

# ATTACHMENT D

## FINDINGS FOR HISTORIC ALTERATION PERMIT FRENCH RESIDENCE (CRAWFORD) ZONE FILE# 2022-0048

Upon due consideration of the facts presented in this staff report and at the public hearing for Zone File #2022-0048, the Yolo County Historic Preservation Commission finds the following:

*(A summary of evidence to support each FINDING is shown in Italics)*

### **California Environmental Quality Act (CEQA) and Guidelines**

1. That the proposed Categorical Exemption prepared for the project is the appropriate environmental documentation in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines.

*The project has been determined to not have a significant effect on the environment and which shall, therefore be exempt from the provisions of the California Environmental Quality Act (CEQA) under the Categorical Exemption "15301" Class 1, Existing Facilities, and "15331" Class 31, Historical Resource Restoration/Rehabilitation.*

*The proposed Categorical Exemption is the appropriate level of environmental review pursuant to Article 19, Sections 15301 and 15331 of the CEQA Guidelines (**Attachment C**).*

### **General Plan**

2. That the proposal and requested land use is in conformity with the General Plan.
  - The General Plan Land Use designation for the property is Agriculture.
  - The General Plan includes the French Residence on the County-Recognized Historical Resources in Unincorporated Yolo County (Table CO-6).
  - The project is consistent with the following General Plan policies:
    - I. *Community Character Policy CC-1.2: Preserve and enhance the rural landscape as an important scenic feature of the County.*
    - II. *Community Character Policy CC-1.4: Identify and preserve, where possible, landmarks and icons which contribute to the identity and character of the rural areas.*
    - III. *Conservation and Open Space Policy CO-4.3: Encourage owners of historic resources to preserve and rehabilitate their properties.*

## Zoning Code

3. In reviewing and acting upon each application, the Commission shall consider:

- a) The recommendations of any local Historical Society or Committee.

*The project was routed to the Yolo County Historical Society and a follow-up attempt was made; however, no comments were received.*

- b) The historical value and significance, or the architectural value and significance, or both, of the designated historic landmark or of the structure within a designated historic district and its relation to the historical value of the surrounding area.

*On March 20, 1991, the Historic Preservation Commission recommended that the Board of Supervisors designate the French Residence as a Yolo County Historic Landmark in conjunction with relocating the home to the unincorporated area of the County. The Board of Supervisors adopted Resolution 91-101 on August 20, 1991, designating the French Residence as a Yolo County Historic Landmark. The March 20, 1991, Planning Commission (Historic Preservation Commission) staff report stated that the residence meets the following criteria for designation as a Yolo County Historic Landmark: (a) It is identified with persons or events important in Davis history; (b) It embodies distinguishing architectural style for the early twentieth century; and (c) It is representative of the notable work of a local builder. Both the historical and architectural value and significance of the residence will not be diminished. The applicant/property owner has committed significant resources to improve the functionality of the home while preserving and reproducing period details on the home.*

- c) The relationship of the exterior architectural features of the structure to the rest of the structure itself and to the surrounding area.

*The exterior alterations being reviewed in this application are necessary in order to improve the functionality of the home. The alterations and addition to the home are confined to the rear of the home. The south side of the home will remain unchanged, preserving the historic profile visible from Russell Boulevard and the bicycle path. The properties surrounding the project site are primarily 5-15 acre rural homesites (all zoned A-N) with no documented historical value.*

- d) The general compatibility of the exterior design, arrangement, texture and material which is proposed by the applicant.

*The north side of the home contains three different styles of shiplap siding—some of which are original, but most has been replaced over the years. The original siding has a wider/deeper recess profile, while the newer siding is two different widths, each of which features a shallower/narrower recess profile. The siding on the exterior of the new addition will be milled in the style to match the original, which will contribute to a look of uniformity throughout. The applicant will reproduce defining period details wherever possible, such as layered moldings over the windows and doors, fish scale shingles at the gable ends, corbels under the roof returns and eaves, and turned posts and balusters on the covered porch.*

- e) Plans for structures which have little or no historic value or plans for new construction for their compatibility with surrounding structures.

*The application does not involve plans for any structures not part of the French Residence, a County Designated Historic Landmark.*

- f) Conformance with the design review guidelines specified in Section 8-11.105 of this Article.

Section 8-11.105 states: "The intent of this article is to safeguard the County's heritage as embodied and reflected in the historic resources. The County recognizes the need for a balance between the historic value of a landmark and a property owner's rights."

*The proposal balances the need to preserve the historic appearance of the home with the desires of the property owner to improve the home's functionality. The applicant proposes to use materials that are consistent with the historic style and appearance of the French Residence, such as uniform siding milled in the style to match the original, layered moldings over the windows and doors, fish scale shingles at the gable ends, corbels under the roof returns and eaves, and turned balusters on the covered porch. The new addition to the home will create a functioning kitchen and dining area along with a new laundry room, pantry and two bathrooms, thus greatly improving the home's functionality.*

- g) Conformance with the Yolo County General Plan or applicable area general plan.

*The Crawford Historic Alteration Permit is in conformance with the General Plan, and specifically Policies CC-1.2, CC-1.4, and CO-4.3. The rehabilitation and addition of the structure will enhance both its use as a historic resource and as a functioning home.*