



## Historic Preservation Committee Staff Report

May 27, 2025

**Project:** Old Town Pub Reroof

**Project No.:** PLNG25-003

**Request:** Major Certificate of Appropriateness

**Location:** 9030/9032 Elk Grove Boulevard

**APN:** 125-0222-003

**Staff:** Kyra Killingsworth, Senior Planner

### **Property Owner/Project Applicant:**

Larry and Joanna Baker  
9036 Elk Grove Boulevard  
Elk Grove CA 95624

### **Staff Recommendation**

Staff recommends that the Historic Preservation Committee adopt a Resolution (Attachment 1) recommending that the Planning Commission:

1. Find the Project Exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities); and
2. Approve a Major Certificate of Appropriateness for the Old Town Pub Reroof Project (PLNG25-003) based on the findings and subject to the conditions of approval included in the draft Resolution.

### **Project Description**

The Project consists of a Major Certificate of Appropriateness for an existing commercial historic building in the Old Town Historic District to modify the roofing material for the "Hayes Market" buildings located at 9032 Elk Grove Boulevard. The Applicant is requesting to change the front portion of the roofing from composition shingle roofing to metal roofing and to change the rear portion from metal roofing to composition shingle roofing. No work will be completed at the "Hayes residences" building at 9030 Elk Grove Boulevard.

The Historic Preservation Committee's recommendation will be forwarded to the Planning Commission for final action.

### **Project Location, Background and Settings**

The Project site consists of 0.2-acre parcel located on the south side of Elk Grove Boulevard between the intersection of Walnut Avenue and railroad tracks in the Old Town Special Planning Area (see Figures 1 and 2). The parcel is surrounded by other commercial businesses to the east and north, and single-family residential development to the south and west. Table 1 identifies the existing uses, General Plan land use designations, and zoning districts for the Project and for the neighboring properties.

The property consists of multiple buildings with two addresses (9032 Elk Grove Boulevard and 9030 Elk Grove Boulevard) on a single parcel. The Project involves the buildings addressed as 9032 Elk Grove Boulevard. The original building, also known as the "Hayes Meat Market" was constructed

in 1900 and is a wood-framed building with a rectangular floor plan and front-gabled roof with a tall false front wood parapet. The building's entry is flanked by plate glass windows with wood-framed transom windows above. This original building was once known as the Old Town General Store, but throughout the years has been known for a variety of commercial businesses. The second building included under the 9032 address is a single-story metal shed building behind the "Hayes Meat Market" building. The third building is the "Hayes residence" structure (9030 Elk Grove Boulevard), which was constructed in 1890 and is wood-framed with side gable roof and a porch with square wood posts and balustrades. All buildings on the property are currently vacant.

In June and July of 2024, the Historic Preservation Committee and Planning Commission approved a Conditional Use Permit for a brewpub, Major Certificate of Appropriateness, and Old Town Design Review Type 1 for the Old Town Pub (PLNG23-026). The exterior alterations approved are listed below:

9032 Elk Grove Boulevard

- New door on the west elevation
- New exterior paint (like for like)
- New siding and reroof (like for like) on the metal building
- New Fire room in the back of the metal building (about 22 square feet)
- New landscaping and hardscape for parking lot in rear of the building
- Exterior lighting fixtures
- New mansard cap on top of front roof

9030 Elk Grove Boulevard:

- Outdoor patio area with trellises in the front of the existing building. No exterior modifications to the building at this address.

9036 Elk Grove Boulevard

- Outdoor patio area with trellis on the side of the existing building. No exterior modifications to the building at this address.

In late 2024, The Applicant received a building permit that was in conflict with the prior approvals for a reroof for the 9030 Elk Grove Boulevard address (the "Hayes Residence" structure). This permit included a change of materials which differs from the like for like reroof approvals. Though the permit states 9030 Elk Grove Boulevard, the reroof work was intended for and completed on the 9032 Elk Grove Boulevard buildings (the "Hayes Meat Market" structure).

*Continued to next page*

**Figure 1. Location Map**



**Figure 2. Project Site**



**Table 1. Adjacent Land Designations and Uses**

	<b>Existing Uses</b>	<b>General Plan</b>	<b>Zoning</b>
<b>Project Site</b>	Existing Commercial Buildings	Community Commercial (CC)	OTSPA Commercial
<b>North</b>	Existing Commercial Buildings	Community Commercial (CC)	OTSPA Commercial
<b>South</b>	Residential Family Homes	Low Density Residential (LDR)	OTSPA Single-Family Residential
<b>West</b>	Existing Commercial Buildings/Residential Family Homes	Community Commercial (CC)	OTSPA Commercial
<b>East</b>	Existing Commercial Buildings	Community Commercial (CC)	OTSPA Commercial

\* OTSPA -Old Town Special Planning Area

### **Project Analysis**

Pursuant to Elk Grove Municipal Code (EGMC) Section 7.00.070(C), a Major Certificate of Appropriateness applies to major alteration(s) that has the potential for significant impact to a designated historical resource. Major alterations include, but are not limited to, the following: (a) additions; (b) new construction of a primary structure; and (c) demolition of contributing resources of historic districts listed in or eligible for listing in the Elk Grove Register of Historic Resources, California Register of Historic Resources or National Register of Historic Places. The two buildings under the 9032 address are determined to be contributing resources to the Elk Grove Historic District, a nationally recognized historic district, and are also listed on the Elk Grove Local Historic Register of Historic Resources.

A historic resource evaluation in 2012 for this property determined that the buildings continued to meet the criteria for listing on the National Register listed resources (see Attachment 2). The major elements noted in the evaluation (see Attachment 2) include:

- 1-story;
- Wood-frame construction;
- Rectangular plan with front-gabled roof, north façade features false-front wood parapet;
- Foundation not visible;
- Wood channel drop siding; and
- North (primary) façade storefront features recessed entry with a wood, fully glazed door surrounded by a transom light. Entry is flanked by plate glass windows topped by a wood, six-light transom.

The City's 2019 historic resources survey and evaluation report noted that site property continued to be listed in the National Register of Historic Places and also eligible for local listing as a historic resource. In late 2024, this site was acknowledged as one of the historical resources in the Elk Grove Local Register of Historic Resources.

The buildings on the subject parcel are historic resources listed on the local Elk Grove Historic Register and are contributors to the Elk Grove Historic District. The reroof of different materials is considered an alteration to the historic property and a new Major Certificate of Appropriateness is necessary. The scope of the Historic Preservation Committee review is limited to making a recommendation on the Major Certificate of Appropriateness on the rehabilitation and reuse of the historic commercial buildings of the "Hayes Meat Market" building and metal building addition at the rear. There will be no work proposed to the "Hayes Residence" building (9030 Elk Grove Boulevard) with this application.

As the Planning Commission was the final approving authority of the original Major Certificate of Appropriateness, the Historic Preservation Committee's recommendation will be forwarded to the Planning Commission for final approval. The Planning Commission will also review an Old Town Design Review Type 1 entitlement as the reroof is a change of material and constituting a change in exterior appearance per the *Old Town Special Planning Area Guidelines*.

### **Certificate of Appropriateness**

The 2024 Certificate of Appropriateness approval included the approval of a like-for-like reroof of the 9032 buildings; composition shingle for the front building and metal roofing for the rear metal building. In late 2024, the Applicant completed a reroofing that resulted in a change of the

materials on the two buildings, in conflict with the prior HPC and Planning Commission approvals. The front building now has metal standing seam roofing and the metal building has shingle roofing (see Figure 3). Even though the roof appears similar to the existing roofing when viewed from the street as it does not alter the gable roof form or the false parapet, the roofing materials are not considered a like-for-like replacement for what was previously existing and potentially impact the historical integrity of the building. The scope of the requested Certificate of Appropriateness includes approval of the re-roof on the "Hayes Meat Market" building and metal building in the back of the parcel. No work on the "Hayes residence" is proposed with this application.

**Figure 3. Reroof Current Condition**



### **Secretary of the Interior's Standard**

The alterations must comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties (2017) to ensure that the reroof does not negatively affect the preservation of the property's historic significance through the preservation of its historic materials and features. The Secretary of the Interior's Standards allow for rehabilitation, which is the act or process of making possible a compatible use of a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The goal of rehabilitation is to encourage the continued use and repair of a historic building while allowing appropriate alterations to ensure their contemporary use. The rehabilitation standards acknowledge the need to alter or add to a historic resource to meet continuing or changing uses while retaining the property's historic character.

The Secretary of Interior's Standards for rehabilitation provide additional flexibility in the treatment of secondary, less distinctive features that are less important in defining the historic character of the property. The rehabilitation is being undertaken to attract future tenants for a new bar/lounge while preserving the key characteristics of the building. Though the current Project alters the existing roofing material, the roof form will remain the same as when the building was constructed. There are no other changes to the building with this application and the significant architectural features identified in previous evaluations will remain including the wood-frame construction; false-front wood parapet; wood channel drop siding; entry is flanked by plate glass windows; fully glazed door and, six-light transom window. As shown in the photo from the 1980's (see figure 4), the roof in the front was a shingle roofing. It is assumed that the metal building at the rear had a metal roofing similar to the metal siding. The photo from the 1980's was included in the National Register nomination for the Elk Grove Historic District. Even though in the photo shows the roofing material as a shingle roofing, the metal roofing does not alter the major architectural elements noted in previous evaluations, especially of the storefront glazing, false parapet and gabled roofing.

In addition, the change in roofing material will not create a false sense of historical development. Based on the age of the building, the original roofing material would have been wood shingles which were replaced with asphalt shingles at some point in the past. The change in roofing material is not designed to mimic the original roofing material. Therefore, the replacement roofing material does not impact the historical integrity of the building. Since the key components of the architecture details remain the same as the original style, staff believes the reroof will not jeopardize either the status of property as a contributing resource in the Elk Grove Historic District or its listing in the local register as the buildings continue to meet the significance and integrity criteria for historic resource eligibility.

As the change in roofing materials results in exterior modifications to the existing building, staff compared the building to the historic resource significance criteria included in EGMC section 7.00.050 (Designation) which addressed both significance and integrity criteria for historic resources. Historical resources may be listed in the Elk Grove Register of Historic Resources when such resource meets any one of the four criteria included in EGMC 7.00.050 (B) related to significance and retains at least four aspects of integrity included in EGMC 7.00.050 (C)

- *Significance criteria - EGMC 7.00.050 (B)(3) Embodies the distinctive characteristics of a type, period, or method of construction; or that represents the work of a master; or that possesses high artistic values; or that represents a significant and distinguishable entity whose components may lack individual distinction*

The building fronting Elk Grove Boulevard was constructed in 1900. Pursuant to the previous evaluations the major historic elements of the building include:

- 1-story;
- Wood-frame construction;
- Rectangular plan with front-gabled roof, north façade features false-front wood parapet;
- Foundation not visible;
- Wood channel drop siding; and
- North (primary) façade storefront features recessed entry with a wood, fully glazed door surrounded by a transom light. Entry is flanked by plate glass windows topped by a wood, six-light transom.

While the metal roofing on the front building and shingle roofing on the rear building modify the roofing materials, the major historic elements listed above will still hold true for the property. The reroof will not change the integrity. More details below.

- *Integrity criteria - EGMC 7.00.050 (C) – must maintain four*

1. Location – The buildings will continue to be in the location where they were constructed and when listed on the National Register.
2. Design – The North (primary) façade storefront features recessed entry with a wood, fully glazed door surrounded by a transom light. Entry is flanked by plate glass windows topped by a wood, six-light transom. The north façade also features a false-front wood parapet. All of these features will remain
3. Setting – The buildings will maintain their location within the nationally recognized Elk Grove Historic District where the site continues to be surrounded by contributing resources for the district.
4. Feeling – Though the roofing material has changed, the major historic elements of the building including the front façade and recessed entry with transom windows will remain and continue to convey the historic nature of the buildings.

**Figure 4. Photo from 1980's**



In addition, the proposed Project was reviewed by the City's historic resource consultant. They have concluded that the proposed roofing material change would not affect the buildings' status as historic resources listed on the local Elk Grove Historic Register and contributors to the Elk Grove Historic District as The Secretary of Interior's Standards for rehabilitation provide additional flexibility in the treatment of secondary, less distinctive features that are less important in defining the historic character of the property. Additionally, the buildings would continue to meet the Elk Grove historic resource significance criteria included in EGMC section 7.00.050 as shown in more details above under integrity and significance criteria.

### **Environmental Analysis**

CEQA requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" (State CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

The Project is exempt from further environmental review pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines based on the finding in the attached draft Resolution (Attachment 1).

### **Recommended Motion**

Should the Historic Preservation Committee agree with staff's recommendation, the following motion is suggested:

*"Recommend that the Planning Commission find the Project exempt from CEQA pursuant to State CEQA Guidelines Section 15301 and approve the Major Certificate of Appropriateness for the Old Town Pub Reroof Project (PLNG25-003) subject to the findings contained in the draft Resolution."*

### **Attachments**

1. Draft Resolution for Recommendation  
Exhibit A - Project Description  
Exhibit B – Project Plans  
Exhibit C- Project Conditions of Approval
2. California Department of Parks and Recreation (DPR) Form 523

# **ATTACHMENT 1**

# ATTACHMENT 1

## RESOLUTION NO. 2025-

MAY 27, 2025

**A RESOLUTION OF THE CITY OF ELK GROVE HISTORIC PRESERVATION  
COMMITTEE RECOMMENDING THAT THE COMMUNITY DEVELOPMENT  
DIRECTOR FIND THE PROJECT EXEMPT FROM CEQA PURSUANT TO STATE  
CEQA GUIDELINES SECTION 15301, AND APPROVE A MAJOR CERTIFICATE  
OF APPROPRIATENESS FOR THE  
OLD TOWN PUB REROOF  
PROJECT NO. PLNG25-003  
9030/9032 ELK GROVE BOULEVARD  
APN: 125-0222-003**

**WHEREAS**, the Community Development Department of the City of Elk Grove (the "City") received an application on February 19, 2025, from Larry and Joanna Baker (the "Applicant") requesting a Major Certificate of Appropriateness for the Old Town Pub Reroof (the "Project"); and

**WHEREAS**, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APN: 125-0222-003; and

**WHEREAS**, the Development Services Department considered the Project request pursuant to the Elk Grove General Plan, the Elk Grove Old Town Special Planning Area (OTSPA), the Elk Grove Municipal Code Title 23 (Zoning) and Title 7 (Historic Preservation), and all other applicable Federal, State, and local regulations; and

**WHEREAS**, the Historic Preservation Committee of the City of Elk Grove (the "HPC") held a duly-noticed public hearing on May 27, 2025, as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting;

**NOW, THEREFORE, BE IT RESOLVED**, that the Historic Preservation Committee hereby recommends that the Planning Commission find that the proposed Project does not require further environmental review under the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) based on the following finding:

### **CEQA**

Finding: The Project is exempt under the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15301 (Existing Facilities).

Evidence: CEQA requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" (State CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

The Project is exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) of Title 14 of the California Code of Regulations. The Project is exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). Section 15301 applies to projects that consist of the operation, repair, maintenance, permitting, leasing,

licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The Project consists of a Major Certificate of Appropriateness for a reroof on an existing commercial building. The structure was built in the 1900's for commercial use. From photos in 1980's, it appears that the roofing material is shingles. The Applicant has installed a standing seam metal roof on the front portion of the building. The alteration is a modern material, but the exterior improvement will not alter the existing false front wood parapet or the gable roof which is stated in the DPR form as a significant architectural detail on the building. The current roof would not appear to change the overall historic character of the structure as most of the roof is hidden by the parapet.

State CEQA Guidelines section 15300.2 provides that a categorical exemption, such as Section 15301, should not be used for a project which may cause a substantial adverse change in the significance of a historical resource. While the Project here involves a historical resource, there is no substantial adverse change in the significance of the historical resource for the reasons stated in this Resolution and the accompanying staff report. Additionally, State CEQA Guidelines Section 15064.5(b)(3) states that a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer ("SOI Standards"), shall be considered as mitigated to a level of less than a significant impact on the historical resource. As the building rehabilitation is being undertaken consistent with the SOI Standards as described in the findings for the Major Certificate of Appropriateness, no special circumstances exist that would create a reasonable possibility that granting a Major Certificate of Appropriateness would create a significant adverse effect on the environment or the historical resource. (State CEQA Guidelines sections 15300.2 and 15064.5(b)(3))

**AND, BE IT FURTHER RESOLVED**, that the Historic Preservation Committee hereby recommends that the Planning Commission make a determination approving a Major Certificate of Appropriateness as described in Exhibit A and illustrated in Exhibit B for the Old Town Pub Reroof (PLNG25-003), based upon the following findings:

**Major Certificate of Appropriateness**

As required per EMC Section 7.00.070(D)(3)(b), a Major Certificate of Appropriateness application shall be approved if all the following findings are met:

Finding 1: The proposed work does not result in substantial adverse change to the historical resource.

Evidence 1: The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings allow for a compatible use of a property through repair, alterations and additions while preserving those portions or features which convey historical values. Furthermore, these standards provide additional flexibility in the treatment of secondary, less distinctive features that are less important in defining the historic character of the property. The metal roofing on the front building and asphalt shingle roofing at the rear do not lessen the integrity of the historic resources as the changes do not modify the original architectural roof forms of the buildings. The metal roofing does not alter the major architectural elements noted in previous historic resources evaluations. The entry flanked by plate glass windows and topped by a wood, six-light transom and the false-

front wood parapet of north façade will remain. The building at the rear will retain its metal siding exterior; only the roofing material will change. Furthermore, as analyzed in the Staff Report, the building will continue to meet the Elk Grove Municipal Code.

Finding 2: The proposed work is consistent with and supportive of the goals and policies of the historic district plan (if the resource is located within a historic district).

Evidence 2: The Project is located in the Old Town Special Planning Area, which allows for additions and alterations to an existing building with a design review process. The main purpose of which is to maintain the integrity of existing buildings and their historic characteristics. The Project promotes the rehabilitation of a historic resource to allow new uses to operate in the building.

Finding 3: The proposed work complies with “The Secretary of the Interior’s (SOI) Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings” or “The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes”.

Evidence 3: The SOI maintains The Guidelines for the Treatment of Historic Properties which includes specific standards for the rehabilitation of historic properties. For Rehabilitation projects, the SOI outlines the following items that must be accomplished as part of the building’s treatment.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

The location and architectural style of the historic commercial buildings at 9032 Elk Grove Boulevard will be maintained. The use of the original building was a commercial meat market, thereafter a general store and different commercial retail stores thereafter. The current proposal is for a pub/bar lounge. Minimal changes to the exterior features, spaces and spatial relationships of the buildings to support rehabilitation and reuse of the building were previously approved. Such changes include a new roofing material, which is not noted as a major architectural feature of the historic building as stated on the DPR form.

The Secretary of Interior’s Standards for rehabilitation provide additional flexibility in the treatment of secondary, less distinctive features that are less important in defining the historic character of the property. Though the current Project alters the existing roofing material, the roof form will remain the same. There are no other changes to the building and the significant architectural features identified in previous evaluations will remain including the wood-frame construction; false-front wood parapet; wood channel drop siding; entry is flanked by plate glass windows; fully glazed door and, six-light transom window.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

The property at 9032 Elk Grove Boulevard has two buildings; one is a rectangular building with a false parapet and wood and glass entry feature in the front and the other building in the back is a later metal building addition. Though the current Project alters the existing roofing material, the roof form will remain the same for the main building and the metal addition. There are no other changes to the building

and the significant architectural features identified in previous evaluations will remain including the wood-frame construction; false-front wood parapet; wood channel drop siding; entry is flanked by plate glass windows; fully glazed door topped by a wood, six-light transom window. The distinctive materials identified in the previous evaluations will be preserved and the change in roof material will not alter any features, spaces or spatial relationships that characterize the property.

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The change in roofing material will not create a false sense of historical development. Based on the age of the building, the original roofing material would have been wood shingles which were replaced with asphalt shingles at some point in the past. The change in roofing material is not designed to mimic the original roofing material.

4. Changes to a property that have acquired historic significance will be retained and preserved.

Based on the age of the building from the early 1900s, the original roofing material would have been wood shingles. While the wood shingles were later replaced with asphalt shingles these materials were not identified in previous historic evaluations as significant features or materials. Those materials and features that have been identified as significant, including the wood-frame construction, are being preserved. Minimal changes to the exterior features, spaces and spatial relationships of the buildings to support rehabilitation and reuse of the building were previously approved. Such changes include the addition of a new door on a secondary elevation of the building (west side), and an enhanced cap on parapet on the front elevation.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Those materials and features that have been identified as significant include the wood-frame construction; false-front wood parapet; wood channel drop siding; entry is flanked by plate glass windows; and fully glazed door topped by a wood, six-light transom window will all remain.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The Secretary of Interior's Standards for rehabilitation provide additional flexibility in the treatment of secondary, less distinctive features that are less important in defining the historic character of the property. Even with previously approved changes and the current reroof, the majority of the historic appearance/character of the building will remain the same. For instance, the major architectural elements including the false-front wood parapet; wood channel drop siding; entry is flanked by plate glass windows; and fully glazed door topped by a wood, six-light transom window must

remain and will be repaired in a like-for-like manner. The roof material was not a distinctive feature as stated in the DRP 523 form. As mentioned in the staff report, the material would have been wood and has changed in previous years to asphalt and now as metal.

The proposed project was reviewed by the City's historic resource consultants, they concluded that the proposed roofing material change would not affect the buildings' status as historic resources listed on the local Elk Grove Historic Register and contributors to the Elk Grove Historic District as The Secretary of Interior's Standards for rehabilitation provide additional flexibility in the treatment of secondary, less distinctive features that are less important in defining the historic character of the property. Additionally, the buildings would continue to meet the Elk Grove historic resource significance criteria included in EGMC section 7.00.050 as shown in more details in the staff report.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Chemical or physical treatments will not be needed for the reroof.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed roofing material change does not involve any excavation that could unearth or otherwise disturb any archaeological resources.

9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The alterations to the roofing material will not destroy the historical character of the property. The major identifying architectural features will remain including the false-front wood parapet; wood channel drop siding; entry is flanked by plate glass windows; and fully glazed door topped by a wood, six-light transom window.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

There will be no new additions with this application. The proposal will modify roofing materials on the existing buildings, but the major identifying architectural features will remain including the false-front wood parapet; wood channel drop siding; entry is flanked by plate glass windows; and fully glazed door topped by a wood, six-light transom window. Additionally, the changed roof materials do not preclude the ability to install a wood-shingle roof in the future as the roof will not require structural alteration to accommodate the changed materials.

Finding 4: If located within a historic district, the proposed work does not result in a substantial adverse change to the historic district as a whole; and.

Evidence 4: The Project will not result in a substantial adverse change. The alterations to the roofing material will not destroy the historical character of the property. The major identifying architectural features will remain including the false-front wood parapet; wood channel drop siding; entry is flanked by plate glass windows; and fully glazed door topped by a wood, six-light transom window.

Finding 5: If located within a historic district, the proposed project is consistent with and supportive of the goals and policies of the historic district plan.

Evidence 5: The Project is located in the Elk Grove Historic District. The Project promotes the rehabilitation of a historic resource to allow new uses to operate in the building. The proposal is consistent with the goals and policies of the historic district while preserving a historical resource. The goal is to preserve and enhance historic resources. The modification would not substantially change the major architectural features of the building as those features, such as the false parapet roof, gable roof, transom window and wood siding will remain. The reroof will be consistent with the following policies:

1. Encourage the appropriate adoptive reuse of historic resources and buildings
2. Strive to preserve historic buildings and resources through adaptive reuse.
3. Encourage efforts that prevent the misuse, disrepair, and demolition of historic resources and buildings.

The roof of the market building is not an architectural detail that defines the historic resources. As many of the key features will remain or will be replaced in kind that preserves the historic resources. The roofing material will not misuse or disrepair or demolish the historic resource as those key features will still remain.

**AYES:**  
**NOES:**  
**ABSENT:**  
**ABSTAIN:**

**ATTEST:**

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Kyra Killingsworth,  
HISTORIC PRESERVATION  
COMMITTEE SECRETARY

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Peggy Forseth-Andrews, CHAIR of the  
HISTORIC PRESERVATION COMMITTEE

## PROJECT DESCRIPTION

The Project consists of a Major Certificate of Appropriateness for an existing commercial historic building in the Old Town Historic District to modify the roofing material for the “Hayes Market” buildings located at 9032 Elk Grove Boulevard. The Applicant is requesting to change the front portion of the roofing from composition shingle roofing to metal roofing and to change the rear portion from metal roofing to composition shingle roofing. No work will be completed at the “Hayes residences” building at 9030 Elk Grove Boulevard.

*The Historic Preservation Committee's recommendation will be forwarded to the Planning Commission for final action.*

###

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) Hayes Meat Market

P1. Other Identifier: 9032 Elk Grove Boulevard

\*P2. Location:  Not for Publication  Unrestricted \*a. County: Sacramento  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
 \*b. USGS 7.5' Quad: Elk Grove Date: 2012  
 \*c. Address: 9032 Elk Grove Boulevard City: Elk Grove Zip: 95624  
 d. UTM: Zone: \_\_\_\_\_ 10 mE/ \_\_\_\_\_ mN (G.P.S.)  
 e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 12502220030000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

NOTE: There are two buildings on the parcel the Hayes Meat Market and the 9032 Elk Grove Boulevard Building.

- Rectangular lot between Elk Grove Boulevard and the Elk Grove Boulevard/Grove Street Alley, on the south side of Elk Grove Boulevard between Walnut Avenue and Railroad Street.
- Building connects to the 1-story metal shed buildings behind the Hayes Meat Market at 9030 Elk Grove Boulevard
- 1 story
- Wood frame construction
- Rectangular plan with front-gabled roof, north facade features tall false-front wood parapet
- Foundation not visible
- Wood channel drop siding
- North (primary) facade storefront features recessed entry with a wood, fully glazed door surmounted by a transom light. Entry is flanked by plate glass windows topped by a wood six light transom.

\*P3b. Resource Attributes: (list attributes and codes) HP6- Commercial Building Under 3 Stories, HP4- Ancillary Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Photo: (view and date)  
View of north and east facades  
02/13/2012

\*P6. Date Constructed/Age and Sources:  Historic  
 \_\_\_\_\_  
 \_\_\_\_\_

\*P7. Owner and Address:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\*P8. Recorded by:  
Page & Turnbull, Inc. (MG/KL)  
2401 C Street Suite B  
Sacramento, CA 95816

\*P9. Date Recorded:  
02/13/2012

\*P10. Survey Type:  
Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") Elk Grove Historic Context Statement and Survey

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

Page 2 of 2

\*Resource Name or # (Assigned by recorder) Hayes Meat Market

\*Recorded by: Page & Turnbull

\*Date 02/13/2012

Continuation

Update



Detail view of north facade storefront (Page & Turnbull, 02/13/2012).

<b><u>Recommended Conditions of Approval</u></b>		<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
<b>ON-GOING</b>				
1.	Development and operation of the proposed Project shall be consistent with the Project Description and Project Plans as provided in Exhibits A and B, incorporated herein by this reference. Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.	On-Going	Planning	
2.	The construction and on-going maintenance of the facility shall comply with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The building plans shall indicate compliance with these standards including identification of historic features for preservation, treatment of original materials, preservation of character defining features, and replacement or repair of existing features using similar materials. These methods shall be used during construction and on-going maintenance.	On-Going	Planning	
3.	The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontological artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action.	On-Going	Planning	

# 9032 Elk Grove Blvd PLNG25-003 500 feet

