

**CITY OF FOLSOM
HISTORIC DISTRICT COMMISSION MINUTES
October 3, 2012**

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Chair Candy Miller, Vice Chair Daron Bracht, Commissioners: Dorothy Cormack, John Arnaz, Susan Mehring, Mark Roberts

ABSENT: Lance Klug

CITIZEN COMMUNICATION: None

MINUTES: The Historic District Commission minutes of June 20, 2012 were approved as submitted.

NEW BUSINESS:

1. **PN12-282, HDC Design Review of Garage/Addition, 712 Persifer Street**

Planning Manager Johnson introduced new Planning Technician Andrew Lesa.

Planning Technician Lesa gave the staff report, stating that the applicant was requesting a 102-square-foot residential addition and 570-square-foot detached garage at 712 Persifer Street. An aerial of the subject property was shared with the Commission. The site is located within the Central Subarea of the Historic District and the residence was built in approximately 1922.

The applicant is proposing to construct a new 570-square-foot detached garage at the rear of the property. A site plan was shared with the Commission. Both the addition and proposed garage will meet the 5-foot side and rear setbacks and the distance between the house and the proposed garage is 53 feet, 8 inches. Elevations of the project were shared with the Commission. The 102-square-foot addition is proposed to match the existing residence – the same siding, trim work, and roof. The propose garage will have similar roofing material to match the residence as well as trim work, but in lieu of the 2 ½ inch lap siding, a 4 inch hardiboard lap siding is being proposed. The colors of the 102-square-foot addition and proposed garage will match the existing residence. The proposed garage will have a carriage-style, single-door garage. Photographs of the existing residence were shared with the Commission.

Staff recommended approval of the project.

In response to Commissioner Bracht, Planning Technician Lesa explained that the reason the applicant had not pulled a building permit as of March 16, 2012 had to do with aesthetic reasons from going from a 2-story, secondary unit back to a single story. Commissioner Bracht asked why 4-inch lap sliding was being proposed for the garage versus the 2 ½ inch lap siding.

Nancy Henning, applicant, explained that the reason the larger lap siding was being used for the garage had to do with the expense. Secondly, it had to do with maintenance – she intends to live there and was getting older and didn't want to deal with a lot of maintenance.

Chair Miller opened the Public Hearing; no one came forward to speak so the Public Hearing was closed.

COMMISSIONER MEHRING MOVED TO APPROVE THE CONSTRUCTION OF A 102-SQUARE-FOOT ADDITION AND A 570-SQUARE-FOOT DETACHED GARAGE AT 712 PERSIFER STREET (PN12-282) WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS "A" AND "B," CEQA FINDING "C," DESIGN REVIEW FINDINGS "D" AND "E"; AND CONDITIONS 1 THROUGH 5.

COMMISSIONER CORMACK SECONDED THE MOTION WHICH CARRIED WITH THE FOLLOWING VOTE:

AYES: ARNAZ, BRACHT, MEHRING, CORMACK, MILLER,
NOES: NONE
ABSTAIN: NONE
ABSENT: KLUG
RECUSED: ROBERTS

2. PN12-257, HDC Design Review, 610 Mormon Street

Planning Technician Lesa gave the staff report, stating that the applicant is proposing to renovate the existing residence and also construct a 665-square-foot detached second unit in the rear of the property. An aerial photo of the subject parcel was shared with the Commission. The residence is located within the Central Subarea of the Historic District and built in approximately 1925. The request is to renovate the existing 1,926-square-foot residence to include 699-square-foot addition and to construct a new 665-square-foot second unit that will be incorporated into a larger two-story structure which will include the garage. The existing garage will be demolished in order to construct the new structure.

A site plan was shared with the Commission that showed the location of the existing and proposed structures. Elevations were also shared with the Commission.

The colors and materials being proposed will match those of the existing residence. A restrictive covenant will be placed on the title that would require the owner of the property to reside in one of the two dwelling units on the parcel.

Photographs of the existing residence were shared with the Commission. This property has gone through several changes to the structure. Chair Miller pointed out that all those changes were done before the Historic District Commission was established. The garage was not listed on the City's Significant Historical Structure List.

Staff recommended approval of the project.

In response to Commissioner Bracht, Planning Technician Lesa replied that the entire structure would be hardboard.

Chair Miller asked if the windows would have trim. Planning Technician Lesa replied that was correct. Chair Miller noted that staff referred to the structure as an efficiency unit that was going over the garage; she asked if that was the same thing as a granny flat.

In response to Chair Miller, Assistant City Attorney Wang explained the difference between a granny flat and an efficiency unit.

Bob Hunn, owner and applicant, stated that this was the second home in the district that they are renovating. In response to Chair Miller, he noted that this home may already have a buyer.

In response to Chair Bracht, Mr. Hunn stated that they would look at the materials during demolition to see if any of the material could be repurposed.

Chair Miller opened the Public Hearing; no one came forward to speak so the Public Hearing was closed.

COMMISSIONER MILLER MOVED TO APPROVE RESIDENTIAL DESIGN REVIEW FOR THE RENOVATION OF AN EXISTING 1,926-SQUARE-FOOT SINGLE-FAMILY RESIDENCE TO INCLUDE: CONSTRUCTION OF A 699-SQUARE-FOOT ADDITION, DEMOLITION OF AN EXISTING 336-SQUARE-FOOT DETACHED GARAGE, AND CONSTRUCTION OF A 1,529-SQUARE-FOOT, TWO-STORY ACCESSORY STRUCTURE WITH GARAGES AND A SECOND DWELLING UNIT AT 610 MORMON STREET AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 5 WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL: GENERAL PROJECT FINDINGS "A" AND "B," CEQA FINDINGS "C" AND "D," DEMOLITION FINDING "E," REMODELING FINDING "F," DESIGN REVIEW FINDINGS "G" AND "H"; AND CONDITIONS 1 THROUGH 13.

COMMISSIONER ARNAZ SECONDED THE MOTION WHICH CARRIED WITH THE FOLLOWING VOTE:

AYES:	CORMACK, ROBERTS, BRACHT, MEHRING, ARNAZ, MILLER
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	KLUG

REPORTS:

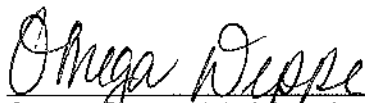
Historic District Commission/Director:

Chair Miller congratulated Director Miller on his additional role as Director to the Public Works Department.

Commissioner Bracht shared that he attended a seminar presented by California Preservation Foundation on CEQA and there was a concern that CEQA would be "watered down." He referenced SB317, which almost passed. He voiced concern about losing what is considered the Environmental Bill of Rights.

There being no further business, the meeting was adjourned at 5:21 p.m.

RESPECTFULLY SUBMITTED,



Omega Deppe, Administrative Assistant

APPROVED:



CHAIR CANDY MILLER