



City of Davis
Historical Resources Management Commission Meeting Minutes
Monday, October 19, 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

1. Call to Order & Roll Call.

Chairperson Miltenberger called the meeting to order at 7:00 p.m. and took roll call. All was present.

2. Approval of Agenda.

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

3. Public Comments

None.

4. Consent Calendar

A. September 21, 2020, meeting minute approval. Davis moved and seconded by Hickman to approve the minutes. Motion passed unanimously.

5. Business Items.

A. **Davis Historic District Process Next Steps.** Chairperson Miltenberger introduced the item, and provided detailed background as a reminder. He outlined the steps for the Commission deliberation, and asked for input. Upon further Commission discussion the following steps and deliberation took place:

1. Building Permits. Chairperson Miltenberger informed the Commission that the building permits for the Elmwood and University Estates subdivisions from 2015 through present for all identified Contributors in the 2015 citywide survey will be needed by the HRMC Subcommittees to do their updating work. He shared his recent discussions on the next steps with Assistant City Manager Ashley Feneey, Principal Planner Sherri Metzker, and Staff Liaison Njoku on the next steps. He informed the Commission about efforts of staff to provide building permits for

Contributors in the two eligible districts from 2015 citywide survey. He asked Staff Liaison Njoku to provide the Commission update on the building permit compilation. Njoku stated that no work has started yet; however, staff will be using the identified Contributors in the 2015 citywide survey for Elmwood and University Estates subdivisions to compile building permits for only exterior alterations, additions, and remodeling projects. He added that minor projects, or interior projects would not be compiled, such as HVAC installations, electrical work, or similar projects that have no streetscape visual impacts.

2. Historic District Ordinance. Chairperson Miltenberger explained that it is important to have a formal ordinance adopting the two eligible historic districts. The purpose is to help the public to understand these are historic districts; currently it is unclear to the public what is expected by the City regarding treatment of their properties in the eligible historic district as evidenced with the recent 621 Elmwood project.
3. HRMC Decision. He added that advancing on the historic district project requires the Commission to deliberate on:
 - Whether the Commission agrees with the 2015 Survey findings with each eligible historic district, or not;
 - Are there smaller Contributors in the eligible districts, or essential resources worthy of individual designation, specifically in Elmwood subdivision?
 - Each subcommittee to provide the full Commission memo on its findings for deliberation and possible acceptance and transmission to the City Council.

The Commission deliberated and had comments that include:

- If it is found that there are changes in the eligible districts, will there be a need to update DPRs. Answer – yes, as it makes sense.
- Subcommittee should consider recommending changes to the boundaries if there is significant changes to the Contributors.
- There is a need for the Commission to provide staff clarity, including property owners, so the recommendation should be something useful.
- To hold back from proceeding now because there might be change without consideration of evolution of neighborhoods is not a good idea; let's pick a time and factor a bit of change, such as in College Park where there is more rentals than owners.
- University Estates have many different subareas to be taken into consideration.
- Subcommittee efforts include seeing if the 2015 survey is on point.
- Subcommittees are to start with Contributors, and if there is a stand out property identified for further review.
- University Estates, about 500 or so, are almost exact and may not have “stand out properties”, and may not take time to update. Good news is most are still owned by the original owners unlike College Park.
- Village Homes should be left out at this time so that focus should not be taken away from the two eligible districts and College Park.
- Any DPR updates should be at “district” level similar to 2015 rather than by individual properties.

- Individual properties review would require money; note that University Estates update was not completed.

B. Subcommittee's Finding Reports on Eligible Historic Districts

1. Elmwood Eligible Historic District
2. University Estates

Chairperson Miltenberger asked if any has anything else to add as the prior discussion on 5A has covered this item. There was no additional comments.

C. College Park Historic District. Chairperson Miltenberger introduced the item. He reminded everyone that consultation with OHP indicates that it could be used for a number of projects. He added that focusing on College Park historic district, while asking for City assistance might be a logical next step. Without a formal decision, the Commission agreed that College Park would be an appropriate place to apply the fund, and Commissioners would contribute towards matching requirements.

D. Bike Lane Nomination and Recommendation to City Council to Designate the Bike Lanes as a Landmark. Chairperson Miltenberger indicated that he has almost completed the cover letter for the nomination. However, he asked Staff Liaison Njoku to provide the status of the agreed presentation of an ordinance to City Council for the designation of the bike lanes as Landmark at the local level. Njoku indicated that efforts are still underway, but no date certain has been set for the Council action.

6. Brief Announcements from Staff, Commissioners and Liaisons.

None.

7. Adjourn.

The next meeting will be on Monday, November 16, 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 8:32 p.m.