



City of Davis
Historical Resources Management Commission Meeting Minutes
Monday, March 21, 2022

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, Arianna Laleh, Erin Autry Montgomery
(Chairperson), Ning Wan
Commissioner(s) Absent: Jordan Jacobs, Scott Miltenberger (Vice-chairperson)
Council Liaison(s) Present: None
Staff Present: Ike Njoku, Planner & Historical Resources Manager

1. Call to Order & Roll Call.

Chairperson Montgomery called the meeting to order at 7:03 p.m. and took roll call. She informed the Commission that Commissioners Jacobs and Miltenberger have excused absent due to being out of town. She acknowledged also that Council Liaison is excused as he also is out of town.

2. Approval of Agenda.

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

3. Public Comment.

None.

4. Consent Calendar

A. February 28, Meeting Minutes approval.

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

5. Museum Report.

None.

6. Public Meeting Items.

A. 630 D Street -- Planning Application #22-07 for Design Review #3-22 and Demolition #1-22 to Allow A 445 Square Foot Addition to the Existing 860 Square Feet Home – A Contributor to Old North Davis Neighborhood

Chairperson Montgomery introduced the item. She invited the applicant Ms. Elma Gardner to present the project. Ms. Gardner presented the project, and raised the question of whether there is a need to consider the demolition, although she added that she does not fully understand how the 25% exterior wall removal is calculated. The Commission, Staff Liaison Njoku and Ms. Gardner had a robust

discussion on what constitutes a demolition, the implication of a demolition, the roles of the HRMC on demolition requests, and the Planning Commission action. Chairperson Montgomery expressed concerns about projects previously presented to the Commission with explanations that they were not demolition only to be later demolished because of dry rot discovery. Ms. Gardner explained that there is no demolition associated with the proposed project since approximately 24% of the exterior walls will be removed and the rest of the buildings exterior walls will not be removed as they are predominantly stucco. She added that other exterior materials that could be replaced are associated trims and other wood materials, such as the porch posts/columns. Finally, she stated that stucco materials do not pose dry rot concerns as other siding materials, such as wood.

The Commission whether it made sense to proceed with action on the demolition given that the applicant is unsure whether 25% of the exterior walls are being removed. The Commission deliberated and concluded that if demolition is not warranted, then there will be no reason for staff to present the action of the Planning Commission. However, if the demolition is needed, then the action of the Commission would have facilitated the review process for the applicant.

Staff Liaison Njoku address the definition of demolition and provided background information on staff understanding of the project. He further explained what is a Tier 3 Design Review.

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

- Are two windows or one proposed? *Ms. Gardner indicated that there will be two windows in place of where one currently exists.*
- Looking at the northern elevation, is the chimney new or existing?
- Is the proposed addition truly differentiated from the existing house to avoid potential for false historicity? *Ms. Gardner explained that given that the addition will be screened by vegetation and mature tree, it is unlikely that any one will notice the difference. She cited two examples of similar housing remodeling and additions in the Old North that the proposed project emulated.*
- The addition appears to be art and craft, and is acceptable to the Old North Davis Neighborhood Association, which is a significant reason to support the proposal.

Commissioner Hickman moved staff CEQA determination recommendation, and seconded by Commission Laleh as follows:

Concur and recommend to the Planning Commission that the proposed project is Categorically Exempt from further environmental review pursuant to CEQA Guidelines Section 15301(a) as interior or exterior alterations of existing facility.

The motion passed as follows:

Ayes: Laleh, Hickman, Montgomery, Wan

Noes: None
Absent: Jacobs, Miltenberger

Commissioner Hickman moved staff demolition recommendation, and seconded by Commissioner Laleh as follows:

Recommend that the Commission approve Demolition #1-2, subject to the findings and conditions contained in Attachment #1 of this report, including any modifications to the conditions that the HRMC might make.

The motion passed as follows:

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

The Commission, by consensus, indicated that the already provided advisory input through the initial comment covered all advisory input requirements.

7. Business Items.

A. College Park Historic District Management Plan. Staff Liaison Njoku explained that there is no new information to share with the Commission.

Chairperson Montgomery inquired if the HRMC College Pak Ad-Hoc Subcommittee, which she is a member of could see current staff comments and the draft Design Guidelines. Njoku stated that for public record reasons, the draft and staff comments could not be shared until such a time there is something for public consumption. He further stated that he would verify this call with the Interim Director of Community Development and Sustainability.

8. **Current Ad-Hoc HRMC Subcommittees.** Chairperson Montgomery indicated that there are no changes to be made, and that once the new Commissioners are seated, there could be changes made.

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 informed about his efforts to provide an updated DPR for 238 G Street and his meeting with the new property owners. He asked if he could reach out to Mayor Partida regarding designation of Laura Lane property as a Merit Resource. It was suggested that working with the property owners could add value to the outreach effort.

Njoku informed the Commission that there are two new Commissioners appointed by Council that should take their seat by the April 18, 2022, meeting.

10. Adjourn.

The next meeting will be on Monday, April 18, 2022. The location is yet to be determined, but start times remains 7:00 p.m.

Motion to adjourn by Hickman and seconded by Wan. Motion passed unanimously. The meeting was adjourned at 8:04 p.m.