CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA
June 19, 2019
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Kevin Duewel, Mary Asay, Rosario Rodriguez, Vice Chair Candy Miller, Mickey Ankhelyi, Daniel West, Chair Daron Bracht

Any documents produced by the City and distributed to the Historic District Commission regarding any item on this agenda will be made available at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California and at the table to the left as you enter the Council Chambers.

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: The Historic District Commission welcomes and encourages participation in City Historic District Commission meetings, and will allow up to five minutes for expression on a non-agenda item. Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public; however, California law prohibits the Commission from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Commission.

MINUTES

The minutes of June 5, 2019 will be presented for approval.

NEW BUSINESS

1. **PN 19-073, 904 Persifer Street Residential Remodel, Addition, Setback Variance and Shed Demolition and Determination that the Project is Exempt from CEQA**

   A Public Hearing to consider a request from Jesse Borovnica for a Design Review for a remodel and 126-square-foot addition, as well as a side yard setback Variance and Shed Demolition for a residential property located at 904 Persifer Street. The zoning classification for the site is CEN with an underlying zoning of R-1-M and the General Plan land-use designation is SFHD. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Jesse Borovnica (BDH Construction)**

2. **PN 19-156, 917 Sutter Street Shed Demolition and Determination that the Project is Exempt from CEQA**

   A Public Hearing to consider a request from Larry Washington for demolition approval of a 130-square-foot shed structure located at 917 Sutter Street. The zoning classification for the site is SUT with an underlying zoning of HD, and the General Plan land-use designation is HF. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Assistant Planner, Briana Gustafson / Applicant: Larry Washington)**

HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for **July 3, 2019**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting. Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2nd Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6203 and fax number is (916) 355-7274.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development Department at (916) 461-6231, (916) 355-7274 (fax) or kmullett@folsom.ca.us. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

NOTICE REGARDING CHALLENGES TO DECISIONS

The appeal period for Historic District Commission Action: Pursuant to all applicable laws and regulations, including without limitation, California Government Code, Section 65009 and/or California Public Resources Code, Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning, and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, this public hearing. Any appeal of a Historic District Commission action must be filed, in writing with the City Clerk's Office no later than ten (10) days from the date of the action pursuant to Resolution No. 8081.

HISTORIC DISTRICT COMMISSION MINUTES
June 5, 2019
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Rosario Rodriguez, Vice Chair Candy Miller, Mickey Ankhelyi, Daniel West, Kevin Duewel, Mary Asay, Chair Daron Bracht

ABSENT: Ankhelyi, Bracht

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: None

MINUTES: The minutes of April 3, 2019 were approved as submitted.

NEW BUSINESS

1. **Re-Approval of the March 6, 2019 Historic District Commission Minutes**

   COMMISSIONER MILLER MOVED TO APPROVE THE MINUTES OF THE MARCH 6, 2019 HISTORIC DISTRICT COMMISSION MEETING.

   COMMISSIONER RODRIGUEZ SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES:	ASAY, RODRIGUEZ, WEST, DUEWEL, MILLER
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	ANKHELYI, BRACHT

2. **PN 19-073, 904 Persifer Street Residential Remodel, Addition, Setback Variance and Shed Demolition and Determination that the Project is Exempt from CEQA**

   A Public Hearing to consider a request from Jesse Borovnica for a side setback Variance, Design Review for a remodel and 126-square-foot addition, and Shed Demolition for a residential property located at 904 Persifer Street. The zoning classification for the site is CEN with an underlying zoning of R-1-M and the General Plan land-use designation is SFHD. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Jesse Borovnica (BDH Construction)**

COMMISSIONER MILLER MOVED TO CONTINUE PN 19-073, 904 PERSIFER STREET RESIDENTIAL REMODEL, ADDITION, SETBACK VARIANCE, AND SHED DEMOLITION AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA TO THE JUNE 19, 2019 HISTORIC DISTRICT COMMISSION MEETING.

COMMISSIONER ASAY SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES:	ASAY, RODRIGUEZ, WEST, DUEWEL, MILLER
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	ANKHELYI, BRACHT

3. **PN 19-123, 1011 Persifer Street Attached Covered Porch and Detached Garage Addition and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from William Phelan for a new 247-square-foot covered porch in the rear of the existing 2,221-square-foot residence and a 565-square-foot addition to the existing 440-square-foot garage located at 1011 Persifer Street. The zoning classification for the site is CEN with an underlying zoning of R-1-M, and the General Plan land-use designation is SFHD. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: William Phelan)**

COMMISSIONER RODRIGUEZ MOVED TO APPROVE THE APPLICATION (PN 19-123) FOR DESIGN REVIEW OF A 247-SQUARE FOOT ATTACHED COVERED PORCH IN THE REAR OF AN EXISTING RESIDENCE AND 565-SQUARE-FOOT ADDITION TO AN EXISTING 440-SQUARE-FOOT DETACHED GARAGE AT 1011 PERSIFER STREET, WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, DESIGN REVIEW FINDINGS G & H, AND CONDITIONS OF APPROVAL NO. 1-23 WITH AMENDMENT TO CONDITION #6 TO STATE "If any tree(s), protected or otherwise, are within the property, on the property line or encroaching into the property, an arborist report is generally required which locates, identifies, assesses and quantifies each tree. A tree permit, protection plan and appropriate mitigation ~~may~~ will also be required to protect and/or account for the proposed development activities."

COMMISSIONER DUEWEL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES:	ASAY, RODRIGUEZ, WEST, DUEWEL, MILLER
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	ANKHELYI, BRACHT

PRINCIPAL PLANNER REPORT

None

There being no further business, the meeting was adjourned at 5:17pm.

Respectfully Submitted,

_____
Kelly Mullett, SENIOR OFFICE ASSISTANT

APPROVED:

_____
Daron Bracht, CHAIR

CITY OF FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Hearing
Date: June 19, 2019

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project:	904 Persifer Street Addition, Remodel, Side Yard Setback Variance and Garage Demolition
File #:	PN 19-073
Request:	Design Review, Demolition and Variance Approval
Location:	904 Persifer Street
Parcel(s):	070-0152-022
Staff Contact:	Josh Kinkade, Assistant Planner, 916-461-6209 jkinkade@folsom.ca.us

Property Owner
Name: Tom Martucci
Address: 904 Persifer Street
Folsom, CA 95630

Applicant
Name: Jesse Borovnica (BDH Construction)
Address: 5726 Hoffman Ln.
Fair Oaks, CA 95628

Recommendation: Conduct a public hearing and upon conclusion recommend approval of an application for Design Review for a 126-square-foot addition and an exterior remodel of an existing residence, for a side yard setback Variance and for the demolition of an existing detached garage at 904 Persifer Street (PN 19-073) subject to the findings included in this report (Findings A-K) and attached conditions of approval (Conditions 1-4).

Project Summary: The proposed project includes a 126-square-foot front addition and an exterior remodel of an existing residence at 904 Persifer Street, as well as a conversion of an existing attached garage into a living room and the demolition of a detached 300-square-foot garage. Conversion of the garage into living space occurs partially within the 5-foot side yard setback of the property. The property is located within the Central Subarea of the Historic Residential Primary Area of the Historic District.

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CITY OF
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AGENDA ITEM NO. 1
Type: Public Hearing
Date: June 19, 2019

5 - Site Plan, Floor Plan and Elevations, dated 5/29/2019
6 - Proposed Colors and Materials
7 - Photographs of Project Site
8 – Comment Letters from Kevin and Leona Duff, Dated May 23, 2019 and May 29, 2019

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1
DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Jesse Borovnica, is proposing a 126-square-foot front addition and exterior remodel of an existing residence at 904 Persifer Street, as well as a conversion of an existing attached garage into a living room and the demolition of a detached 300-square-foot garage. The garage conversion is proposed partially within the property's required 5-foot side yard setback. The proposed site plan, floor plan, and elevations are shown in Attachment 5. The property is located within the Central Subarea of the Historic Residential Primary Area of the Historic District. As part of the remodel, the applicant proposes new roof pitches, new windows and doors, vertical exterior siding colored light grey, scalloped siding along the roof gables in front colored dark grey, off-white window trim on all windows, and dark grey asphalt shingle roofing. The proposed color and material board is shown in Attachment 6.

POLICY/RULE

Section 17.52.300 of the Folsom Municipal Code states that the Historic District Commission shall have final authority relating to the design and architecture of all exterior renovations, remodeling, modification, addition or demolition of existing structures within the Historic District. Section 17.52.370 gives the Commission final authority relating to Variance applications within the Historic District.

ANALYSIS

General Plan and Zoning Consistency

The General Plan land use designation for the project site is SFHD (Single-Family, High Density), and the zoning designation for the project site is R-1-M (Single-Family Dwelling, Small Lot District), within the Central Subarea of the Historic Residential Primary Area. Single-family residences are allowed in both the R-1-M zone and the Central Subarea by right.

Section 17.52.540 of the Folsom Municipal Code institutes requirements for lot size, lot width, setbacks, pervious surface, and building height in the Historic Residential Primary Area. The design standards established within the Historic District Design and Development Guidelines (DDGs) also apply to this project.

The proposed addition meets all FMC zoning requirements, as demonstrated in the following table. Staff notes that the front of the existing residence encroaches approximately 4 feet into the 20-foot front setback and 3.58 feet and 0.5 feet into the west and east side setbacks respectively. However, the proposed addition occurs entirely outside of all setbacks (20 feet from the front property line and 5 feet from the west side property line). The following table demonstrates how the proposed project relates to setback, pervious surface, height and parking requirements for the Central

Subarea:

	REQUIRED	PROPOSED
Minimum Lot Size	7,000 SF	7,000 SF (existing)
Minimum Lot Width	50 Feet	50 Feet (existing)
Front Setback	20 Feet	16 Feet (existing), 20 Feet (addition)
Rear Setback	20 Feet	74.5 Feet (existing)
Side Setback	5 Feet, 5 Feet	1.42 Feet and 4.5 Feet (existing), 5 Feet (addition)
Minimum Pervious Surface	45%	62% (proposed)
Parking Requirement	2 Parking Spaces	2 Parking Spaces
Maximum Building Height	35 Feet	19 Feet (proposed)
Setback To Other Structures	10 Feet	8.5 Feet (existing), 12 Feet (addition)

The existing residence was legally in place at the time this setback standard was established and is therefore considered legal non-conforming per Section 17.52.690 of the Folsom Municipal Code and may continue to exist in its current location. However, FMC Section 17.52.690 states that new construction which intensifies the use of a non-conforming area is considered an increase in that structure's non-conformity and is not allowed by right. The change from a garage to living space is considered an intensification of use in this case. Therefore, a Variance is required in order to approve the portion of the garage conversion within the 5-foot side yard setback.

VARIANCE

Section 17.62.020 of the FMC states that, in order to grant a Variance, the Historic District Commission must find the following:

1. That there are exceptional or extraordinary circumstances or conditions applying to the land, building or use referred to in the application, which circumstances or conditions do not apply generally to other land, buildings, and/or uses in the district;

2. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner;

3. That the granting of such application will not, under the circumstances of the particular case, materially affect the health or safety of persons, residing or working in the neighborhood of the property of the applicant, and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

Section 17.52.540(A)(1)(b) of the Folsom Municipal Code states that, in the Central Subarea of the Historic Residential Primary Area, attached garages identifiable as such are not permitted unless integral to the architectural time frame of the building's existing design. With the proposed garage conversion and front addition, the applicant is bringing the existing residence into conformance with this requirement by removing the garage door from the front of the residence. However, in order to meet this requirement without removing the wall along the side property line, a Variance is required.

Sacramento County records indicate that the residence was first constructed in 1937. Folsom building permit records from 1959 indicate that the building was 1,450 square feet, but these permit records do not indicate whether that square footage encapsulates the living area, or the living area and the garage. As such, it is unknown whether the attached garage was an original part of the residence or whether it was converted into a garage at some point. However, the square footage listed on the permit indicate that the building has been at its current size since at least 1959.

In this case, a non-conforming attached garage which is visible from the street represents an exceptional condition that does not apply generally to other properties within the Central Subarea. Conversion of the attached garage is necessary to bring the residence into visual conformance with the subarea guidelines.

While the intensity of the use of this non-conforming area is being increased under this garage conversion, the applicant is not proposing to expand the footprint of the converted garage, and is not proposing to add any additional openings within this setback area. Furthermore, the nature of the new use as a dining room would not cause additional impacts to the neighboring property beyond those of the existing garage. Finally, two parking spaces are being provided with access from the alley. Therefore, the garage conversion would not lead to substandard parking on the lot, as only two uncovered spaces are required in the Central Subarea per Section 17.52.540 (I) of the FMC.

California Building Code requirements state that any wall within 5 feet of a property line must be one-hour fire-rated, must not include any openings, and must not have any projections, including roof eaves. As such, staff has conditioned that the west wall of the residence be one-hour fire-rated and that the existing wall not be torn down to accomplish this fire rating (Condition No. 3). Staff has also conditioned that the proposed window and roof eaves on the west elevation be removed to meet California Building Code standards (Conditions No. 4 and 5). Removal of the proposed window would also reduce potential privacy concerns from the neighboring property.

Therefore, as conditioned staff does not anticipate that the health and safety of the neighborhood would be materially affected by this garage conversion. As such, subject to the conditions of approval, staff recommends approval of a Variance to implement the directions established in the DDGs.

Building Design/Architecture

Chapter 5.04.03(b) of the DDG's, which addresses the design concepts for the Central Subarea, states that the subarea provides property owners with broad discretion in choosing styles from the entire 1850-1950 time frame, guided by the overall principles and any designation of significance of the building or site. Automobiles were more common by the end of the 1850-1950 timeframe but were not a dominant design factor. The few attached garages were constructed for one car. Depending on the architectural style chosen, an applicant may be required to reduce the visibility of autos by such means as eliminating driveways from streets in favor of using alley access, disguising detached garages as out buildings, or providing screen plantings for outdoor parking areas.

The DDG's state that exterior materials and finishes should be of residential grade, durable and of high quality and should include details appropriate for design period of the Subarea and building style. The proposed addition and remodel includes new roof pitches, vertical exterior siding colored light grey, scalloped siding along the roof gables in front colored dark grey, off-white window trim on all windows and off-white wood doors in the front and rear. The residence will have a higher-pitched roof but will maintain its single-story nature. The proposed addition in the front of the residence would remove the attached garage from the front of the residence, consistent with the DDG's, while complementing the existing gabled roof on the opposite end of the front elevation. The scalloped siding under the gables further enhances the front elevation.

The DDG's state that wood frame double-hung or casement windows are preferred, and that vinyl clad windows may be used for less significant structures. In general, window proportions should be vertical rather than horizontal; however, appropriate proportions and number of panes will vary depending upon the style of the individual building and the context. Regarding entries, the DDG's state that residentially-scaled and detailed solid wood or glazed doors of many styles may be appropriate. The applicant proposes several new windows with composite trim painted off-white and a sliding glass door in the rear of the residence with a bronze frame. The windows are predominantly proportioned vertically. A new front door and double-door in the rear would consist of wood painted to match the off-white window trim. As stated in the Variance discussion, staff has conditioned that the proposed window on the west side elevation be removed to meet California Building Code standards for structures within 3 feet of a property line (Condition No. 4).

Pursuant to the DDG's Appendix D Section C.7.c, appropriate roofing materials include fireproof wood shingles, corrugated metal, composition fiberglass shingles, clay tile, or other as determined by historic evidence. Inappropriate materials consist of colored standing seam metal roofs, glazed ceramic tile or imitation roofing materials including concrete shingles and imitation concrete mission tile. The proposed roof will be a composition shingle roof colored dark grey. As stated in the Variance discussion, staff has conditioned that the proposed roof eaves on the west side elevation be removed to meet California Building Code standards for structures within 2 feet of a property line

(Condition No. 5).

Staff has determined that the overall design, colors, materials, and layout of the proposed remodel and addition is consistent with the design and development guidelines for the Central Subarea of the Historic Residential Primary Area. Staff has concluded that the applicant has met the design standards identified in the DDG's.

Garage Demolition
In order to approve a request for demolition of a structure considered historically significant, per FMC Section 17.52.660, the Commission must consider the following:

1. Whether the public health, safety and/or welfare warrant the demolition;

2. What accommodations can be provided to the owner of the property to make it feasible for the owner to preserve the property;

3. Whether the owner of the property is willing to sell the property to a buyer who wishes to preserve the property; and

4. Whether a public entity wishes to acquire the property through exercise of the power of eminent domain in order to preserve the property.

Section 4.13 of the DDGs explains that demolition of structures with historic value should be approved only when all other options have been exhausted by the property owner and the City. However, Section 4.13 also makes clear that applications for demolitions may be more readily approved for structures which do not comply with the goals, policies, and regulations of FMC Chapter 17.52 and the DDGs themselves.

The applicant believes that the garage was built in the late 1960's, and is therefore not considered historically significant, as it was not built during the historic era. Furthermore, it does not contain any historically significant building materials. Images of the garage are provided in Attachment 6. The structure is not listed on the City of Folsom's Historical Properties Inventory list. As a result, staff supports the demolition of the garage.

PUBLIC COMMENTS
Public comment letters (included as Attachment 8) were received via email on May 23 and May 29, 2019, both from Kevin and Leona Duff, who reside at the property to the west of the proposed project. The first letter addressed a drafting error on the initial version of the plans that misrepresented the property line. This error has since been fixed, and the applicant has agreed that residence is 1' 5" from the west side property line. The letters also express that the Duffs do not support the attached garage being converted into living space. They state that since new construction would only be allowed 5 feet from the side property line, the garage conversion should not occur any

closer than this. Finally, they state that the garage conversion would impact their privacy. Building permit records indicate that the Duffs' house sits approximately 7 feet from the side property line, or 8.5 feet from the proposed garage conversion. As noted in the above analysis, because the garage currently has one window on the west elevation and the proposed dining room would not add any additional openings on this elevation, staff does not believe that there will be additional impacts to the neighboring residence beyond existing conditions.

Furthermore, the site plan submitted shows the entire west side of the residence being located at least one foot into the side-yard setback. As such, moving the converted garage outside of the setback would likely necessitate moving in the entire wall of the west side of the structure. Finally, staff is conditioning that there are no openings on the west side of the structure to meet California Building Code requirements for structures within 3 feet of a property line. Removal of the proposed window should address potential privacy concerns from the neighboring property.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. Based on staff's analysis of this project, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemption(s) in this case.

RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION

Move to approve the application (PN 19-073) for design review for a 126-square-foot addition and exterior remodel of an existing residence, for a side yard setback variance and for the demolition of an existing detached garage at 904 Persifer Street, with the findings below (Findings A-L) and the conditions of approval (Conditions 1-4) included as Attachment 3 to this report.

GENERAL FINDINGS

A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.

B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND, IF THE PROPOSED VARIANCE IS GRANTED, IS CONSISTENT WITH THE ZONING CODE OF THE CITY.

CEQA FINDINGS

C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15301 (EXISTING FACILITIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.

E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.

F. THE PROPOSED PROJECT WILL NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE.

VARIANCE FINDINGS

G. THERE EXIST SPECIAL CIRCUMSTANCES APPLICABLE TO THE SUBJECT PROPERTY, INCLUDING SIZE AND EXISTING NONCONFORMITIES, THAT DO NOT APPLY GENERALLY TO OTHER PROPERTIES IN THE VICINITY THAT ARE UNDER THE IDENTICAL ZONING CLASSIFICATION

H. STRICT APPLICATION OF THE ZONING CODE WOULD DEPRIVE THE SUBJECT PROPERTY OF PRIVILEGES ENJOYED BY OTHER PROPERTIES IN THE VICINITY THAT ARE UNDER THE IDENTICAL ZONING CLASSIFICATION.

I. THE GRANTING OF THIS APPLICATION WILL NOT, UNDER THE CIRCUMSTANCES OF THIS PARTICULAR CASE, MATERIALLY AFFECT THE HEALTH OR SAFETY OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD AND WILL NOT, UNDER THE CIRCUMSTANCES OF THIS PARTICULAR CASE, BE MATERIALLY DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO PROPERTY OR IMPROVEMENTS IN THE NEIGHBORHOOD.

DESIGN REVIEW FINDINGS

J. THE BUILDING MATERIALS, TEXTURES AND COLORS USED IN THE PROPOSED PROJECT ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND ARE CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

K. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL.

DEMOLITION FINDING

L. THE STRUCTURE PROPOSED TO BE DEMOLISHED IS NOT CONSIDERED HISTORICALLY SIGNIFICANT.

ATTACHMENT 2
BACKGROUND

BACKGROUND

Sacramento County records indicate that the 1,155-square-foot residence at 904 Persifer Street was first constructed in 1937. The residence features a simple bungalow design, with horizontal wood siding (with horizontal lap siding on the side and portions of the rear of the structure) painted light green, white window trim and grey composition shingle roofing. The residence includes a 225-square-foot attached garage and covered porch in the front. Building permit records from 1959 indicate that the building was 1,450 square feet, but these records do not indicate whether that square footage encapsulates the living area, or the living area and the garage. As such, it is unknown as to whether the garage was originally included with the residence or if a portion of the residence was converted into a garage at some point. The property also includes a 300-square-foot detached garage in the rear, colored to match the residence, which was built in the late-1960's. Photographs of the existing residence and detached garage are included here as Attachment 6. The property does not appear on the City of Folsom's Cultural Resources Inventory. The subject property is located in the Central Subarea of the Historic Residential Primary Area of the Historic District, with an underlying zoning of R-1-M (Single Family Residential- Small Lot District).

GENERAL PLAN DESIGNATION	SFHD, Single-Family, High Density
ZONING	CEN, Central Subarea of the Historic Residential Primary Area, with an underlying zoning of R-1-M (Single Family Residential-Small Lot District)
ADJACENT LAND USES/ZONING	North: Natoma Street/Persifer Street alley with single-family residences beyond (CEN) South: Persifer Street with single-family residences beyond (CEN) East: Existing duplex (CEN), with Decatur Street beyond West: Existing residence (CEN)
SITE CHARACTERISTICS	The 7,000-square-foot project site contains an existing residence in the front of the property with a detached garage in the rear

(accessible via the Natoma Street-Persifer Street alley), and landscaping.

APPLICABLE CODES

FMC Section 17.52 HD, Historic District
FMC Section 17.52.300, Design Review
FMC Section 17.52.330, Plan Evaluation
FMC Section 17.52.340, Approval Process
FMC Section 17.52.370, Variance Review
FMC Section 17.52.540, Historic Residential Primary Area Special Use and Design Standards
FMC Section 17.52.660, Demolition
Historic District Design and Development Guidelines

ATTACHMENT 3
Proposed Conditions of Approval

CONDITIONS OF APPROVAL FOR 904 PERSIFER STREET ADDIITON, REMODEL, SIDE YARD SETBACK VARAIANCE AND GARAGE DEMOLITION (PN 19-073)				
Cond. No.	**Mitigation Measure**	**GENERAL REQUIREMENTS**	**When Required**	**Responsible Department**
1.		Issuance of a Building Permit and Demolition Permit is required. The applicant shall submit final site and building plans to the Community Development Department that substantially conform to the site plan, building elevations, and floor plans dated 5-29-19. Implementation of this project shall be consistent with the above referenced items as modified by these conditions of approval.	B	CD (B)
2.		Compliance with all local, state and federal regulations pertaining to building construction and demolition is required.	OG	CD (B)
3.		The entire west wall of the residence shall be one-hour fire-rated to meet California Building Code standards for structures within 5 feet of a property line. The existing west wall shall not be torn down to accomplish this fire rating.	B	CD (B)
4.		The proposed window on the west elevation shall be removed to meet California Building Code standards for structures within 3 feet of a property line.	B	CD (P)
5.		The proposed roof eaves on the west side elevation shall be removed to meet California Building Code standards for structures within 2 feet of a property line	B	CD (P)
6.		If any archaeological, cultural, or historical resources or artifacts, or other features are discovered during the course of construction anywhere on the project site, work shall be suspended in that location until a qualified professional archaeologist assesses the significance of the discovery and provides consultation with the Folsom Historical Society, City staff, and the Heritage Preservation League. Appropriate mitigation as recommended by the archaeologist and the Historical Society representative shall be implemented. If agreement cannot be met, the Historic District Commission shall determine the appropriate implementation method.	OG	CD (P)
7.		The project approval granted under this staff report shall remain in effect for two years from final date of approval (June 19, 2021). Failure to obtain the relevant building, demolition, or other permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.	B	CD (P)

RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD (P) (E) (B) (F)	Community Development Department Planning Division Engineering Division Building Division Fire Division	I	Prior to approval of Improvement Plans
		M	Prior to approval of Final Map
		B	Prior to issuance of first Building Permit
		O	Prior to approval of Occupancy Permit
		G	Prior to issuance of Grading Permit
PW	Public Works Department	DC	During construction
PR	Park and Recreation Department	OG	On-going requirement
PD	Police Department		

Attachment 4
Vicinity Map

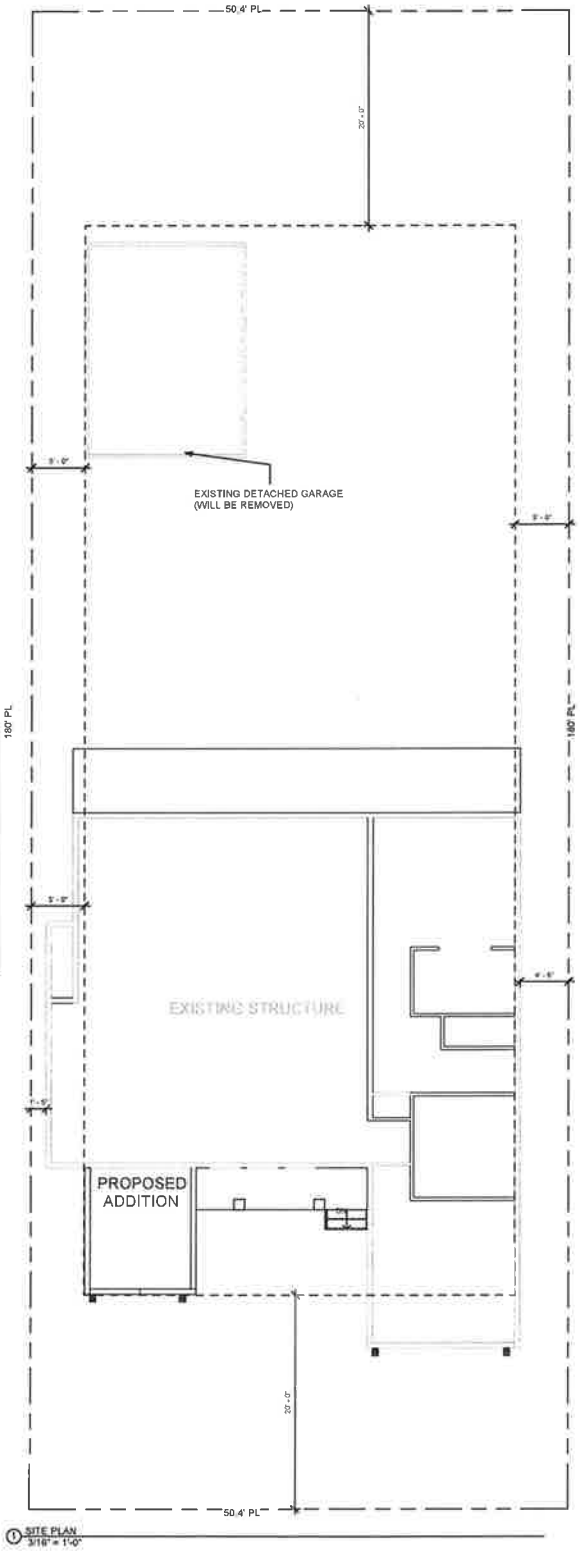
FOLSOM
Wool St
Decatur St
Reading St
Sibley St
Normon St
Normon St Natoma St Alley
Natoma St
Natoma St Persifer Alley
Persifer St
Persifer St Bidwell St Alley
Bidwell St
Ohlmeyer Dr

Attachment 5
Site Plan, Floor Plan and Elevations, dated 5/29/2019

APN #:0700152022
LOT # 15

CONTRACTOR NOTE:

CONTRACTOR TO FIELD VERIFY LOCATION OF STRUCTURE WITH EXISTING PROPERTY CORNERS OR HAVE A SURVEYOR STAKE AND VERIFY STRUCTURE,



① SITE PLAN
3/16" = 1'-0"

LOT COVERAGE

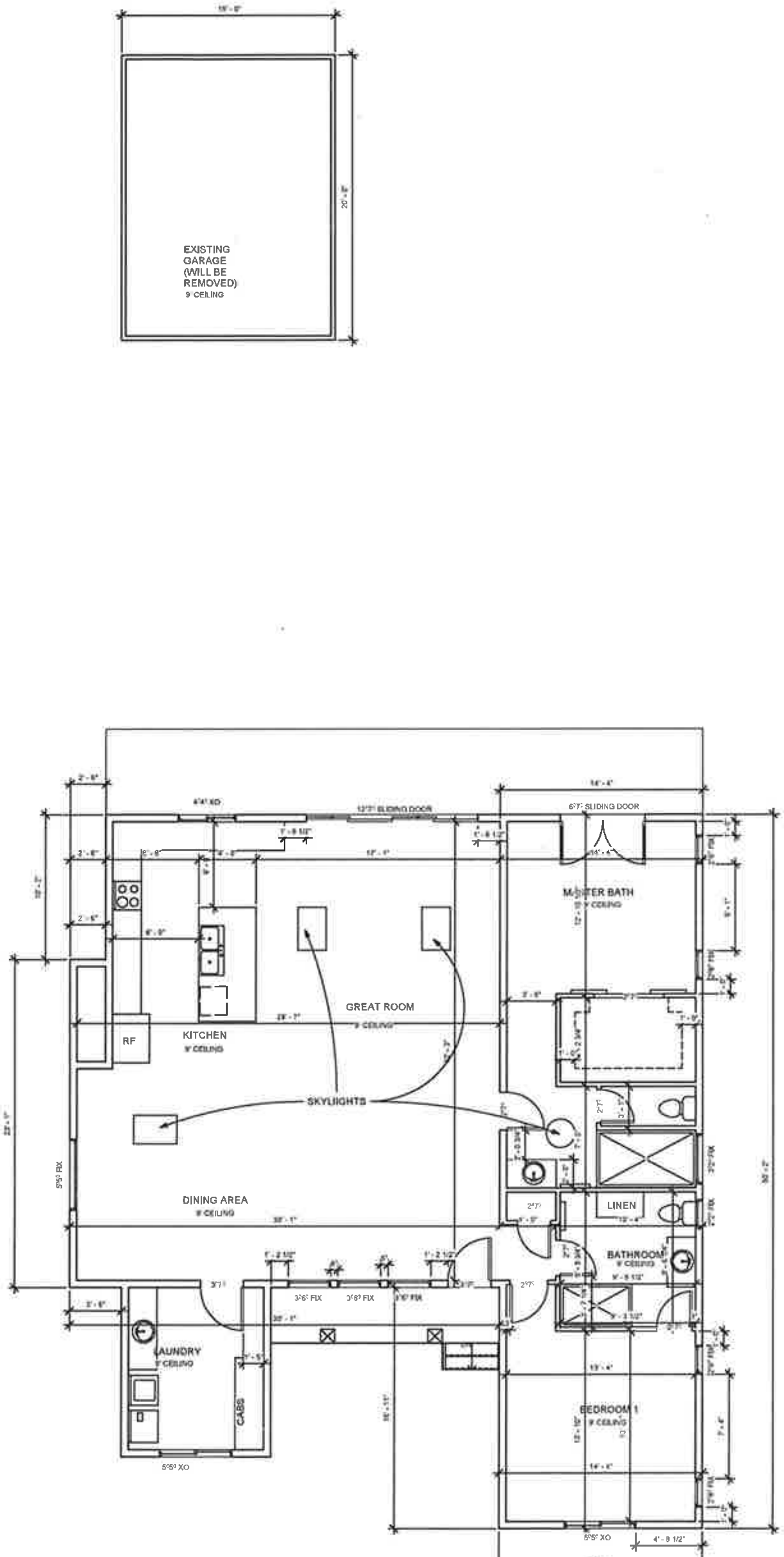
LOT SIZE:	7046 SQ FT
EXISTING HOUSE	1155 SQ FT
EXISTING ATTACHED GARAGE	226 SQ FT
EXISTING COVERED DETACHED GARAGE	300 SQ FT
EXISTING CONCRETE PORCH AND DRIVEWAY	493 SQ FT
TOTAL LOT COVERAGE	30.8%
PROPOSED HOUSE	1818 SQ FT
PROPOSED PORCH COVER	67 SQ FT
PROPOSED CONCRETE	270 SQ FT
PROPOSED LOT COVERAGE:	30.5%

LEGEND

EXISTING WALLS

NEW WALLS

A2		SITE PLAN	904 PERSIFER ST. FOLSOM, CA 95630		TANGENT DESIGN & ENGINEERING 660 AUBURN FOLSOM RD #204 AUBURN, CA 95603 mary@tangentde.com PHONE: (916) 572-5955	TDE



1 1ST FLOOR
1/4" = 1'-0"

AREA SCHEDULE	
AREA	NAME
1818 SF	MAIN LIVING AREA
67 SF	COVERED PORCH

A3

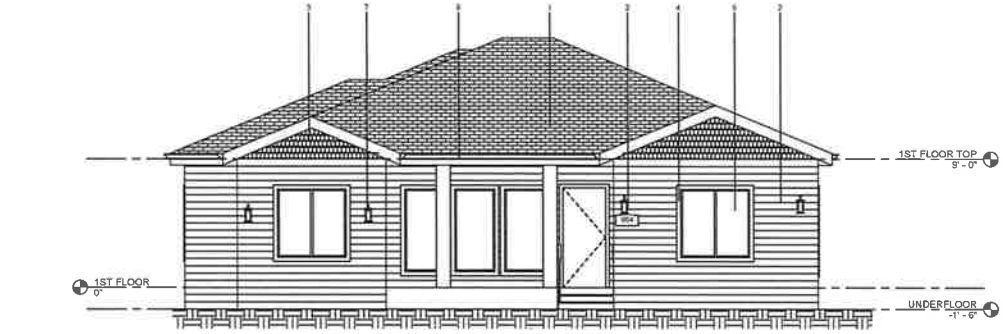
JESSE BOROVNICA
BDHCON@GMAIL.COM

FLOOR PLAN

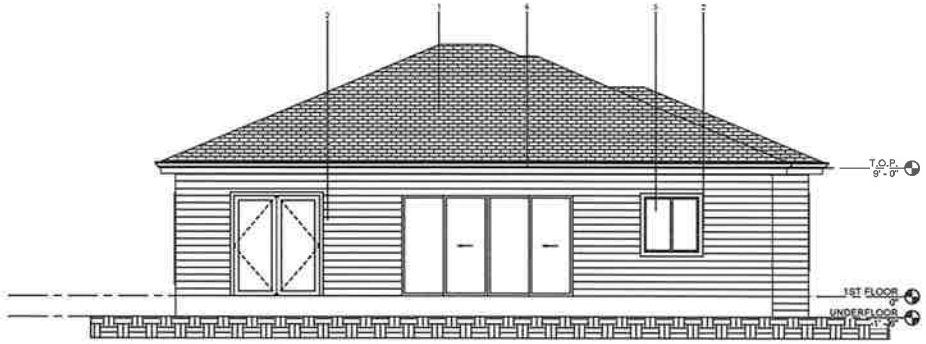
904 PERSIFER ST.
FOLSOM, CA 95630

TANGENT
DESIGN & ENGINEERING
660 AUBURN FOLSOM RD #204
AUBURN, CA 95603
mary@tangenide.com
PHONE: (916) 572-5955

TDE



1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"

KEY NOTES:

1, 3 TAB- SHINGLE ROOF

2, 8.25" CEMENT HARDI SIDING (COLOR: 4004 GREY SUIT BY VALSPAR PAINT)

3, SCALLOP SIDING (OCEAN STORM BY VALSPAR PAINT)

4, ALL TRIM (COLOR:SWISS COFFEE)

5, FAIRFIELD 80 SERIES WINDOWS/SLIDING DOORS BYALLSIDE WINDOWS (BRONZE COLOR)

6, 5" K-STYLE GUTTER

7, EXTERIOR LIGHTING (J SIERRA CRAFTSMAN 16 1/2" OUTDOOR LIGHT BY LAMPS PLUS)

8, NORTHAMPTON GARAGE DOORS (CLASSICA CL1000, COLOR:WALNUT BY AMARR

9, ADDRESS SIGN NUMBERS SHALL BE VISIBLE FROM THE STREET CRC R319.1

ADDITIONAL NOTES:

1, EXISTING SIDING IS 6" WOOD HORIZONTAL SIDING.

TDE

TANGENT
DESIGN & ENGINEERING
660 AUBURN FOLSOM RD #204
AUBURN, CA 95603
mary@tangentde.com
PHONE: (916) 572-5955

904 PERSIFER ST.
FOLSOM, CA 95630

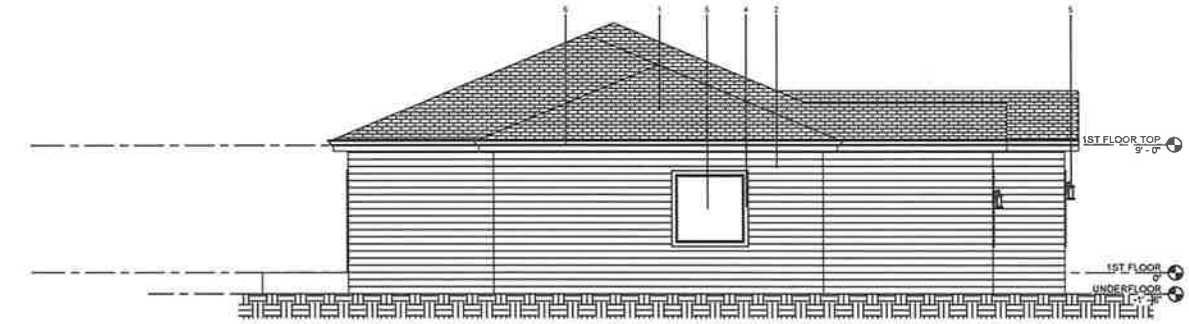
ELEVATIONS

OWNER CONTACT
JESSE BOROVNICA
(916)479-1811
BDHCON@GMAIL.COM

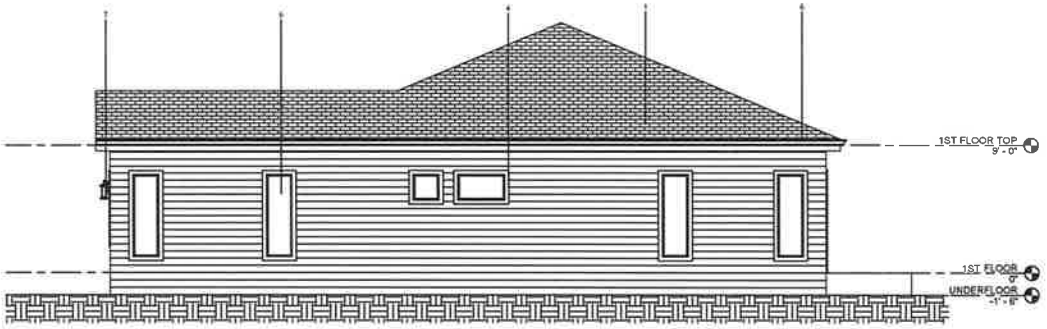
PROJECT 14117
DESIGNED Designer
DRAWN Author
DATE 5/24/2018 7:11:17 PM

DATE	DESCRIPTION	REV #

SHEET
A4



① LEFT ELEVATION
1/4" = 1'-0"



② RIGHT ELEVATION
1/4" = 1'-0"

KEY NOTES:

1. 3 TAB- SHINGLE ROOF
2. HARDI SIDING (COLOR: 4004 GREY SUIT BY VALSPAR PAINT)
3. SCALLOP SIDING (OCEAN STORM BY VALSPAR PAINT)
4. ALL TRIM (COLOR: SWISS COFFEE)
5. FAIRFIELD 80 SERIES WINDOWS/SLIDING DOORS BYALLSIDE WINDOWS (BRONZE COLOR)
6. 5" K-STYLE GUTTER
7. EXTERIOR LIGHTING (J SIERRA CRAFTSMAN 16 1/2" OUTDOOR LIGHT BY LAMPS PLUS)
8. NORTHAMPTON GARAGE DOORS (CLASSICA CL1000, COLOR:WALNUT BY AMARR
9. ADDRESS SIGN NUMBERS SHALL BE VISIBLE FROM THE STREET CRC R319.1

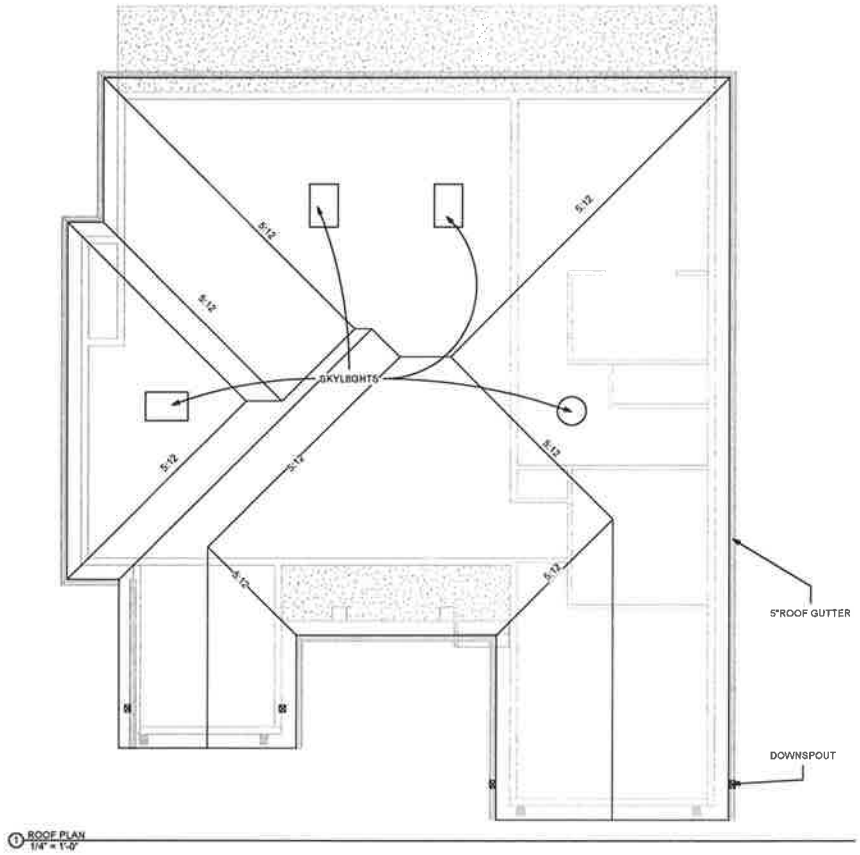
TDE
TANGENT
DESIGN & ENGINEERING
660 AUBURN FOLSOM RD #204
AUBURN, CA 95603
mary@tangentde.com
PHONE: (916) 572-5955

904 PERSIFER ST.
FOLSOM, CA 95630

ELEVATIONS

ALEXEI BORYOVICA
(916)475-1819
BDHDON@GMAIL.COM

A5



1 ROOF PLAN
1/4" = 1'-0"

A6

ROOF PLAN

904 PERSIFER ST.
FOLSOM, CA 95630

TANGENT
DESIGN & ENGINEERING
860 AUBURN FOLSOM RD #204
AUBURN, CA 95603
mary@tangentde.com
PHONE: (916) 572-5955

TDE

Attachment 6
Proposed Colors and Materials

AHSPALT SHINGLE ROOF

SIDING COLOR
OCEAN STORM

SCALLUP SIDING
GREY SUIT

J du J Sierra Craftsman 16 1/2" High Outdoor Wall Light

★★★★★ 16 Reviews

$99.99

TRIM COLOR
SWISS COFFEE

TDE

TANGENT
DESIGN & ENGINEERING
660 AUBURN FOLSOM RD #204
AUBURN, CA 95603
mary@tangentde.com
PHONE: (916) 572-5955

PROJECT NAME
904 PERSIFER ST.
FOLSOM, CA 95630

SHEET TITLE
COLORBOARD

OWNER CONTACT
JESSE BOROVNICA
(916)475-1811
BDMCONG@GMAIL.COM

PROJECT
1 of 1

DESIGNED
Designer

DRAWN
Author

DATE
5/29/2018 5:34:24 PM

DATE	DESCRIPTION	REV #

SHEET
A10

Attachment 7
Photographs of Project Site


904

Attachment 8

Comment Letters from Kevin and Leona Duff, Dated May 23, 2019 and May 29, 2019

Josh Kinkade

From: [redacted]
Sent: Thursday, May 23, 2019 4:10 PM
To: Josh Kinkade
Cc: Kevin (Husband The One And Only)
Subject: Planning Side Set Back Variance Objection for plans on 904 Persifer Street/ Application No. 070-0152-022
Attachments: 20190523_153443_HDR_resized.jpg; 20190523_153438_HDR_resized.jpg; 20190523_131005_HDR_resized.jpg; 20190523_153716_HDR_resized.jpg; 20190523_130958_HDR_resized.jpg

From: Kevin and Leona Duff (Owners and always the residents) of 906 Persifer Street since we bought our house June 1996. [redacted] phone no. [redacted] or [redacted]

To: Josh Kinkade (Assistant Planner) The City of Folsom Historic District Commission

Thank you very much Mr.Kinkade, for your time spent meeting me and answering my questions and concerns today. I received the City of Folsom letter today about the design review & changes proposed for 904 Persifer Street. Kevin and I bought 906 Persifer Street in June 1996 and have lived there full time since then, for almost 23 years now. We hereby wish to submit our formal objection to the proposed side setback variance for the new construction and conversion of the present attached garage to living space at 904 Persifer Street. On the plans I noticed the only measurement that was hand written in (not printed or copied as we're all the other measurements) was completely inaccurate as it stated the present garage at 904 Persifer Street was 3 and 1/2 feet away from our property line and fence when in fact it is barely 17 inches from our fence an arm's length as demonstrated in the attached photos to this email, that I took today. 17 inches from our fence is not far enough to convert a garage into living space and is an invasion of our privacy. We believe all new construction must be at least 5 feet away from our property line and we would be okay with the 5 feet distance but definitely object to the tiny distance 17 inches. So this email we hope will serve as our written objection to a conversion if a garage at 904 Persifer Street to living space and a new addition if both are only 17 inches from our fence and property line. Thank you agsin for your time, yours respectfully, Leona and Kevin Duff

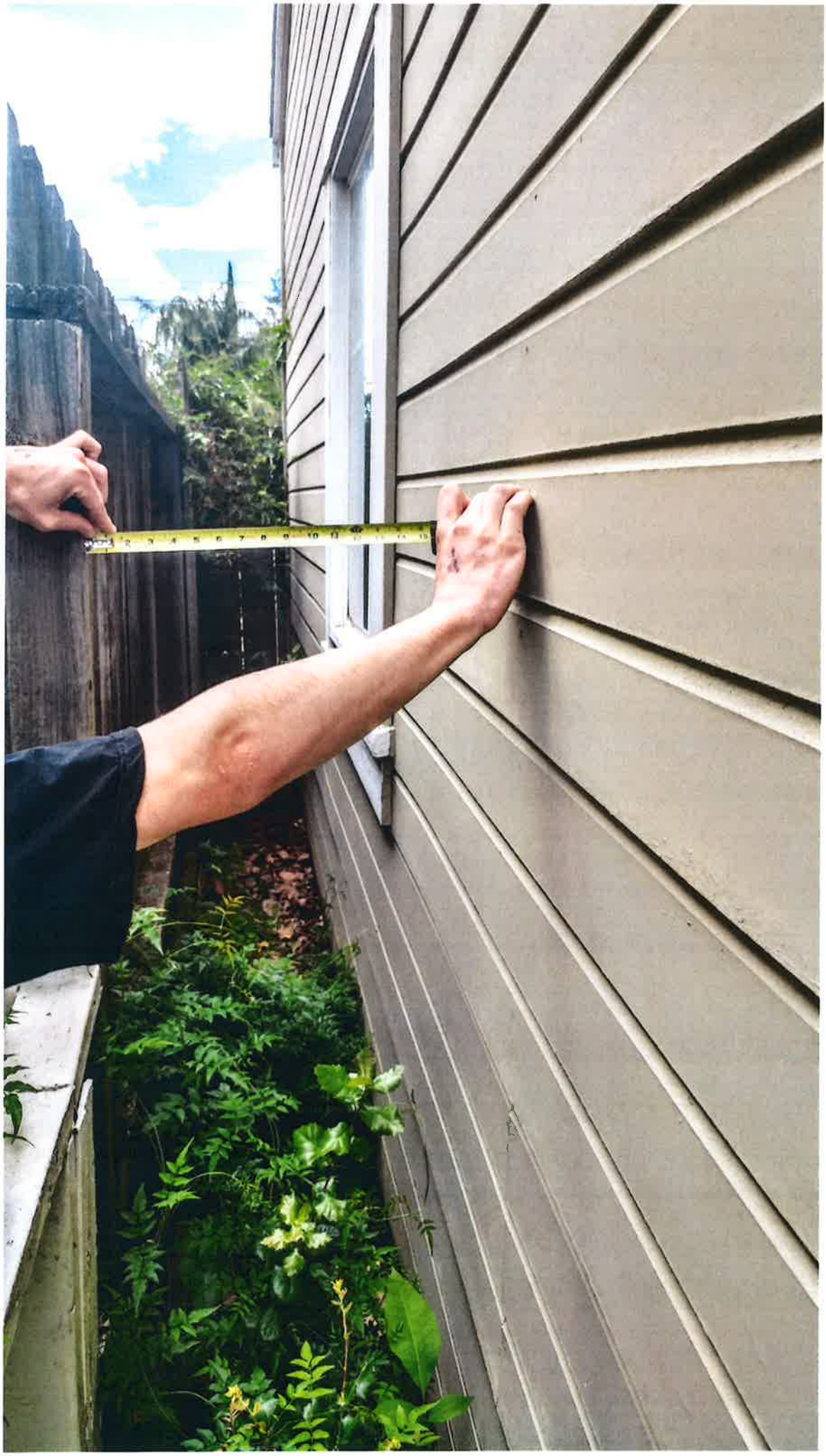
Sent from my LG G5, an AT&T 4G LTE smartphone

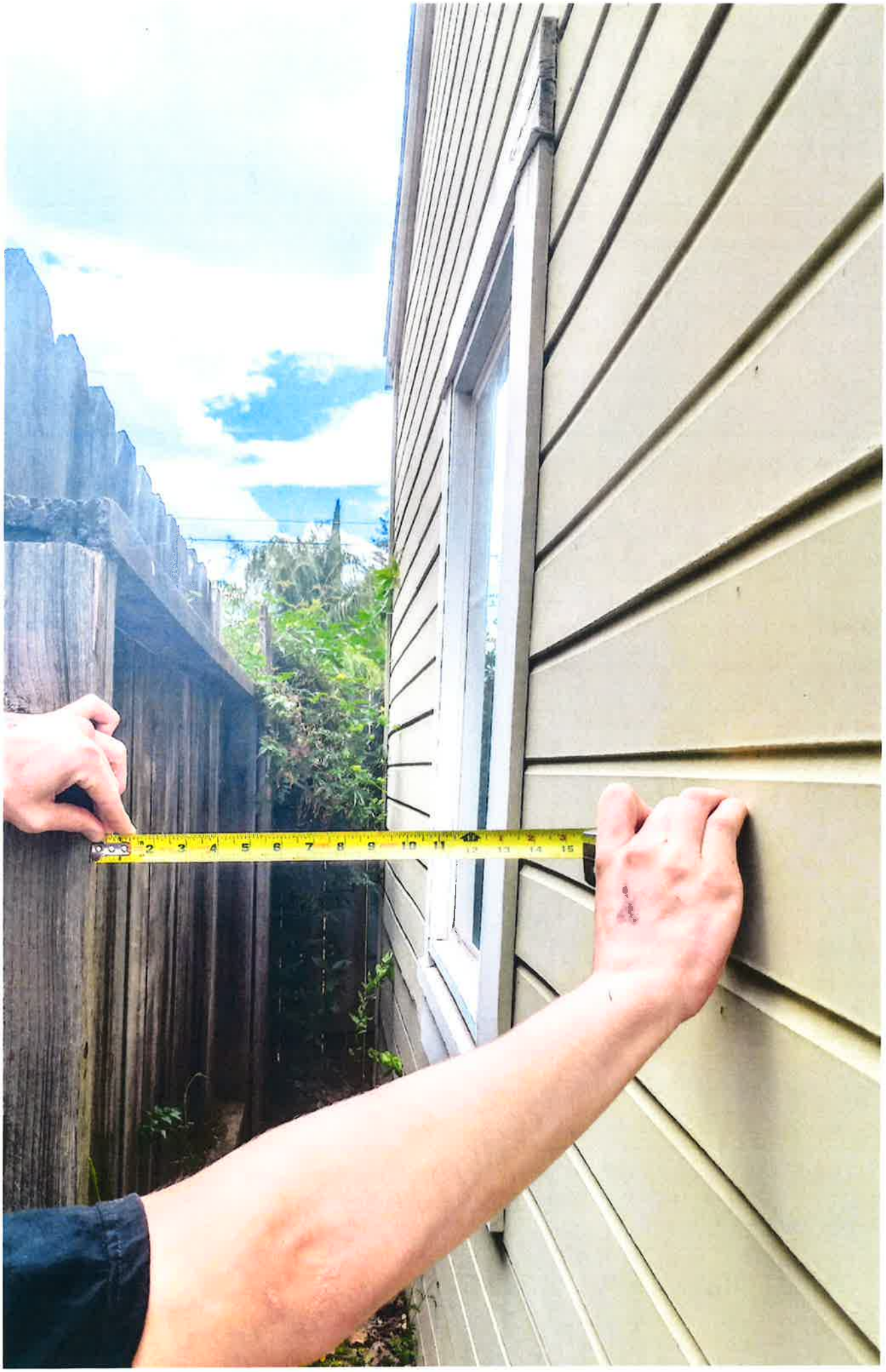
Josh Kinkade

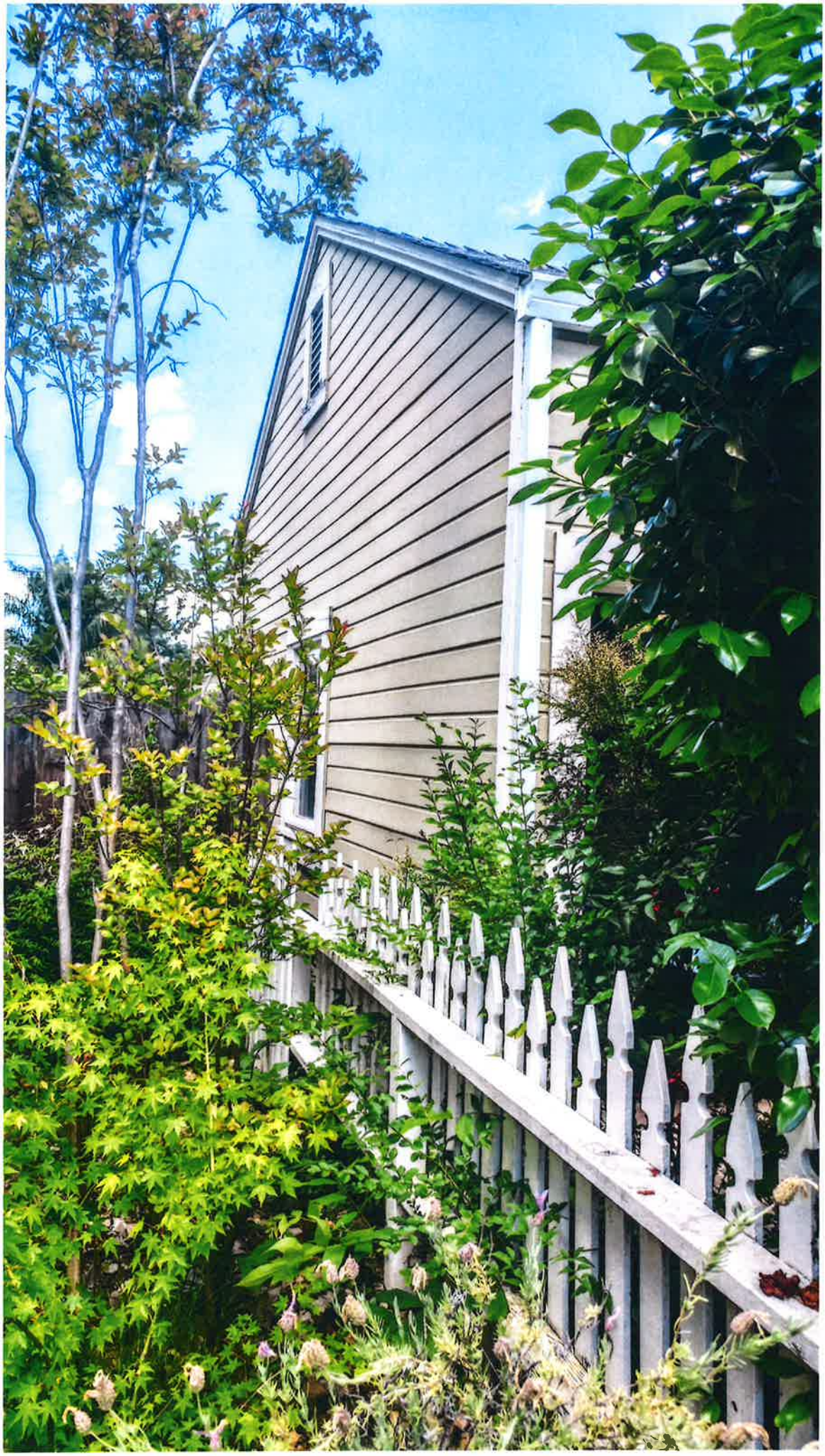
From: [redacted]
Sent: Wednesday, May 29, 2019 1:16 PM
To: Josh Kinkade
Subject: Re: Planning Side Set Back Variance Objection for plans on 904 Persifer Street/ Application No. 070-0152-022

Hi Josh, Kevin and I measured the distance between our house to the property line with 904 Persifer and it is 6 1/2 feet. We are happy to hear they are setting back the laundry room planned for their front driveway (nearest our living room), 5 feet from the property line. However, our biggest objection is that they are planning to convert their front attached garage to their house, which is only 17 inches from our property line, into new living space. This will greatly impact our privacy. Does not all new construction in the City of Folsom need to be 5 feet back from neighbor's existing property line? Will any approved building permits be posted at 904 Persifer Street? Thank you and so you know, this email account: [redacted] is a joint one that Kevin and I share, so all our correspondence to you and the City, is from us both. Leona and Kevin Duff

Sent from my LG G5, an AT&T 4G LTE smartphone







CITY OF FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Hearing
Date: June 19, 2019

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project:	917 Sutter Street Shed Demolition
File #:	PN-19-156
Request:	Shed Demolition
Location:	917 Sutter Street
Parcel(s):	070-0101-007
Staff Contact:	Brianna Gustafson, Assistant Planner, 916-461-6210 bgustafson@folsom.ca.us

Property Owner
Name: Folsom Historical Society
Address: 823 Sutter Street
Folsom, CA 95630

Applicant
Name: Larry Washington
Address: 13405 Folsom Boulevard,
Suite 300, Folsom CA 95630

Recommendation: Conduct a public hearing and upon conclusion recommend approval of an application to demolish a 130-square-foot shed structure located at 917 Sutter Street (PN 19-156) subject to the findings included in this report and attached conditions of approval.

Project Summary: The proposed project includes the demolition of a 130-square-foot shed structure. The original house at 917 Sutter Street was built in 1910 and is listed on the City of Folsom's Historical Properties, however the shed structure was added to the original house over a decade after with minimal support and no foundation and over the side property line of the parcel. The attached shed is not historically significant and contains no historically significant building materials. Therefore, staff supports the demolition of the structure.

Table of Contents:

CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Hearing
Date: June 19, 2019

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1
DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Larry Washington, is proposing to demolish the 130-square foot shed attached to the main building at 917 Sutter Street.

POLICY/RULE

Demolition of structures located in the Historic District is subject to review by the Historic District Commission, per Section 17.52.660 of the Folsom Municipal Code.

ANALYSIS

In order to approve a request for demolition of a structure considered historically significant, per FMC Section 17.52.660, the Commission must consider the following:

1. Whether the public health, safety and/or welfare warrant the demolition;

2. What accommodations can be provided to the owner of the property to make it feasible for the owner to preserve the property;

3. Whether the owner of the property is willing to sell the property to a buyer who wishes to preserve the property; and

4. Whether a public entity wishes to acquire the property through exercise of the power of eminent domain in order to preserve the property.

Section 4.13 of the Historic District Design and Development Guidelines (DDGs) explains that demolition of structures with historic value should be approved only when all other options have been exhausted by the property owner and the City. On the other hand, Section 4.13 also makes clear that demolition may be more readily approved for structures which do not comply with the goals, policies, and regulations of FMC Chapter 17.52 and the DDGs themselves.

An evaluation was prepared by Two River Architects, included as Attachment 4 to this report. The evaluation explains that the original house at 917 Sutter Street was constructed in 1910 and is listed on the City of Folsom's Historical Properties Inventory list. The house is reflective of a 'National Vernacular' style indicative of home construction built throughout the United States and that it was constructed using redwood, which helped preserve much of the exterior of the house. However, the shed structure was attached to the house in the mid-1920s and was constructed of scrap materials with minimal support and no foundation. According to the evaluation, the shed would be classified as a 'temporary structure' and is not historically significant and contains no historically significant building materials. The evaluation further explains that the shed is a major contrast to the original house in regard to architectural details and materials, and

that removing the shed addition would enhance the building by revealing more of the historic details of the original 1910 house. Furthermore, the shed was constructed over the east property line of the lot and encroaches on the neighboring property. The removal of the shed would cause the encroachment to be eliminated. Therefore, considering that the dilapidated condition of the shed, which is not historically significant, and given that the encroachment across the east property line would be removed, staff supports the demolition of the existing shed structure.

PUBLIC COMMENTS

The Heritage Preservation League (HPL) sent a letter to staff regarding this project and has been included as Attachment 6. HPL supports the efforts by the applicant and agrees with the assessment that the attached shed structure has no architectural value. However, HPL recommends that prior to issuance of a Demolition Permit, that the wall between the shed structure and the main building needs to be examined. Their concern is if the wall is not substantial or does not match the existing exterior of the main building, the applicant may be required to replace it after the demolition of the shed. Staff will consider HPL's comments with respect to any application for any future remodeling done to the main house.

According to HPL, previous building surveys have identified eight stained glass windows along the south and east elevations of the shed that are now covered by plywood. They recommend that these windows, in addition to any historic hardware associated with doors and windows, be preserved and reused if possible. Staff agrees with this assessment and has been added to the conditions of approvals.

The final recommendation that the HPL provided was that the owner of Sutter Court, the neighboring property that the shed encroaches on, be notified that the demolition will extend across the shared boundary. HPL believes that these issues need to be explored, prior to a Demolition Permit is issued. The Folsom Historical Society has been communication with the property owner of Sutter Court, and the owner supports the proposed project. Furthermore, per FMC Section 17.52.320, a notice shall be posted indicating the project description and the place and time of the hearing five days prior to the commission hearing which notifies the public of the proposed project.

ENVIRONMENTAL REVIEW

The project is categorically exempt from environmental review under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION

Move to approve the shed demolition (PN 19-156) located at 917 Sutter Street, with the below findings and the conditions of approval included as Attachment 3 to this report.

GENERAL FINDINGS

A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.

B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND THE ZONING CODE OF THE CITY.

CEQA FINDINGS

C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15301 (EXISTING FACILITIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.

E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.

F. THE PROPOSED PROJECT WILL NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE.

DEMOLITION FINDING

G. THE STRUCTURE PROPOSED TO BE DEMOLISHED IS NOT CONSIDERED HISTORICALLY SIGNIFICANT.

ATTACHMENT 2
BACKGROUND

BACKGROUND

When the Historic Preservation Master Plan was approved in 1998, 'The Chan House' at 917 Sutter Street was included with the Preliminary Resources Inventory. In 2008, the property was added to the City's Cultural Resources Inventory of locally important historic buildings and sites. Based on the historic Sanford Maps, the original building at 917 Sutter Street was constructed in 1910 and the 130-square foot shed that is attached along the rear elevation was added in the mid-1920s. Over time the rear porch was enclosed, and the sloping roof of the shed structure was raised to allow for easier access. Currently, a low pitch roof covers both the previous kitchen porch and the adjacent storage shed. The applicant has provided a site plan for the lot, included here as Attachment 5.

GENERAL PLAN DESIGNATION	HF, Historic Folsom Mixed Use
ZONING	SUT, Sutter Street Subarea of the Historic Commercial Primary Area with underlying zone Historic District (HD)
ADJACENT LAND USES/ZONING	North: Leidesdorff Street and Wool Street with existing commercial buildings (SUT) South: Sutter Street and Figueroa Street Alley with existing residences (FIG) East: Existing commercial uses (SUT) West: Existing commercial (SUT)
SITE CHARACTERISTICS	The 4,060-square-foot project site contains one residential structure, a detached garage, an attached shed.
APPLICABLE CODES	FMC Chapter 15.52; HD, Historic District FMC section 17.52.660, Demolition Historic District Design and Development Guidelines

ATTACHMENT 3
Proposed Conditions of Approval

CONDITIONS OF APPROVAL FOR 917 SUTTER STREET SHED DEMOLITION (PN 19-156)				
Cond. No.	**Mitigation Measure**	**GENERAL REQUIREMENTS**	**When Required**	**Responsible Department**
1.		Issuance of demolition permit is required.	B	CD (B)
2.		Compliance with all local, state and federal regulations pertaining to building and demolition is required.	OG	CD (B)
3.		The project approval granted under this staff report shall remain in effect for two years from final date of approval (June 19, 2021). Failure to obtain the relevant building, demolition, or other permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.	B	CD (P)
4.		Photographs of all sides of the existing shed shall be taken prior to demolition and any history of the shed known by the applicant shall be retained for documentation and archiving (per FMC Section 17.52.660).	B	CD (P)
5.		Preserve all historic building materials in reasonable condition that are included with the shed structure (including windows, doors and hardware).	DC	CD (P)

RESPONSIBLE DEPARTMENT		**WHEN REQUIRED**	
CD (P) (E) (B) (F)	Community Development Department Planning Division Engineering Division Building Division Fire Division	I	Prior to approval of Improvement Plans
		M	Prior to approval of Final Map
		B	Prior to issuance of first Building Permit
		O	Prior to approval of Occupancy Permit
		G	Prior to issuance of Grading Permit
PW	Public Works Department	DC	During construction
PR	Park and Recreation Department	OG	On-going requirement
PD	Police Department		

Attachment 4
Shed Evaluation

Two Rivers
Architects

April 15, 2019

Scott A. Johnson, AICP
City of Folsom
Community Development Department
50 Natoma Street, Folsom, CA. 95630

Re: Evaluation of the 'roof/shed attachment' to the house at 823 Sutter Street, Folsom, CA. seen on April 4, 2019

Dear Mr. Johnson,

The original house at 917 Sutter Street in 'Old Folsom, California' was constructed around 1910 and is reflective of a 'National vernacular' style indicative of home construction built throughout the United States. These homes were designed and built by highly skilled craftsman using local materials. Redwood was in abundance in California in the early 1900s and was used for most of the cladding and detailing for this home which helped preserve much of its exterior.

In evaluation of the roof/shed attachment on this home I would classify it as a 'temporary structure' with no meaningful structural integrity or historic significance. It was added onto the house in the mid-1920s with minimal support and no foundation. It was originally made of scrap materials and has since been enclosed with a patch work of different materials overlaid in a random fashion. The 'roof/shed' shows no craftsmanship and has no foundation or adequate roof structure which diminishes the quality craftsmanship of the existing home.

In summary it is my opinion that the 'roof/shed' was added after the original structure was built and is not a 'Character defining feature'. Also it is in stark contrast to the original house which was expertly crafted with great architectural details and lasting materials. Removing the 'roof/shed' addition would enhance the building by revealing more of the historic details of the original 1910 house.

See photos attached.

Photo 1 & 2. Show the significant difference between the original lap siding and the patchwork of materials used to enclose the 'roof/shed'.

Photo 3. Is an over view of the back elevation with the changed roof line and the miscellaneous materials called the 'roof/shed'.

Sincerely,

Two Rivers Architects

Larry Washington, AIA
California License C-10,968

13405 Folsom Blvd.
Building 300
Folsom, CA 95630
Ph 358-7555 fax 358-7556

Two Rivers
Architects

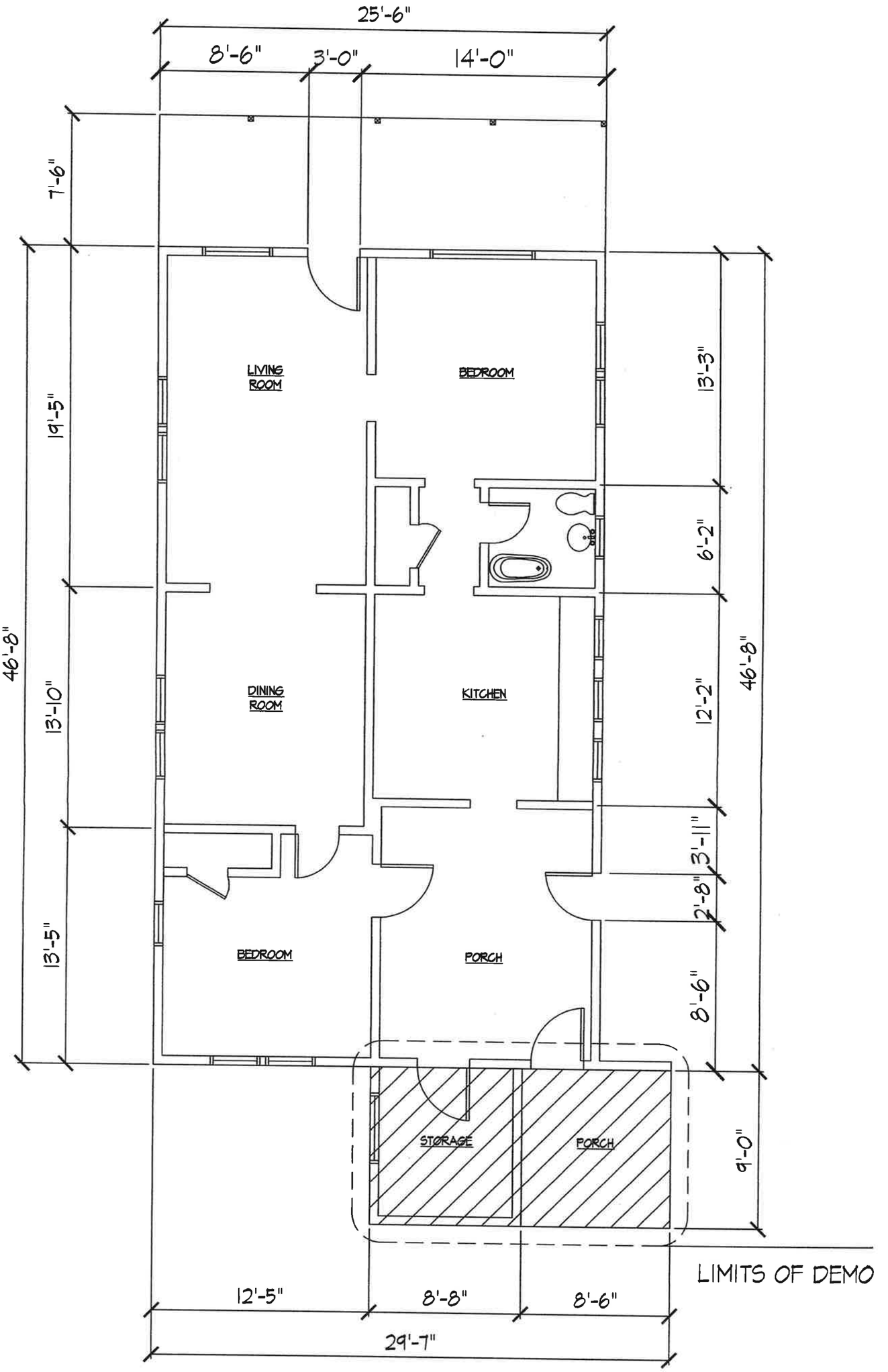
Photo 1:

Photo 2:

Photo 3:

13405 Folsom Blvd
Building 300
Folsom, CA 95630
Ph 358-7555 fax 358-7556

Attachment 5
Existing Site Plan



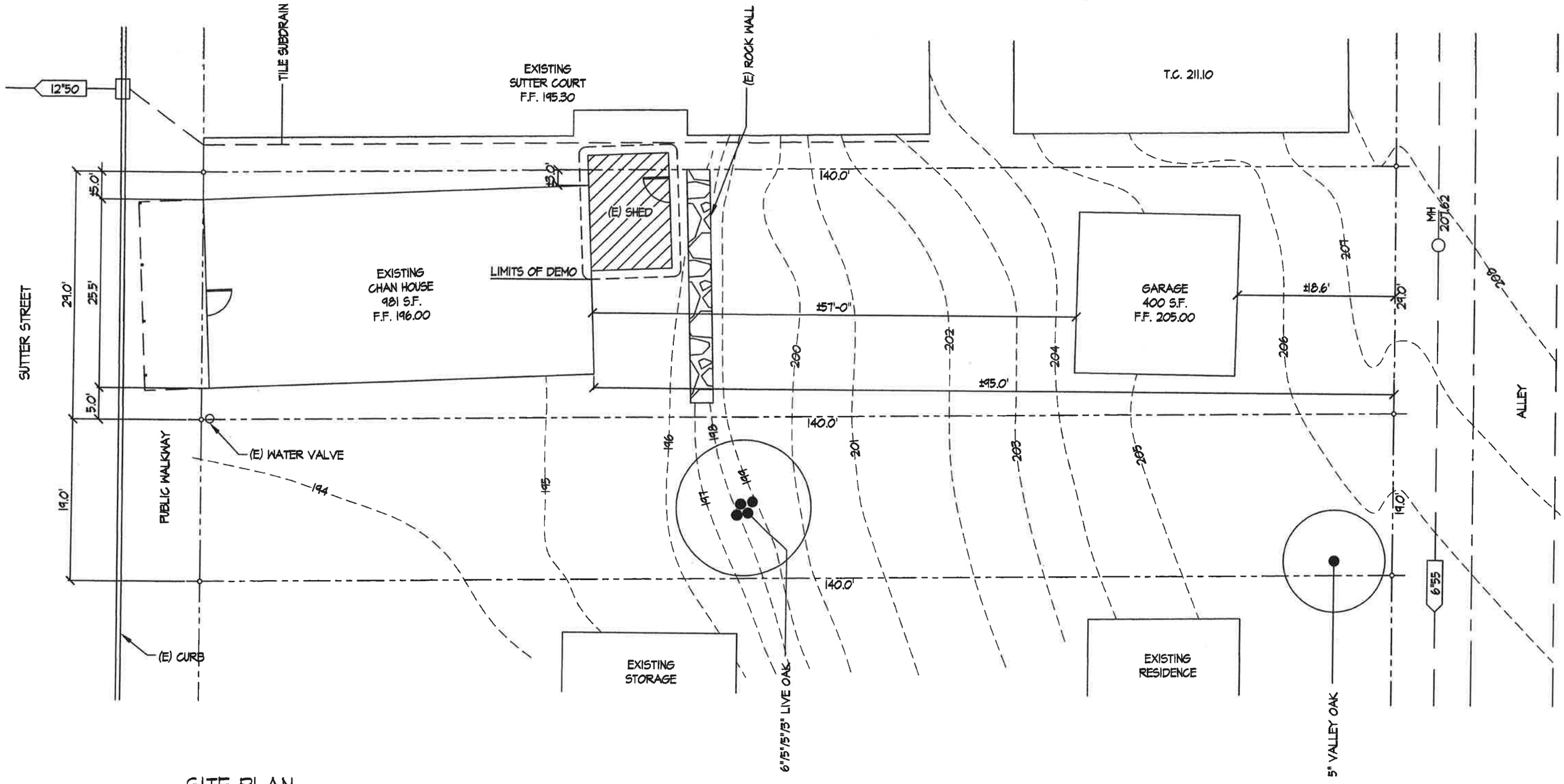
EXISTING FLOOR PLAN

1

FOLSOM HISTORICAL SOCIETY

SCALE: 1/4"=1-0"

Two Rivers Architects inc



1 SITE PLAN

SINGLE FAMILY RESIDENCE

SCALE: 1/8"=1'-0"

GENERAL INFORMATION

BUILDING INFORMATION

PERMIT AREA:	± 981 S.F.
LOT SIZE:	4,060 S.F.
BUILDING TYPE:	NON-SPRINKLED
PROPOSED USE:	SINGLE FAMILY RESIDENCE
ASSESSOR'S PARCEL #:	070-0101-007-0000
LOT NUMBER:	917
ZONING:	HD - HISTORICAL DISTRICT

STRUCTURE

RESIDENCE:	981 S.F.
STORAGE:	400 S.F.
TOTAL	1,381 S.F.

LOT COVERAGE

STRUCTURES:	1,381 S.F.
LOT SIZE:	4,060 S.F.
	=34%

HISTORIC CHAN HOUSE

917 SUTTER STREET
FOLSOM, CA 95630
APN: 070-0101-007-0000

Two Rivers Architects inc

LEGEND

PROPOSED AREA TO BE REMOVED

NOTES:

NO PARKING ON SITE, PUBLIC PARKING IN GARAGE

Attachment 6
Comment Letter from the Heritage Preservation League

HERITAGE PRESERVATION LEAGUE OF FOLSOM
PROJECT APPLICATION REVIEW
May 25, 2019

PROJECT: Demolition of an Attached Shed at 917 Sutter Street in the Sutter Street Commercial Subarea (PN19-156).

REQUEST: Demolition Permit

PROJECT HISTORY: Application Circulated by City on May 16, 2019 and feedback requested by June 7.

PROJECT REVIEW:

General Comments
When the Historic Preservation Master Plan was approved in 1998, 'The Chan House' at 917 Sutter Street was included with the Preliminary Cultural Resources Inventory. In 2008 the property was added to the City's Cultural Resources Inventory of locally important historic buildings and sites.

The Chan House is now owned by Folsom Historical Society and fundraising is underway to finance the restoration of the building together with the adjacent garden. It is the goal of the Historical Society to convert the building to a museum that will document how Chinese immigrants have impacted the history of Folsom and California.

As a first step towards a commercial use, the property was recently cleared of some of the unwanted large vegetation (including invasive trees and trees in poor condition).

Site Issues
As a part of the common irregularities in Folsom's Historic District the attached shed along the south façade of the Chan House, encroaches across the east property line. This problem would be eliminated if the shed is removed.

Existing Shed Structure
Based on the historic Sanford Maps, the original building at 917 Sutter Street was constructed before 1910 and the shed that is attached along the rear elevation was added before 1925. As described by the applicant, the shed was not built as an extension of the building, but appears to have been a small storage space built next to a covered rear porch. Over time the rear porch was enclosed and the sloping roof of the shed structure was raised to allow for easier access. Today, a low pitch roof covers both the previous kitchen porch and the adjacent storage shed.

Proposed Demolition
The application package does not describe what type of wall is located between the shed and the enclosed kitchen porch. If this wall is not very substantial the applicant may be required to replace it after the demolition of the shed. It is also possible that the exposed wall will not be suited to become an exterior façade, or that the exposed wall will not match the exterior facades of the main building. HPL believes that these issues need to be explored, before a Demolition Permit is issued.

Regarding the shed structure, few wood materials appear to be salvageable. However, previous building surveys have identified eight stained glass windows along the south and east facades of the shed (now covered by plywood). HPL recommends that these windows, in addition to any historic hardware associated with doors and windows should be preserved and if possible reused within the future museum (as an example, the windows may be incorporated with dividers walls or the doors of storage cabinets).

PROJECT RECOMMENDATIONS:

The Heritage Preservation League supports the efforts by the Historical Society and the Chan Family to restore the residence at 917 Sutter Street and convert the use of the property to a Chinese Heritage Museum. HPL also agrees with the applicant's assessment, that the attached shed structure is poorly constructed and has no architectural value.

Because the building restoration project is many months away, the HPL Board recommends that the following conditions are attached to the Demolition Permit:

1. Examine the existing wall between the shed structure and the enclosed porch and specify if the building will need to be modified after the removal of the shed.

2. Preserve all historic building materials in reasonable condition that are included with the shed structure (including windows, doors and hardware). Use as many of these materials as possible when the building is restored.

3. Notify the owner of Sutter Court that the demolition will extend across the shared boundary and work out an agreement regarding how the two properties can be secured after the shed removal.