



## Historical Resources Management Commission Meeting Agenda

### Meeting Minutes Monday, November 21, 2022

#### Commissioners

**Present:** Lindsay Busse, David Hickman, Jordan Jacobs, Erin Autry  
Montgomery (Chairperson), Ning Wan, Marcus Marino;  
**Absent:** Arianna Laleh; Scott Miltenberger (Vice-chairperson)

**Staff Present:** Eric Lee, Senior Planner

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#### 1. Call to Order & Roll Call.

Chairperson Montgomery called the meeting to order at 7:01 p.m. and took roll call. Commissioners Laleh and Miltenberger were absent.

#### 2. Approval of Agenda.

Chairperson Montgomery suggested moving Item 6A to after Items 6B-D.

Action: Marino moved to approve agenda with the change. Seconded by Jacobs. Motion passed unanimously (6 to 0).

#### 3. Public Comment.

None.

#### 4. Consent Calendar.

##### A. May 16, 2022 Meeting Minutes approval.

Action: Marino moved to approve agenda with the change. Seconded by Jacobs. Motion passed unanimously (6 to 0).

#### 5. Museum Report.

Co-Director Merrily DuPree and Co-Director John Cain provided the Hattie Weber Museum report. They summarized current operating hours and current temporary exhibit and mentioned receiving materials from John Lofland and having several new museum volunteers.

#### 6. Public Meeting Items.

Commissioner Marino recused himself from three agenda items on the downtown evaluation surveys.

## **A. Downtown Historical Evaluation Review - 2022 Survey**

Planner Lee presented the item. City historical consultant, Amber Grady, provided additional remarks on the survey and conclusions. There were no public comments. Commissioners discussed the evaluations.

Commissioner Hickman asked about the integrity of 512 5<sup>th</sup> Street and changes that have been done to it and wondered about the importance or significance of the building. Consultant Grady noted that there is more flexibility regarding the integrity of a resource if the significance is not based on the architecture, as the evaluation is suggesting The building has a broader period of significance. Commissioner Hickman asked if it will be more difficult to continue to use the building or to alter it if it is designated. City could be undercutting the important social service aspect of the building. Consultant Grady acknowledged that 512 5<sup>th</sup> Street is a somewhat unique situation due to its history of social service uses. Commissioner Hickman was not in favor of recommending designation of the 512 5<sup>th</sup> Street, noting that not designating the site would not do any damage to the site and would not damage Davis history or its historic preservation.

Commissioner Hickman moved staff's recommendation with the clarification regarding 512 5<sup>th</sup> Street as follows. Seconded by Commissioner Jacobs.

- a) Find the historical evaluation DPR forms prepared by Environmental Science Associates for the 2022 survey of 31 downtown properties as adequate for acceptance into the City's cultural resources inventory. It includes the historical evaluation for 512 5<sup>th</sup> Street as adequate for acceptance but is not making any recommendation for its historical designation.

The motion passed as follows:

Ayes: Busse, Hickman, Jacobs, Montgomery, Wan

Noes: None

Recused: Marino

Absent: Laleh, Miltenberger

## **B. Historical Evaluation Review – 523 G Street**

Planner Lee presented the item. Project architect Clay Johnson, introduced himself. There were no public comments. Commissioners discussed the evaluations. Commissioner Hickman commented that the forms exceeded what was necessary and asked whether the site is part of the Old North Davis Conservation District. Planner Lee responded that it has been part of the Old North Davis Neighborhood but with the changes proposed in the Downtown Plan, it would not be part of the Conservation District. Chair Montgomery agreed the evaluation was thorough.

Commissioner Hickman moved staff's recommendation to accept the DPR form as follows. Seconded by Jacobs.

- a) Review the historical evaluation DPR form prepared by Painter Preservation for 523 G Street for acceptance into the City's cultural resources inventory.

The motion passed as follows:

Ayes: Busse, Hickman, Jacobs, Montgomery, Wan  
Noes: None  
Recused: Marino  
Absent: Laleh, Miltenberger

### **C. Downtown Historical Evaluation Review – 2019 Survey**

Planner Lee presented the item. Public commenters included Nicolas Fauchier-Magnan, Jim Gray, and Greg Rowe. Comments addressed the Hibbert site with concerns about the change in setting to abutting houses, comment requesting the Hibbert site not be designated and the building's architecture and design have been compromised and that the argument for its significant association with historical events is not compelling. Comment that the building is not representative of any particular architecture or period and Hibbert site is a key parcel for downtown development, and concern that designation of 216 F Street would diminish financial viability of the site and complicate improvement efforts.

Commissioners discussed the evaluations. Chair Montgomery introduced the written comments provided by Commissioner Miltenberger. Commissioner Hickman provided background on the city surveys that previous survey efforts addressed the more recognized and more important properties and that this effort was helping to clean up and capture most of the remaining unsurveyed properties. Generally satisfied with the surveys and now commission is being asked what to do with the recommendations. Chair Montgomery added that many of the properties surveyed are more recent and have only recently aged into the 50 year mark with the need to consider their eligibility.

Commissioner Hickman expressed that he was not in favor of recommending the designation of 500 G Street or 216 F Street or 340 G Street or the Minimal Traditional style homes recommended as eligibility. He felt they were fairly unimpressive and no single one was of particular note and that they are scattered throughout downtown. If there were a sufficient concentration, it might warrant some distinction.

Owners of 330 and 340 G Street spoke and provided background about the two properties. Historical consultant Mike Garavaglia spoke about the surveys and context statement identifying Minimal Traditional as one of the important architectural forms in the neighborhood. It is intended to be a simplistic style. Commissioner Hickman noted that he would feel more comfortable with their

eligibility if the houses were clustered, but otherwise does not see a high degree of architectural importance or individual significance. He also noted that Old North Davis contains a number of Minimal Traditional style homes which has already been recognized by the city, and that they are more concentrated and make an impression with the walkability of that neighborhood. Designation of scattered sites would not enhance historic preservation in the city. Designation versus evaluation is different and the residential setting of the properties located in the downtown area is diminished.

- a) Commissioner Hickman moved staff's recommendation to accept the DPR forms as follows. Seconded by Wan.

Find the historical evaluation DPR forms prepared by Garavaglia Architecture, Inc. for the 2019 survey of 36 downtown properties adequate for acceptance into the City's cultural resources inventory.

The motion passed as follows:

Ayes: Busse, Hickman, Jacobs, Montgomery, Wan  
Noes: None  
Recused: Marino  
Absent: Laleh, Miltenberger

- b) Commissioner Hickman moved that the following properties not be recommended for designation as historical resources.

- 237 1<sup>st</sup> Street;
- 359 B Street;
- 318 D Street;
- 430 E Street;
- 216 F Street;
- 500 G Street;
- 516 G Street;
- 526 G Street;

With the exception of 340 G Street which will receive further consideration. Seconded by Wan.

The motion passed as follows:

Ayes: Busse, Hickman, Jacobs, Montgomery, Wan  
Noes: None  
Recused: Marino  
Absent: Laleh, Miltenberger

#### **D. 1140 Los Robles COA Public Hearing Item**

Planner Lee presented the item. The applicant, Sinisa Novokavic, introduced himself and the proposal. Commissioner Hickman provided background on the property and noted that the house was moved to the site in the 1970's and is not visible from the street. He noted that the new garage does not block views and is not visible from the bike path and that the windows on the house will be replaced in kind.

Commissioner Hickman moved staff's recommendation as follows. Seconded by Busse.

1. Determine that the proposed project is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15331 which exempts the maintenance and repair of historical resources consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties, and Section 15303 which exempts the construction of a second dwelling units and accessory structures; and
2. Approve Certificate of Appropriateness #02-22 for 1140 Los Robles, subject to the recommended findings and conditions of approval.

The motion passed as follows:

Ayes: Busse, Hickman, Jacobs, Marino, Montgomery, Wan  
Noes: None  
Absent: Laleh, Miltenberger

#### **E. Village Homeowner's Association Request.**

Chair Montgomery described the request by the Village Homeowners' Association to remove Village Homes as a subdivision that the Historical Resources Management Commission is considering as a historic district and provided background on the item clarifying the HRMC was considering looking at Village Homes to see if it might be eligible as a historic district, but that no effort was currently underway and no decisions had been made. Chair Montgomery offered to provide a response to the association's request. Commissioner Marino commented that the planning of the area is unique and could be significant, but that the buildings or architecture may not be. Commissioner Hickman commented that any significance may not be at the state level but that it is one of the more recognizable neighborhoods in the city and that it might be good to meet with the neighbors. It would require a survey. If it were eligible as a historic district, installation of solar should not present a problem and designation could offer some protection from SB9 urban lot splits. Chair Montgomery reiterated that she will reach out to the association.

#### **7. Business Items.**

There were no business items.

#### **8. Current Ad-Hoc HRMC Subcommittees.**

The information was provided and there was no update or discussion.

**9. Brief Announcements from Staff, Commissioners, Subcommittees, and Liaisons.**

Staff noted that the City Council was scheduled to consider adoption of the Downtown Plan in December.

**10. Upcoming Meetings.**

Staff announced that the next regular meeting is scheduled for Monday, December 19, 2022.

**11. Adjourn.**

The meeting was adjourned at 9:02 p.m.