

BARLEY BARN TAP HOUSE – project narrative

PN

The project we are proposing, the Barley Barn Tap House, is reminiscent to the historic fruit warehouses and the historic rural barn vernacular.

The existing building footprint will remain as it is but there will be a clerestory mass added to the upper portion of the building. The clerestory will not increase the area of the building but will increase the volume of the building.

The clerestory will provide partial natural light from above. The clerestory windows will be located at a distance greater than 5 feet from any property line, and therefore, shall adhere to Table 705.8 of the 2019 California Building Code.

The north façade will retain the exit at the east end of the wall, but the doors will be replaced with code compliant egress doors. The window above these doors will be replaced with fixed, safety glass windows and a guard rail will be added.

On the lower portion of the north façade there will be a row of barn lights that luminate faux stable dutch doors that were common in horse stables. These doors shall not be operable.

The roof overhang on the north side of the building will adhere to the 2019 California Building Code Table 705.2 Minimum Distance of Projection. For fire separation distance 0 to 2 feet, projections are not permitted. The building is approximately 2 feet or less from the north property line per the survey obtained.

The existing pedestrian walkway which allows foot travel between the Historic Folsom lower parking lot to Sutter Street will continue to be utilized as such but with improvements to lighting.

On the west side of the building, there will be an outdoor seating area which will be enclosed with a 42" high powder coated aluminum fence which will be black to resemble wrought iron fencing. The outdoor patio will not impede the pedestrian walkway from Sutter Street to the north parking lot.

The west façade of the building will have a lean-to shed of which will resemble a tack room cabinet but functionally it will house the electrical panels in a secure method.

There will be an exterior accessible lift located within the Powerhouse Pub Patio area which will provide the accessible route from the accessible parking space to the proposed tap house. The size and configuration of this element will be determined at further development of the construction documents when the CASp (California Access Specialist) is engaged.

The proposed Barley Barn Tap House will offer parking to its patrons as follows:

- the Powerhouse Parking lot which contains 21 parking spaces* and is under the same ownership;
- the adjacent Folsom Historic Parking lot adjacent to the building which contains 69 standard parking spaces + 3 accessible parking spaces;
- the Steakhouse covered parking lot which contains 23 standard parking spaces + 2 accessible parking spaces;
- the Eagles Lodge parking lot which contains 14 parking spaces (the Project Owner has entered an exclusive lease with the Eagles Lodge to use this lot).

*The Owner is proposing to convert (1) one standard parking space in the Powerhouse Parking lot into (1) one accessible van parking space. This new accessible space will be dedicated for the Barley Barn Tap House patrons. There is currently (1) one existing accessible parking space in this lot. Therefore, there will be a total of (2) two accessible parking spaces in the Powerhouse Parking lot.

In addition to the mentioned upgrades, the Applicant currently provides a complimentary shuttle service, the “Sutter Surfer”, which transfers Sutter Street patrons to and from the parking garage and the other various parking lots. This service reduces the neighborhood parking.

The business model will focus on the popular craft beer industry by involving all beer producers and aficionados, both local and national, and by creatively exhibiting and offering their beverages. Food will be sold using the resources of the adjacent Wild’s BBQ (formerly Chicago Fire) and other restaurants in the near vicinity.

The interior layout of the proposed Barley Barn Tap House will provide movable seating and tables throughout and seating at the bar. A small stage area will be identified for limited entertainment in accordance with the City of Folsom’s Entertainment Permit.

Hours of operation will be as follows:

Sunday – Wednesday: 11am to 10 pm

Thursday – Saturday: 11am to 12:30am

The Barley Barn Tap House is an appropriate building type of which will be presented in a unique setting that offers food, beverage, and light entertainment.

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