



City of Davis
Historical Resources Management Commission Meeting Minutes
Monday, February 28, 2022

7:00 p.m.

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

Commissioners Present: Arianna Laleh, David Hickman, Jordan Jacobs, Scott Miltenberger (Chairperspon, outgoing; Vice-chairperson, incoming), Michelle Van Meter, Erin Autry Montgomery (Chairperson, incoming), Ning Wan
Commissioner(s) Absent: None
Council Liaison(s) Present: None
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. He informed the Commission that Commissioner Laleh would not be attending tonight's meeting.

Chairperson Miltenberger informed the Commission that tonight was the last meeting for Commissioner Van Meter as she had moved to Winters and could no longer remain a member of the Commission. He thanked Commissioner Van Meter for her various contributions to the Commission and the City. He likewise informed the Commission that former Vice-chairperson Lowry had left the Commission and thanked him for his services to the Commission and the City.

2. Approval of Agenda.

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

3. Election of Chairperson and Vice Chairperson.

Chairperson Miltenberger explained that the election was overdue, and informed the Commission that the City's Commission Handbook Manual prohibits him from serving any longer as the chairperson. However, he offered to become vice-chair if the Commission so chooses so as to assist the incoming chairperson.

After series of motions and deliberation, Commissioner Montgomery emerged as the sole candidate for the Chair position and the Commission voted unanimously to confer the Chair to Commissioner Montgomery.

Chairperson Miltenberger called for nomination for the vice-chair. When there was no nomination, he volunteered to file the position and the Commission voted unanimously for him to become the vice-chair.

Vice-chairperson Miltenberger handed over the meeting to Chairperson Montgomery.

4. Public Comments

None.

5. Consent Calendar

A. June 21, 2021, Meeting Minutes approval.

B. Principles of Civility for City Council, City Commissions, and Other Legislative Bodies Authorized and Governed by the City Council

Chairperson Montgomery asked for deliberation and/or motion on the consent items. Commissioner Jacobs indicated that the word “Archeological” should be “Archaeological.”

Vice-chairperson Miltenberger moved, and seconded by Jacobs approval of both Consent Calendar items, subject to the correction. The motion passed unanimously.

6. Public Meeting Items.

A. 1410 Clara Lane Historic Resources Analysis (HRA) Report Determination.

Chairperson Montgomery introduced the item. Commissioner Hickman presented the HRA report. Mrs. Nancy Douglas, representing her family, provided background and additional family background details in support of the findings of the HRA report that the property is eligible for designation as a Merit Resource.

The Commission deliberated and had the following comments and questions for Commissioner Hickman:

- Why the recommendation for a Merit Resource, rather than a Landmark?
Commissioner Hickman answered that in his opinion, the findings do not support a Landmark designation or listing in the state and federal registers. Staff Liaison Njoku indicated that there have been statements to the effect that any listing in the Davis Register automatically qualifies for listing in the state register. Commissioner Hickman offered to research this fact, and make necessary corrections in the report.
- It was questioned if the Commission could add a motion beyond what is in the Agenda, such as directing that the City Council be presented an ordinance designating the property as a Merit Resource, or Landmark, if Commissioner Hickman finds that it could be designated a Landmark. *Staff Liaison Njoku responded that there is nothing stopping the Commission from adding to the motion that the designation of the property be presented to the City Council.*

Vice-chairperson Miltenberger moved, and seconded by Commissioner Jacobs as follows:

The Historical Resources Analysis (HRA) / DPR 523A report prepared for 1410 Clara Lane by Commissioners Hickman and Wan is adequate; its findings and conclusions that the property is eligible for designation as a Merit Resource in the Davis Register is appropriate and acceptable, subject to Commissioner Hickman conducting further investigation as to whether it should be a Merit Resource or Landmark; and staff is

directed to report the Commission's determination to the City Council with the goal designating of the property as an historic resource in the Davis Register.

The motion passed as follows:

Ayes: Laleh, Jacobs, Hickman, Miltenberger, Montgomery, Van Meter, Wan
Noes: None
Absent: None

B. 514 C Street and 413 Fifth Street – Newman Catholic Center Historical Resources Analysis (HRA) Determination.

Chairperson Montgomery introduced the item. Staff Liaison Ike Njoku presented the project. Chairperson Montgomery offered the property owner's representatives opportunity to speak since the historical consultant that prepared the project was not present. Representatives Weston Ruiz and Tiffany Eilhardt spoke indicating that the HRA report speaks for itself.

The Commission deliberated and had the following comments and questions for the Diocese:

- Is the Diocese in support of the HRA report conclusions and findings?
Ruiz and Eilhardt said that the Diocese would want to see the Commission decides regarding the historic status of Newman Center recognizing that it is a bitter sweat situation. The fact that the buildings have such historic significance to the City and many people, while realizing that they are in need for significant work to be safe for occupancy. The see the HRA report findings are solid.
- The HRA report has multiple contradictory statements; is inadequate; and lacks sufficient details to support the conclusions and findings.
- Could the Commission affirm that the findings and conclusions are appropriate, but require that the deficiencies be made up later? *Most Commissioners expressed concern that there are significant deficiencies that it is not necessary to consider this option.*
- Defer action on the HRA report until such a time the HRA report is updated to address the many deficiencies.
Representatives of the Diocese, Ruiz and Eilhardt, explained that this option is acceptable.
- Backfiling the deficiencies is not a good solution; the HRA report focused mostly on Davis history, and less on the subject property, Newman Center.
- Form a ad hoc committee of the Commission to assist the historical consultant in identifying areas of deficiencies for update.

Under public comments, former Mayor Asmundson shared her knowledge of the Newman Center and some personal history with the Commission.

Vice-chairperson Miltenberger moved, seconded by Commissioner Hickman as follows:

Defer action on the HRA report and direct the Ad Hoc Committee of Miltenberger and Hickman to prepare a letter outlining the deficiencies of the HRA report for Staff Liaison

Njoku's transmission to the Dioceses representatives and the historical resources consultant for review and update of the HRA report.

The motion passed as follows:

Ayes: Laleh, Jacobs, Hickman, Miltenberger, Montgomery, Van Meter, Wan
Noes: None
Absent: None

7. Business Items.

A. University Estates #1-12 (aka The Davis Streng District). Former HRMC Vice-chairperson Lowry gave a presentation of the University Estates Subdivision 1 to 12 eligible historic district. He shared with the Commission that this project is one of the reasons he left the Commission to avoid potential conflict since he lives within the subdivision. He encouraged the Commission and staff to the needed work to make the district become a formal historic district adopted by the City Council. He further urged the Commission to complete the work started by outgoing Commissioner Van Meter on the historic district boundary map and designation efforts.

Commissioner Van Meter stated her interest to continue assisting in any way possible that her expertise could be used to bring to fruition the designation of the historic district.

Vice-chair Miltenberger thanked Lowry for his private efforts and encouraged him to continue in that vein while recognizing that education of City Council, especially the Council representing the eligible district is important. He added that there is staffing concerns that should be factored into the equation. He foresees that this project will not be accomplished within one-year without staff support, which is not available at the moment. He shared the experiences of the College Park Historic District ad hoc committee to which he is a member.

Lowry thanked the Commission for the opportunity.

B. College Park Historic District Management Plan. Chairperson Miltenberger and Staff Liaison Njoku provided the Commission overview of recent efforts to move along the work of the consultant, which is a draft Design Guidelines. It was highlighted that staff issues have resulted in the draft Design Guidelines not being moved along.

C. Bike Lanes Signage. Staff Liaison Njoku provided the Commission overview of the bike lanes signage status. The consensus is that more information should be provided on the status at the March 21, 2022, meeting.

D. HRMC Ordinance. Staff Liaison Njoku provided update stating that not much has been done due to staffing issues. He added that the City Clerk's Office had requested and has been provided the City Attorney reviewed draft. However, there is no comments or edits received back from the City Clerk's Office on the draft.

8. **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 some ad hoc subcommittees are not needed here, while some need additional members as they now have one member only. This item was tabled to the March 21, 2022, meeting for further discussion. Meanwhile some changes were made as shown below.

Ad-hoc Subcommittees

HRMC Development	Hickman & Miltenberger
University Estates	Miltenberger & Wan
Village Homes	Hickman & Wan
College Park Management Plan	Miltenberger & Montgomery
WPA Markings & Building	Miltenberger & Laleh
Downtown Plan Update	Hickman, Jacobs; & Miltenberger

9. **Brief Announcements from Staff, Commissioners and Liaisons.** Commissioner Hickman inquired about the status of 238 G Street in the light of a recent Davis Enterprise article about the new owners wanting to restore the façade. He asked to be connected with the owners so he could assist in any form possible to facilitate their efforts given that this is a welcome effort toward historic preservation in the Downtown.

Staff Liaison Njoku thanked Commissioner Van Meter and former Vice-chairperson on behalf of staff and the City for their services during their tenure with the Commission. He also added personal thanks for the assistance he had received in various forms and projects from the Commissioners. He especially reminded them that while often their work is not seen in a good light due to lack of knowledge, they did provide a service to the City worthwhile. He further indicated that the usual HRMC Proclamation of Appreciation would be provided to both Commissioners in the near future when we start with in person meetings, which from the looks of things should be starting in the near future.

10. Adjourn.

The next meeting will be on Monday, March 21, 2022. The location is yet to be determined, but start times remains 7:00 p.m.

Motion to adjourn by Miltenberger and seconded by Hickman. Motion passed unanimously. The meeting was adjourned at 9:16 p.m.