

# **ATTACHMENT A**

January 19 Historic Preservation Commission Staff Report &

Link to January 19 Staff Report Attachments:

<https://tinyurl.com/yjbuc8yk>



# County of Yolo

DEPARTMENT OF COMMUNITY SERVICES

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Time Set 10.

Special Meeting - Planning Commission  
Meeting Date: 01/19/2023

Information  
SUBJECT

**ZF #2022-0071:** Consider a request for a Historic Alteration Permit to make additions to the Samuel Carpenter Cottage located at 28462 County Road 87D, approximately 1/2-mile west of the City of Winters (APN: 030-190-018) and determine a Categorical Exemption is the appropriate level of environmental review under the California Environmental Quality Act (CEQA). Owner/Applicant: Peter and Deborah Hunter. (Planner: Jeff Anderson)

SUMMARY

<b>FILE # 2022-0071:</b> Samuel Carpenter Cottage Historic Alteration Permit	
<b>APPLICANT:</b> Peter and Deborah Hunter 28472 County Road 87D Winters, CA 95694	<b>OWNER:</b> Same
<b>LOCATION:</b> 28472 County Road 87D, Winters, CA 95694 (APN: 030-190-018)	<b>SOILS:</b> Arbuckle gravelly loam, 0 to 2 percent slopes (Class II); Corning gravelly loam, 2 to 15 percent slopes (Class IV)
<b>GENERAL PLAN:</b> Agriculture (AG)	<b>FMMP:</b> Farmland of Local Importance; Grazing Land
<b>ZONING:</b> Agricultural Intensive (A-N)	<b>WILLIAMSON ACT:</b> Yes
<b>SUPERVISORIAL DISTRICT:</b> 2 (Supervisor Frerichs)	<b>FLOOD ZONE:</b> X (area of minimal flood hazard)
	<b>FIRE SEVERITY ZONE:</b> Moderate (State Responsibility Area)
<b>ENVIRONMENTAL DETERMINATION:</b> Categorical Exemption (Sections 15301 & 15331)	

RECOMMENDED ACTION

That the Planning Commission, sitting as the County's Historic Preservation Commission:

1. Receive a staff presentation, hold a public hearing, and receive comments on the Historic Alteration Permit;

2. Determine that a Class 1 exemption per Section 15301 and Class 31 exemption per Section 15331 is the appropriate level of environmental documentation pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines (Attachment C);
3. Adopt the proposed Findings (Attachment D); and
4. Approve the Historic Alteration Permit and file a letter of approval to allow exterior renovations and addition to the Samuel Carpenter Cottage in accordance with the Conditions of Approval (Attachment E).

## REASONS FOR RECOMMENDED ACTIONS/BACKGROUND

### SUMMARY

Staff recommends approval of the proposed Historic Alteration Permit as the alterations are respectful to the original architectural style of the residence built in the mid-1800s. The home has fallen into disrepair and is currently uninhabitable (see Attachment F, Photos). The applicant proposes to use fire rated siding and roofing materials to restore and modestly expand the home. The alterations will be conducted in a manner consistent with the County's Historic Landmarks Ordinance for the restoration and reconstruction of historic properties. 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.

### BACKGROUND

According to the County's Historic Resources Inventory (Attachment G), the Samuel Carpenter Cottage, estimated to have been built around 1860, is an early Hall-and-Parlor style house and is one of the earliest remaining pioneer dwellings in the Winters vicinity. The home was built by Samuel Carpenter who came to California in 1853 and settled on a foothills claim in 1857. He was later joined by his brother, Jacob Carpenter, in 1875 and the two operated an orchard and grain ranch for many years. The applicant's parents, Mr. and Mrs. Rex A. Hunter, purchased the property in 1951 which has remained in the Hunter family ever since.

The roof of the Cottage extends on both the front and back to form a porch overhang and is supported by slender posts. The original tongue-and-groove (or shiplap) siding was replaced with plywood by the Hunters many years ago. Shortly after purchasing the property the Hunters built a new home on the property and restored the Carpenter Cottage to house farm workers. According to the applicant, his parents installed an indoor bathroom, added two rooms, and installed electricity and hot water in the home. The 746-sf home is currently uninhabitable due to structural defects. Most noticeable, a large section of the roof has blown off and many of the shingles under the tin are missing. The home was last used as a residence approximately fifteen years ago.

In addition to the historic Carpenter Cottage, the 20-acre subject parcel contains the applicant's primary residence, an ancillary (second) residence that is used by a farm employee, ground mount solar panels, and several outbuildings. In 1978 the applicant's parents obtained a Use Permit to install a mobile home to be used as living quarters for on-site farmworker(s). The Use Permit was renewed over the years to address installation of the mobile home in a new location, and the mobile home is now considered a de facto permanent residence. The property is grazed and is enrolled in the Williamson Act with the applicant's adjacent property. The applicant's adjacent 113 acres are planted in prunes and olives and are under a conservation easement held by the Yolo Land Trust.

### PROJECT DESCRIPTION

The applicant has expressed his intent to retain as much of the character of the original structure as possible, while bringing it up to current standards for habitability. The applicant intends to increase the size of the home by a total of 410 square feet, from 746 square feet to 1,156 square feet, extending the structure approximately 12 feet on the west side. The roof line will remain the same slope as the original (8:12) and will be constructed of light-colored metal. The covered porch, with a view that looks out onto the fig trees planted by the Carpenter brothers, will be retained. 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 tongue-and-groove style, but will provide durability and fire protection.

The original home, like many of its era, has an open floor plan with the living room and kitchen sharing the same area. The renovation will continue this layout, but the living room and kitchen will be relocated from the west side of the home to the east side. The home contains two bedrooms and one bathroom. The two bedrooms will be enlarged and a second bathroom will be added.

## **ANALYSIS**

The project requires review under the County's Historic Landmarks and Historic Districts Ordinance codified in Chapter 11 of Title 8, Yolo County Code, which designates the Planning Commission as the County's Historic Preservation Commission. The Ordinance requires that no alterations which affect the exterior appearance of a designated historic landmark can be made without first obtaining written approval from the Historic Preservation Commission if the construction costs are estimated in excess of \$500.00, including repairs to replace or replicate original architecture, surfacing or resurfacing exterior walls, additions, and/or alterations to porches. The criteria for evaluating an application to alter the exterior of an historic landmark are provided below for the Commission's consideration and are restated in the project's Findings contained in Attachment D. The Historic Preservation Commission shall consider:

- The recommendations of any local Historical Society or Committee
- 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
- The relationship of the exterior architectural features of the structure to the rest of the structure itself and to the surrounding area
- The general compatibility of the exterior design, arrangement, texture and material which is proposed by the applicant
- Plans for structures which have little or no historic value or plans for new construction for their compatibility with surrounding structures
- Conformance with the design review guidelines specified in Section 8-11.105 of the Historic Landmarks and Historic Districts Ordinance
- Conformance with the Yolo County General Plan or applicable area community plan

Staff has reviewed the applicant's request and recommends the Historic Preservation Commission file a letter of approval in support of the historic alteration permit finding that the proposed project will not materially impair the historical or architectural value of the structure. The project is in compliance with the Yolo County 2030 Countywide General Plan, County Zoning Regulations (including the Historic Landmarks and Historic Districts Ordinance), and California Environmental Quality Act (CEQA). The proposed alterations and improvements are respectful to the original construction and will restore the home to a functional residence. The applicant proposes to use fire-rated siding and metal roofing materials in place of existing plywood siding and shingle roof overlain with aluminum. The new shiplap siding will provide a similar look to the original tongue-and-groove style. Staff recommends approval of the project as the alterations would provide an appearance of uniformity and will continue to contribute to the rural character of the County.

## **COLLABORATIONS**

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 Historic Preservation Commission that the Historic Alteration Permit be granted. The Yolo County Historical Society did not provide comments.

## **APPEALS**

Any person who is dissatisfied with the decisions of this Historic Preservation Commission may appeal to the Board of Supervisors by filing a notice of appeal with the Clerk of the Board within fifteen (15) days from the date of the action. A Planning Commission Appeal Form and appeal fee immediately payable to

“County of Yolo” must be submitted at the time of filing. The Board of Supervisors may sustain, modify or overrule this decision. The Planning Commission Appeal Form can be accessed at the following link: <https://www.yolocounty.org/government/board-of-supervisors/clerk-of-the-board/planning-commission-appeal>

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Attachments

- Att. A. Location Map and Site Plan
  - Att. B. Elevations and Floor Plan
  - Att. C. CEQA Categorical Exemption
  - Att. D. Findings
  - Att. E. Conditions of Approval
  - Att. F. Project Photos
  - Att. G. Historical Resources Inventory
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Form Review

Inbox	Reviewed By	Date
Eric May	Eric May	01/12/2023 02:02 PM
Leslie Lindbo	Leslie Lindbo	01/12/2023 04:33 PM
Form Started By: Jeff Anderson		Started On: 01/09/2023 05:07 PM
Final Approval Date: 01/12/2023		