Southern Pacific Depot & Superintendent House Historic Structures Reports

City of Folsom City Council Presentation 4/11/2023
Introduction
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.
• 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)
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

Southern Pacific Railroad - Folsom Depot & Superintendent house Historical Structures Report
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.

*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

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<th>Depot:</th>
<th>Superintendent House</th>
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<tbody>
<tr>
<td></td>
<td><em>(2 Story Structure: 3,500 SF)</em></td>
<td><em>(1½ Story Structure: 1,375 SF)</em></td>
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<td>Watertightness</td>
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<td>Structural</td>
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<td><strong>Total</strong></td>
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*Southern Pacific Railroad - Folsom Depot & Superintendent house Historical Structures Report*
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?