



Historical Resources Management Commission Meeting Minutes

Monday, February 27, 2017

7:00 p.m.

Hattie Weber Museum – 445 C Street (Corner 5th & C Streets in Central Park) Davis, CA

Commissioners Present: Karen Clementi, Rand Herbert (Alternate), David Hickman, Allen Lowry, Scott Miltenberger (Vice-chair), Erin Autry Montgomery, Richard Rifkin

Commissioners Absent: None

Staff Present: Staff Liaison Ike Njoku, Building and Planning Technician Tom Callinan, HRMC Secretary Nancy Stephenson

1. Call to Order & Roll Call.

Acting Chair S. Miltenberger called the meeting to order at 7:01 p.m.

2. Swearing-in Ceremony.

E. Montgomery was sworn in by S. Miltenberger.

3. Approval of Agenda.

Action: K. Clementi moved, seconded by A. Lowry to approve the agenda. Motion passed unanimously with E. Montgomery absenting.

4. Appointment of Chairperson and Vice-chairperson.

Miltenberger announced that with recent City Council reappointment of Commissioners resulting in Chairperson Herbert being reappointed as an alternate, he can no longer serve as chair. As a result appointment of new chairperson and vice-chairperson was required.

Action: S. Miltenberger moved, seconded by D. Hickman to nominate S. Miltenberger to serve as chairperson. Motion passed unanimously.

Action: R. Rifkin moved, seconded by S. Miltenberger to nominate A. Lowry to serve as vice-chairperson. Motion passed unanimously.

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

R. Rifkin: February article in the *Enterprise* indicating proposed development of Pacific Life Insurance site on Chiles Road. Plan to demolish building and build apartments for rent and townhouses for purchase. Existing building seems to have Landmark eligibility for City of Davis.

R. Herbert: Expert survey done, building called out as eligible. For purposes of the City, it's not yet a landmark. For purposes of CEQA, it's an historic resource.

D. Hickman: Is there SHPO concurrence on the survey?

R. Herbert: It's up to the City whether it's a Landmark or Merit Resource. SHPO doesn't get involved in that.

S. Miltenberger: It's in the survey, has DPR form. What plans have come before the City?

Staff Liaison I. Njoku: No formal application has come to the City yet. Property owner knows of survey, significance of site in terms of CEQA.

R. Rifkin: Based on past events, City will not designate property as resource, then consider development; if property is not redeveloped, then the City might consider designating as resource.

On another topic, Commissioner Rifkin proposes compiling a list of street names for Grande school site as construction activities are ongoing at the moment. He suggested that street names related to former Davis teachers, school administrators, or former students could be considered. He offered to go to the developer with idea, get buy-in from school district, community, and then advance proposal to HRMC for consideration.

S. Miltenberger: Form subcommittee composed of R. Rifkin and myself.

R. Rifkin: Have plan of action ready for next meeting (there was a consensus of the Commission for them to proceed).

I. Njoku: Suggested that the Subcommittee should check with Public Works staff to see if they already have chosen street names.

R. Herbert: Please explain role of Alternate on commission.

I. Njoku: The alternate can participate in all meetings, but can vote only when there is no full regular members present.

6. Public Comment.

None.

7. Consent Calendar.

A. HRMC Minutes: January 23, 2017

Action: R. Herbert moved, seconded by D. Hickman to approve the January 23, 2017 minutes as amended.

Motion passed by the following vote:

Ayes: 4
Noes: 0
Abstentions: K. Clementi, A. Lowry, E. Montgomery

B. Informational Items – administrative approvals and the HRMC Subcommittee work report.

I. Njoku outlined the process relating to administrative approvals, which involves sending a letter of intent to approve a particular project. Property owners with 500 feet perimeter of the project then have ten days to provide staff with comments and additional ten days to appeal the decision to approve the project. However, if substantive comments are received then staff will have the next acting body make the decision on the project application. He also explained Minor Improvement application process often used in cases of window replacements that the HRMC subcommittee strongly feels may not be the most appropriate window replacement. In such instances, staff have applicants choosing to move forward with their projects to sign the letter indicating that the replacement windows would comply with SOI windows replacement guidelines. I. Njoku circulated sample copy of the letter to commissioners and cited that applicants at 51 College Park, 617 D Street and 522 D Street have signed similar letter.

A. Lowry: Projects need to be handled on a case-by-case basis. Letter needs to be more specific regarding what applicant plans to do. Would like to adjust language in letter.

R. Herbert: Applicants meet with Subcommittee, contractor—is that correct?
Agree with A. Lowry; windows are most important historical feature of house.

I. Njoku: I will email letter to Commissioners for your input.

A. Lowry, S. Miltenberger: we can advise the City on how to get the best outcome.

R. Herbert: Regarding 521 Russell Blvd, the project is consistent with the Secretary of the Interior's Standards. I'm in the process of preparing a DPR form to make same recommendation for this project similar as the project at 455 Russell Blvd.

Action: R. Herbert moved, seconded by K. Clementi to approve the Consent Calendar as listed above. Motion passed unanimously.

8. Written Communications.

Written communications were circulated to Commissioners.

9. Museum Report.

Hattie Weber Museum Director Dennis Dingemans: This past Friday Birch Lane students had a special tour of the Museum. On Saturday 55 people visited the Museum. D. Dingemans was interviewed by student in Master's program in Public History at Sac State regarding the Museum's accession practices; Museum was deemed competent. City Council approved

favorable changes to terms of the Memorandum of Understanding for renovation of WPA building.

10. Regular Items.

A. 516 F Street Reconstruction Project: Reconstruct the demolished exterior walls.

I. Njoku presented the project: A City Resale inspection revealed an unpermitted laundry room. In attempt to remove laundry room, property owner found dry rot, which they owners stated resulted in their removal of most of the exterior of the building walls. Homeowner will work with staff, HRMC Subcommittee to repair the damage, replace windows, to bring the building back to a reasonable semblance of what it was before. As a contributor, and within 300 feet of historical resources, the Commission is charged by Code to act on the proposal. Staff believes project is consistent with Davis Downtown Traditional Residential Neighborhood Design Guidelines. No new materials being introduced. R. Rifkin provided a picture of the building before it was stripped that will be added to the record.

Applicant: Adam Abildgaard, general contractor for applicant. Submitted permit application package to City. Plans to rebuild house with existing types of finishes.

R. Rifkin: Will you remove and replace the wood underneath?

A. Abildgaard: All stucco will come off, all windows will come out, wood gable end-vents will be re-used or rebuilt. There is no rebar in foundation; we are proposing to replace entire foundation with foundation meeting current seismic codes. Will re-do rough frame, add bathroom to rear of house. The front façade will look the same. New stucco will have same texture as original. New windows in front will be same size and wood clad. Side windows need to be expanded to meet egress requirements.

A. Lowry: Are the windows fiberglass? Are they double-glazed?

A. Abildgaard: The windows are wood clad with fiberglass, can be painted. Windows are double-glazed, will look like double-hung windows.

A. Lowry: Proposal is reasonable.

S. Miltenberger opened the public meeting.

S. Miltenberger: Any input from the Old North Davis Neighborhood Association?

I. Njoku: No input. Letter of Intent to Approve has been sent out to properties within 500 feet of the project; there have been no responses.

K. Clementi: Will the roof lines remain the same?

A. Abildgaard: Yes.

R. Herbert: Is it correct that the fenestration pattern stays the same, geometry stays the same, walls that were stucco will be stucco, roof line will not change? Staff report says no alley.

A. Abildgaard: Yes.

R. Herbert: Staff report says there is no alley, is that correct?

I. Njoku: No, that is incorrect; there is an alley.

D. Hickman: Staff report says property is a designated historic resource in Davis Register of Historic Places.

I. Njoku: The Davis Register contains the following three types of resources: Landmarks, Merit Resources and Contributors. Old North Davis has a list of Contributors and Non-contributors. This property is a contributor.

R. Rifkin: Will it lose its status as a contributor if this project goes through?

I. Njoku: If it is “restored” in such a way that it returns to its original appearance, i.e., stucco exterior, original fenestrations are not changed, it would retain its integrity as a contributor in my opinion.

D. Hickman: Important to note that it is a contributor to the district.

R. Herbert: It should be called out as a contributor or a resource for the purposes of CEQA.

E. Montgomery: On the plans, there appear to be three separate windows. However, in the photo, window appears to be one unit with wood in between.

A. Abildgaard: It will be three separate windows, but it will appear just like what is in the photo. Same size, same configuration.

Advisory input from HRMC: Given the unfortunate deterioration of the property, this is a noble effort to bring it back to the way it was. This project will have no effect on the adjacent historic resource.

Action: R. Herbert moved, seconded by D. Hickman to accept the recommendations of the staff report and affirm that the proposed project is Categorical Exempt from further environmental review pursuant to CEQA Guidelines Section 15301(a) as interior or exterior alterations of existing facility. Motion passed unanimously.

B. 436 E Street Residential Unit Addition: Add 3rd dwelling unit and a new driveway to existing duplex.

Building and Planning Technician T. Callinan presented the project: proposal to add a new driveway and convert existing carport into a two-story dwelling unit, resulting in a total of three attached two-bedroom units on one lot. Project is located at the corner of 5th and E Streets, in a transitional district between core commercial and traditional residential neighborhood (Old North Davis) zoned for mixed use. The Old North Davis neighborhood is across 5th Street from the project. New windows and HVAC units will be added to existing units. Project requires staff-level design review with advisory input from HRMC; project located within 300 feet of two Merit resources (513 F Street and 619 4th Street) and is within the conservation overlay district. No questions or comments received in relation to public notices.

Architect Duane Thompson: Access needed to be from E Street; 5th Street too busy. Wanted to preserve elements of old building, mid-century feel.

R. Herbert: The two-story element backs up against a two-story office building behind it, is that correct?

D. Thompson: Yes.

R. Rifkin: What is the exterior finish? Paint color?

D. Thompson: Existing structure is concrete block. This will be retained, but will remove exterior piping and conduits. Addition will have cement board siding, horizontal orientation. Switching paint tones and trim on front building to opposite of those on rear building. In addition, roof line will tie in.

R. Rifkin: Parking coming in off E Street, requiring curb cut and loss of one street parking space.

T. Callinan: To avoid loss of on-street parking space, looking into expanding driveway of adjacent property to accommodate both properties. (Both properties have same owner.) No final design yet. Requires reciprocal access agreement in case of separate ownership in the future.

S. Miltenberger opened the public meeting.

Dennis Styne, property owner: In favor.

Public meeting closed.

Commissioners had the following input:

- Nice project
- Adaptive reuse
- Will not have a negative impact on neighboring historic resources
- It will be a big improvement
- This project will highlight the interesting nature of the building

Action: K. Clementi moved, seconded by A. Lowry to accept the recommendations of the staff report and affirm that the proposed project is Categorically Exempt from further environmental review pursuant to CEQA Guidelines Section 15301(a) as construction of limited new small structures including multifamily residential structures totaling no more than four dwelling units. Motion passed unanimously.

11. Business Item. Continued to March 20, 2017 Meeting.

A. Commission Review and Acceptance of Commissioner Lowry's J Street DPR 523 Updates – 209, 213, 217, 223, 233, 239, 407, 421 and 425 J Street.

Continued to March 20, 2017 Meeting.

12. Commission and Staff Communications.

A. Subcommittee reports, meetings attended, interjurisdictional bodies, etc.

I. Njoku: Next meeting on March 20, 2017, will include swearing-in of new commissioner and celebration of service of M. Beason and J. Howard.

B. Property survey updates.

A. Lowry sought feedback on DPR forms. Properties missed in past surveys apportioned out to commissioners to survey. Found some interesting J Street properties. House moved to J St from downtown, owned by John Luft, Davis blacksmith. Blacksmith shop located at mattress shop that used to be Carousel Stationery. Luft built theater, original Varsity Theater. Luft house across from current location of Varsity Theater. In around 1950, Luft House moved to J Street. DPR form drafted with reference to that history. Will complete documentation of Luft House and other DPRs for review by HRMC.

I. Njoku: HW Museum has assessor's records from the beginning with owner names.

C. Commission assignment updates.

S. Miltenberger: We will be reapportioning surveys due to the resignation of M. Beason.

Commissioners discussed storage issues for surveys.

E. Montgomery introduced herself to the Commission.

A. Lowry: Looking to set up options for window replacement (exemptions for historic buildings, etc.) get city to accept same language that other cities use. Code provisions allowing flexibility for bedroom window sizes.

I. Njoku: Chief Building Official not happy with suggestion that Davis is behind in terms of the process, felt that they were proactive. Believes Sacramento example flies in face of historic preservation. Dual pane is used for sustainability. I suggest meeting with CBO.

A. Lowry: I know of people who have been told to change their window size.

I. Njoku: This was due to a misunderstanding by counter staff. The staff members have been brought up to speed on this issue and will refer future window issues to the Assistant Chief Building Official or the CBO.

Regarding the window replacement at City Hall (23 Russell Blvd.), City is seeking grant funding for sustainability, wishes to be an example of sustainability. To achieve sustainability, City wants to replace all windows in City Hall based on an infiltration test. Auburn courthouse consulted SHPO (State Historic Preservation Office), was able to achieve sustainable windows and save money. However, City management has already made the decision to pursue replacement option.

A. Lowry: It is a waste of money to replace perfectly good windows. Existing windows could be made leak-proof.

R. Herbert: Replacing the windows is not sustainability.

R. Rifkin: Go to public comments for City Council with this issue, let them know why it's not sustainable.

R. Herbert: Make argument for grant that repairing windows is aspect of sustainability.

A. Lowry: How is sustainability defined in the grant?

S. Miltenberger: Who is providing the grant?

I. Njoku: Not sure who is providing the grant.

A. Lowry: There are many ways to produce energy efficiency, even with the windows retained.

I. Njoku: Management met with HRMC subcommittee for their advisory input on this issue. They do not need the permission of the HRMC to go forward with the project. I recommend that you talk to the City Manager, see if they could re-state project description for the grant.

13. Adjournment.

The next meeting will be on March 20, 2017, at the Hattie Weber Museum (445 C Street) at 7:00 p.m.

The meeting was adjourned at 8:34 p.m.