



**Historical Resources Management Commission Minutes
Hattie Weber Museum
445 C Street – Corner of 5th and C Streets
Monday, June 16, 2008**

Commissioners Present: Rand Herbert (Chair), Richard Rifkin (Vice Chair), Gale Sosnick, and Mark Beason

Commissioners Absent: Keren Costanzo

Staff Present: Ike Njoku and Sandi Butterfield

1. Call to Order. Chair Herbert called the meeting to order at 7:02 p.m.

2. Approval of Agenda.

Action: Vice Chair Rifkin moved, seconded by Commissioner Beason, to approve the agenda as submitted. The motion passed by the following vote:

AYES: Herbert, Rifkin, Sosnick, Beason
NOES: None
ABSENT: Costanzo

3. Approval of Minutes. Chair Herbert praised Nancy Stephenson for compiling a complicated set of minutes from the last meeting.

Action: Commissioner Beason moved, seconded by Commissioner Sosnick, approval of the June 2, 2008 minutes as submitted. The motion passed by the following vote:

AYES: Herbert, Rifkin, Sosnick, Beason
NOES: None
ABSENT: Costanzo

4. Public Communications. None.

5. Written Communications. Staff Liaison Ike Njoku circulated written materials for review by the Commissioners.

- 6. Museum Report.** Jim Becket noted that the agreement between the Yolo County Historic Society and City continues to inch forward. After visiting the Peña Historical Adobe Museum in Solano County, he has decided to wait to do a combination Peña /Chiles Exhibit in Davis. He also informed the Commission that the Peña Historical Adobe Museum is planning on moving the historic Peña house to Solano County.
- 7. Staff and Commissioner Communications.** Staff Liaison Ike Njoku stated that the City has received a pre-application on the property located at 315 D Street, which means that during its discussion there is the possibility of looking at the entire block for significance.

Commissioner Sosnick stated that two women on Elmwood Drive have prepared the history on the homes in the Elmwood Drive subdivision.

Chair Herbert noted that a student from the Sacramento State Historic Graduate Public History Program has evaluated Walter Woodfill's house in College Park.

8. Public Hearing Item.

A. 320 I Street Proposal; Certificate of Appropriateness and Design Review Applications – A City Landmark.

The Commission is being asked to discuss and direct as follows:

1. Determine that the proposed project is Categorically exempt from environmental review under Section 15301 (a) and (d) of the CEQA guidelines as an existing facility involving interior and exterior alterations, restoration and rehabilitation of deteriorated structures;
2. Approve a Certificate of Appropriateness #5-07, to allow the proposed phased project that will involve restoration, repairs, remodeling and additions to the city Landmark located at 320 I Street consistent with the project description, and subject to the findings and conditions of approval in the staff report; and
3. Provide input on the project's compliance with the applicable Davis Downtown and Traditional Residential Neighborhood Guidelines and The Secretary of the Interior Guidelines (SOI), while affirming staff's intent to approve Design Review #36-07 for the project, subject to the findings and conditions in the staff report.

Staff Liaison Njoku introduced the item noting that this is a first time that the Commission will act on a Certificate of Appropriateness, while providing public input for final action on the Design Review application, basically performing a concurrent review.

Chris Campbell, architect for the project, reviewed the two phases and scope of the project. She described Phase I which consists of the replacement of the front porch,

columns and pilasters; installation of a new transom and window on the front (west) wall, repair/replace/ rebuild existing cornice molding, quoins, window and door trim; repair the interior plaster in the front bedrooms; and build a new bay window in the parlor which was removed in the 1950's. She noted that Phase II would involve demolition of the existing carport/garage and replace it with a new one story garage; demolition of the laundry and bath addition and replace it with a new kitchen addition; demolition of the 1920's addition at the rear of the house and replace it with a new two-story addition with a dining room (first floor) and master bath (second floor); add new side porch; and remodel interior spaces to accommodate a new master bedroom addition.

In response to the Commissioners, the applicant noted that the siding would match the existing siding. Chair Herbert stated that The Secretary of the Interior's (SOI) Guidelines state that the proposed building material should not create a false of history by mimicking the existing structure. It was the consensus of the Commission to match the existing siding.

The Commission questioned the location of the garage, the pitch of the roof on the garage, the side porch addition, the rebuilding of the front porch, and the foundation.

At this time, Chair Herbert opened the public hearing.

Jim Becket noted that no one has worked harder to preserve a house than these owners.

Chair Herbert closed the public hearing.

The Commission had the following questions and comments:

- Vice Chair Rifkin liked the idea of the three year expiration date.
Njoku stated that it should give the applicant/property owners plenty of time if the project should have problems in plan check.
- Would the new addition roof match the existing?
Chris Campbell stated that the roof would match the existing residence.

Vice Chair Rifkin noted an error in the staff report on page 10 of 12, Finding #1. It should read:

1. The proposed project is consistent with the objectives of the general plan and specific plan, complies with applicable zoning regulations, and is consistent with any adopted design guidelines for the district within which the project is located and no specific plans or design guidelines are applicable to this project site; and

Vice Chair Rifkin suggested a change in the staff report on page 12 of 12, Condition #5. It should read:

- 5. Best Practices Required.** All activities proposed, including repairs, replacement, restoration, additions and remodeling shall employ the SOI recommended best practices. The existing historic materials to be removed shall be preserved and maintained if possible or reasonable. Applicant shall ensure that all contractors and workers comply with approved treatments for historic resource relative restorations, repairs, remodels, additions, maintenance and preservation of a Landmark. Attachment #3 of this report (SOI) Standards for Restoration and Rehabilitation) shall be followed in the work activities performed on the subject site.

Action: Vice Chair Rifkin moved staff recommendation as modified, seconded by Commissioner Beason, that the Commission:

- a. determine that the proposed project is Categorically exempt from environmental review under Section 15301 (a) and (d) of the CEQA guidelines as an existing facility involving interior and exterior alterations, restoration and rehabilitation of deteriorated structures;**
- b. approve a Certificate of Appropriateness #5-07, to allow the proposed phased project that will involve restoration, repairs, remodeling and additions to the city Landmark located at 320 I Street consistent with the project description, and subject to the amended findings and conditions of approval in the staff report and as stated above; and**
- c. provide input on the project's compliance with the applicable Davis Downtown and Traditional Residential Neighborhood Guidelines and The Secretary of the Interior Guidelines (SOI), while affirming staff's intent to approve Design Review #36-07 for the project, subject to the amended findings and conditions of approval in the staff report and as amended above.**

The motion passed by the following vote:

AYES: Herbert, Rifkin, Sosnick, Beason
NOES: None
ABSENT: Costanzo

9. Business Items.

A. Commission Business Items.

Vice Chair Rifkin provided a sketch of the proposed signage and wording for the identification of historic resources. Chair Herbert requested staff to find out the thief and vandalism rate on signs in Davis. The Commission proposed to draft a letter to homeowners of historic structures to get suggestions and ideas. The Commission continued to discuss the design of the sign i.e. brass plaque mounted on the home vs. a wooden freestanding sign in the yard.

The Commission questioned the home owners regarding the proposed signage for historical resources. They noted that they already have a plaque on the ground in front of their home. They also stated that they would not be opposed to having a free standing sign in the yard. Chris Campbell stated that the sign should include a statement that “this is a private residence”.

Chair Herbert noted that there is no new information regarding the UC Davis Centennial Celebration.

Commissioner Beason noted that little progress had been made on the updating of the historical resource inventory. Staff Njoku displayed maps of previous inventory surveys. The Commission discussed different maps with overlay that they would like in the future.

Staff Njoku stated that the preservation of digital record meeting has been postponed; therefore, there is no update.

10. Adjournment. The next meeting will be **Monday, July 12, 2008** at the Hattie Weber Museum (445 C Street) at 7:00 p.m.

Action: Vice Chair Rifkin moved, seconded by Commissioner Beason, to adjourn the meeting. The motion passed by the following vote:

AYES: Herbert, Rifkin, Sosnick, Beason
NOES: None
ABSENT: Costanzo

The meeting was adjourned at 8:54 p.m.