

MEMORANDUM

DATE	August 25, 2023	PROJECT NUMBER	21001
TO	Robert Klousner and Mary Wilson	PROJECT	603 Sutter Street
OF	Environmental Planning Partners	FROM	Melisa Gaudreau, Assoc Principal, Page & Turnbull
CC	Ruth Todd, Page & Turnbull	VIA	Email

REGARDING Abbreviated Project Analysis - 603 Sutter Street

Purpose

This Abbreviated Project Analysis Memorandum has been prepared for Environmental Planning Partners, Inc. at the request of the City of Folsom for the proposed construction of a three-story mixed-use building on an undeveloped lot at 603 Sutter Street (APN 07001110100000). The site is located at the southeast corner of the intersection of Sutter Street and Scott Street in the Sutter Street Subarea of Folsom's Historic District.

Page & Turnbull has reviewed previous work completed in 2021 (see summary below) and revised drawings prepared by Williams + Paddon, dated February 8, 2023.

Background: 2021 Analysis

Page & Turnbull provided a Project Analysis dated March 24, 2021 based upon a review of proposed drawings prepared by Williams + Paddon, dated December 8, 2020. That analysis provided a summary of the current historic status and character-defining features of the Sutter Street Subarea, part of the Folsom Historic District's Historic Commercial Primary Area. The memorandum considered the proposed project in relation to the subarea's character-defining features. Pursuant to the California Environmental Quality Act (CEQA), it outlined a review of the project's compatibility with surrounding individually listed and individually eligible historic resources, including the National Register-listed Cohn House at 305 Scott Street and the locally listed historic library building at 605 Sutter Street, as well as the Sutter Street Subarea of the Folsom Historic District. The memorandum also analyzed project-specific and cumulative impacts of the proposed project to the Sutter Street Subarea.

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The 2021 analysis concluded that the proposed project at 603 Sutter Street did not present any project-specific impacts, nor did it contribute to a subarea-wide cumulative impact. The project occurred on an undeveloped lot and, thus, would not directly impact a historic resource. Furthermore, the proposed project at 603 Sutter Street would not affect the ability of nearby identified individual historic resources to convey their historic significance. Although some aspects of the proposed project were not strictly compatible with the characteristics of the Sutter Street Subarea, these differences generally represent contemporary interpretations of historic architectural styles and features that characterize the district. Overall, these differences serve to distinguish the building from historic fabric, per Standard 9 of the *Secretary of the Interior's Standards for Rehabilitation*. Additionally, the moderately incompatible elements of the proposed project are minimized by its peripheral location at the northeast boundary of the Sutter Street Subarea. Lastly, the proposed project at 603 Sutter Street, in combination with other recent and known ongoing construction in the area, does not appear to contribute to a cumulative impact on the Sutter Street Subarea. In sum, the proposed project would likely not have a significant effect on any nearby historic resources and would not require further analysis of cultural resource impacts under CEQA.

2023 Project Analysis

The 2023 proposed project has been modified slightly from the 2021 project proposal. With respect to exterior modifications, general composition, materials and color treatments remain as they were proposed in 2021. The adjustments include:

- The north elevation along Sutter Street has a modified window and door arrangement at the second floor – maintaining the “column” articulation in the brick masonry façade. The windows at the second floor are multi-pane similar to the third-floor windows. The balcony extends the full length of the façade.
- The southwest corner, third floor has a larger canopy and enclosed envelope, clad in brick with multi-pane windows/French doors. The third-floor space at the southwest corner is set back from the north elevation façade and has a total height within the 35'-0” maximum allowable height plane.
- The west elevation has an additional door and windows at the second and third floors.
- The east elevation has a modified window and door arrangement.
- The south elevation has a modified window and door arrangement.

Although there are some adjustments to the facades and the massing at the third floor, as a whole, the 2023 proposal is consistent with the 2021 proposal in terms of overall massing, form, scale, materials, fenestration and architectural detail. The overall findings of the 2023 project analysis, based on the revised project design, are unchanged from the 2021 project analysis.

Project-Specific Impact Analysis: The 2023 proposed project would occur on an undeveloped lot, and therefore, does not present a direct project-specific impact to a historic resource.

Compatibility of the Proposed Project with Nearby Individual Historic Resources: The 2023 proposed project will not alter the visual prominence of the Cohn House property, nor unreasonably overshadow the mid-block historic library building. The building's siting tucked into the sloping grade of the project site, deep side setback adjacent to the historic library building, and setback upper story minimize the visual impact of the proposed new building and creates a smooth transition between the one-story historic library building and the roughly three-story Cohn House. The materials of the proposed new building, while different from those of the Cohn House and library building, are compatible with the mix of materials that are displayed on historic commercial and residential buildings along this section of the Sutter Street Subarea. Therefore, the proposed project would not cause a significant impact that would affect the ability of the two individual historic resources to convey their historic significance. The revised 2023 project would, therefore, be compatible with nearby individual historic resources.

Compatibility of the Proposed Project with the Sutter Street Subarea of the Folsom Historic District: The 2023 proposed project offers a contemporary interpretation of the design of historic commercial and mixed-use buildings that were constructed along Sutter Street, utilizing contemporary materials in a manner that continues a commercial storefront character. The project is compatible with the character-defining features of the Sutter Street Subarea, and also consistent with Standard 9 of the *Secretary of the Interior's Standards for Rehabilitation* which addresses new construction.

Sutter Street Subarea Cumulative Impacts Analysis: The 2023 proposed project at 603 Sutter Street, in combination with other recently completed projects in the area, will not detract from the Sutter Street Subarea's ability to convey its historic significance as the historic commercial center of Folsom.

Based on a review of updated 2023 drawings, the proposed project at 603 Sutter Street does not represent a project-specific impact, would not have a significant effect on nearby historic resources, nor does it contribute to a subarea-wide cumulative impact.