



City of Davis

**Historical Resources Management Commission Meeting Minutes
Monday, April 20, 2020**

7:00 p.m.

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

Commissioners Present: David Hickman, Scott Miltenberger (Chairperson), Jordan Jacobs, William Allen Lowry (Vice-chairperson), Michelle Van Meter, Erin Autry Montgomery, Ning Wan

Commissioner(s) Absent: Mark S. Davis

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

Other Officers Present: Julie Veyfhius, Kerry Loux

Also in Attendance:

Staff Present: Ike Njoku, Planner & Historical Resources, Zoe Mirabile, City Clerk, Eric Lee, Planner, Tom Callinan, Planning Technician

1. Call to Order & Roll Call.

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

2. Approval of Agenda.

Action: Commission Hickman moved, seconded by Commissioner Jacobs to approve the agenda. Motion passed unanimously.

3. Public Comments

None.

4. Consent Calendar

A. February 24, 2020, meeting minutes approval. Vice-Chairperson Lowry moved and seconded by Hickman to approve the minutes with the understanding that Chairperson Miltenberger and Commissioner Hickman were not present to open the meeting or adjourn the meeting, respectively. Motion passed unanimously.

5. Museum Report.

None. Hattie Weber Museum Director Mr. Dingemans was not present.

6. Public Meeting.

A. 1031, 1037, 1041, and 1047 Olive Drive – Olive Drive Mixed Use.

Chairperson Miltenberger introduced the project and staff recommendations. He invited Dana Supernowicz of Historical Resource Associates to make a presentation on behalf of the applicant/development team. Mr. Supernowicz summarized his historical resources analysis (HRA) report and findings. Staff Liaison Njoku introduced the project.

Chairperson Miltenberger called on Commissioners to ask questions of staff and the applicant/development team. By consensus, Commissioners Hickman, Jacobs, Lowry, Van Meter, Montgomery, Wan, and Miltenberger stated that they are in agreement with the findings of the HRA, and found the HRA acceptable; they all stated that they had nothing further to add regarding staff recommendations 2, 3, and 4. There were no questions of staff and the applicant/development team.

Commissioner Hickman moved staff recommendation, seconded by Commissioner Van Meter. The motion below was approved unanimously.

- 1. Determine that the historical resources analysis (HRA) prepared by Dana Supernowicz of Historical Resource Associates, which finds that 1031, 1037, 1041, and 1047 Olive Drive properties to be ineligible for listing in the NRHP, CRHR, as a City of Davis Historic Landmark, as a City of Davis Merit Resource, or as contributing elements to a potential historic district, and not significant historic resources per CEQA pursuant to criteria set forth in subdivision (g) of Section 5024.1, is acceptable;**
- 2. Determine that the demolition of the existing structures at 1031, 1037, 1041, and 1047 Olive Drive is acceptable because these structures have no historical significance at local level, state and federal levels as well as pursuant to CEQA Guidelines pursuant to criteria set forth in subdivision (g) of Section 5024.1;**
- 3. Determine that the proposed replacement project will not directly or indirectly have adverse impact the adjacent potential eligible historical resource at Slatter's Court (1075 East Olive Drive); and**
- 4. Provide advisory input on the proposed replacement project at 1031, 1037, 1041, and 1047 Olive Drive.**

The Commissioners voted as follows:

Ayes: Hickman, Jacobs, Allen Lowry (Vice-chairperson), Montgomery, Wan, Van Meter, Miltenberger (Chairperson),
Absent: Davis

- B. 47 College Park** -- Planning Application #19-62 for Design Review #20-19, and Demolition #6-19 -- for Demolition of an Existing Garage and a Portion of the Existing Single-family Building to Allow a 5-Bedroom Additions and Renovation Project.

Chair Miltenberger introduced the project and staff recommendations. He called upon the applicant Jeff Roy to present the revised project. Jeff Roy explained the changes made to the original plan previously presented to the Commission (on February 24, 2020). He stated that the following changes had been to the original plan: 1) the proposed building height was reduced per the Commission's comments; 2) the red wood siding will be preserved unless found to be rotted; 3) street facing windows appearance will be maintained with the proposed windows replacement; 4) similar in appearance siding to the existing wood siding will be added to proposed garage, while the first floor proposed master bedroom addition will be stucco; and 5) smaller second story addition is proposed and will be sided with stucco.

Staff Liaison Njoku explained that the project is back before the full HRMC at the direction of the Subcommittee; indicated that the size of the project and number of bedrooms increased from the original proposal; and that the next step will be to send the intent to approve notice to the neighbors that further allows for public comments.

Chair Miltenberger invited Commissioners to ask questions and/or provide comments, starting with HRMC Subcommittee members. Vice-chairperson Lowry commented that the project appears appropriate for College Park and cited support letters from neighbors as a reason that he felt comfortable supporting project.

Commissioner Van Meter stated that she appreciated the lower pitch roof and other changes such as shutters, and gable vents in the current plan.

Commissioner Montgomery expressed appreciation for the changes made, and questioned what would happen if all of the siding were found to be rotten during remodeling activities and needed to be replaced. She asked if further review would be required if the entire house needs to be resided.

Applicant Jeff Roy responded that the intent is to match the existing siding, especially for the garage addition, and that total replacement of the siding had not been entertained.

Staff Liaison Njoku stated the conditions of approval do not address this item, and encouraged the Commission to consider adding a condition of approval to address the concern raised.

Commissioner Montgomery stated that if all of the siding were replaced, it would be a total demolition.

Commissioner Wan thought the design is appropriate.

Commissioner Jacobs appreciated comments from the neighbors.

Commissioner Hickman appreciated the substantial changes that were done.

Chair Miltenberger expressed support for the Subcommittee comments, the siding replacement, and appreciation for the neighborhood input on the project.

The following neighbors spoke in support of the project:

Brian Tarkington

Robert Crow of 24 College Park

Carl – although had questions regarding the master bedroom being closer to the street

John Brennan of 62 College Park

J Wellett of 25 College Park

Vice-chairperson Lowry moved, and seconded by Commissioner Montgomery the staff recommendations, including the Commission's recommended condition that reads:

In the event that the work being performed to effect this approval results in the removal of 50% or more of the existing house red wood siding, the applicant/property

owners shall consult with the HRMC Subcommittee to come up with acceptable replacement siding, prior to installation of the replacement siding.

Below are the staff recommendations.

1. **Provide advisory input on the proposed project involving demolition of the existing garage and sun porch, partial demolition of the main house to accommodate additions, new matching roof installation, removal of all rotten existing wood siding that could mean removal of all existing wood siding, replacement of all existing windows, enlarged front porch, doors and windows fenestration, plus interior remodeling of the main house for the property located at 47 College Park Drive; and**

The motion stated that advisory input had been provided, mostly supportive of the changes made.

2. **Determine that the proposed demolition, additions and replacement project at 47 College Park Drive will not directly or indirectly have adverse impact on the College Park historic district.**

The motion recognized that the proposed partial demolition is acceptable.

The motion passed unanimously as follows:

Ayes: Hickman, Jacobs, Allen Lowry (Vice-chairperson), Montgomery, Wan, Van Meter, Miltenberger (Chairperson),
Absent: Davis

7. Brief Announcements from Staff, Commissioners and Liaisons.

Staff Liaison Njoku explained that Zoom meetings would continue until things, hopefully, get back to normal. He announced a couple of the upcoming items on the May 18, 2020, meeting agenda. He explained that staff continues review of minor modification projects despite the stay at home order, such as the front door replacement and modification at 24 College Park.

Commissioner Lowry stated that as a Subcommittee member who reviewed the door modification at 24 College Park, he believed that it was appropriate and acceptable. Chair Miltenberger stated that he did not anticipate having any comments beyond what Commissioner Lowry provided.

City Council Liaison Mayor Pro Tem Partida congratulated the Commission on a smooth meeting and was appreciative of the substantial improvements to the College Park proposal. She explained that she was not supportive of what was originally proposed, and thanked the property owners and applicant for listening and making appropriate improvements to the plans and elevations.

8. Adjourn.

The next meeting will be on May 18, 2020. The location is yet to be determined, but start times remains 7:00 p.m.

Motion to adjourn by Hickman and seconded by Lowry. Motion passed unanimously. The meeting was adjourned at 8:25 p.m.