



City of Davis

Historical Resources Management Commission Meeting Minutes
Monday, May 15, 2017
7:00 PM

Senior Center, 646 A Street, Activity Room, Davis, CA 95616
(Southeast Corner of A Street & 7th Street)

Commissioners Present: Karen Clementi, Mark S. Davis, Rand Herbert (Alternate), William Allen Lowry, Scott Miltenberger, Erin Autry Montgomery

Commissioners Absent: David Hickman, Richard Rifkin

Staff Present: Staff Liaison Ike Njoku, HRMC Secretary Nancy Stephenson

1. Call to Order & Roll Call.

Chair S. Miltenberger called the meeting to order at 7:00 p.m.

2. Approval of Agenda.

Action: A. Lowry moved, seconded by K. Clementi to approve the agenda. Motion passed by the following vote:

Ayes: Clementi, Davis, Herbert, Lowry, Miltenberger, Montgomery

Noes: None

Absent: D. Hickman, R. Rifkin

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

R. Herbert: There are apparently plans to demolish the Newman Center church. The church was evaluated by the Commission as a training exercise. There was no follow-up to designate the church as a historic resource.

I. Njoku: There has been ongoing contact between Diocese representatives and City. No formal application has been submitted yet.

I. Njoku: Staff has retained services of Kara Brunzell to update surveys of the two eligible districts of University Estates and Elmwood. Updated surveys will be presented to the Commission for potential recommendation to Council to obtain historic district designation. Miller Drive and A Street will also be reviewed by Brunzell as that area was omitted during 2015 citywide survey.

4. Public Comment

Mark Grote, secretary of the Old East Davis Neighborhood Association (OEDNA): this Saturday (5/20/17) is Old East Davis Day, a neighborhood open house that is part of the Davis Centennial. Old East Davis day informational fliers were distributed.

5. Consent Calendar

Approval of minutes from the February 27, 2017 HRMC meeting.

Action: K. Clementi moved, seconded by E. Montgomery to approve the consent calendar as listed above. Motion passed by the following vote:

Ayes: Clementi, Davis, Herbert, Lowry, Miltenberger, Montgomery

Noes: None

Absent: D. Hickman, R. Rifkin

6. Written Communications.

Written communications were circulated.

7. Museum Report.

None.

8. Regular Items.

A. 331 I Street Demolition/Addition/Renovation. Planning Application #17-24 for Design Review #10-17 to Renovate the Existing Building – Galles I-house.

Staff Liaison I. Njoku: Provided an overview of the project, which seeks approval of Demolition and Design Review applications for partial demolition of building at 331 I Street to allow extensive renovation. The overall design, materials, massing remain relatively the same, while a front porch and dormers that are very complementary to the neighborhood will be added. Proposed remodel would not adversely affect existing historical resources. A historical resources analysis (DPR523A&B) by Commissioner R. Herbert found property to be ineligible for listing in the local, state or national registers.

Action: K. Clementi moved, seconded by M. Davis to accept the historical resources analysis (DPR523A&B) findings that the property is not eligible for listing in the National Register of Historic Places, California Register of Historical Resources, or City of Davis Register (landmark or merit) owing to a lack of significance to applicable criteria, and because it lacks integrity to any potential period of significance; hence no demolition certificate is needed for the project. Motion passed by the following vote:

Ayes: Clementi, Davis, Herbert, Lowry, Miltenberger, Montgomery
Noes: None
Absent: D. Hickman, R. Rifkin

Applicant Todd Galles: Excited to live in Davis. Home was dilapidated and needed the significant renovation.

Mark Grote, 408 J St: Informally representing OEDNA stated that OEDNA did not take formal action on project, but the OEDNA felt the remodel fits well with neighborhood, especially in scale and traditional design. He reported that the applicants shared plans with neighborhood, and met with neighbors and OEDNA. Neighborhood is happy that owners plan to occupy home.

Commissioner comments are summarized as follows:

- New windows could be simplified. Vinyl windows are discouraged; there are more appropriate, more sustainable options.
- Proposed design is generally compatible with neighborhood, borrowing design elements from adjacent houses.
- Due to scale and massing of project, attempt to tip its cap to neighborhood design, there would be no direct or indirect adverse impact on the neighboring historical resources.

Applicant agreed to simplify window design, use alternatives to vinyl windows.

Action: K. Clementi moved, seconded by A. Lowry to accept the staff recommendation, which read as follows:

Provide advisory input on the proposed project relative to compatibility and compliance with the designated historical resources at 405 J Street (Merit Resource, McBride home), 334 I Street (Landmark, Schmeiser house), 320 I Street (Merit Resource, Montgomery house), and the applicable DDTRN Design Guidelines (hence with the Secretary of the Interior's (SOI) Standards for Rehabilitation), subject to the findings and conditions contained in this report, including any modifications and additions by the HRMC.

Motion passed by the following vote:

Ayes: Clementi, Davis, Herbert, Lowry, Miltenberger, Montgomery

Noes: None

Absent: D. Hickman, R. Rifkin

Action: M. Davis moved, seconded by K. Clementi to concur with staff 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. Motion passed by the following vote:

Ayes: Clementi, Davis, Herbert, Lowry, Miltenberger, Montgomery

Noes: None

Absent: D. Hickman, R. Rifkin

B. 815 3rd Street Project – Modified Planning Application #16-10 for Design Review #2-16 and Conditional Use Permit #1-16 – Ace Hardware Parking Lot Modification and Solar Shade Structure

I. Njoku: Proposal is to modify the Conditional Use Permit (CUP) and Design Review that was approved by the Planning Commission in June 2016. Seeking advisory input from the HRMC relative to the reconfiguration of the proposed surface parking lot and the new accessory solar structure, including associated improvement, while evaluating potential impacts on designated historical resources within 300' perimeter, and compliance with the Davis Downtown and Traditional Residential Neighborhoods (DDTRN) Design Guidelines.

Applicant Jennifer Anderson: We came back with a simplified project. It's a lower-cost alternative that gives us future flexibility. Provides solar, preserves large walnut tree. Old warehouse floor will be retained.

I. Njoku: The arch is part of the application; the sign on the arch is *not* part of this application.

Consensus of Commission was that the project would have no significant direct or indirect adverse effect on neighboring resources.

Action: M. Davis moved, seconded by A. Lowry to accept the staff recommendation as follows:

1. Concur that the proposed project is Categorically Exempt from further environmental review pursuant to CEQA Guidelines Section 15301 in that the project involves negligible expansion of use; and
2. Provide advisory review and input on Planning Application #16-10 that modifies Conditional Use Permit #1-16 and Design Review #2-16 to allow for modifications to the previously approved parking lot and the construction

of an approximately 2,000 square-foot solar shade structure, subject to the findings and conditions of approval. Motion passed by the following vote:

Ayes: Clementi, Davis, Herbert, Lowry, Miltenberger, Montgomery
Noes: None
Absent: D. Hickman, R. Rifkin

9. Business Item.

A. Commission Review and Acceptance of Commissioner Lowry's 223 J Street DPR 523
(Commissioner Lowry)

Commission decided by consensus to table the item to June 19, 2017 meeting.

10. Commission and Staff Communications.

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

None.

B. Update on individual Commissioners progress with property surveys.

No updates.

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

No updates.

11. Adjourn.

The next meeting will be on June 19, 2017, at the Senior Center Activity Room, 646 A Street, Davis, CA 95616 (southeast corner of A Street and 7th Street) at 7:00 p.m.

The meeting was adjourned at 8:00 p.m.