



CITY OF ELK GROVE HISTORIC PRESERVATION COMMITTEE

Committee Members:

Sarah Johnson, Chair | Rita Achuff | Dennis Buscher
Christopher Erias | Thomas Russell | Phillip Stark

Regular Meeting of the Historic Preservation Committee
Thursday, February 28, 2008 at 6:30 p.m.
Council Chambers, Elk Grove City Hall, 8400 Laguna Palms Way, Elk Grove, CA 95758

MINUTES

A. CALL TO ORDER/ROLL CALL

Chair Stark called the meeting to order at 6:29 PM with Committee Member Achuff absent (arrived at 6:31 PM).

B. PLEDGE OF ALLEGIANCE

C. MOMENT OF SILENCE

D. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

John Smoley, Planning, stated that he was disappointed to announce that Committee Member Windmiller had to resign from the Historic Preservation Committee for health reasons. Mr. Smoley encouraged the members of the Historic Preservation Committee to contact Elk Grove citizens with historic preservation-related professional qualifications and encourage them to apply.

Mr. Smoley thanked Chair Stark for his assistance preparing an article highlighting the work of the Historic Preservation Committee in the February 2008 City newsletter, available online and at City Hall.

Mr. Smoley thanked Chair Stark for briefing the City Council on the Committee's 2007 activities and 2008 goals at the February 13, 2008 meeting of the City Council. He also thanked Committee Members Russell and Johnson for their support at the meeting and went on to say that the 2007 City of Elk Grove Committee Year in Review booklet is available on the Historic Preservation Committee's website (<http://www.egplanning.org/preservation/>) and at the public counter at 8401 Laguna Palms Way.

At their March 26, 2008 meeting Mr. Smoley noted that the City Council will consider adopting a street naming program that honors Elk Grove veterans. Staff is recommending the Historic Preservation Committee take part in this process by drafting eligibility criteria and an application form. No attendance or participation by Historic preservation Committee members is necessary at this City Council meeting. Responding to Committee questions, Mr. Smoley noted that staff recommends the program be limited to naming new streets, not renaming existing streets, and that an appropriate logo, perhaps developed through public input, would appear on the sign as well.

At the December 2007 Historic Preservation Committee meeting, the Committee requested staff investigate whether anyone conducted a historical evaluation of the house scheduled for demolition as part of EG-06-1022 (Rite Aid Pharmacy at Elk Grove Boulevard & Waterman Road, 9260 Elk Grove Boulevard). Mr. Smoley indicated staff examined the property and determined that no formal historical evaluation was required. Several Committee members expressed interest in photographing the property before it was demolished, which Mr. Smoley stated was possible if these Committee members received permission from the property owner, but that no photo recordation or any other mitigation measure was required for this property. Committee

Member Buscher asked about repositories used to store historical surveys/evaluations. Mr. Smoley stated that City project archives, the North Central Information Center at California State University, Sacramento, and, most recently, the Elk Grove Historical Society's research library are repositories in which these reports are stored. Committee Member Buscher requested staff investigate the whereabouts of photographs required as mitigation for the demolition of the Milon Johnston property in the East Franklin Specific Plan Area.

E. APPROVAL OF AGENDA

Motion: Approve the agenda of the February 28, 2008, Historic Preservation Committee meeting, moving item 7F (Certified Local Government Presentation) up to item 7B.

Action: Erias/Johnson, 6/0/0

F. APPROVAL OF MINUTES

Motion: Approve the minutes of the December 13, 2007, Historic Preservation Committee meeting.

Action: Russell/Achuff, 6/0/0

G. PROJECT UPDATES AND STAFF REPORTS

A. Election of 2008 Historic Preservation Committee Chair – The Committee will elect a Chair to serve during the 2008 calendar year.

Motion: Appoint Committee Member Johnson to serve as Chair of the Historic Preservation Committee for 2008.

Action: Russell/Erias, 6/0/0

B. Certified Local Government Presentation – Lucinda Woodward, Local Government Assistance Unit Supervisor for the California State Office of Historic Preservation, briefed the Committee on the Certified Local Government program requirements and answered Committee questions.

C.

Application Number:	N/A (City Capital Improvement Project)
Application Title:	Elk Grove Rail Stop / Inter-modal Rail Station
Assessor's Parcel Number:	116-0042-025
Property Address/Location:	9040 Elk Grove – Florin Road
Project Description:	Construct a Rail Stop with parking for at least 100 vehicles initially and an 800 foot platform. Staff requests input from the Committee on an informational kiosk within the station. Gary Grunwald is the staff representative.

Motion: Investigate the feasibility of preserving the workman's shed to serve as a kiosk for historical and travel information. Moving the building to a different location onsite is acceptable. Check Del Meyer Park for good examples of interpretive signage styles.

Action: Johnson/Russell 6/0/0

D.

Application Number: EG-07-047
Application Title: Old Town Back Stairs – DR, CA
Assessor's Parcel Number: 125-0243-008
Property Address/Location: 9096 Elk Grove Blvd
Project Description: The applicant is requesting a Type II Old Town SPA Design Review and Certificate of Appropriateness to replace the stairs on the rear side of a building located in the Old Town Special Planning Area. The building is also a contributing resource in the Elk Grove Historic District, listed on the National Register of Historic Places. John Smoley is the project planner.

Motion: Recommend approval of the project as conditioned in the February 28, 2008 staff report, noting that the approval is limited to the replacement of the stairs only.

Action: Erias/Stark 6/0/0

- E. Enforcement of the Old Town Special Planning Area Design Standards and Guidelines – Shane Diller, Manager, Community Enhancement & Code Compliance, briefed the Committee on enforcement of the Old Town Special Planning Area Design Standards and Guidelines in response to a January 2008 letter sent by the Historic Preservation Committee to the City Manager, Community Enhancement Manager, Planning Director, Old Town Elk Grove Foundation, and Elk Grove Historical Society expressing concern over education and enforcement of rules in the Old Town Special Planning Area. Mr. Diller explained the department's jurisdiction, staffing, reporting system, and enforcement procedures. A general discussion followed with Mr. Diller noting his department's continued willingness to educate people about the City's policies and regulations.
- F. Educating the Public About the Old Town Special Planning Area Design Standards and Guidelines – John Smoley, Planning, briefed the Committee on steps the Planning Department is taking to educate the public about the Old Town Special Planning Area Design Standards and Guidelines in response to a January 2008 letter sent by the Historic Preservation Committee to the City Manager, Community Enhancement Manager, Planning Director, Old Town Elk Grove Foundation, and Elk Grove Historical Society expressing concern over education and enforcement of rules in the Old Town Special Planning Area. He noted the departments work with the Old Town Elk Grove Foundation as they prepared an informational booklet on the Old Town Special Planning Area Design Standards and Guidelines. He also distributed copies of a form letter being given to all new and renewing business license holders in the Old Town Special Planning Area that explained some of the benefit and responsibilities of properties in Old Town. The Committee requested such a letter be sent to every property in Old Town. Mr. Smoley noted that properties zoned "single family residence" are not required to comply with the Old Town Special Planning Area Design Standards and Guidelines. The Committee requested staff distribute a similar letter to historical, commercial, and multi-family properties.

The Committee questioned staff about changes made to the building at the southwest corner of Kent and Elk Grove Boulevard that formerly housed Miller's Law Firm. John Smoley, Planning, noted that changes made to the exterior of the property that altered its appearance, to include reroofing and repainting, required an approved Old Town Design Review. Mr. Smoley stated that changes made to properties such as this one which have not been designated or formally declared eligible for listing as historic resources do not come before the Historic Preservation Committee for their review unless staff feels the properties may be historic and that the changes are substantial enough to potentially damage the integrity of the property, at which time staff requires the applicant provide a historical evaluation of the property. A general discussion followed with the Committee

supporting this safeguard, understanding that historical evaluations cost applicants additional money above and beyond the modest fees charged for most Old Town Design Reviews.

The Committee inquired as to when the Old Town Special Planning Area Design Standards and Guidelines would be updated and how the Historic Preservation Committee would be involved. Mr. Smoley agreed to investigate this issue.

H. COMMITTEE TRAINING

The Committee requested additional training on development review in general.

I. MINOR IMPROVEMENT PERMIT REPORT

A.

Application Number:	EG-08-011
Application Title:	Mercantile Building Residing
Assessor's Parcel Number:	125-0253-011
Property Address/Location:	9075 Elk Grove Boulevard
Project Description:	The applicant is requesting a Minor Improvement Permit to install siding on a noncontributing resource in the Elk Grove Historic District, listed on the National Register of Historic Places and located in the Old Town Special Planning Area. John Smoley is the project planner.
Decision:	Approved by Planning Director

Mr. Smoley noted that, while City records indicate the resource in question is a contributing resource in the Elk Grove Historic District, listed on the National Register of Historic Places, the applicant provided documentation that indicated the Keeper of the National Register of Historic Places had removed the building from the Register, making the resource a noncontributing property in the district. This meant that the alterations required a Minor Improvement Permit, rather than a Certificate of Appropriateness. Mr. Smoley stated that he was talking to the California State Office of Historic Preservation to get state and local records amended appropriately, and that he was surprised to find the property had been officially de-listed at the federal level only. Much discussion about de-listing and the building in question followed.

J. COMMITTEE MEMBERS' FORUM

A. Creation and Function of a Potential Historic Resource List – Due to the late hour, the Committee elected to continue considering the creation and function of a list of potential historic resources at their next meeting.

K. FUTURE AGENDA ITEMS

- A. Creation and Function of a Potential Historic Resource List – The Committee will consider the creation and function of a list of potential historic resources.
- B. Development Review Training – Staff will prepare a brief training session on select aspects of development review.
- C. Milan Johnson Property Mitigation – Staff will identify mitigation required for the demolition of the Milan Johnson property in the East Franklin Specific Plan Area.

- D. Old Town Special Planning Area Design Standards and Guidelines Update – Staff will report on plans to update this document and how the Historic Preservation Committee may be involved.

E. ADJOURNMENT

The meeting was adjourned at 9:20 PM.

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Planning Commission Secretary Laura Gray at (916) 478-3620. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to his meeting.

Information on the Elk Grove Historic Preservation Committee is available on the Internet, at <http://www.egplanning.org/preservation/>