City of Davis
Historical Resources Management Commission Meeting Minutes
Monday, March 20, 2017
7:00 p.m.

Hattie Weber Museum -- 445 C Street, Davis, CA 95616 (Fifth & C Streets in Central Park)

Commissioners Present:	Karen Clementi, Mark S. Davis, Rand Herbert (Alternate), David Hickman, William Allen Lowry, Erin Autry Montgomery, Richard Rifkin
Commissioners Absent:	Scott Miltenberger
Staff Present:	Staff Liaison Ike Njoku, HRMC Secretary Nancy Stephenson

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1. **Call to Order & Roll Call.**
   Vice Chair A. Lowry called the meeting to order at 7:00 p.m.

2. **Approval of Agenda.**
   Action: K. Clementi moved, seconded by D. Hickman to approve the agenda. Motion passed by the following vote:

   Ayes: 7
   Noes: 0
   Absent: S. Miltenberger

3. **Brief Announcements from Staff, Commissioners, and Liaisons.**
   R. Rifkin: Regarding Grande Villa street names, Public Works has already named them. Mercedes Ave,

   New Commissioner Mark Davis introduced himself to the Commission.

4. **Public Comment**
   None.

5. **Consent Calendar**
   No items.

6. **Written Communications.**
   Written communications were circulated amongst commissioner.

7. **Museum Report.**
   None.

8. **Regular Items.**
   A. 708 Elmwood Lane Addition. Planning Application #17-9 for Demolition #01-17 to Allow Additions and Remodeling of Existing Single-family Home.

   I. Njoku: The project is a second-story addition to a house originally built in 1958. From building code standpoint, the project is a demolition. In the 2015 Historical Resource Analysis (HRA) of area, Elmwood Neighborhood determined to be eligible for local, state and national designation as district,

with approximately 80% of homes within subdivision possible contributors to the district. However, survey did not identify properties that could be contributors. There are no evaluation tools, such as design guidelines, to determine compatibility of project with neighborhood. Seeking advisory input from HRMC nonetheless. After advisory input, staff will draft Letter of Intent to Approve and send through normal noticing process; the proposed addition is significant, but the neighborhood consists of predominantly very large lots; the addition is not large relative to lot size; and will be compatible with what is in the neighborhood.

Steven Mott, project architect: Design completed without knowledge that there was any historical bearing on house or the neighborhood; the design decisions were based on owners' preference for more modern-looking Craftsman-type style; and his desire to break up massing so that the addition did not feel as large.

Acting Chairperson A. Lowry opened the public meeting. Given no comments the public comments was closed, and the Chairperson Lowry invited Commissioners.

Commissioner questions and comments are summarized as follows:

- House to east of project, 712 Elmwood Drive, was called-out as a potential historical resource at one time. Where does that stand? As a potential resource, isn't it treated differently from CEQA standpoint?
- Main reason project coming before HRMC is demolition aspect. However, most of the demo is in the back, not visible from the street; it is not a major visible factor.
- The building was built in 1958 and remodeled in 1968 -- is it considered a 1958 building or a 1968 building for the purposes of CEQA?
- The district was evaluated as a potential district, but individual contributors were not identified. It is unfair to the property owner to say the property is a contributor when we don't know if it's a contributor.
- We don't have enough here to say that this project would knock out the district as a whole.
- I don't feel that this house is a strong contributor. Two of the neighbors felt this project was a good thing for the neighborhood.
- Why were the conditions of approval items on page 17 of the staff report struck out?
- All the window types found in the design are window types that are found in the neighborhood.
- I don't think this project would take away from a neighboring designated structure. It is more likely to harm a district.
- Recommend fanlight windows in garage door.

Staff responses are summarized as follows:

- If 712 Elmwood Drive were the property being developed, it would make a difference.
- A survey was done, but nothing has been compiled, nor has it gone before the City Council; there is no district recognized yet, there are no designated resources.
- The building is redesigned -- windows are changed in size and location; it will be like a brand-new building. How will this affect the potential district?
- It is considered a 1958 building for the purposes of CEQA. However, the homes in the potential district were called-out in the survey because of the architect who did the remodel in 1968. Part of the integrity of the potential district is due to the remodels.

- We still need to know how many properties in the district are contributors to the district.
- The struck out conditions were intended as a guide for commissioners in considering conditions of approval.
- When there is a district, the Secretary of the Interior's Standards (SOI) can be used as a guide. In the case currently before you, we can use only CEQA as a guide, cannot use SOI.

Action: R. Rifkin moved, seconded by K. Clementi to accept staff recommendations as follows:

a. Provide advisory input on the proposed addition and remodeling project that will result in the demolition of more than 25% of the exterior walls of the building in the Elmwood Subdivision identified in the 2015 historical survey as eligible for designation as an historic district; and

b. Affirm 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 which will result in an increase of less than 50% of floor area ratio (FAR). Motion passed by the following vote:

Ayes:	7
Noes:	0
Absent:	S. Miltenberger

9. Business Item.

A. Acknowledgement of the Services of former Vice-chairperson Mark Beason and Former Commissioner Jonathon Howard to the City.

Certificate of Appreciation from the Historical Resources Management Commission was presented to former Commissioner J. Howard. (M. Beason was not present.) A short celebration in honor of the former commissioners took place.

B. 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.

A. Lowry presented drafts of surveys of properties assigned to him in June 2016.

Alan Miller, a resident of J Street had the following comments:

- 209 J Street is owned by Jim Wilson, son of John Wilson.
- 223 J Street was moved (form indicates it was not moved, which is incorrect)
- 223 J Street form was duplicated
- Concerned owners might alter windows of house I'm occupying

Commissioner and staff comments are summarized as follows:

- Window changes should come before the Commission
- Regarding 425 J Street: Why does construction permit indicate that house is a resource, but there is no DPR form?
- Will update 425 J Street form to indicate date of notation on construction documents.
- Bancroft Library is a resource. UC Berkeley students did survey.
- Descriptions were good. Photographs were good.
- Please note on forms if you believe houses are contributors to the overlay district.

10. Commission and Staff Communications.

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

R. Herbert: A. Lowry and I met with Chief Building Official Greg Mahoney regarding urging use of more appropriate replacements for historic windows at 23 Russell Boulevard (City Hall). (Planning Director was not available to meet that day.)

A. Lowry: Issues to be addressed regarding loss of historic windows:

- Historic buildings are not flagged in building permit database.
- Planning Department is advocating for energy efficiency achievable only by requiring vinyl windows.
- Possible solution: Provide information to public (e.g. a handout) at permit desk about alternatives.

City applied for grant for specific changes to City Hall. G. Mahoney showed us a sample of windows they have in mind. The proposal should come before the HRMC but I don't believe the City plans to do that.

I. Njoku is compiling a booklet summarizing window options. Suggest listing manufacturer information.

Commissioners asked staff to draft resolution for the City Council requesting that the window replacement be brought before the HRMC for consideration. The motion passed by the following vote:

> M. Davis moved, seconded by K. Clementi to make a resolution to contact the City about their proposed change to the windows at 23 Russell Boulevard and ask that it be brought before the HRMC for review.
>
Ayes:	7
Noes:	0
Absent:	S. Miltenberger

B. Update on individual Commissioners progress with property surveys.
Commissioners discussed procedures and assignment of tasks relating to survey updates.

I. Njoku suggested holding future HRMC meetings at the Senior Center due to space considerations at the Museum.

C. Update on Commission assignments, such as historic windows replacement guidelines, etc.

11. Adjourn.

The next meeting will be on April 17, 2017, at the Hattie Weber Museum (445 C Street) at 7:00 PM.

The meeting was adjourned at 8:29 p.m.