



City of Davis
Historical Resources Management Commission Meeting Minutes
Monday, September 21, 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, Jordan Jacobs, Scott Miltenberger (Chairperson), Mark S. Davis, William Allen Lowry (Vice-chairperson), Michelle Van Meter, Erin Autry Montgomery, Ning Wan

Commissioner(s) Absent:

Council Liaison(s) Present: Mayor Gloria Partida

Other Officers Present:

Also, in Attendance:

Staff Present: Ike Njoku, Planner & Historical Resources Manager, Rachel Hartsough, Arts & Culture Manager, Eric Lee, Planner, Tom Callinan, Assistant Planner

1. Call to Order & Roll Call.

Chairperson Miltenberger called the meeting to order at 7:12 p.m.

Due private technical difficulties Commissioner Davis who was present could not participate, but remained in the meeting. He was able to hear, but not speak.

2. Approval of Agenda.

Action: Vice-chairperson Lowry moved, seconded by Commissioner Van Meter to approve the agenda. Motion passed unanimously.

3. Public Comments

None.

4. Consent Calendar

A. Davis Centennial Seal at Hunt Boyer Mansion. Arts and Culture Manager Hartsough provided a brief overview of the project and indicated that there is no action expected of the Commission.

B. August 17, 2020, meeting minute approval. Commissioner Hickman moved and seconded by Vice-Chairperson Lowry to approve the minutes. Motion passed unanimously.

5. Public Meeting Items

A. 621 Elmwood Drive Addition. Planning Application #20-20 for Demolition #01-20 and Design Review #5-20

Chairperson Miltenberger introduced the item, and provided a brief detailed background, which include 1) the HRMC Subcommittee meeting with City staff management. This meeting discussion resulted in an agreement that the project should be presented to the full Commission; and 2) receipt of two emails from the property owners that detailed the owner's background and family information that informed the proposal and design and also the owners interaction with the previous owner Gale Sosnick and her family when they were purchasing the property. He added that being that the emails came late, he felt a need to point them out, including a scan of initial sketches for an addition to the front that were considered by Gale Sosnick and her daughter.

Planner Lee introduced the project. The property owner, Randall O'Reilly, gave background information and explained the reasons for the proposed project.

Questions and initial comments by commissioners included.

- Clarification about those initial sketches were provided from Gale and her daughter.
- Comment that initial impression of the project as dramatic change, but comfortable that Gale would have supported he addition or change to the house.
- Clarification if Gale's sketch included a 2nd story.
 - ✓ Answer was no.
- Question about Gale's thoughts on replacing the existing carport.
 - ✓ Applicant cited an email from Gale that she would have considered a garage addition.
- Question about architectural detailing on the addition.
 - ✓ Roof pitch would match the existing. Rafter ends are exposed and extend past the eave. Not able to provide exposed posts on the exterior, but is incorporated inside and with windows and glazing on front; some would be visible. Made attempt to keep some of the courtyard feel with recessed entry.

Public comments made by Kenia Miller, owner and resident of 728 Elmwood Driver expressed concern about the change and felt that the project would change the feel of the neighborhood and would "tear down" Gale Sosnick's legacy. She added how she and how children enjoy stopping at this property to enjoy it as they loop around the neighborhood.

Commissioner comments and discussion included.

- Should think about the district issue – is there a historic district still here in Elmwood?
- Property is a contributor, but not sure how much impact the change would have.
- Elmwood is a mixed neighborhood that may not necessarily have strong architectural cohesion.
- Of the approximately 46 properties in the neighborhood, it appears that about 29 properties have strong cohesion.
- Neighborhoods and buildings have the ability to change and evolve.
- Not sure that the project would not be consistent and may be acceptable as a reasonable change given Gale's intentions for a change.
- Does seem to be consistent with Gale's sketch for an addition.
- Clarified that Gale's sketch was not contemplating a 2nd story.

- Project is a big change, but also can see that attention was paid to the original design and features.
- It does not feel that the neighborhood has a special design.
- May have some doubts about the Elmwood neighborhood as a historic district, but this property is one of the gems.
- See an effort to have a design that is sympathetic to the existing features.
- Commission has provided input related to the demolition in their comments as requested by staff.
- Discussion of the demolition application and process and need for a demolition certificate. What review and process would that add? Has a demolition certificate pursuant to the Municipal Code been issued?
- The process needs to be clarified. There was an opportunity to do it right and it was not done.
- This is a loss of potential Landmark; appreciate the commenter's observation that this is a loss.

On the recommendation about the CEQA determination, motion by Lowry to affirm. Seconded by Commissioner Hickman. Motion passes 7 to 0.

Chairperson Miltenberger noted that the property was not called out as a Landmark in the 2015 survey and it appears that Gale Sosnick, the original architect, would have supported the proposal.

By verbal consensus, it was concluded that the Commission would discuss the demolition certificate process and requirements at its next meeting.

B. 618 F Street -- Planning Application #20-28 for Design Review #12-20 and Demolition -- Proposed Remodeling and Additions that Include a New Garage with an Accessory Dwelling – Elma Gardner’s Residence

Chairperson Miltenberger introduced the item. Staff Liaison Njoku presented the project. The applicant/property owner, Elma Gardner, provided detailed project introductions and reasons for the proposed project.

Commissioners asked questions and made comments that can be summarized as follows (answers provided by staff and applicant are in italics):

- Is not the maximum height for accessory structures 15’ in the Old North Davis area?
Answer: Yes, with exception of east side of F Street.
- The characteristic of the alley – was it taken into consideration in the current design?
Answer: There is a mix of accessory structures (ADU), and a few are at zero lot lines; directly opposite of the subject property from the alley is an open parking area; and accessory structures setbacks and building heights vary along the alley.
- This is a great project and is what is needed in the neighborhood.
- The ADU design and location could be better – for instance the location of the staircase.
- How has the project addressed false historicity?

Answer: Windows and siding of the garage with ADU match the existing primary building in style. However, the size and location of the windows on the accessory structure differs from the primary residence. The proposed accessory respects the existing primary structure, while providing its own identity.

- Wonders if the scale of the accessory structure in keeping with the neighborhood, especially given the height.
- It does not appear that the accessory mimics the primary structure.
- The proposed zero setback along the alley is a concern as it may make accessing the garage difficult.

Vice-chairperson Lowry moved staff recommendation #1, seconded by Commissioner Montgomery:

- 1. Recommend that the Planning Commission determine that the proposed project is Categorically Exempt from further environmental review pursuant to CEQA Guidelines Section 15301 as existing structures that involves minor alteration and negligible or no expansion of existing use. The property will still be a single-family home, therefore, no additional environmental assessment is required; and**

The motion passed unanimously.

Vice-chairperson Lowry moved staff recommendation #2, seconded by Commissioner Van Meter:

- 2. Determine that the proposed project that involves partial demolition, renovation of existing house, addition to the existing house, and construction of a new garage and a second floor accessory dwelling unit at 618 F Street will not directly or indirectly have adverse impact on the Old North Davis Neighborhood and surrounding designated Merit Resource properties within 300' feet (at 616 E Street and 619 F Street);**

The motion passed unanimously.

6. Business Items.

A. Discussion on Next Steps on Historic Districts' Designation by the Subcommittee.

Chairperson Miltenberger provided the Commission status on the next steps regarding the designation of historic districts and shared recent discussion with City management staff. The Commission briefly deliberated on the next steps process, and the following were agreed to:

- Two HRMC Subcommittees were appointed to address each eligible historic district as follows:
 - Elmwood Subdivision – Miltenberger, Hickman and Montgomery
 - University Estates – Lowry, Van Meter and Wan

Key points:

The Subcommittee will peer review each subdivision relative to the 2015 survey as to whether there have been significant changes since the 2015 survey to impact the ability of the eligible district to remain significant as a historic district.

The Chair will contact City management for special permission to view building permits history to assist with the peer review efforts.

- B. CLG Grant.** Chairperson Miltenberger explained the recent Office of Historic Preservation CLG grant fund opportunity. He indicated that he plans to complete on behalf of the City the grant application for submission. Staff and the Commission deliberated on this item.

Mayor Partida indicated that she had already discussed this grant funding opportunity with City management staff. She asked that the City should move forward with the grant application submittal.

Vice-Chair Lowry moved, seconded by Montgomery to ask City staff to submit the CLG grant application. The motion passed unanimously.

- C. Bike Lane Nomination and Recommendation to City Council to Designate the Bike Lanes as a Landmark.** Chairperson Miltenberger gave a brief update indicating that the introductory letter is still pending. Lowry shared with the Commission his efforts to get City staff to stripe the bike lanes both for recognition and safety purposes.

- D. College Park Historic District.** Vice-chairperson Lowry expressed the concern that it does appear that College Park property owners and residents are interested in forming an association. Commissioner Montgomery explained that more needs to be done and expressed hopes that the CLG funding opportunity could be used, if obtained. Chairperson Miltenberger stated that not all hopes are lost, and a next step option could be another letter informing them about the CLG grant funding opportunity.

- E. 2015 Citywide Identified Eligible Historic Districts Update.** Vice-chairperson Lowry requested that Commissioners review the draft letter he had staff liaison Njoku send out to Commissioners and provide edits, comments or suggestions.

7. Brief Announcements from Staff, Commissioners and Liaisons.

None.

8. Adjourn.

The next meeting will be on Monday, October 19, 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 10:05 p.m.