



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

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

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Mary Asay, Rosario Rodriguez, Vice Chair Candy Miller, Mickey Ankhelyi, Daniel West, Kevin Duewel, 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 April 3, 2019 will be presented for approval.

NEW BUSINESS

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

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)**

HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for **June 19, 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.



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION MINUTES

April 3, 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: Miller

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: None

MINUTES: The minutes of March 6, 2019 were approved as submitted.

NEW BUSINESS

1. **PN 18-397, 908 Bidwell Street Residential Addition, Remodel, Demolition, Variances and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Brian Martell for Design Review approval and Variances for rear and side yard setbacks and minimum lot size, for a 1,635-square-foot addition and remodel of an existing 1,202-square-foot single-family residence and demolition of a 120-square-foot rear portion of the main structure and an 81-square-foot accessory structure located at 908 Bidwell Street. The zoning classification for the site is CEN/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: Principal Planner, Steve Banks / Applicant: Brian Martell)**

1. Paul Keast addressed the Historic District Commission, citing concerns that the project would create greater density and parking issues.
2. Paul Kerfeld addressed the Historic District Commission, citing concerns about the projects variances and addition location.
3. Paul Reid addressed the Historic District Commission, citing that the project satisfies the encroachment lawsuit and beautifies a home that is run down.
4. Jennifer Lane addressed the Historic District Commission, citing concerns about second unit dwellings in the Historic District.
5. Cindy Pharis addressed the Historic District Commission, citing concerns about the project following the Historic District Guidelines and the variances.

COMMISSIONER RODRIGUEZ MOVED TO APPROVE DESIGN REVIEW, VARIANCES, AND DEMOLITION FOR A 1,635-SQUARE-FOOT ADDITION AND REMODEL OF AN EXISTING 1,202-SQUARE-FOOT SINGLE-FAMILY RESIDENCE AND DEMOLITION OF A 120-SQUARE-FOOT REAR PORTION OF THE MAIN BUILDING AND AN 81-SQUARE-FOOT ACCESSORY STRUCTURE AS ILLUSTRATED ON ATTACHMENTS 5 THROUGH 6 FOR THE 908 BIDWELL STREET RESIDENTIAL ADDITION AND REMODEL PROJECT (18-397) SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, DEMOLITION FINDING G, DESIGN REVIEW FINDING H – J, VARIANCE FINDINGS K & L, AND CONDITIONS OF APPROVAL NO. 1-23.

COMMISSIONER ASAY SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES:	RODRIGUEZ, WEST, ASAY
NOES:	ANKHELYI, DUEWEL
ABSTAIN:	BRACHT
ABSENT:	MILLER

PRINCIPAL PLANNER REPORT

None

There being no further business, the meeting was adjourned at 6:45pm.

Respectfully Submitted,

Kelly Mullett, SENIOR OFFICE ASSISTANT

APPROVED:

Daron Bracht, CHAIR



CITY OF
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DISTINCTIVE BY NATURE

**AMENDED
HISTORIC DISTRICT COMMISSION MINUTES
March 6, 2019
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630**

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

ABSENT: West, Duewel, Asay

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: None

MINUTES: The minutes of February 20, 2019 were approved as submitted.

NEW BUSINESS

1. PN 18-405, 107 Natoma Street Residential Addition and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Jiven Singh for Design Review approval of a 375-square-foot addition to an existing 925-square-foot residence at 107 Natoma Street. The zoning classification for the site is NRB with an underlying zoning of BP, and the General Plan land-use designation is CC. 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: Jiven Singh)**

COMMISSIONER RODRIGUEZ MOVED TO APPROVE THE APPLICATION (PN 18-405) FOR DESIGN REVIEW OF A 375-SQUARE-FOOT ADDITION TO A 925 SQUARE-FOOT RESIDENCE LOCATED AT 107 NATOMA STREET WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, DESIGN REVIEW FINDING G & H, AND CONDITIONS OF APPROVAL NO. 1-4.

COMMISSIONER MILLER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

2. PN 18-386, Trinity Episcopal Church Campus Conditional Use Permit Modification and Design Review and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Trinity Episcopal Church for approval of a Conditional Use Permit Modification and Design Review for expansion and modification of the uses associated with the Trinity Episcopal Church campus, exterior design changes to all buildings on the church campus, demolition of a garage structure, and various other site improvements. The zoning classification for the site is FIG/R-1-M and CEN/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: Principal Planner, Steve Banks / Applicant: Trinity Episcopal Church)**

1. Cindy Pharis addressed the Historic District Commission citing concerns about the Parish Hall time frames and the plastic domed markers for parking.
2. Paul Keast addressed the Historic District Commission in favor of the project.

COMMISSIONER MILLER MOVED TO APPROVE THE TRINITY EPISCOPAL CHURCH CAMPUS CONDITIONAL USE PERMIT MODIFICATION AND DESIGN REVIEW FOR EXPANSION AND MODIFICATION OF THE USES ASSOCIATED WITH THE TRINITY EPISCOPAL CHURCH CAMPUS, EXTERIOR DESIGN CHANGES TO ALL BUILDINGS ON THE CHURCH CAMPUS, DEMOLITION OF A GARAGE STRUCTURE, AND VARIOUS OTHER SITE IMPROVEMENTS AS ILLUSTRATED ON ATTACHMENT 5 THROUGH 14 FOR THE TRINITY EPISCOPAL CHURCH CAMPUS PROJECT (PN 18-386) WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, CONDITIONAL USE PERMIT FINDING G, DEMOLITION FINDING H, DESIGN REVIEW FINDINGS I-K, AND CONDITIONS OF APPROVAL NO. 1-33 WITH AMENDMENT TO CONDITION #3 TO STATE "The project approvals granted under this staff report (Conditional Use Permit Modification and Design Review) shall remain in effect for two years from final date of approval (March 6, 2021)..."

COMMISSIONER RODRIGUEZ SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

PRINCIPAL PLANNER REPORT

None

There being no further business, the meeting was adjourned at 6:45pm.

Respectfully Submitted,

Kelly Mullett, SENIOR OFFICE ASSISTANT

APPROVED:

Daron Bracht, CHAIR



CITY OF
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COMMUNITY DEVELOPMENT

DATE: 6/5/19 Historic District Commission Meeting
TO: Chairman and Historic District Commissioners
FROM: Community Development Director
SUBJECT: Item #2, PN 19-073 904 Persifer Street Residential Remodel, Addition, Setback Variance, and Shed Demolition and Determination that the Project is Exempt from CEQA

Item #2

Staff recommends that the Historic District Commission continues 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.



Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 1011 Persifer Street Attached Covered Porch and Detached Garage Addition
File #: PN-19-123
Request: Design Review Approval
Location: 1011 Persifer Street
Parcel(s): 070-0193-015
Staff Contact: Josh Kinkade, Assistant Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner

Name: Ernest Conant
Address: 1011 Persifer
Folsom, CA 95630

Applicant

Name: William Phelan
Address: 408 Leidesdorff Street
Folsom, CA 95630

Recommendation: Conduct a public hearing and upon conclusion recommend approval of an application 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 (PN 19-123) subject to the findings included in this report (Findings A-H) and attached conditions of approval (Conditions 1-7).

Project Summary: The proposed project includes a new 247-square-foot covered porch in the rear of the existing residence and a 565-square-foot addition to the existing 440-square-foot detached garage for the property located at 1011 Persifer Street, which is located in the Central Subarea of the Residential Primary Area of the Historic District. Colors, materials and window trim of the garage addition are proposed to match that of the existing structure. The porch roof will match the materials of the existing roofing, and posts will be painted to match the residence's siding.

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Proposed Conditions of Approval
- 4 - Vicinity Map
- 5 - Site Plan, Floor Plan and Elevations, dated 3/1/19
- 6 - Photographs of Project Site



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AGENDA ITEM NO. 3
Type: Public Hearing
Date: June 5, 2019

- 7 - Photographs of Garages in the Persifer Street-Bidwell Street Alley
- 8 - Letter from Heritage Preservation League of Folsom, dated 4/17/19

Submitted,

A handwritten signature in blue ink, appearing to read "Pam Johns", with a long horizontal flourish extending to the right.

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, William Phelan, is proposing a 12.5-foot-tall, 247-square-foot covered porch in the rear of the existing residence and a 565-square-foot addition to the existing 440-square-foot detached garage for the property located at 1011 Persifer Street, situated in the Central Subarea of the Historic Residential Primary Area of the Historic District. The colors, materials, garage door and trim associated with the proposed project are to match that of the existing residence and garage, which were originally built in 1992. The proposed garage addition will extend the existing garage so that it is 5 feet from the west side property line.

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 or addition to existing structures 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 CEN (Central Subarea of the Historic Residential Primary Area) with an underlying zoning of R-1-M (Single-Family Residential- Small Lot District). Single-family residences and accessory structures are allowed in both this subarea and underlying zoning.

Section 17.52.540 of the Folsom Municipal Code institutes requirements for lot size, lot width, setbacks, pervious surface, and building height in the Central Subarea. The design standards established within the Historic District Design and Development Guidelines (DDGs) also apply to this project. The proposed garage addition and covered porch meet all FMC zoning requirements, as demonstrated in the following table. While the existing garage encroaches 9 inches into the east side setback, this is an existing non-conformity on a permitted structure, and therefore may continue in its current condition. The proposed addition does not expand this non-conformity per Section 17.52.690 of the FMC, as it is retaining the use as a non-habitable garage and only extends the structure outside of the current setbacks.

	REQUIRED	PROPOSED
Minimum Lot Size	7,000 SF	7,000 SF (existing)
Minimum Lot Width	50 feet	50 feet (existing)
Side Setbacks (garage)	5 Feet, 5 feet	4.25 feet & 23.5 feet (existing), 5 feet & 23.5 feet (addition)
Rear Setback (garage)	5 feet	5 feet (existing and addition)
Side Setbacks (covered porch)	5 feet, 5 feet	11.5 feet and 17 feet (proposed)
Rear Setback (covered porch)	5 feet	51 feet (proposed)
Minimum Pervious Surface	45%	53% (proposed)
Parking Requirement	2 parking spaces	3 parking spaces (proposed)
Maximum Building Height (garage)	No taller than main structure (28 feet)	14 feet (existing and proposed)
Setback To Other Structures	10 feet	9 feet (existing), 10 feet (garage addition)

Building Design/Architecture

The Historic District Design and Development Guidelines (DDG's) Chapter 5.04.03 (b), which addresses the design concepts for the Central Subarea, states that the Central Subarea provides property owners with broad discretion in choosing styles from the entire 1850-1950 timeframe. Restoration, reconstruction, and new construction of "average" homes are encouraged, rather than an increase in the number of "high-style" homes. The proposed project's architecture is consistent with residential appearance through the use of the proposed building materials and design.

The proposed addition to the detached garage includes vertical T1-11 groove siding painted olive green, white trim, grey asphalt shingle roofing and a white paneled single garage door, all to match the existing garage. While paneled garage doors are not typically recommended by the DDGs, staff supports the paneling due to it matching the existing garage door. The modified garage will be 14 feet tall and 1,005 square feet in size, both of which are smaller than the 1,524-square-foot main residence, as mandated by Section 17.52.480 of the FMC. Staff has determined that the garage addition is architecturally compatible with the existing garage and the main residence.

Staff has conditioned that the new covered porch will include grey asphalt shingle roofing to match that of the of the existing residence's roof (per Condition No. 3). The elevations provided show that the covered porch will include wooden posts with decorative corbels painted to match the existing residence. Staff has determined that, as conditioned, this covered porch is architecturally compatible with the residence.

Staff has concluded that this project meets the design standards identified in the

Historic District Design and Development Guidelines.

PUBLIC COMMENTS

The Heritage Preservation League of Folsom (HPL) sent a letter to staff regarding this project. The letter has been included as Attachment 8. In the letter, the HPL recommended that the roof of the covered porch match that of the main residence. Condition No. 3 mandates that the roofing will match. Regarding the garage addition, the HPL expressed concern regarding the massing of the garage addition, and recommended that the new garage bay be recessed an additional 5 feet, that a hipped roof be included on the east end of the new ridge line, that the new garage door resemble that of a barn door and that pavers be used for the widened driveway to the new garage door. However, based on the character of the existing alleyscape, there are already two three-car garages in the Persifer Street-Bidwell Street alley (as shown in Attachment 7), including the garage located at 1003 Persifer Street approved by the HDC in 2014. Neither of these garages include recessing or separated roof designs. However, the 1003 Persifer Street garage was required to add hinges and handles to the garage doors to resemble the appearance of carriage doors. Staff has therefore recommended adding these elements to both doors of the proposed garage to ensure consistency with prior approvals. This has been included as Condition No. 4.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA). 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 19-123) 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 findings below (Findings A-H) and the conditions of approval (Conditions 1-7) 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).
- 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.

DESIGN REVIEW FINDINGS

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

**ATTACHMENT 2
BACKGROUND**

BACKGROUND

Sacramento County records indicate that the 1,440-square-foot residence and 565-square foot garage located at 1011 Persifer Street were first constructed in 1992. The residence features a Craftsman design, with horizontal T1-11 siding painted olive green, white window trim, and grey asphalt shingle roofing. The detached garage includes vertical T1-11 groove siding painted olive green, white trim, grey asphalt shingle roofing and a white paneled double garage door. Photographs of the existing residence and detached garage are included 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: Persifer Street with single-family residences beyond (CEN)
South: Persifer Street-Bidwell Street alley with single-family residences (CEN) beyond
East: Existing single-family residences (CEN)
West: Existing single-family residences (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 Persifer Street-Bidwell 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 17.52.540, Historic Residential
Primary Area Special Use and Design
Standards
Historic District Design and Development
Guidelines

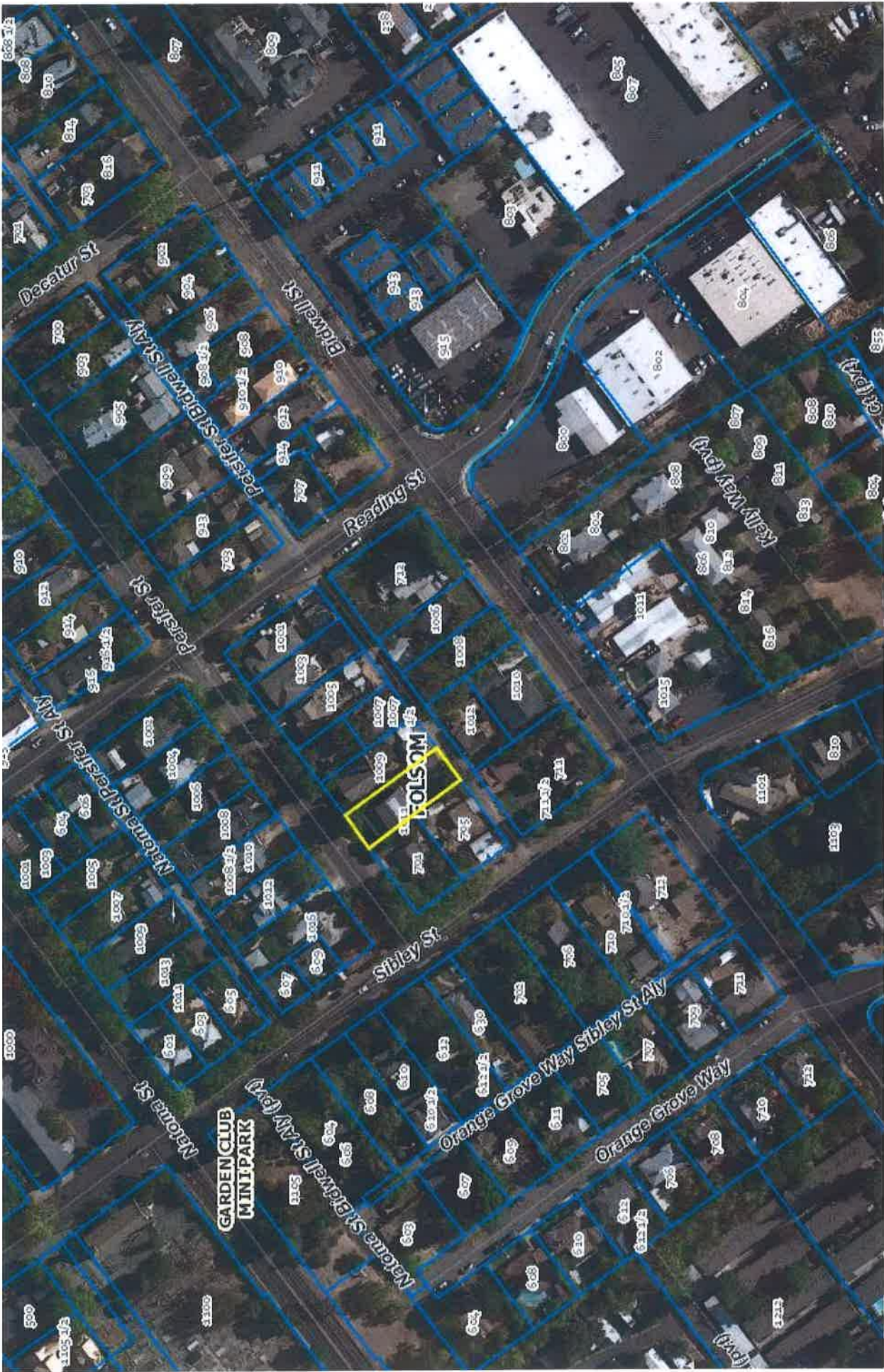
ATTACHMENT 3

Proposed Conditions of Approval

1011 PERSIFER STREET ATTACHED COVERED PORCH AND DETACHED GARAGE ADDITION (PN 19-123)				
CONDITIONS OF APPROVAL FOR GENERAL REQUIREMENTS				
Cond. No.	Mitigation Measure	When Required	Responsible Department	
1.	Issuance of a Building 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 3/2/19. 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 is required.	OG	CD (B)	
3.	The porch posts and roofing shall match the exterior colors and roofing of the main residence. The new siding, trim, roofing and garage door of the garage addition shall match that of the existing garage.	OG	CD (P)	
4.	The proposed garage door shall include hinges and handles to resemble the appearance of carriage-style doors. The existing garage door shall also incorporate hinges and handles to resemble the appearance of two carriage-style doors.	B	CD (P)	
5.	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)	
6.	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 also be required to protect and/or account for the proposed development activities.	B	CD (E)	
7.	The project approval granted under this staff report shall remain in effect for two years from final date of approval (June 5, 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)	

Historic District Commission
1011 Persifer Street Attached Covered Porch and Detached Garage Addition (PN 19-123)
June 5, 2019

Attachment 4 Vicinity Map



Historic District Commission
1011 Persifer Street Attached Covered Porch and Detached Garage Addition (PN 19-123)
June 5, 2019

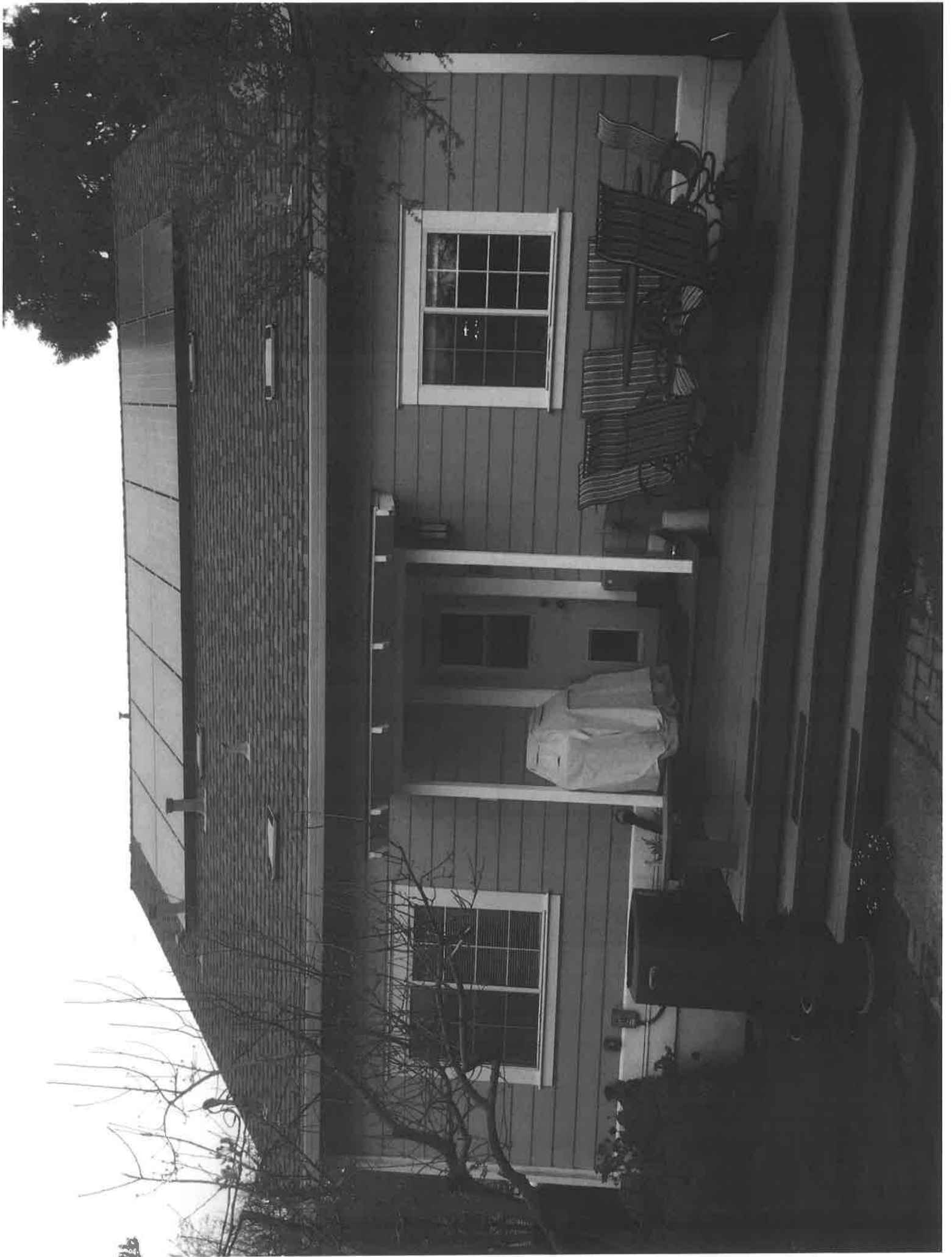
Attachment 5
Site Plan, Floor Plan and Elevations, dated 3/1/19

Historic District Commission
1011 Persifer Street Attached Covered Porch and Detached Garage Addition (PN 19-123)
June 5, 2019

Attachment 6

Photographs of Project Site







Historic District Commission
1011 Persifer Street Attached Covered Porch and Detached Garage Addition (PN 19-123)
June 5, 2019

Attachment 7
Photographs of Garages in the Persifer Street-
Bidwell Street Alley





Historic District Commission
1011 Persifer Street Attached Covered Porch and Detached Garage Addition (PN 19-123)
June 5, 2019

Attachment 8
Letter from Heritage Preservation League of
Folsom, dated 4/17/19

**HERITAGE PRESERVATION LEAGUE OF FOLSOM
PROJECT APPLICATION REVIEW**

April 17, 2019

PROJECT: Covered Porch Addition and Detached Garage Expansion at 1011 Persifer Street, in the Central Subarea (PN19-123) .

REQUEST: Residential Design Review

PROJECT

HISTORY: Application Circulated by City on April 4, 2019 and feedback requested by April 19.

PROJECT REVIEW:

Existing Residence

It is not clear if the four skylights along the south facing roof over the residence (as shown on Page A1) is a proposed addition. If these panels are added, HPL recommends that panels with a flat, low profile and non-reflective glass are selected.

Covered Patio

The design of the existing building is appropriate for the Central Subarea and the design of the proposed covered patio is compatible with the existing residence. Because the roof material has not been specified, HPL recommends that the porch roof should be covered with the same material as the residence.

Garage Expansion

The existing two-car garage does not meet the 5-foot side setback requirement. Before the structure is enlarged, a variance will therefore need to be processed.

Based on the recommendation of the Design and Development Guidelines for the Central Subarea to: *'...reduce the visibility of autos by...disguising detached garages as outbuildings'*, HPL recommends the following design modifications:

- * Recess the new garage behind the façade of the existing 2-car garage.
- * Use a sloped (hipped) roof design at the east end of the new ridge line.
- * Select a garage door to the new addition that resembles a barn door.
- * Use pavers for the widened driveway to the new garage door.

Protected Trees

To gain access to the proposed garage addition, a large multi-stem oak close to the rear property boundary will need to be removed. The project will also impact a double-stem oak in the alley right-of-way area. HPL recommends that the applicant work with the City Arborist to preserve the oak in the alley (close to the northeast corner of the expanded garage). Some of the design recommendations (recessing the garage addition, and using pavers to widen the existing driveway) will also help preserve the double oak. In addition, a grade-beam foundation may be appropriate in the dripline area of the protected oak.

PROJECT RECOMMENDATIONS:

HPL recommends that the project is approved with the following conditions:

1. If new skylights are added to the existing residence, panels with a flat, low profile and non-reflective glass should be selected.
2. The new porch roof should be covered with the same material as the roof over the existing residence.
3. Reduce the impression of a large 3-bay garage by implementing the following design modifications:
 - a) Recess the new garage bay by a minimum of 10 feet (5 feet behind the façade of the existing 2-car garage).
 - b) Reduce the mass of the garage addition by using a hipped roof design at the east end of the new ridge line.
 - c) Use a garage door for the new structure that resembles a door used for storage buildings or small barns (around the historic timeframe of the subarea and the existing residence).
 - d) Install a driveway with a surface of pavers to access the new garage bay.
4. Process a tree permit for the removal of a protected oak close to the rear boundary of the property and the preservation of a protected oak in the alley behind the property.