



**City of Davis**  
**Historical Resources Management Commission Meeting Minutes**  
**Monday, June 21, 2021**

**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: David Hickman, Jordan Jacobs, William Allen Lowry, Scott Miltenberger (Chairperson), Michelle Van Meter, Erin Autry Montgomery, Ning Wan  
Commissioner(s) Absent: Arianna Laleh  
Council Liaison(s) Present: Josh Chapman  
Staff Present: Ike Njoku, Planner & Historical Resources Manager

---

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

Chairperson Miltenberger called the meeting to order at 7:02 p.m. and took roll call. He informed the Commission that Commissioner Laleh would not be attending tonight's meeting.

**2. Approval of Agenda.**

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

**3. Consent Calendar**

A. May 17, 2021, meeting minute approval. Lowry moved and seconded by Jacobs to approve the minutes. Motion passed unanimously.

**4. Public Comments**

None.

**5. Public Meeting Item.**

**A. 1140 Los Robles Historic Resources Analysis (HRA) Report Determination.**

Chairperson Miltenberger introduced the item. Staff Liaison Njoku presented project and the staff identified areas of improvement to the HRA report. Historical Consultant Mr. Supernowicz elaborated on the HRA report, and addressed the issue of setting that staff believes requires further clarifications. He also provided overview of the thinking behind the HRA report and conclusion that the proposal would not diminish the physical aspects of the historic home in regards to its location, workmanship, materials, or design.

The Commission deliberated and had the following comments and questions for staff, property owner and Mr. Supernowicz:

- Was the relocation to the 11-acre intentional and where there any vegetation reflective of a farmhouse? *Property owner, Mrs. Sillman responded that there was nothing on the property when they bought it and that the 11-acre parcel was the only*

*available parcel at the time. Ms. Callaway, identifying herself as the daughter of the property owner, added that she learned from her parents that a City building official suggested the concept of designating the home a historical resource given its age and inability to fix banister railing to then current code. The historic building code was offered as a way of the then current building code requirements.*

- Is the site record on the original site available? *No response from the applicant, however, staff and Mr. Supernowicz answered that they are not aware of any information on the original site.*
- Mr. Supernowicz was asked why he did not consider stating that the “setting” does not matter and not a contributing factor the designation of the property as a Landmark. *He responded that maybe the wording in the report could be better, but setting does matter and is applicable, although not a significant.*
- If the proposal for relocation was made today, the property would not be a landmark.
- Disagrees with the staff interpretation that the HRA report appears to criticize the City decision to landmark the property in 1984.
- The HRA report language regarding designation as a Landmark is acceptable.
- The other staff areas of improvement to the HRA report are acceptable

Commission Van Meter moved, and seconded by Lowry as follows:

The Historical Resources Analysis (HRA) report prepared by Historic Resource Associates for 1140 Los Robles Street is adequate; thus its findings and conclusions are appropriate and acceptable. However, Historical Resource Associates shall make all identified edits in the June 21, 2021, HRMC meeting staff report with the exception of the paragraph (i.e., suggested edits) dealing with the setting that could be retained. Historical Resource Associates was also given the flexibility to modify the HRA report reflective of its determination that setting matters.

The motion passed as follows:

Ayes: Jacobs, Hickman, Lowry, Miltenberger, Montgomery, Van Meter, Wan  
Noes:  
Absent: Laleh

**6. 1140 Los Robles Street – Planning Application (PA) #21-1; Certificate of Appropriateness (COA) #1-21 for the Proposed 3-lot Parcel Map Subdivision.**

Chairperson Miltenberger introduced the item, opening public hearing. Njoku presented the project. Chairperson Miltenberger offered the property owner opportunity to speak, but due to Zoom technical difficulties she was unable. However, her daughter Ms. Callaway re-stated that the building was designated a Landmark in order to address the noncompliant banister railings, which was intended to be preserved by her parents and the option available was to invoke historic building code. Later Mrs. Sillman joined the meeting and indicated that she is in agreement with Commissioner Hickman’s position that the property lacks setting to be considered in the light of the proposed project. The Commission’s comments are summarized as follows:

- There is no need to require HABS documentation since setting is not a factor. So, recommended condition #3 should be removed.

- Landmark property owners have not been asked to provide signage in the past, so this project should not – recommended condition #4 should be removed.

Commissioner Montgomery moved, seconded by Lowry staff recommendation with the exception of Conditions 3 and 4 that shall be removed.

The motion passed as follows:

Ayes: Jacobs, Hickman, Lowry, Miltenberger, Montgomery, Van Meter, Wan  
Noes:  
Absent: Laleh

## 7. Business Items.

**A. College Park Historic District Management Plan.** Chairperson Miltenberger and Staff Liaison Njoku provided the Commission overview of recent Zoom meeting with Garavaglia Associates, Inc., regarding cost estimates to update College Park DPRs and prepare a Design Guidelines in consultation with the property owners and residents of College Park. They suggested that Commissioners with skill set to assist in the effort should email Njoku of their interests, and that it is an individual volunteer request as there is no need to appoint another Ad hoc College Park Subcommittee.

No action was taken as none was needed.

**B.** Chairperson Miltenberger and Staff Liaison Njoku provided the Commission overview of the bike lanes status, and the anticipated funding for the bike lanes signage consistent with the recent joint City Council/Commission meeting. Chairperson Miltenberger and Vice-chairperson Lowry volunteered as ad hoc committee to work with former commission Rifkin to design and craft the verbiage for the sign. Njoku was directed by the Commission to reach out to former Commission Rifkin regarding whether he still wish to participate in the signage since it is common knowledge that he has been a champion of the bike lanes signage.

**C. HRMC Ordinance.** The Commission was informed that the City Attorney is reviewing the draft HRMC ordinance amendment, and the College Park overlay ordinance. The Commission be provided a copy of the edits, corrections, etc., received from the Attorney when done.

**8. HRMC Development Subcommittee / Staff Update.** The Commission was informed that efforts are in place to better understand the historical resources status of the property located at 238 G Street. Commission Hickman recalled having performed on-street review of the property in the past and found that it retained historic integrity consistent with the 2004 past survey. The Commission asked to be provided updates on the effort when completed. Njoku informed the Commission that it is the standard practice, however, if the status becomes known after the adoption of the Downtown Plan and the Form Based Zoning, then the Commission would not get to see the status report as prescribed in the plan presently.

Commissioner Hickman informed the Commission he will be performing a historical survey for the subdivision containing 1402 Clara Lane, which there was a request for update on its historic integrity. He added that given the relatively small number of properties within the subdivision,

- 9. Standing HRMC Subcommittee.** The Commission pointed out that this item should be labeled AD Hoc Subcommittees, rather than standing Subcommittee in the light of the recent training on this area. It was pointed out that previous corrections were not made on the lists of subcommittees. Njoku responded that the minutes accurately reflected the May meeting correction, however, the agenda was incorrect.

The correction should be as follows on the next agenda:

Ad-hoc Subcommittees	
HRMC Development Subcommittee	Hickman; Lowry; & Miltenberger
University Estates Subcommittee	Lowry; Van Meter & Wan
Village Homes Subcommittee	Lowry, Van Meter & Wan
Bike Lanes Nomination Subcommittee	Hickman, Miltenberger & Van Meter
College Park Management Plan Subcommittee	Lowry, Miltenberger & Montgomery
WPA Markings & Building Subcommittee	Lowry & Laleh
Downtown Plan Update Subcommittee	Hickman; Jacobs; & Miltenberger
Archaeological Subcommittee	Jacobs

- 10. Brief Announcements from Staff, Commissioners and Liaisons.** Chairperson Miltenberger briefly shared with the Commission a recent meeting of the City's commissions' chairpersons that he attended. He provided background for the meeting, and shared his observations and the purpose for meeting. He explained that chairs of each commission shared areas of improvement that show that no commission is being singled out. He indicated that there will be another meeting in fall. He indicated there should be a need for liaisons between commissions that share similar duties, such as HRMC and Planning Commission.

Commissioner Hickman informed the Commission about his efforts to conduct a survey of Clara Lane area given the request to evaluate the historic status of 1402 Clara Lane. He asked that if any Commissioner is interested in assist with the efforts, and Commissioner Wan offered to assist.

Council Liaison Chapman informed the Commission that the City Council will be reviewing for adoption the City budget tomorrow night (being Tuesday, June 22, 2021), and encouraged the Commissioners to participate if they so desires it would the last opportunity for comments on the budget. k

**11. Adjourn.**

The next meeting will be on Monday, July 19, 2021. 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 9:12 p.m.