

ATTACHMENT D

FINDINGS FOR SAMUEL CARPENTER COTTAGE (HUNTER) HISTORIC ALTERATION PERMIT ZONE FILE# 2022-0071

Upon due consideration of the facts presented in this staff report and at the public hearing for Zone File #2022-0071, 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.

15301, Class 1: The key consideration for using a Class 1 exemption under CEQA Guidelines Section 15301 is whether the project involves negligible or no expansion of use. The project will increase the square footage of the home by 410 square feet, or 55 percent of existing square footage, but the use would not increase. The two-bedroom home is currently used as storage since the building is in disrepair, but would be rehabilitated so it can again be used as a dwelling unit as it was originally constructed. Further, the Class 1 exemption allows for restoration or rehabilitation of deteriorated or damaged structures to meet current standards of public health and safety. The deteriorated home will require issuance of building permits and well/septic permits to ensure the public health and safety.

15331, Class 31: Class 31 consists of projects limited to the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer. The proposed alterations are consistent with the Secretary of the Interior's Standards with emphasis on the rehabilitation standards.

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 Samuel Carpenter Cottage 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 the Historical Society of Winters for comment and recommendation. The Historical Society of Winters discussed the project at their November 14 meeting and voted unanimously in favor of recommending to the Planning Commission that the Historic Alteration Permit be granted. The Yolo County Historical Society did not provide comments.

- 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.

According to the Historical Resources Inventory, the Samuel Carpenter Cottage was built and designed in the characteristic way and is a good intact example of the earliest residences built by the first pioneers to the area. The house was built on a rectangular plan and has a single side-facing gabled roof. There are no other historical structures in the nearby vicinity as the home sits on a 20-acre ranch and is surrounded by rangeland and active fruit and nut orchards.

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

The applicant will rehabilitate the house with modern, fire-proof materials and retain the rectangular Hall-and-Parlor style design that also includes a characteristic porch overhang supported by slender posts. The original siding has been covered up with plywood and the original shingled roof has been covered

with aluminum, much of has fallen off. The roof line will remain the same slope as the original (8:12) and the covered, porch, with a view that looks out onto the fig trees planted by the Carpenter brothers, will be retained. The plywood siding will be relaced with shiplap Hardie Plank (original siding was a similar tongue and groove style). The home is nestled within a 20-acre agriculturally zoned property with several outbuildings and two other homes. The home is not visible from any public rights-of-way.

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

The applicant has stated their intent is to retain as much of the character of the original structure as possible, while bringing it up to current standards for habitability. The original siding was tongue-and-groove, which was covered with plywood many years ago. The applicant proposes to use shiplap Hardie Plank, which will provide a similar look to the original, but will provide fire protection. The covered porch feature will be retained, but will be constructed with durable materials.

- 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 Samuel Carpenter Cottage, 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 value and appearance of the home with the desires of the property owner to improve the home's functionality. The proposed alterations will rehabilitate a home in disrepair using fire-rated building materials, allowing the home to be lived in.

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

The Samuel Carpenter Cottage 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.