



City of Davis

**Historical Resources Management Commission Meeting Minutes  
Monday, October 16, 2017  
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: Karen Clementi, Rand Herbert (Alternate), David Hickman, William Allen Lowry, Scott Miltenberger, Erin Autry Montgomery, Richard Rifkin

Commissioners Absent: Mark Davis

Staff Present: Planner Eric Lee, HRMC Secretary Nancy Stephenson.

---

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

Chair S. Miltenberger called the meeting to order at 7:00 p.m.

**2. Approval of Agenda.**

Action: D. Hickman moved, seconded by K. Clementi to approve the agenda. Motion passed by the following vote:

Ayes: Clementi, Herbert, Hickman, Lowry, Miltenberger, Montgomery, Rifkin  
Noes: None  
Absent: Davis  
Abstaining: None

**3. Brief Announcements from Staff, Commissioners, and Liaisons.**

Planner Eric Lee is sitting in for Staff Liaison Ike Njoku, who was attending another commission meeting.

**4. Public Comment**

None.

**5. Consent Calendar**

None.

**6. Written Communications.**

Written communications were circulated.

**7. Museum Report.**

None.

**8. Regular Items.**

**A. 525 Oxford Circle Historical Resources Analysis (HRA) (Eric Lee)**

E. Lee outlined the item. Staff is requesting review by HRMC of Historical Resources Analysis of 525 Oxford Circle prepared in anticipation of an application to demolish the building. There is no replacement project yet. Public safety and health Issues have arisen relating to unauthorized individuals accessing the building. The building is just over 50 years old. Pursuant to Municipal Code

Section 8.19.040, consideration of the potential historical significance of buildings 50 years or older is required before they may be demolished. The HRA currently before the HRMC concludes that the building is not eligible for designation as a historic resource.

S. Miltenberger opened the public meeting.

Davis resident Rain Watson had the following questions/comments:

- What criteria were used in the HRA to make the determination that the building was not eligible for designation?
- Demolishing of 525 Oxford Circle sets a precedent for future densification projects in the area, feeds into a dynamic of selling off Davis piece-by-piece to high-end developers.

Commissioner/staff responses and comments are summarized as follows:

- Range of criteria used to determine eligibility of building for designation include integrity of the building, association of building with noted people in the past, notable designer or architect.
- Planning Commission would be the appropriate forum for your concerns; this commission considers whether the structure is of historical significance.
- If replacement project fits zoning, it is possible that a design review could be done administratively and the project may not necessarily require a public hearing. However, replacement project would most likely have more density and would need to go to the Planning Commission.
- How can public find out about what the process is going to be for the project?
- You can check in with the planning department. We send notices to the surrounding properties. You can get on an email list once there is a project.
- Will City allow demo before replacement project?
- No replacement is required for demolition to occur in this case. That requirement applies to Core.
- Another demolition in the neighborhood was on University property and therefore went through a State process; the City was not involved.
- The neo-modern Mansard style of architecture is compared to buildings in other communities—why not compared to others of the style in Davis? If this structure were the only good example of this style in Davis, wouldn't that make it significant for Davis?
- One-of-a-kind or last one of its kind does not make it significant. The examples of other buildings referenced in the HRA were intended to address whether the architectural firm that that designed this building would be considered a master architectural firm.
- The staff report is dated 2016 rather than 2017.
- HRMC should be surveying properties as they age-in rather than sending them to a consultant for review. Set up subcommittee to assess these properties. Let's discuss this at our next meeting.
- Did Mr. Supernowicz have sufficient time to do the research and evaluate the building properly?
- Agree with conclusion of report, but portions of this report rely heavily on public information. Concerns for quality of the work. Better analysis can be offered.
- Concur. Proper historical context for evaluating this building is history of fraternities at UC Davis and the buildings they have occupied. This report is a cut and paste from Davis Wiki and obituary of architect.
- Nevertheless, the necessary criteria were answered in the report.

Action: D. Hickman moved, seconded by E. Montgomery to accept the Historical Resources Analysis (HRA) prepared for the property located at 525 Oxford Circle, which finds that the property does not have historic significance to be eligible for designation as potential historical resources at local, state and federal levels. Motion passed by the following vote:

Ayes: Clementi, Herbert, Hickman, Lowry, Miltenberger, Montgomery,  
Rifkin  
Noes: None  
Absent: Davis  
Abstaining: None

**9. Business Item.**

None.

**10. Commission and Staff Communications.**

**A. Subcommittee Reports / Reports on Meetings Attended / Interjurisdictional Bodies / Inter-Commission Liaisons / etc.**

E. Montgomery: In my work as an affordable housing consultant, met with Chuck Cunningham regarding an unnamed project that turned out to be the Pacific Standard Life building on Chiles Road. I let him know that it would be a conflict of interest for me to discuss the issue with him. Apparently, plans for building an apartment building at the site are moving forward.

S. Miltenberger: I spoke to City Council at one of their recent meetings, relayed the HRMC's interest in being part of the Core Area plan update process.

A. Lowry: Applied for position on the committee updating Core Area Plan. Committee-member selection will be made in mid-November. Will report back next month.

**B. Update on individual Commissioners progress with property surveys.**

Property surveys are ongoing. Focusing on liaising with staff and property owners making alterations to structures that are contributors, or near contributors or in conservation districts.

**C. Update on Commission assignments, such as historic windows replacement guidelines, etc.**

Coordinating with property owners doing window replacements in non-contributors.

S. Miltenberger will check into the project at the Jacobsen House (merit resource) on B Street that apparently included a façade redo—the project did not come before the Commission.

**11. Adjourn.**

The next meeting is to be determined and will be held at the Senior Center Activity Room, 646 A Street, Davis, CA 95616 (southeast corner of A Street and 7<sup>th</sup> Street) at 7:00 p.m.

**The meeting was adjourned at 7:40 p.m.**