

# Southern Pacific Depot & Superintendent House Historic Structures Reports



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE



City of Folsom City Council Presentation 4/11/2023

# Introduction



**Southern Pacific Railroad - Folsom Depot Building**



**Southern Pacific Railroad – Superintendent House**

# Timing/Process/Selecting a Consultant

- Fall 2021-City Council directed Staff to Prepare an Historic Architectural Analysis for both buildings
- November 2021-Request for Proposal Issued
- December 2021-Received Seven Proposals
- Internal team of Planning, Building, Public Works, Fire, Facilities, and P&R staff reviewed proposals
- Invited 3 back for interviews
- Selected CSHQA based on experience and cost

# Project Objectives

- Evaluate current condition of the buildings
- Provide recommendations for any modification recommendations (i.e. windows, siding, roof, etc)
- Provide cost estimate for repairs/renovations

# Background- Historic Structure's Report

CSHQA Architecture out of Sacramento, CA in conjunction with Buehler Engineering were hired to create a historical structures report for both the Southern Pacific's Folsom Depot building and the Superintendent House. The purpose of these reports was to provide information about the history, significance within the Southern Pacific Railroad, construction methodology, uses, and current condition of each building through archival research, photography, condition assessment, and drawings.

The reports were created to provide the city with the information needed to select the most appropriate approach to the preservation, restoration, rehabilitation, repair, and long-term maintenance of the buildings and surrounding grounds to align with the City's goals of continued use of the buildings.

## Process

- *Historical Research*
- *Materials Research*
- *Multiday Site Survey & Condition Analysis*
- *Creation of as-built drawings*
- *Recommendations*
- *Cost Estimate*

# Background– History

## Southern Pacific Railroad History:

- Developed in 1865 by a group of four businessmen.
- 1869 – line expanded to Utah
- 1883 - line extended all the way to New Orleans.



## Depot Building History

- Listed on National Register in 1982.
- 1856 - 1st iteration of Depot was constructed.
- 1857-1913 multiple replacements rebuilt between the years due to fires and changes in capacity.
- 1914 - current two-story depot opened. Two Story Combination Depot plan No. 22. with both passenger and freight facilities.
- First Floor - waiting room, office, baggage room, and freight room surrounded by a platform. Second Floor - agent's quarters with two bedrooms, kitchen, living room, and closet.
- Today - Converted into an office building. The historic character, and most historic finishes and features have been preserved

## Superintendent House History:

- Listed on National Register in 2008.
- A section house - a building or house serving either as maintenance storage or the living quarters for railroad employees and is located near or next to a section of railroad.
- Folsom Superintendent house -Constructed in 1915 , and was used as railroad housing until the 1950's.
- Before 1943 - Front porch was enclosed
- Late 1950's - small front porch added.
- Other structures removed from original site:
  - Section crew bunkhouse
  - Storage/ tool buildings
  - Outhouse
  - Rail car storage building



# Folsom Depot – Overview of Findings & Recommendations

## Landscaping & Site

- **Finding:** site maintains both historic & non-historic elements
- **Recommendations:**
  - Maintain historic elements
  - Provide city standards plantings

## Roof

- **Finding:** nearing the end of its life
- **Recommendation:** Remove and replace

## Exterior Freight Doors

- **Finding:** original Freight doors remain in varying condition.
- **Recommendation:** Restore doors and replace hardware

## Exterior Wood Siding

- **Finding:** Original siding showing signs of damage and dry rot.
- **Recommendations:** Restore, repair, replace, and repaint

## Exterior Wood Doors & Hardware

- **Finding:** Original exterior doors, some damage and dry rot.
- **Recommendations:**
  - Restore doors & replace hardware

## Wood Windows

- **Finding:** original windows some damage and dry rot
- **Recommendations:** Restore windows & replace hardware

## Infrastructure

- **Finding:** New infrastructure has been added over time
- **Recommendations:**
  - Upgrade MEP systems. Increase energy efficiency

## Interior Finishes (doors, wall & ceiling Paneling, wood Floors)

- **Finding:** Interior contains primarily historic finishes
- **Recommendations:**
  - Repair and refinish historic finishes

## Accessibility

- **Finding:** Building access is not fully accessible
- **Recommendations:** Provide accessible access and accommodations

# Folsom Depot – Findings & Recommendations (Photos)



Site



Building Exterior



Freight Room



Interior Finishes



Wood Flooring



Handrails



Freight Door



Exterior Doors



Exterior Siding



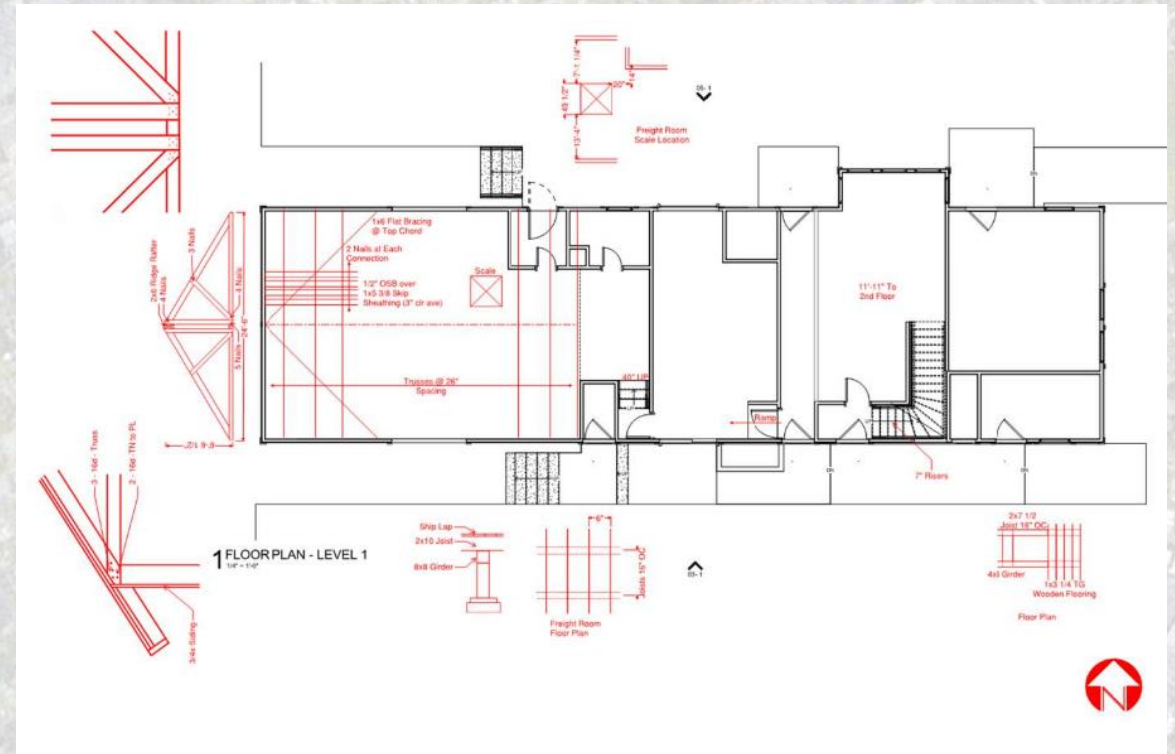
# Folsom Depot – Structural Findings & Recommendations

## Trusses

- **Finding:** The roof trusses at the upper level have dis-continuous bottom chords at stepped ceiling.
- **Recommendations:** A continuous cross tie across roof trusses at the upper level.

## Crawl Space

- **Findings:** The current under-floor crawl space clearance is inadequate for access, ventilation and protection of wood members.
- **Recommendations:** Excavation of under-floor crawl space between girders to 18" minimum at joists and 12" minimum at girders per code.



*\*In addition, structural recommends a seismic evaluation of the structure according to ASCE 41 Tier 1 checklist to determine any additional items of concern.*

# Superintendent House– Overview of Findings & Recommendations

## Landscaping & Site

- **Findings:** Overgrown and inaccessible
- **Recommendations:**
  - Maintain historic features
  - Convert site for future public use.
  - Rehabilitate grass and plantings.

## Roof

- **Findings:** Non-Historic and nearing the end of its life.
- **Recommendations:** Remove and replace.

## Chimneys

- **Findings:** Chimneys are deteriorated & unstable
- **Recommendations:**
  - Restore chimneys and stabilize
  - Remove brick & reface fireplace.

## Exterior Wood Siding

- **Findings:** Siding and trim generally in poor condition
- **Recommendations:**
  - Restore, repair, & replace siding.
  - Restore or replace skirting.

## Exterior Wood Doors & Hardware

- **Findings:** Exterior doors have been removed.
- **Recommendations:**
  - Provide new replicated doors with code compliant hardware

## Wood Windows

- **Findings:** Windows remain in poor condition.
- **Recommendations:**
  - Restore original windows. Provide new where missing

## Interior Finishes (doors, wall & ceiling Paneling, wood Floors)

- **Findings:** Generally historic finishes in fair condition
- **Recommendations:**
  - Restore original finishes and remove non-original finishes

## Interior Configuration

- **Findings:** Primarily original configuration
- **Recommendations:**
  - Remove non-original elements: back porch, front porch

## Infrastructure

- **Findings:** Existing infrastructure is non-original
- **Recommendations:**
  - Replace existing systems

# Superintendent House – Findings & Recommendations



Site



Windows



House interior



Missing Skirting



Kitchen



Fireplace



Original Door



Non-original door



# Superintendent House – Structural Findings & Recommendations

## Crawl Space & Foundation

- **Findings:** The current under-floor crawl space clearance is inadequate for access, ventilation, and protection of wood members.
- **Recommendations:**
  - Provide minimum clearances under floor girders
  - Raise structure and install permanent foundation
  - Tie walls to foundation
  - Provide positive drainage
  - Complete a termite inspection prior work.

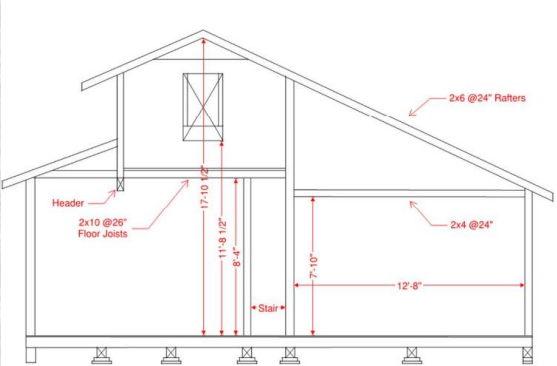


Figure 6: North Section of Structure

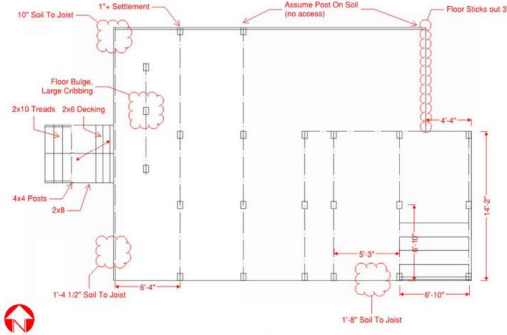


Figure 1: Foundation & 1st Floor Framing Plan

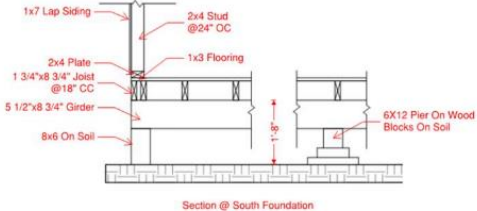


Figure 4: Section of South Foundation

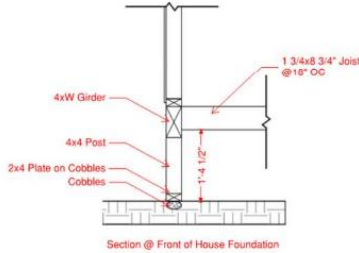
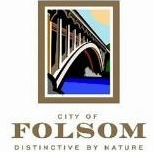


Figure 5: Section of West Foundation

*\*In addition, structural recommends a seismic evaluation of the structure according to ASCE 41 Tier 1 checklist to determine any additional items of concern.*



# Cost Estimates – Summary Based on Priority

## Depot:

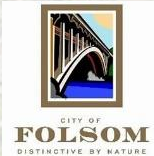
(2 Story Structure: 3,500 SF)

Watertightness =	\$81,004
Structural =	\$143,824
Life Safety =	\$88,605
Energy Efficiency =	\$117,705
Window Rehabilitation =	\$76,916
Doors =	\$22,404
Interior Finishes =	\$248,977
<u>ADA Upgrades =</u>	<u>\$27,510</u>
<b>Total</b>	<b>\$806,944</b>

## Superintendent House

(1½ Story Structure: 1,375 SF)

Watertightness =	\$76,933
Structural =	\$84,795
Life Safety =	\$38,430
Energy Efficiency =	\$88,900
Front Porch =	\$7,700
Window Rehabilitation =	\$22,953
Doors =	\$11,727
Interior Finishes =	\$120,592
ADA Upgrades =	\$840
<u>Site =</u>	<u>\$170,097</u>
<b>Total</b>	<b>\$622,966</b>



# Next Steps

- Complete all Inspections (Termite, Roof, Dry Rot, Hazardous Materials, Seismic, etc): \$50,000-\$80,000 for each building.
- Prepare Construction Documents for the work: \$70,000-\$80,000 for each building (for all work to be completed)

Or

- Proceed with some inspections and some work to not exceed council's funding authorization.

# Questions?

