California Register and none of the residents were significant in the history of the Davis community. Therefore, the structures were not eligible as landmarks, merit resources for the National Register, the California Register or resources for the purposes of CEQA.

Applicant Kemble Pope thanked Herbert and the Commission for all their work on the project.

The commissioners discussed suggested changes to the update forms and the staff report.

Action: Commissioner Scott Miltenberger moved, seconded by Commissioner Allen Lowry to accept the following two recommendations:

1. **Accept the update (with suggested changes) of the 2015 Citywide Survey for the properties located at 820 and 822 B Street, which find that the properties do not have historic significance to be eligible for designation as potential historical resources at local, state and federal levels.**
2. **Determine that pursuant to Chapter 18.19.020(c) of the Municipal Code, the demolitions of the two buildings on the subject properties will be “statutorily exempt from environmental review pursuant to Section 15268 of CEQA as ministerial projects” given that the demolitions are not for structures identified as historic resources, or resources pursuant to Section 15064.5 of CEQA Guidelines.**

The motion passed unanimously.

B. 33 College Park – Planning Application #16-31 for Design Review #11-16.

Staff Liaison Njoku presented a review of the project’s history. Originally presented for informal review by the Commission two meetings ago, the project was going to be approved as a Minor Improvement at that time. After neighbors were notified, it became apparent that the neighbors were unhappy with the elevation, especially with the garage addition. The design coming before the Commission at this time is a proposed redesign of the project that is acceptable to the neighbors. Staff recommends approval, and advisory input is being sought from the Commission. Njoku indicated that a College Park resident had concerns about plans concerning the street tree in the driveway area.

Architect Paul Almond indicated that there is no proposed modification to the landscape area and that the driveway and planter box will be retained.

College Park resident Carl Hiller stated that he no longer had concerns relating to landscaping.

Architect Almond and Property Owner Rosa Marquez expressed their disappointment at having to apply a gable to the front face to appease the neighbors.

Chair Herbert stated that, although both the former and current designs meet the Secretary of the Interior’s Standards, the current design affects the streetscape less than the former. Asked by Herbert about the neighbors’ response to the former design, Hiller stated that at least 50 per cent of the neighbors in College Park did not like the original project design because it did not seem compatible with the ambiance of the neighborhood; the current project is more compatible.

Commissioner Rifkin and Chair Herbert concluded that the question before the Commission was: Does the current project harm the contributing structure, which is part of the district? The unanimous answer by the Commission is “no.”

Action: Commissioner Allen Lowry moved, seconded by Commissioner Scott Miltenberger to accept the following:

1. **Affirm that the proposed project is Categorically Exempt from further environmental review pursuant to CEQA Guidelines Section 15302 and that no additional environmental assessment is required.**
2. **Affirm that the changes to the building do not represent an adverse impact to the district or the contributing resource (i.e., the house itself).**

The motion passed unanimously.

9. Commission and Staff Communications

A. Subcommittee Reports / Reports On Meetings Attended / Interjurisdictional Bodies / Inter-Commission Liaisons / etc.

The Commission deliberated on the replaced glass windows at the historic City Hall (now commonly known as Bistro 33). Staff Njoku reported out the Staff Tracie Reynolds did research and found that the black and white being shown to the Commission was the only evidence that the original window glass might have been clear. The Commission expressed appreciation for the restoration effort.

10. Adjournment.

Staff Njoku reported that the next meeting will be held on August 15, 2016, at the Hattie Weber Museum (445 C Street) at 7:00 pm.

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

The meeting was adjourned at 8:15 p.m.