



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA

March 7, 2018

CITY COUNCIL CHAMBERS

5:00 p.m.

50 Natoma Street

Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Vice Chair Candy Miller, Justin Raitchel, John Arnaz, Mary Asay, Rosario Rodriguez, Regina Konet, 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 February 21, 2018 will be presented for approval.

NEW BUSINESS

1. **PN 17-413, 208 Dean Way Residential Addition, Remodel, and Shed Demolition and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Brian Norwood for approval of a Residential Design Review application for a 729-square-foot addition and 155-square foot covered patio extension to an existing 1,038-square-foot residence, and demolition of an 85-square-foot shed located at 208 Dean Way. The zoning designation for the site is PER/R-1-M (Persifer-Dean Subarea of the Residential Primary Area of the Historic District/ Underlying Zoning of Single-Family Dwelling Small Lot District) and the General Plan designation is SFHD (Single-Family High Density). This project is categorically exempt from environmental review under Section 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade/Applicant: Brian Norwood)**

1. **PN 18-021, 516 Figueroa Street Residential Addition, Porch Extension, and Garage Demolition and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Mike Scarr for approval of a Residential Design Review application for a 183-square-foot rear addition and 770-square-foot porch extension to an existing 1,649-square-foot residence, and demolition of an 80-square-foot shed located at 516 Figueroa Street. The zoning designation for the site is FIG/R-1-M (Figueroa Subarea of the Residential Primary Area of the Historic District/ Underlying Zoning of Single-Family Dwelling Small Lot District) and the General Plan

designation is SF (Single-Family). This project is categorically exempt from environmental review under Section 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade/Applicant: Mike Scarr)**

PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for **March 21, 2018**. 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) 461-6203, (916) 355-7274 (fax) or apalmer@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
February 21, 2018
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Regina Konet, Vice Chair Candy Miller, Justin Raithel, John Arnaz, Mary Asay, Rosario Rodriguez, Chair Daron Bracht

ABSENT: None

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: None

MINUTES: The minutes of February 7, 2018 were approved as submitted.

Oath of Office Administered to M. Rosario Rodriguez

NEW BUSINESS

1. PN 17-344, 401 Natoma Street Office Building and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from CNL Construction for approval of a Commercial Design Review application for construction of a 3,760-square-foot single-story office building on a 16,800-square-foot parcel located at the southwest corner of the intersection of Natoma Street and Coloma Street (401 Natoma Street). The zoning designation for the site is C-1/NRB (Natoma-Riley-Bidwell Subarea of the Historic District/Underlying Zoning of Neighborhood Business District) and the General Plan designation is CC (Community Commercial). This project is categorically exempt from environmental review under Section 15332 of the CEQA Guidelines (In-Fill Development Projects). **(Project Planner: Principal Planner, Steven Banks/Applicant: CNL Construction)**

COMMISSIONER RAITHEL MOVED TO APPROVE PN 17-344, COMMERCIAL DESIGN REVIEW FOR A 3,760-SQUARE-FOOT SINGLE-STORY OFFICE BUILDING ON AN EXISTING 16,800-SQUARE-FOOT PARCEL LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF NATOME STREET AND COLOMA STREET (401 NATOMA STREET) AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA, WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS C-F; DESIGN REVIEW FINDINGS G & H; CONDITIONS OF APPROVAL 1-44. MODIFYING CONDITION #21

TO READ AS FOLLOWS: "...Required street curbs along the project's frontage of Natoma Street and Coloma Street shall be vertical."

COMMISSIONER MILLER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: KONET, MILLER, RAITHEL, ARNAZ, ASAY, RODRIGUEZ, BRACHT

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

PRINCIPAL PLANNER REPORT

None

There being no further business, the meeting was adjourned at 5:37pm.

Respectfully Submitted,

Kelly Mullett, Office Assistant

APPROVED:

DARON BRACHT, CHAIR

HISTORIC DISTRICT COMMISSION STAFF REPORT

PROJECT TITLE	208 Dean Way Residential Addition, Remodel, and Shed Demolition
PROPOSAL	Request for approval of a Residential Design Review Application for a 729-square-foot addition and 155-square foot covered patio extension to an existing 1,038-square-foot residence, and demolition of an 85-square-foot shed located at 208 Dean Way and determination that the project is exempt from CEQA
APPLICANT/OWNER	Brian Norwood
LOCATION	208 Dean Way
ASSESSOR'S PARCEL NUMBER	070-0210-017
ZONING	PER/R-1-M (The Persifer-Dean Subarea of the Historic Residential Primary Area /Underlying Zoning of Single Family Dwelling, Small Lot District)
GENERAL PLAN DESIGNATION	SFHD (Single Family High Density)
PREVIOUS ACTION	None
RECOMMENDED ACTION	Approve, based upon findings and subject to conditions
APPLICABLE CODES	<u>FMC</u> Section 17.52.300, Design Review <u>FMC</u> Section 17.52.330, Plan Evaluation <u>FMC</u> Section 17.52.340, Approval Process <u>FMC</u> Section 17.52.540, Historic Residential Primary Area Special Use and Design Standards <u>FMC</u> Section 17.52.660, Demolition Historic District Design and Development Guidelines

ENVIRONMENTAL DOCUMENTATION

This project is categorically exempt from environmental review under Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

ATTACHED REFERENCE MATERIAL:

1. Vicinity Map
2. Site Plan, Building Elevations, and Floor Plans dated 2-2-18
3. Project Renderings
4. Proposed Colors and Materials
5. Residence and Shed Photographs
6. Photographs of Dean Way Residences

PROJECT PLANNER

Josh Kinkade, Assistant Planner

BACKGROUND

The property at 208 Dean Way consists of a 1,038-square-foot single-story residence, an 85-square-foot shed, a 148-square-foot detached patio cover, and a pool in the rear yard. Sacramento County Assessor's Office records indicate that the residence was built in 1952. A 258-square-foot attached garage was later added to the side of the residence. Exterior materials of the residence include concrete masonry unit (CMU) block painted blue, white-framed windows, and asphalt composition roof shingles colored light grey. The attached garage has horizontal wood siding and a flat roof. The residence reflects a minimalist traditional style. The detached shed is a single-story structure consisting of painted wood and reflecting no particular architectural style. Photographs of the existing residence and shed are included as Attachment 5.

PROJECT DESCRIPTION

The applicant is requesting approval of a Residential Design Review Application for modifications to an existing residence, including a 363-square-foot addition to the west elevation, a 366-square-foot attached garage addition and a 155-square-foot covered patio extension in the rear. New windows are being proposed on the front and rear of the residence, and are to be recessed to match the existing residence. A sliding glass door is also proposed in the rear of the residence. Colors and materials of the livable space are proposed to match the existing residence. The new attached garage addition is proposed to be sided with stucco and colored to match the existing residence, as well as match the residence's roof pitch. Vertical lap siding with white band trim will be added to all new roof dormers and exposed timber bracing will be added to the dormers of the expanded patio in the rear of the residence. The applicant is also requesting to demolish the detached shed. The proposed site plan, elevations and renderings are included in Attachments 2 and 3, and the colors and materials are included in Attachment 4.

PROJECT ANALYSIS

General Plan and Zoning Consistency

The project, which is located within the Persifer-Dean Subarea of the Historic Residential Primary Area, has an underlying zoning designation of R-1-M (Single-Family Dwelling- Small Lot District) and is designated Single-Family High Density (SFHD) in the General Plan. Single-family residences are allowed in both the Historic Residential Primary Area and the R-1-M zone. The proposed project is subject to the development standards established within the Folsom Municipal Code Section 17.52.540, which institute requirements for lot size, lot coverage, setbacks, building height, pervious surface, and parking. The following table compares the proposed project to the development standards established by the Folsom Municipal Code for the

Historic Residential Primary Area:

	REQUIRED	PROPOSED
Minimum Lot Size	7,000 SF	9,800 SF
Minimum Lot Width	50 Feet	70 Feet
Front Setback	20 Feet	29 Feet
Rear Setback	20 Feet	55 Feet
Side Setback	5 Feet, 5 Feet	5 Feet, 10.9 Feet
Maximum Building Height	35 Feet	13.9 Feet
Minimum Pervious Surface	45%	53%
Setback To Other Structures	10 Feet	>10 Feet
Parking Spaces	2	2

As shown in the table above, the proposed project meets all applicable development standards.

Architecture/Design

Design in the Persifer-Dean Subarea of the Historic Residential Primary Area reflects national trends of the 1950s. The Historic District Design and Development Guidelines (DDGs) state proposed projects in this subarea should either utilize styles from the 1950-1960 era, or styles from the 1850-1950 era which are compatible with the surrounding structures. While a pre-1950's-styled building is not necessarily inappropriate, it is perhaps more important in this Subarea than others to consider not only individual design but also impacts on the neighborhood development pattern.

Regarding siding, 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 CMU block wall siding on the livable area addition will match the existing siding on the residence. Furthermore, the vertical siding and trim on the roof dormers will match the dormer accents on the existing residence while adding further accents to complement this architecture. The exposed timber bracing on the rear patio will complement the architecture of the residence and provide a source of light to the rear patio. The attached garage is proposed to match the color of the rest of the residence, with the exception that stucco siding is proposed instead of CMU siding. The existing attached garage (to be demolished) uses vertical wood siding and a flat roof that does not match the pitch of the residence. While stucco siding does not appear elsewhere in the residence, several residences on the north side of Dean Way use a mix of multiple sidings in the front elevation, including stucco, brick, and lap siding. Please see Attachment 6 for images of residences on Dean Way (within the Persifer-Dean Subarea) that use multiple siding materials. Based on this evidence, staff believes that the proposed siding is consistent with the style and other residences in the subarea. Furthermore, the proposed covered patio expansion in the rear is consistent with the residence's architecture, and will match the rooflines and materials of the residence.

Regarding entries, the DDGs state that residentially-scaled and detailed solid wood or glazed doors of many styles may be appropriate. The applicant proposes to retain the existing front door and rear sliding glass door, and incorporate an additional sliding glass door in the rear. The DDG's state that wooden garage doors resembling those found during the design period of the Primary Area or Subarea are preferred, and that if a roll-up or metal door is used, it should be plain not paneled. Windows are also discouraged in garage doors. The applicant proposes a metal roll-up door with windows on the top. Staff has included Condition No. 5 to require that the garage door windows be removed to meet the DDG's and the neighborhood design.

Regarding windows, the DDG's state that wood frame double hung or casement windows are preferred, but that vinyl clad windows may be used in less significant structures. The proposed windows are all vinyl and vertically-sliding and will be recessed to match the existing recessed windows. These windows are therefore consistent with the requirements of the DDGs.

Overall, staff has determined that the proposed materials, colors and design for the project can be successfully incorporated into quality residential design and are compatible with the existing character in the project vicinity and within this portion of the Historic District. Staff has also concluded that the applicant has met the intent of the design standards identified in the DDGs.

Shed 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 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.

The applicant believes that the shed was built in the late 1990's or early 2000's, and is therefore not considered historically significant and does not contain any historically significant building materials. The structure is not listed on the City of Folsom's Historical Properties Inventory list. The detached shed is a simple square, single-story structure reflecting no particular architectural theme. Furthermore, the structure is not meeting 5-foot side setback requirements for accessory structures. Therefore, staff supports the demolition of the shed.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) of the 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.

STAFF RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION
MOVE TO APPROVE THE RESIDENTIAL DESIGN REVIEW APPLICATION FOR A 729-SQUARE-FOOT ADDITION AND 155-SQUARE FOOT COVERED PATIO EXTENSION TO AN EXISTING 1,038-SQUARE-FOOT RESIDENCE, AND DEMOLITION OF AN 85-SQUARE-FOOT SHED LOCATED AT 208 DEAN WAY (PN17-413), WITH THE

FOLLOWING FINDINGS AND CONDITIONS (NO. 1-8):

GENERAL FINDINGS

- A. NOTICE 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, THE ZONING CODE, AND THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES.

CEQA FINDINGS

- C. THE PROJECT IS CATEGORICALLY EXEMPT UNDER SECTION 15301 (EXISTING FACILITIES) AND SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) OF THE 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.

DESIGN REVIEW FINDINGS

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

Submitted,



Pam Johns
Community Development Director

CONDITIONS OF APPROVAL

1. Issuance of Demolition and Building Permits is required.
2. Compliance with all local, state and federal regulations pertaining to building construction and demolition is required.
3. 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 plan dated 2-2-18. Implementation of this project shall be consistent with the above referenced items as modified by these conditions of approval.
4. The exterior colors and materials of the residence shall match those attached to this staff report.
5. The garage door windows shall be removed.
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 Historic 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.
7. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.
8. This Design Review approval is valid for one year and will expire on March 7, 2019. A Building Permit shall be applied for prior to expiration.

Attachment 1

Vicinity Map



Attachment 2

Site Plan, Building Elevations, and Floor
Plans dated 2-2-18

HISTORIC DISTRICT COMMISSION STAFF REPORT

PROJECT TITLE	516 Figueroa Street Residential Addition, Porch Extension, and Garage Demolition
PROPOSAL	Request for approval of a Residential Design Review Application for a 183-square-foot rear addition and 770-square-foot porch extension to an existing 1,649-square-foot residence, and demolition of an 80-square-foot shed located at 516 Figueroa Street and determination that the project is exempt from CEQA
APPLICANT/OWNER	Mike Scarr
LOCATION	516 Figueroa Street
ASSESSOR'S PARCEL NUMBER	070-0113-011
ZONING	FIG/R-1-M (Figueroa Subarea of the Residential Primary Area of the Historic District/Single-Family Dwelling Small Lot District Underlying Zoning)
GENERAL PLAN DESIGNATION	SF (Single Family)
PREVIOUS ACTION	None
RECOMMENDED ACTION	Approve, based upon findings and subject to conditions
APPLICABLE CODES	<u>FMC</u> Section 17.52.300, Design Review <u>FMC</u> Section 17.52.330, Plan Evaluation <u>FMC</u> Section 17.52.340, Approval Process <u>FMC</u> Section 17.52.540, Historic Residential Primary Area Special Use and Design Standards <u>FMC</u> Section 17.52.660, Demolition Historic District Design and Development Guidelines

ENVIRONMENTAL DOCUMENTATION

This project is categorically exempt from environmental review under Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

ATTACHED REFERENCE MATERIAL:

1. Vicinity Map
2. Site Plan, dated 2-15-18, Building Elevations and Floor Plans dated 1-18-18
3. Residence and Shed Photographs

PROJECT PLANNER

Josh Kinkade, Assistant Planner

BACKGROUND

The property at 516 Persifer Street consists of a 1,649-square-foot single-story residence, an 80-square-foot shed, and a 24-square-foot shed on a 14,000-square-foot lot. The lot is on the corner of Figueroa Street and Scott Street. The Sutter Street-Figueroa Street alley is in the rear of the lot. Sacramento County Assessor's Office records indicate that the residence was built in 1900. Exterior materials of the residence include vertical wood siding and scallop siding on the roof gable ends, both painted light blue, decorative wood trim around the doors and windows painted white, and asphalt shingle roofing colored dark grey. The residence has a 300-square-foot covered front porch and a 183-square-foot rear covered deck, both with white wood posts. Decking in the rear consists of stained unpainted wood. The residence contains elements of the bungalow style. Photographs of the property are included as Attachment 4.

PROJECT DESCRIPTION

The applicant is requesting approval of a Residential Design Review Application for modifications to the existing residence, including enclosing the 183-square-foot rear deck, and adding 770-square-feet of new covered porches on the side elevations. A new door and stairs are proposed on the interior side yard elevation, and a new door is proposed on the rear yard elevation of the residence. Finally, new windows are proposed on the side and rear yard elevations of the residence, matching the location and size of the existing windows. Colors and materials of the proposed enclosure, siding, roofing, windows, door and trim will all match the existing residence, including vertical wood siding, scallop siding on the roof gables, decorative wood window and door trim, asphalt shingle roofing, and wood deck columns. The new covered porches have wood railings and composite decking. The applicant is also requesting to demolish the 80-square-foot shed in the rear of the property. The proposed site plan, building elevations and floor plans are included in Attachment 2.

PROJECT ANALYSIS

General Plan and Zoning Consistency

The project, which is located within the Figueroa Subarea of the Historic Residential Primary Area, has an underlying zoning designation of R-1-M (Single-Family Dwelling- Small Lot District) and is designated Single-Family High Density (SFHD) in the General Plan. Single-family residences are allowed in both the Historic Residential Primary Area and the R-1-M zone. The proposed project is subject to the development standards established within the Folsom Municipal Code Section 17.52.540, which institute requirements for lot size, lot coverage, setbacks, building height, pervious surface, and parking. The following table compares the proposed project to the development standards established by the Folsom Municipal Code for the Historic Residential Primary Area:

	<u>REQUIRED</u>	<u>PROPOSED</u>
Minimum Lot Size	7,000 SF	14,000 SF
Minimum Lot Width	50 Feet	100 Feet
Front Setback	20 Feet	34 Feet
Rear Setback	20 Feet	40 Feet
Side Setback	5 Feet, 5 Feet	25 Feet, 15 Feet
Maximum Building Height	35 Feet	23 Feet
Minimum Pervious Surface	45%	81.4%
Setback To Other Structures	10 Feet	>10 Feet
Parking Spaces	2	2

As shown in the table above, the proposed project meets all applicable development standards.

Architecture/Design

The Historic District Design and Development Guidelines (DDGs) Chapter 5.04.03a, which addresses the design concepts for the Figueroa Subarea, state that the design concept for the Figueroa Subarea is to maintain existing pre-1910 structures and encourage restoration, reconstruction and new construction of pre-1910 styles, especially those previously existing in Folsom. Property owners are encouraged to maintain historic authenticity within the private areas of their property but are not required to do so except as may be necessary to maintain a National Register or similar listing. The residence was built in 1900, but is not included on the City of Folsom Cultural Resources Inventory.

The proposed decking will create a “wraparound” porch surrounding the front and side elevations of the residence. This wraparound style is consistent with the Bungalow architectural style as well as the existing pre-1910 architecture found in the Figueroa Subarea. The proposed deck enclosure in the rear will not increase the roofline of the residence, as it is under an existing roof. The new siding, roofing, windows, trims and columns will match the colors and materials of the existing residence.

Regarding entries, the DDGs state that residentially-scaled and detailed solid wood or glazed doors of many styles may be appropriate. The applicant proposes to put wood doors with single glass panes in the interior side and rear elevations. Staff finds that these doors are consistent with the architecture of the residence and the regulations of the DDGs.

Regarding windows, the DDGs state that wood frame double hung or casement windows are preferred, but that vinyl clad windows may be used in less significant structures. The proposed vinyl windows on the side elevations would replace the existing windows in their current location, and will include decorative wood trim and sills to match those existing windows. There are two new vinyl windows proposed on the rear elevation where the deck enclosure is proposed. These windows will also include sills and trim to match the existing windows, and are in proportion with the residence’s existing windows. Therefore, staff finds that the new windows are consistent with the requirements of the DDGs.

Overall, staff has determined that the proposed materials, colors and design for the project can be successfully incorporated into quality residential design and are compatible with the existing character in the project vicinity and within this portion of the Historic District. Staff has also concluded that the applicant has met the intent of the design standards identified in the DDGs.

Shed 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 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.

The applicant believes that the 80-square-foot shed was built in the mid-1990s, and is therefore not considered historically significant and does not contain any historically significant building materials. The shed is a simple square, single-story structure with board and batten wood siding and an asphalt shingle roof. The structure is not listed on the City of Folsom's Historical Properties Inventory list. Therefore, staff supports the demolition of the garage.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) of the 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.

STAFF RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION
MOVE TO APPROVE THE RESIDENTIAL DESIGN REVIEW APPLICATION FOR A 183-SQUARE-FOOT REAR ADDITION AND 770-SQUARE-FOOT PORCH EXTENSION TO AN EXISTING 1,649-SQUARE-FOOT RESIDENCE, AND DEMOLITION OF AN 80-SQUARE-FOOT SHED LOCATED AT 516 FIGUEROA STREET (PN18-021), WITH THE FOLLOWING FINDINGS AND CONDITIONS (NO. 1-6):

GENERAL FINDINGS

- A. NOTICE 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, THE ZONING CODE, AND THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES.

CEQA FINDINGS

- C. THE PROJECT IS CATEGORICALLY EXEMPT UNDER SECTION 15301 (EXISTING FACILITIES) AND SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) OF THE 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.

DESIGN REVIEW FINDINGS

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

Submitted,



Pam Johns
Community Development Director

CONDITIONS OF APPROVAL

1. Issuance of Demolition and Building Permits is required.
2. Compliance with all local, state and federal regulations pertaining to building construction and demolition is required.
3. 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

Attachment 1

Vicinity Map



Attachment 2

Site Plan Dated 2-15-18, Elevations and
Floor Plans, Dated 1-18-18

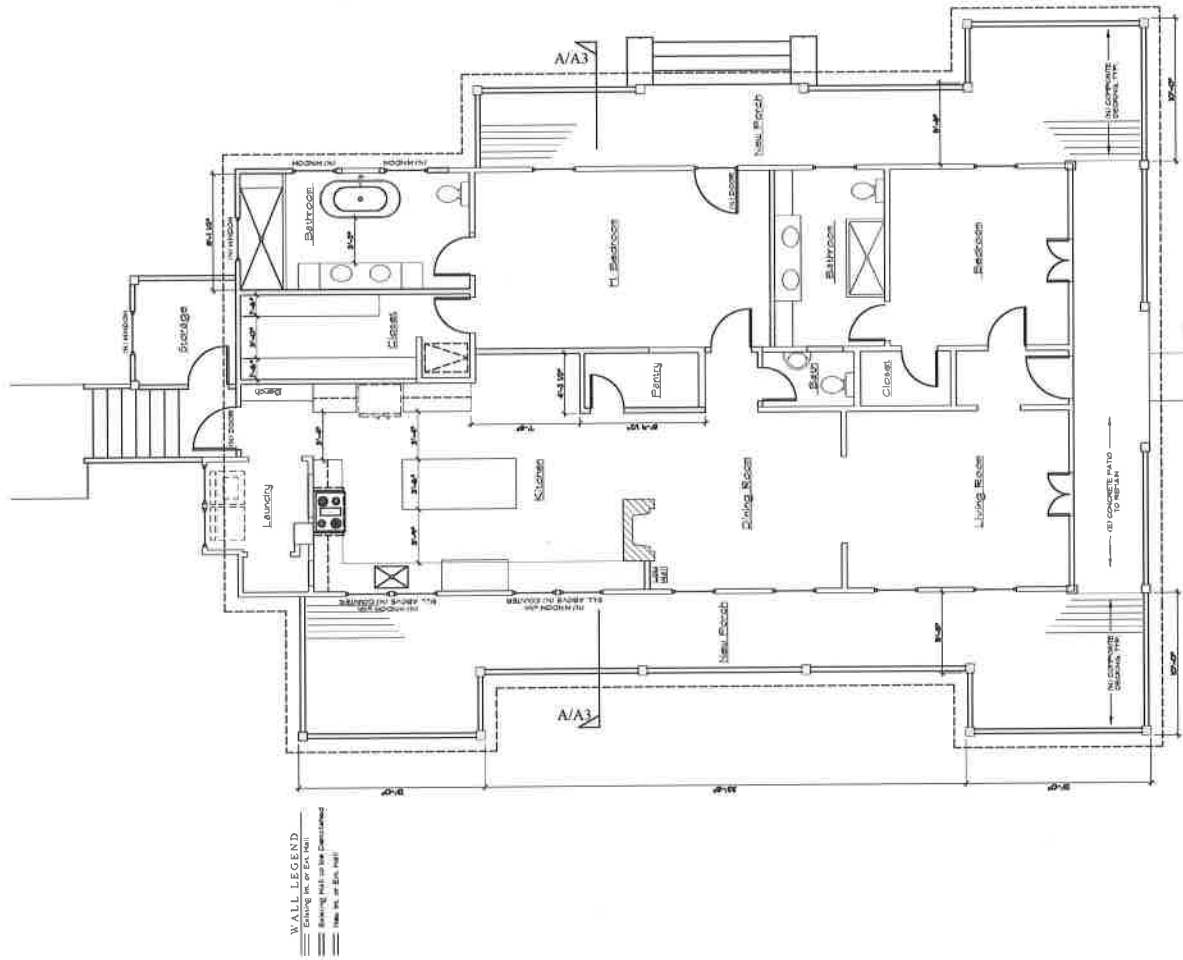


MARK N. ROBERTS
ARCHITECT
711 Orange Grove Way
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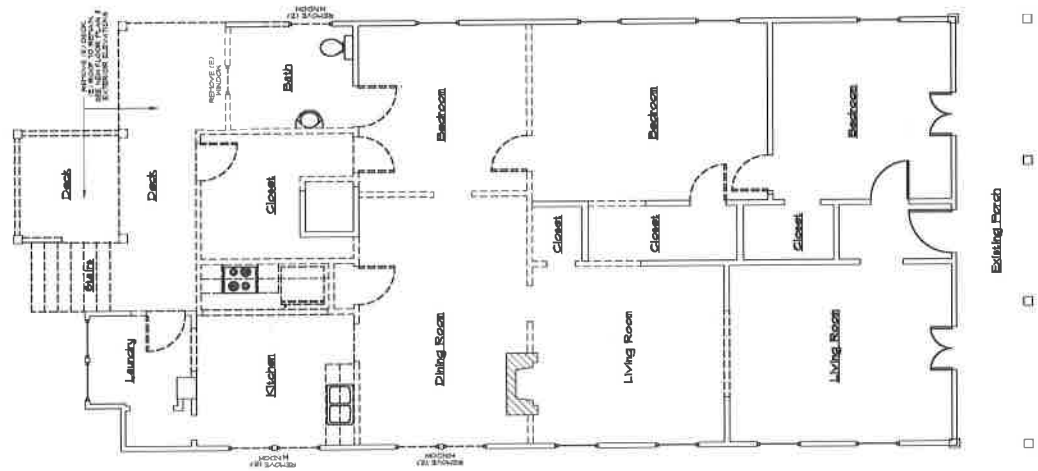


SCARR ADDITON & REMODEL
516 FIGUEROA STREET
FOLSOM, CA 95630

DATE: 11.14.14 DWG: 1.01.01
A2
Sheet of



NEW FLOOR PLAN - 1/4"



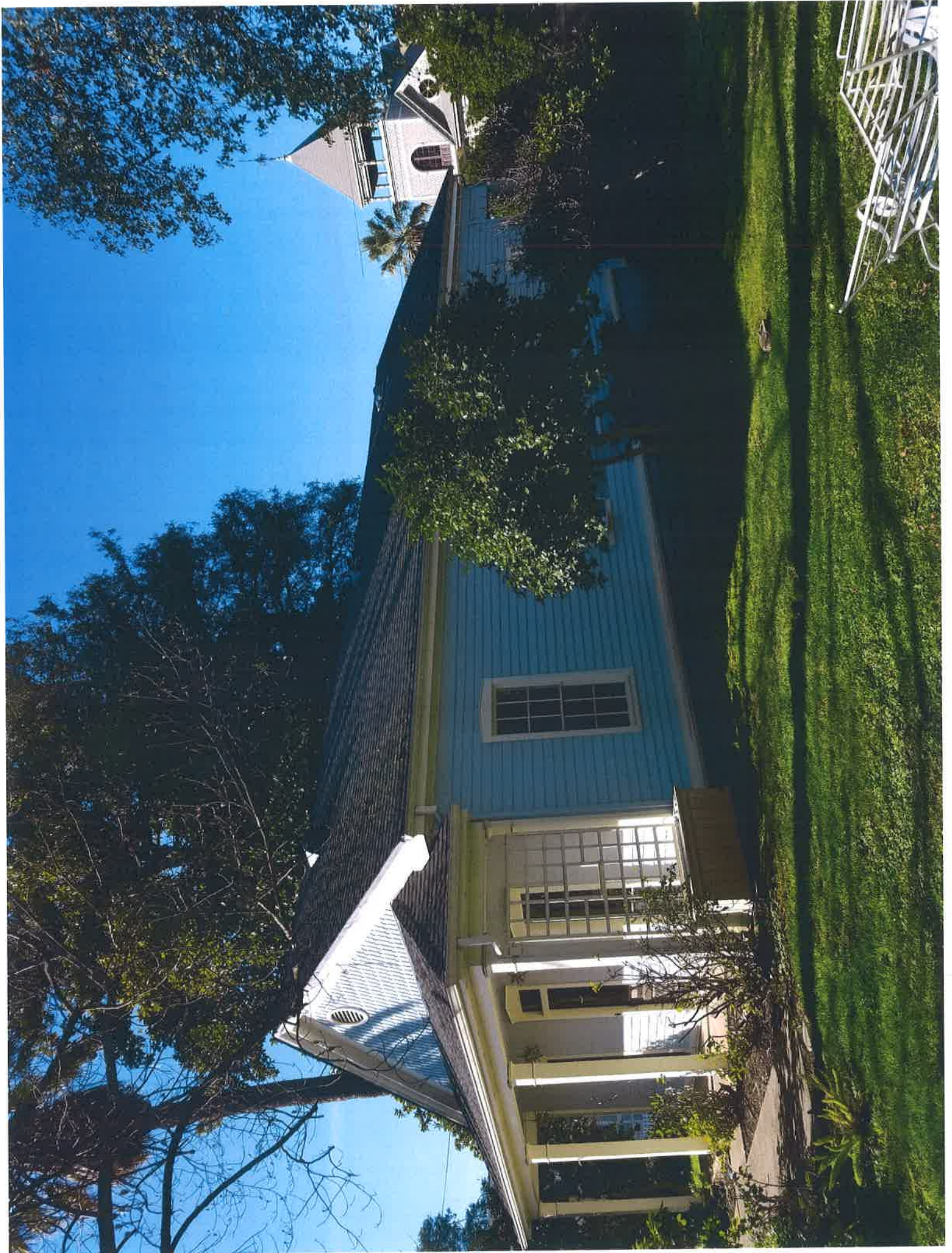
DEMO FLOOR PLAN - 1/4"

Attachment 3

Residence and Shed Photographs

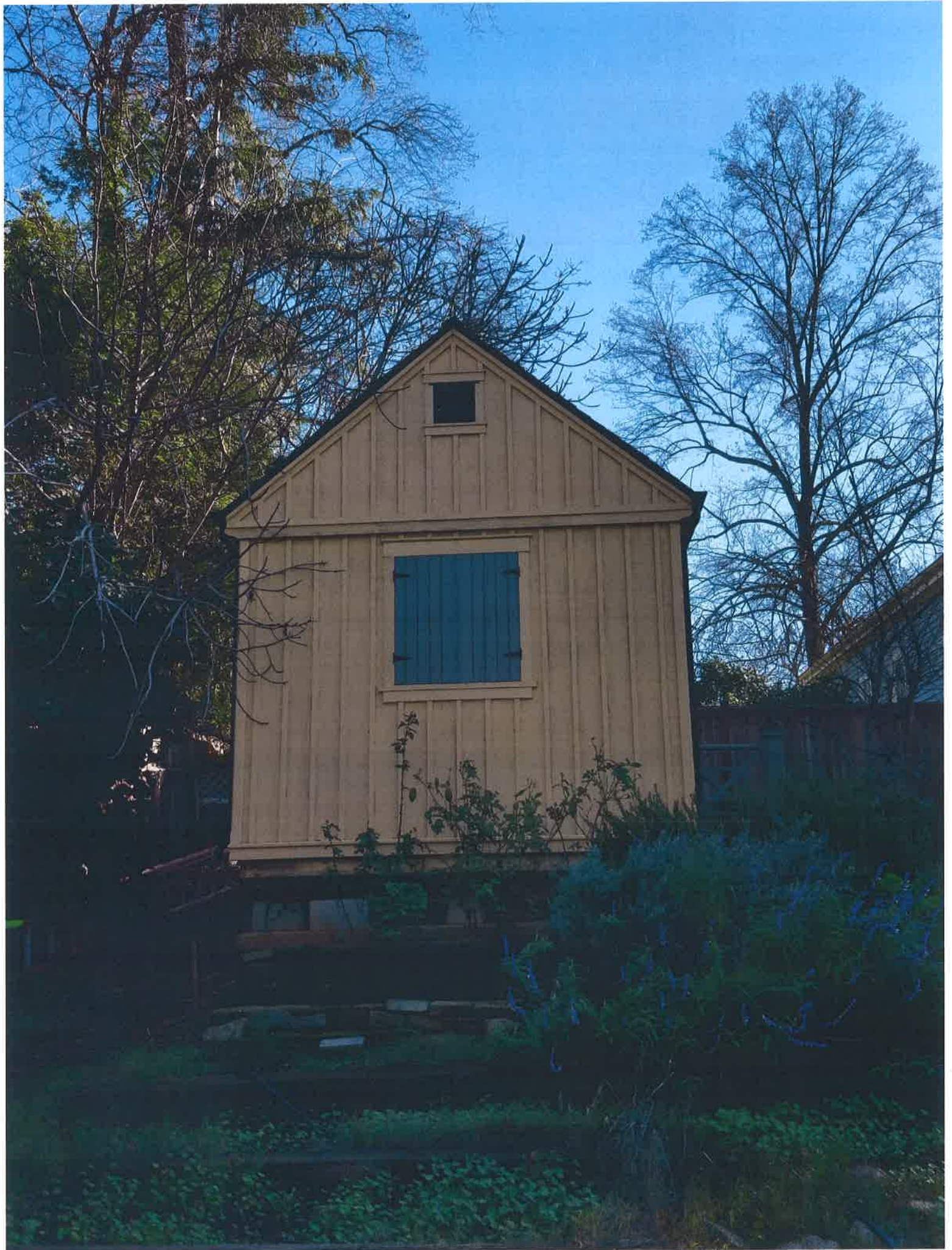



















dated 2-15-18. Implementation of this project shall be consistent with the above referenced items as modified by these conditions of approval.

4. 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 Historic 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.
5. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.
6. This Design Review approval is valid for one year and will expire on March 7, 2019. A Building Permit shall be applied for prior to expiration.

COLORS & MATERIALS

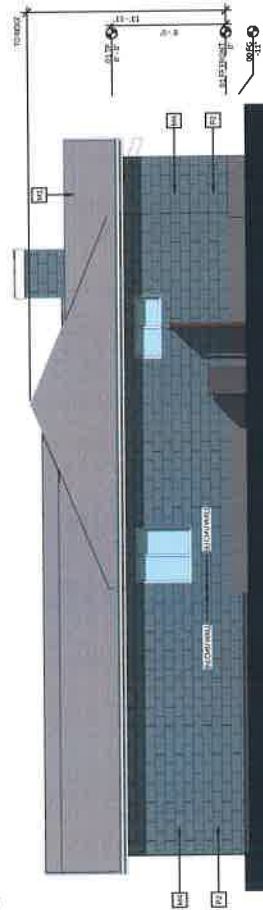
	M1	ROOFING, MATCH EXISTING-HOUSE, ESTATE CHINA PAINTED ROOF SHINGLES.
	M2	DIMENSIONAL WOOD; STAINED.
	M3	6" VERTICAL SIDING.
	M4	MASONRY WALL; MATCH EXISTING HOME.
	M5	SMOOTH STUCCO.
	P1	FASCIA, BAILEY BAND TRIMS, DOWNSPOUTS, GUTTERS, CURBS, & DECKING.
	P2	MATCH EXISTING COLOR.



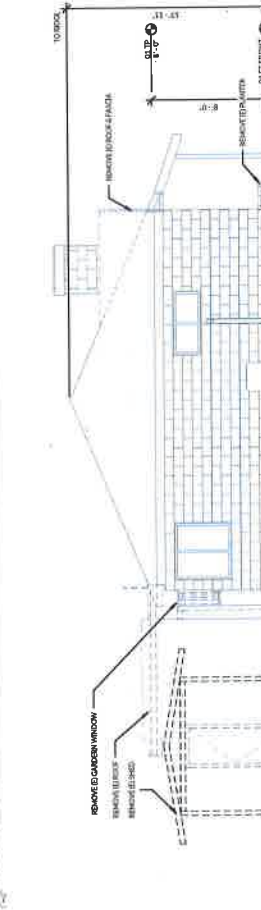
1 SOUTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

NORWOOD ADDITION & REMODEL

208 DEAN WAY
FOLSOM, CA
APN: 070-0210-017



888 352 3421 | 6521 Loren Road, Suite 107, Rocklin, CA 95765
info@domum.com

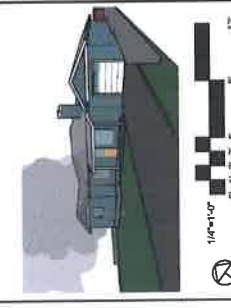


Project No. 23-009
Drawn By: TGA
Reviewed By: TGA








Issue / Revision Schedule:
No. Date Description

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EXTERIOR ELEVATIONS - EXISTING RESIDENCE



COLORS & MATERIALS

	M1	ROOFING MATCH EXISTING HOUSE, ESTATE SHINGLES
	M2	DIMENSIONAL WOOD, STAINED
	M3	6" VERTICAL SIDING
	M4	MASONRY WALL MATCH EXISTING HOME
	M5	SMOOTH STUCCO
	P1	FASCIA, VALLEY BAND TRIMS DOWN EDWARDS, CARROLL-DE 1648
	P2	MATCH EXISTING COLOR

NORWOOD ADDITION & REMODEL

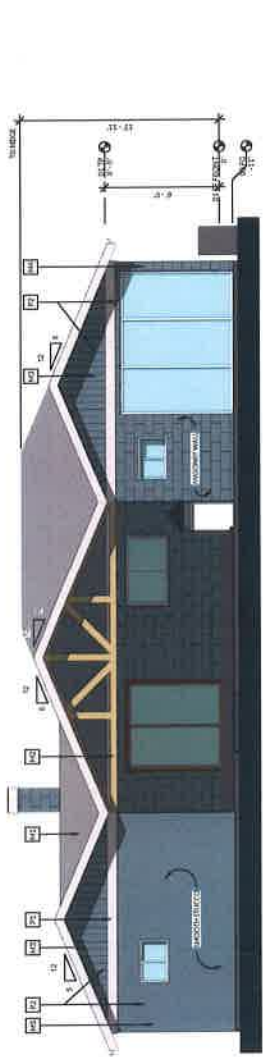
208 DEAN WAY
FOLSOM, CA
APN: 070-0210-017



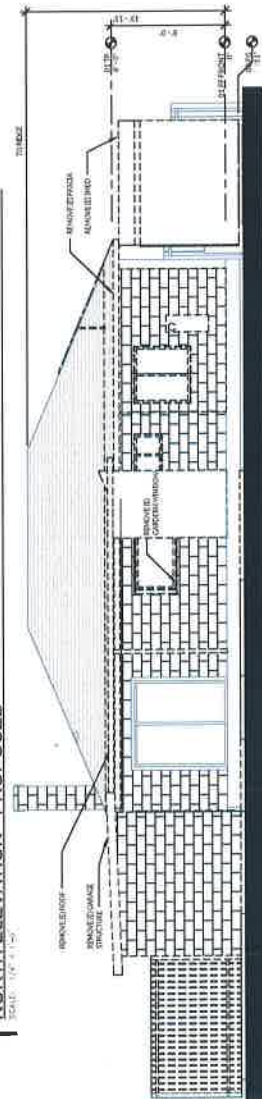
Scale:
Drawing:
Reviewed By: TEA

Client: [Redacted]
All drawings and information are prepared by the architect and may not be substituted, used or altered without prior written consent of the architect.

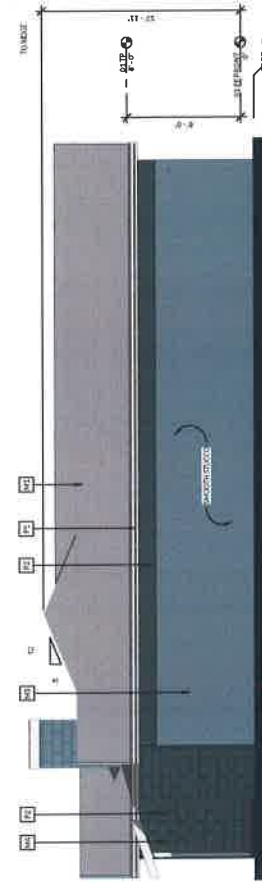
EXTERIOR ELEVATIONS - EXISTING RESIDENCE



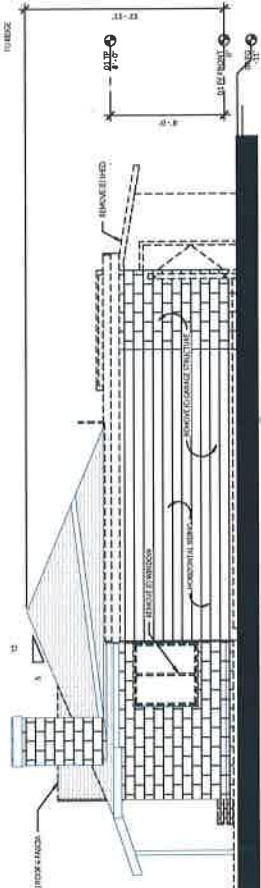
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2 NORTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



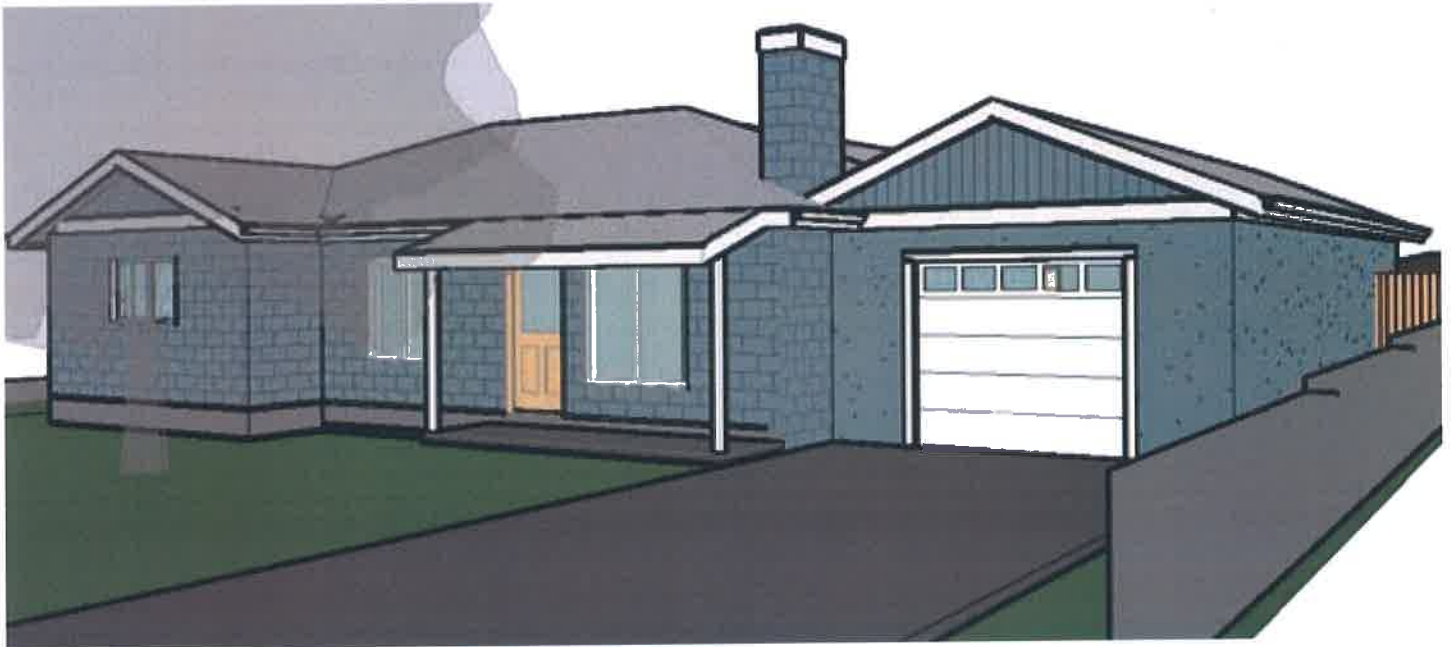
3 EAST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



4 EAST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

Attachment 3

Project Renderings



Attachment 4

Proposed Colors and Materials



6532 Lonetree Blvd., Suite 102, Rocklin, CA 95765 | 888.352.ARC1 | info@domum.design
Architecture - Planning - Design

NORWOOD ADDITION&REMODEL
208 DEAN WAY FOLSOM, CA
APN: 070-0210-017

MATERIALS BOARD



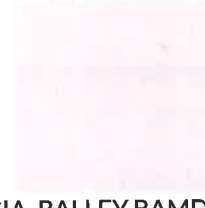
ROOFING, MATCH EXISTING HOUSE, ESTATE
GREY LAMINATED ROOF SHINGLES



MASONRY WALL, MATCH EXISTING HOME



DIMENSIONAL WOOD, STAINED



FASCIA, BALLEY BAMD TRIMS
DUNN EDWARDS: CARRARA - DET648



6" VERTICAL SIDING



MATCH EXISTING COLOR



SMOOTH STUCCO

Attachment 5

Residence and Shed Photographs







Attachment 6

Photographs of Dean Way Residences





