



City of Davis

**Historical Resources Management Commission Meeting Minutes  
Monday, August 19, 2019  
7:00 p.m.**

**Senior Center, 646 A Street, Activity Room, Davis, CA 95616**  
(Southeast Corner of A Street & 7<sup>th</sup> Street)

Commissioners Present: Mark S. Davis, Erin Autry Montgomery, William Allen Lowry (Vice-chairperson), Michelle Van Meter, Scott Miltenberger (Chairperson), Ning Wan

Excused Absence: David Hickman, Jordan Jacobs

Staff Present: Ike Njoku, Planner & Historical Resources, Tom Callinan, Building & Planning Technician, De Novo Planning Group Elise Carrol, Senior Planner

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**1. Call to Order & Roll Call.**

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

**2. Swearing-in Ceremony**

Chairperson swore in Commissioners Van Meter and Wan.

**3. Approval of Agenda.**

Action: Davis moved, seconded by Lowry to approve the agenda. Motion passed unanimously.

**4. Public Comments**

None.

**5. Consent Calendar**

A. July 15, 2019, minutes approval. Montgomery moved, and seconded by Lowry to approve the minutes. Motion passed unanimously, with new Commissioners Van Meter and Wan abstaining.

**6. Written Communications.**

Written communications folder was circulated.

**7. Museum Report.**

None. Mr. Dingemans was not present.

**8. Public Meeting.**

**A. 601 D Street -- PA #19-38 for Design Review #13-19, Minor Modification #4-19 Detached Accessory Dwelling Unit & Detached Garage Project.**

Chairperson Miltenberger opened the meeting discussion on this item. Staff Callinan introduced the project, and explained areas of interest for the Commission's advisory input. Chairperson opened the public meeting. Project designer Penny Lorain, expressed support for the project and explained that the roof form is designed to be consistent with others in the area. The Commission consensus is that the site plan and building designs are acceptable and compatible with the main building and intent of DDTRN Design Guidelines, while having no adverse effect on the adjacent designated resource.

Commissioner Lowry moved staff recommendations, seconded Commissioner Davis. The motion passed unanimously.

**B. 641 D Street -- Planning Application #19-44 for Design Review #15-19 and Conditional Use Permit (CUP) #5-19 to Allow Conversion of a Detached Garage into a Secondary Dwelling Unit.**

Chairperson opened the meeting discussion on this item. Staff Liaison Njoku introduced the project. Project architect Bruce Whitelam introduced himself and expressed support of staff recommendation. The property owners, Dan and Kristy Geer Badger, stated support for staff report and presentation. Neighbor Steve Tracie expressed support for the project. The Commission consensus was the proposal is an excellent adaptive reuse.

Commissioner Montgomery moved staff recommendation, seconded by Commissioner Van Meter. The motion passed unanimously.

**C. 503, 509 & 515 1st Street (Theta Xi Fraternity Draft Environmental Impact Report (EIR)) for Conditional Use Permit (CUP) #5-18, Design Review (DR) #5-18, Demolition #3-18, Lot Merger & Lot Line Adjustment #1-18 – EIR #3-18**

Chairperson Miltenberger opened the public meeting and introduced the purpose of the meeting. Commissioners asked clarifying questions. Staff Liaison Njoku and EIR Consultant representative Elise Carroll addressed the questions, and further explained the meeting process and purpose. The comments provide can be summarized as follows:

- Commissioner Montgomery questioned and requested clarification regarding which Merit Resources are within 300 feet of the project site. Commissioner Montgomery also questioned some of the text on page 3.1-6 of the Draft EIR regarding the historical background information, such as the Silva and Machado references. Further, Commissioner Montgomery requested clarification regarding the financial feasibility of some of the project alternatives. Commissioner requested that engineering costs be provided.
- Commissioner Lowry expressed preference in a project alternative, which would preserve and/or keep some of the structures in order to acknowledge the cultural value of the buildings.
- Chairperson Miltenberger clarified some of Commissioner Hickman's previous comments made during the Notice of Preparation (NOP) Scoping Meeting regarding the California Historical Resource Status Codes. Commissioner Miltenberger also approved of the mitigation measure, which requires a memorial or plaque/display that will note the historical significance of the building.

**9. HRMC Work Plan.**

**A. Historic District Designation Process. Historic District Designation Process.** Chairperson Miltenberger reminded Commissioners of the ongoing efforts, and the Commission's resolve to continue to work on this project.

**B. College Park Historic District.** Chairperson Miltenberger updated the Commission on the fact that this is still something that the Subcommittee is still working on and will continue work on it. He indicated that he would be contacting Subcommittee members on the draft notice for refinement.

C. **Bike Lanes Nomination Form.** . Chairperson Miltenberger informed the Commission that he has contacted Assistant City Manager Ashley Feeney, and he indicated that he has not connected with City Manager Mike Webb. He added that he anticipates hearing back from him later this week.

**10. Brief Announcements from Staff, Commissioners and Liaisons.**

Commissioner Hickman stated that he attended DPAC meeting and shared his impression of the process and DPAC. Staff Liaison explained that internal draft work from the current historical consultant is very encouraging, and the consultant is working currently to reconcile the plan recommendations with his recommendations.

**11. Adjourn.**

The next meeting will be August 19, 2019, 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.

Motion to adjourn by Lowry, seconded by Davis. Motion passed unanimously. The meeting was adjourned at 9:02 p.m.