



City of Davis

Historical Resources Management Commission Meeting Minutes
Monday, August 20, 2018
7:00 p.m.

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), David Hickman, William Allen Lowry, Scott Miltenberger, Richard Rifkin

Commissioners Absent: Erin Autry Montgomery

Council Liaison Present: Mayor Pro Tempore Gloria Partida (Regular)

Staff Present: Staff Liaison Ike Njoku, Planner Eric Lee, 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: K. Clementi moved, seconded by A. Lowry to approve the agenda. Motion passed by the following vote:

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

3. Public Comment

None.

4. Consent Calendar

A. None.

5. Written Communications.

Written communications were circulated.

6. Museum Report.

None.

7. Public Meeting Items.

A. 3820 Chiles Road Apartment Project for Planning Application #17-40 and EIR #07-17. (Planner Eric Lee)

E. Lee outlined the project. Applicant plans to redevelop existing vacant office property with a residential project. Proposed project would demolish existing office building and would include the two following replacement options: Preferred Site Plan and Alternative B. Preferred Site Plan includes development with multi-family rental units only, and Alternative B would include single-family units

throughout the remainder of the site in a similar configuration as the Preferred Site Plan. Preferred Site Plan includes total of 225 rental units. Alternative B includes 193 units, five of which would be single-family homes along La Vida Way, and 188 of which would be multi-family residential units. Both the Preferred and Alternative plans include construction of a fitness center, leasing office, clubhouse and pool.

E. Lee indicated that a 2015 historic survey by Kara Brunzell found the site eligible for listing on State and local registers. Applicant's consultant has provided updated Historic Resources Analysis (HRA) and DPR forms. Draft EIR highlights possible cultural resource impacts related to historical resource at the site. DEIR includes mitigation measures, primarily for documentation of the site. However, demolition of the resource would still result in significant, unavoidable impact; documentation is not sufficient to mitigate that to a less-than-significant level. Alternatives analysis included in Draft EIR, including No Project Alternative and Off-site Alternative, which would result in no impact to the historical resource.

Staff is asking the Commission to do the following: 1) Determine whether the property located at 3820 Chiles Road should be considered for recommendation as a historical resource to the City Council; and 2) Provide comments on the Cultural Resources Analysis in the Draft EIR. Staff will pass on any comments to the consultant to be addressed in the Final EIR. However, in order to consider designation, a public hearing is required. This meeting was not specifically noticed for that purpose, so the Commission would have to come back and hold a public hearing if considering designation.

I. Njoku explained that, because of 2015 analysis stating that the property is eligible, an EIR was triggered. Applicant wants to know if the Commission would prefer to have this site designated. At this time, Commission is considering only the EIR, not the project. When the project comes forward, the designation issue can be addressed at that time.

Project Applicant Lawrence Shepard summarized numerous efforts to adaptively reuse the building at 3820 Chiles Road. Seismic issues present a major obstacle to reuse of the building as either an office or housing. In respect to reuse as an office building, other issues include isolated location, obsolete design and layout, and the vault-like basement.

Applicant engineer Chuck Cunningham indicated that applicant is interested to know whether it makes sense to the Commission to recommend this site for designation.

Dana Supernowicz discussed the Historical Resource Analysis (HRA). Considered individual who built the building (local architect Silvio Barovetto) and the building's architecture and socio-economic value to the city of Davis. Came to conclusion that the property is historically significant and eligible for designation as a Merit resource. Building is very austere, fits better in an urban environment. Probably located in Davis because of cost analysis.

There were no public comments.

The commissioners considered pros and cons concerning recommending the property for designation. Some Commissioners comments can be summarized as follows:

Cons:

- The design is not very remarkable; the library would be more meaningful example of this architect's work in the community.
- Building does not have much meaning to or emotional connection with the community. It was designed to be seen from a distance.
- Two of the significant features, the flagpoles and the sign, are gone.
- Landscaping obscures the building now.

- The Commission accepts the applicant statement that every avenue has been exhausted to keep the building going on in some type of viable use. It has outlived its useful life. The building is obsolete.

Pros:

- The insurance company was the first corporate headquarters to relocate to Davis was part of the largest annexation in its history; this is historically relevant to the history of the city. This was tied to change in the University from a strictly agricultural school to a general-purpose university.
- Architect Silvio Barovetto was the most important architect of public buildings in the entire history of Davis.
- The building may not be a unique building for the state of California, but it is a unique building for Davis. The library (Mary Stephens Library) no longer has lost some of its integrity due to remodels. In contrast, this building has integrity.
- Many current designated resources are currently located or were originally located outside of the city of Davis.

In addition, commissioners were concerned that, if the HRMC recommended designation for this property, it would create obstacles for the applicant in developing the property.

I. Njoku stated that the HRMC could recommend the property for designation, also noting that there are extenuating circumstances, and based on the information provided by applicant, could indicate that findings could be made for financial hardship. The HRMC could indicate that they see no benefit in trying to preserve this building. HRMC could recommend designation and the City Council could override.

L. Shepard stated that he did not know that the building was being reviewed in 2015, adding that the HRMC had done a generous job as far as considering how their decision might affect him. He asked the HRMC to also consider the next person who wants to take a risk in rehabbing a building.

S. Miltenberger stated that the Commission needs to follow an environmental process; commissioners need to offer a recommendation as to whether the building is a Landmark or Merit or none. The fact that the building was found eligible for the California Register and the National Register makes a decision by the Commission impossible to avoid. Miltenberger added that the City Council may choose to override the HRMC's recommendations for other reasons that are within their purview, not that of the HRMC.

Council Liaison G. Partida thanked the Commission for letting her listen in on the interesting discussion. She stated that it was her understanding that it was the role of the HRMC to recommend designations, and that it is important for our City's history to designate this building. It will go into the record as having been a Landmark and its history will be recorded. Council may then decide to do something else with that property. I like the idea of taking element of the building and using it as part of another structure, such as a library.

I. Njoku stated that staff was seeking only comments on the Draft EIR at this time, and that the HRMC could come back with a formal recommendation later. Staff will send out a public hearing notice for the next meeting of the HRMC on September 17, 2018. The project will go forward to the City Council with a recommendation from the Planning Commission. The HRMC's recommendation will not delay the process.

Chair S. Miltenberger called for a vote of intent. The commissioners voted as follows:

Recommend Landmark designation:	K. Clementi, R. Herbert, S. Miltenberger, R. Rifkin
Recommend Merit designation:	M. Davis, D. Hickman
Undecided:	A. Lowry

Commissioner comments relative to the Cultural Resources portion of the Draft EIR are summarized as follows:

- Correct the HRA and EIR to reflect and reference the current 2015 DPR survey form completed for the property and its conclusions for the site's Landmark eligibility status.
- Correct the name of Bruce Mace's son from "Fredland" to "Freland."
- Add a summary of the property owner's extensive efforts to adaptively re-use the site as part of the site's historical record.
- Enhance the proposed mitigation measure for the Historic Documentation Report to add that the report shall be made available electronically and to include other locations receiving a copy, such as the University Collections.
- Enhance the proposed mitigation measure for the plaque/display to detail what type of information should be included and where it should be located and recommend that an HRMC subcommittee can provide input and help.
- Add as mitigation measure item c), a requirement to develop a plan to locate and find the time capsule that was buried on the site and to appropriately handle it.

B. 526 – 528 J Street Demolition and Replacement Project – Planning Application #18-37 for Demolition #06-18. (*Assistant Planner Tom Callinan*)

The Historical Resources Management Commission is being asked to open and continue the public meeting to September 17, 2018.

Chair S. Miltenberger opened public hearing.

Hearing no comments, Chair S. Miltenberger closed the public hearing.

Action: D. Hickman moved, seconded by K. Clementi to continue Item 7B, 526-528 J Street Demolition and Replacement project – Planning Application #18-37 for Demolition #06-18 to the September 17, 2018 Historical Resources Management Commission meeting. Motion passed by the following vote:

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

8. HRMC Business Items.

A. Downtown Plan Update.

S. Miltenberger and R. Herbert will meet with Principal Planner Bob Wolcott on Wednesday, 8/22/18, to discuss outstanding work that may exist relating to surveying potential resources.

I. Njoku passed around an updated list and map showing surveyed and unsurveyed properties in Downtown Core. Commissioners indicated some issues with map (i.e., a few parking lots were included on the map).

B. 150th Yolo County Railroad Anniversary Event.

A. Lowry circulated written information regarding 150th Yolo County Railroad Anniversary event this Saturday starting at 10 a.m. The train first rolled through the town on August 24, 1868.

R. Herbert wrote an article recommending the use of existing tracks as a light rail corridor.

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

S. Miltenberger reported that he and E. Montgomery are putting together a memorandum on the process for the designation of historic districts for commissioners to discuss.

I. Njoku: 526-528 J Street was pulled from the agenda tonight because it has not been surveyed and the applicants are asking to demolish the structure.

D. Hickman offered to survey 526-528 J Street.

10. Adjourn.

The next meeting will be September 17, 2018 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 9:25 p.m.