



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Meeting
November 5, 2025

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project Name: 1016 Persifer St., Residential Addition and Exterior Modification Project and Determination that the Project is Exempt from CEQA under Section 15301 (Existing Facilities) of the CEQA Guidelines
File #: DRCL25-00210
Request: Design Review, Commission Level
Location: 1016 Persifer St. Folsom, CA 95630
Parcel(s): APN 070-0145-019-0000
Staff Contact: Nathan Stroud, Assistant Planner
nstroud@folsom.ca.us, (916) 461-6220

Property Owner

Thomas/Jennifer Lange Rev. Living Trust
1016 Persifer St
Folsom, CA 95630

Applicant

Michael Wright
8728 Morning Glory Way
Elk Grove, CA 95624

Project Summary

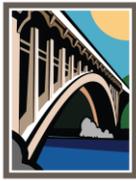
The project includes a request for design review approval for a proposed 223 square-foot residential addition and an exterior modification to an existing residence. The property is located in the Folsom Historic District within the Central Subarea of the Historic District and is not listed on the City of Folsom’s Cultural Resources Inventory. Staff have determined that the project complies with the standards provided in the Folsom Municipal Code and the Historic District Design and Development Guidelines and recommends approval of the project as conditioned.

Background

The existing single-family residence was constructed in 1946 as a variation of the Minimal Traditional architectural style, which was a style prevalent between 1935 and 1950. The existing residence includes stucco siding, a low-sloped, asphalt shingled hipped roof, small roof overhangs, and ornamental mid-20th century styled wrought iron porch columns, as shown in Attachment 7.

On July 21, 2004, the Historic District Commission approved a design review for the construction of a 185 square-foot addition and an exterior modification for the existing residence. This project included modifying the exterior style of the residence to be more in line with the California Bungalow style, a predecessor to the Craftsman style. However, the applicant did not proceed with the renovations.

The applicant has requested Design Review for a residential addition and exterior modification to the existing single-family residence. The project proposes to modify the exterior design of the residence, including incorporating minor design elements



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reminiscent of National Folk architecture of the 19th century.

Policy/Rule

Folsom Municipal Code (FMC) Section 17.52.300 states that the Historic District Commission shall have final authority relating to the design and architecture of all exterior renovations, remodeling, modification, addition, or demolition of existing structures within the Historic District. FMC Section 17.52.330 states that, in reviewing projects, the Commission shall consider the following criteria:

- a) Project compliance with the General Plan and any applicable zoning ordinances;
- b) Conformance with any city-wide design guidelines and historic district design and development guidelines adopted by the city council;
- c) Conformance with any project-specific design standards approved through the planned development permit process or similar review process; and
- d) Compatibility of building materials, textures and colors with surrounding development and consistency with the general design theme of the neighborhood.

Recommendation

Staff recommends approval of an application (DRCL25-00210) for Design Review for a 223 square-foot residential addition and exterior modification to an existing single-family residence at 1016 Persifer St., as shown in Attachments 5 and 6 based on the findings (Findings A-H) below and subject to the attached conditions of approval (Conditions 1-10).

Table of Contents

- 1 –Project Site Information
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- 5 –Plan Set
- 6 –Color and Materials Board
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- 8 –HPL Comments Letter

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1
PROJECT SITE INFORMATION

GENERAL PLAN DESIGNATION Single Family High Density (SFHD)

ZONING Residential, Single-Family, Small Lot District (R-1-M) within the Central Subarea of the Historic District

ADJACENT LAND USES/ZONING North: Single-family Residential (CEN/R-1-M)
South: Single-family Residential (CEN/R-1-M)
East: Single-family Residential (CEN/R-1-M)
West: Single-family Residential (CEN/R-1-M)

SITE CHARACTERISTICS The project site contains an existing 1,683 square-foot single-family residence on a 9,334-square-foot (0.21-acre) parcel.

APPLICABLE CODES [FMC Chapter 17.02](#), Definitions
[FMC Chapter 17.13](#), R-1-M, Single-Family Dwelling, Small Lot District
[FMC Chapter 17.52](#), HD, Historic District
[FMC Section 17.52.300](#), Design Review
[FMC Section 17.52.540](#), Historic Residential Primary Area Special Use and Design Standards
Historic District Design and Development Guidelines (DDG's)

PUBLIC NOTICING A notice was posted on the project site five days prior to the Historic District Commission Meeting that met the requirements of [FMC Section 17.52.320](#).

**ATTACHMENT 2
 DESCRIPTION/ANALYSIS**

Applicant’s Proposal

The applicant, Michael Wright, is requesting Design Review approval for a 223 square-foot residential addition and exterior modification to an existing single-family residence, located at 1016 Persifer Street. The addition is proposed to be to the front elevation of the property facing Persifer Street, and the proposed exterior modification intends to incorporate design elements in line with the National Folk style. The project includes:

1. Replacing the stucco siding with horizontal clapboard siding (Fiber Cement)
2. Replacing the mid-20th century wrought iron porch columns with square porch columns in a 19th century style (Fiber Cement)
3. Removing the brick chimney
4. Replacing the hipped roof framing with a new hipped roof
5. Replacing the stucco window and door trim with fiber cement trim
6. Relocating the rooftop HVAC equipment to the attic
7. Adding a 223 square-foot addition for a dining room and office

Existing Nonconformity – Street-Side Setback

The existing single-family residence is approximately 6.73 feet from the Persifer Street property line; however, the Folsom Municipal Code specifies that a 10 foot setback is required for the street-side yard. Since the residence was constructed in 1946, prior to the establishment of this setback, the existing residence is considered a legal nonconformity. The existing legal nonconformity is allowed to continue to exist, however further encroachment into the street-side setback would not be allowed unless a variance from the setback is approved by the Historic District Commission. The proposed residential addition for this project does not propose to encroach into the 10-foot setback and no variance is requested as part of this project.

General Plan and Zoning Consistency

The project site is within the Residential, Single-Family, Small Lot District (R-1-M) Zoning District within the Central Subarea of the Historic District, and the General Plan land-use designation of the project site is Single Family High Density (SFHD). The following table shows how the project relates to the applicable development standards:

Historic Residential Primary Area Development Standards (FMC 17.52.540)		
	Required	Proposed
Front Setback*	≥20 Feet	~32.3 Feet
Rear Setback*	≥20 Feet	~20.25 Feet
Street-Side Setback*	≥10 Feet	10 Feet [‡]
Lot Coverage	≥45% Pervious Surface Required Minimum	~50% Pervious Surface Proposed

* Per FMC 17.02.480, for corner lots, the shorter of the street frontages is considered the front yard area for setback purposes. See discussion below for more information

‡ The existing residence encroaches into the street-side setback; however, the proposed residential addition satisfies the 10-foot setback requirement.

Applicable R-1-M Zoning District Development Standards (FMC 17.13)		
	Required	Proposed
Maximum Building Height	≤35 Feet	~14.66 Feet
Maximum Number of Stories	2.5 Stories	1 Story

Regarding setback requirements, per FMC 17.02.480, the shortest of the street frontages is considered the front yard area for setback purposes. Since the shortest street frontage is along Sibley Street, this side is considered the front yard and subject to a 20-foot setback, the Persifer Street frontage is considered the street-side yard and subject to a 10-foot setback, and the interior property line with 1012 Persifer Street is considered the rear yard area and subject to a 20-foot setback. Although the existing residence encroaches into the 10-foot street-side setback as an existing legal non-conformity, the project does not seek to expand the nonconformity. Since no expansion of the non-conformity is proposed and the scope of work for the project satisfies the setback requirements, no variance is necessary.

The project has been determined to satisfy the development standards of the Historic Residential Primary Area and the R-1-M zoning district outlined in the Folsom Municipal Code.

Building Design and Architecture

Architectural Style: National Folk Elements

The proposed project is subject to compliance with the DDGs. Section 5.04.03(b) establishes the design concepts for the Central Subarea, which provides property owners with broad discretion in choosing styles from the entire 1850 – 1950 time frame. Furthermore, this section states that the preference for the Central Subarea is also to encourage the restoration, reconstruction, and new construction of “average” homes rather than increase the number of “high-style” homes.

The existing single-family residence exhibits a Minimal Traditional style which was prevalent between 1935 and 1950, and is marked by minimal architectural detailing, a one-story, small compact massing with a low-pitched roof with small roof overhangs, and mid-century detailing. The residence also includes the use of stucco siding and trim, asphalt roof shingles, and ornamental wrought iron porch columns common during the mid-20th century.

The project proposes to modify the exterior style by replacing the stucco siding and trim with horizontal clapboard siding and trim, and the replacement of the mid-20th century styled wrought iron porch columns with 19th century style square, raise-paneled porch columns. Although the proposed style has minimal architectural detailing, the use of 19th century styled porch columns is reminiscent of National Folk architecture, moving the residence away from the Minimal Traditional style. The National Folk style, prevalent between 1850 and 1930, is considered consistent with the design period prescribed for the Central Subarea in the DDGs.

Building Materials Palette

The Building Materials Palette, which is Attachment 2 of Appendix D of the DDGs, provides a list of what materials are considered appropriate or inappropriate for the project. The Building Materials Palette allows for the use of wood clapboard siding, asphalt composition shingles, and wood porches. The project proposes to use fiber cement clapboard siding, asphalt composition roof shingles, and fiber cement porch columns. Fiber cement is considered similar to wood and an appropriate material, and has been allowed in similar projects by the Historic District Commission in the past. Based on staff's review of the proposed exterior materials, staff have determined that the project is consistent with the Building Materials Palette of the DDGs.

Historic Residential Design Criteria (Section C of Appendix D of the DDGs)

Section C.11 of the Historic Residential Design Criteria state that for mechanical equipment, it should be screened from public view whenever feasible. The existing single family residence utilizes rooftop HVAC equipment, which is proposed to be relocated inside the attic as part of this project. Staff have determined that the project has adequately screened the mechanical equipment from public view.

Architectural Conditions of Approval

Staff have provided the following conditions related to architecture and design:

- Condition 9c requiring that the porch columns be constructed of wood, fiber cement, or similar wood material.
- Condition 9d requiring that the existing rooftop equipment be relocated so that it is adequately screened from public view.

Environmental Review

The proposed project is categorically exempt from environmental review under Section 15301 (Existing Facilities) 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 in this case.

Public Comments

The Heritage Preservation League (HPL) sent a letter of comments, which is provided in Attachment 8. The letter provides an interpretation that the existing residence is of a 1950s Ranch style, and that HPL is supportive of the replacement of the existing metal porch columns, but would recommend that the replacement columns be of a style more in line with the 1950s ranch style architecture.

Staff have determined that the existing residence is of a Minimal Traditional style, not a Ranch style, due to the residence's more compact form and moderately sloping roof, and have determined that the new style of the proposed porch columns would modify the design to be in line with the National Folk style. Staff does not have any concerns with the modification of the design to a National Folk style, and is supportive of the porch columns as proposed.

Conclusion

Staff has determined that the overall design, colors, materials, and size of the proposed residential addition and exterior modification can be successfully incorporated into quality

residential design, is compatible with the existing residential character in the project vicinity, and is consistent with FMC 17.52 for the Central Subarea of the Historic Residential Primary Area. Staff has concluded that the applicant has met the design standards identified in the Folsom Municipal Code and the design guidelines in the Historic District Design and Development Guidelines.

Recommendation

Staff recommends approval of the proposed project, subject to the attached conditions of approval.

Historic District Commission Action

Move to approve an application (DRCL25-00210) for Design Review for a 223 square-foot residential addition and exterior modification to an existing single-family residence at 1016 Persifer St., as shown in Attachments 5 and 6 based on the findings (Findings A-H) below and subject to the attached conditions of approval (Conditions 1-10).

GENERAL FINDINGS

- A. NOTICE OF PUBLIC MEETING 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 15301 (EXISTING FACILITIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (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.

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 THE CITY COUNCIL.

Attachment 3

Proposed Conditions of Approval

CONDITIONS OF APPROVAL FOR 1016 PERSIFER ST., RESIDENTIAL ADDITION AND EXTERIOR MODIFICAITON PROJECT (DRCL25-00210)				
Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		<p>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below, as modified by these conditions of approval:</p> <ul style="list-style-type: none"> Plan Set (Attachment 5) <p>This project approval is for the 1016 Persifer St., Residential Addition and Exterior Modification Project (DRCL25-00210) which includes the construction of a 223 square-foot residential addition and exterior modification of an existing single-family residence located at 1016 Persifer Street. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.</p>	B	CD (P)(E)
2.		<p>Building plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.</p>	B	CD (P)(E)(B)
3.		<p>The project approval granted under this staff report shall remain in effect for one year from final date of approval (Expires November 5, 2026). Failure to obtain the relevant building or other permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval. The owner/applicant may file an application with the Community Development Department for an extension not less than 60 days prior to the expiration date of the approval, along with appropriate fees and necessary submittal materials pursuant to Section 17.52.350 of the Folsom Municipal Code. If after approval of this project, a lawsuit is filed which seeks to invalidate any approval, entitlement, demolition permit, sign permit or other construction permit required in connection with any of the activities or construction authorized by the project approvals, or to enjoin the project contemplated herein, or to challenge the issuance by any governmental agency of any environmental document or exemption determination, the one year period for submitting a complete permit application referenced in <u>FMC</u> section 17.52.350(A) shall be tolled during the time that any litigation is pending, including any appeals.</p>	B	CD (P)

4.		<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney’s fees and costs; and • The City defends the claim, action or proceeding in good faith. <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD
DEVELOPMENT COSTS AND FEE REQUIREMENTS				
5.		The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	B	CD(P)(E)
6.		If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	B	CD(E)
7.		The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	B	CD(P)(E)
8.		If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the improvement plans, or beginning inspection, whichever is applicable.	B	CD(P)(E)

ARCHITECTURE DESIGN REQUIREMENTS				
9.		<p>The project shall comply with the following architecture and design requirements:</p> <ul style="list-style-type: none"> a) The design, materials, and colors of the proposed 1016 Persifer St., Residential Addition and Exterior Modification Project (DRCL25-00210) shall be consistent with Attachments 5 and 6, to the satisfaction of the Community Development Department. b) A Building Permit shall be required. c) The porch columns shall be constructed of wood, fiber cement, or similar wood material to the satisfaction of the Community Development Department. d) The rooftop equipment shall be relocated so that it is adequately screened from public view to the satisfaction of the Community Development Department. <p>All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.</p>	OG	CD (P)
NOISE REQUIREMENT				
10.		<p>Compliance with the City of Folsom Noise Control Ordinance, General Plan Safety & Noise Element and Standard Construction Specifications and Details Section 7.23 is required. Hours of construction operation shall be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays. Request to work during days and times not permitted under these regulations may only occur with written permission from the City of Folsom Community Development Director or duly authorized deputy.</p>	I, B	CD (P)(E)

RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD	Community Development Department	I	Prior to approval of Improvement Plans
(P)	Planning Division	M	Prior to approval of Final Map
(E)	Engineering Division	B	Prior to issuance of first Building Permit

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1016 Persifer St., Residential Addition and Exterior Modification Project (DRCL25-00210)
November 5, 2025

(B)	Building Division	O	Prior to approval of Occupancy Permit
(F)	Fire Division	G	Prior to issuance of Grading Permit
PW	Public Works Department	DC	During construction
PR	Park and Recreation Department	OG	On-going requirement
PD	Police Department		

Attachment 4 Vicinity Map



**GARDEN
CLUB
MINI PARK**

FOLSOM



Attachment 5

Plan Set

INTERIOR RENOVATION & ADDITION

1016 PERSIFER ST. FOLSOM, CALIFORNIA (E) ONE STORY - DWELLING

JURISDICTION: CITY OF FOLSOM

DRAWING INDEX

C3.0	COVER SHEET-PROJECT DATA
SHT 1	BOUNDARY SURVEY
SPL 0	SITE PLAN
SPL 1	SITE DEMO PLAN
SPL 2	SITE PHOTOS
D1.0	DEMO PLAN & PROPOSED ROOF PLAN
A2.0	PROPOSED FLOOR PLAN & FLOOR DIMENSION PLAN
A3.0	BUILDING ELEVATIONS PRIMARY RESIDENCE

PROJECT DATA

SITE	9,334 SF
(E) PRIMARY	1,683 S.F.
(N) PROPOSED ADDITION	223 S.F.
(N) PROPOSED C.F.A.:	1,906 S.F.
(E) GARAGE	446 S.F.
(N) COVERED PORCH	124 S.F.

PROJECT SUMMARY

SITE	9,334 S.F.
(N) PROPOSED C.F.A.:	1,906 S.F.
(E) GARAGE	446 S.F.
(N) COVERED PORCH	124 S.F.
(N) TOTAL SITE FOOTPRINT:	2,476 S.F.

LEGEND

DETAIL REFERENCE
 SECTION REFERENCE
 SHEET NOTE
 (E) CONTOUR
 (E) BUBBLER BOX
 (E) SANITARY SEWER MANHOLE
 (E) STORM DRAIN MANHOLE
 (N) STORM DRAIN LINE
 WATER LINE
 (N) GAS LINE
 (N) SDR35 PERFORATED DRAIN PIPE
 (E) SCHED. 40 PVC DRAIN PIPE
 (N) SCHED. 40 PVC DRAIN PIPE
 (N) PROPOSED ELECTRIC METER
 (N) PROPOSED GAS METER
 VALVE
 HOSE BIBB
 GAS

BUILDING CODE ANALYSIS SUMMARY

PROPOSED PROJECT WHICH IS NO USE CHANGE, THERE ARE STRUCTURAL CHANGES OR WORK IN THE PROJECT SCOPE.

DEFERRED SUBMITTALS

LOT COVERAGE	2,476/9,334
ALLOWABLE BASED ON ZONING:	0.265 OR 26.5%
	26.5<35

INTERIOR ENVIRONMENT

INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH ACTIVE OR PASSIVE SPACE-HEATING SYSTEMS CAPABLE OF MAINTAINING A MIN. INDOOR TEMPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR ON THE DESIGN DAY HEATING.

HERS VERIFICATION

HERS VERIFICATION IS REQUIRED ON ON THIS PROJECT PER 1-24.

SPECIAL INSPECTION

PROJECT DESCRIPTION

PROJECT SCOPE CONSISTS OF INTERIOR AND EXTERIOR DEMOLITION INCLUDING REMOVING THE ENTIRE ROOF FRAMING FROM THE EXISTING RESIDENCE

EXTERIOR FACADE:
FRONT EXISTING STUCCO, TO BE REMOVED & REPLACED WITH SINDG NEW JAMES HARDIE SIDING ON ENTIRE STRUCTURE

BOED (N) CLASS "A" ASPHALT SHINGLES.

FLOOR FRAMING:
PRIMARY RESIDENCE: EXISTING 2X8 F.J. @ 16" O.C.
GARAGE: SLAB ON-GRADE

ELECTRICAL:
(E) 200A PANEL & METER

NEW LIGHTING SHALL COMPLY WITH ENERGY EFFICIENCY STANDARDS & RESIDENTIAL MANDATORY MEASURES.

PLUMBING:
ROUTING OF NEW PLUMBING TO THE INTO TO EXISTING BUILDING DRAIN IN MOST CONVENIENT LOCATION.

(E) GAS WATER HEATER.

NEW LOW-FLOW COMPLIANT PLUMBING FIXTURES TO BE INSTALL PER CAL-GREEN FLOW RATES.

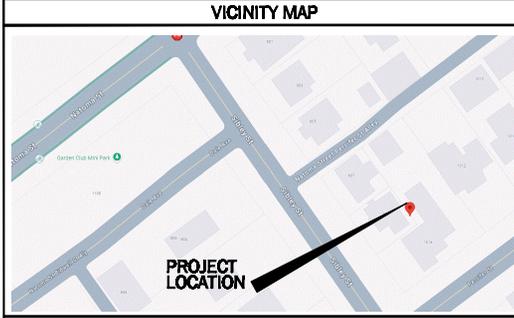
EXISTING GAS METERS, NO CHANGES.
ALL EXISTING FANCIERS AND TOILETS TO BE UPGRADDED TO MEET CURRENT 2022 CAL-GREEN REQUIREMENTS., SEE SHT. A1.0.

MECHANICAL:
NEW SPLIT SYSTEM GAS FURNACE IN ATTIC W/ AC CONDENSER

AN OPERATION AND MAINTANCE MANUAL, INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION.

ADDITION & INTERIOR RENOVATION
 1016 PERSIFER ST.
 FOLSOM, CA

HEALTH DEPT. SUBMITTAL
HEALTH DEPT. CLEARANCE
PERMIT SUBMITTAL
8-30-2025
PERMIT CLEARANCE
BID ISSUE:
REVISIONS
DATE PHASE
CONSTRUCTION ISSUE
CATALOG NUMBER
JOB NUMBER PHASE
SHEET NUMBER CD
CS1.0
SHEET OF



BUILDING INFORMATION

BUILDING TYPE	V-B, NON-SPRINKLED
OCCUPANCY	R-3
ZONING	R-1-M SFR-SMALL LOT
A.P.N.	513-403-011-2
CODES & STANDARDS	PROJECT DIRECTORY
2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA BUILDING CODE (STRUCTURAL ONLY) 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA FIRE CODE 2022 ENERGY EFFICIENCY STANDARDS 2022 CAL GREEN BUILDING STANDARDS CODE FEDERAL CFR PART 301 OTHER LOCAL & STATE LAWS	OWNER: THOMAS & JENNIFER LANGE 1016 PERSIFER ST FOLSOM, CA 95630 PH: (916) 847-1751 EMAIL: str_rotand@me.com
	DESIGNER: INFINITY DESIGNS, MICHAEL WRIGHT 8728 MORNING GLORY WAY ELI GROVE, CA 95624 PH: (707) 208-9217 EMAIL: tomchwater@infinitydesigns.com

ABBREVIATIONS

A	ASBESTOS	M	MATERIAL	S	STRUCTURE
B	BATH	N	NEW	T	TILE
C	CORNER	O	OPEN	U	UNIT
D	DEMOLITION	P	PROPOSED	V	VALVE
E	EXISTING	R	REPAIR	W	WATER
F	FLOOR	S	SHED	X	EXTERIOR
G	GARAGE	T	TILE	Y	YARD
H	HALL	W	WALL	Z	ZONING
I	INTERIOR	X	EXTERIOR	AA	ASBESTOS
J	JOB	Y	YARD	AB	ASBESTOS
K	KITCHEN	Z	ZONING	AC	ASBESTOS
L	LOADING	AA	ASBESTOS	AD	ASBESTOS
M	MATERIAL	AB	ASBESTOS	AE	ASBESTOS
N	NEW	AC	ASBESTOS	AF	ASBESTOS
O	OPEN	AD	ASBESTOS	AG	ASBESTOS
P	PROPOSED	AE	ASBESTOS	AH	ASBESTOS
Q	QUALITY	AF	ASBESTOS	AI	ASBESTOS
R	REPAIR	AG	ASBESTOS	AJ	ASBESTOS
S	STRUCTURE	AH	ASBESTOS	AK	ASBESTOS
T	TILE	AI	ASBESTOS	AL	ASBESTOS
U	UNIT	AJ	ASBESTOS	AM	ASBESTOS
V	VALVE	AK	ASBESTOS	AN	ASBESTOS
W	WATER	AL	ASBESTOS	AO	ASBESTOS
X	EXTERIOR	AM	ASBESTOS	AP	ASBESTOS
Y	YARD	AN	ASBESTOS	AQ	ASBESTOS
Z	ZONING	AO	ASBESTOS	AR	ASBESTOS
AA	ASBESTOS	AP	ASBESTOS	AS	ASBESTOS
AB	ASBESTOS	AQ	ASBESTOS	AT	ASBESTOS
AC	ASBESTOS	AR	ASBESTOS	AU	ASBESTOS
AD	ASBESTOS	AS	ASBESTOS	AV	ASBESTOS
AE	ASBESTOS	AT	ASBESTOS	AW	ASBESTOS
AF	ASBESTOS	AU	ASBESTOS	AX	ASBESTOS
AG	ASBESTOS	AV	ASBESTOS	AY	ASBESTOS
AH	ASBESTOS	AW	ASBESTOS	AZ	ASBESTOS
AI	ASBESTOS	AX	ASBESTOS	BA	ASBESTOS
AJ	ASBESTOS	AY	ASBESTOS	BB	ASBESTOS
AK	ASBESTOS	AZ	ASBESTOS	BC	ASBESTOS
AL	ASBESTOS	BA	ASBESTOS	BD	ASBESTOS
AM	ASBESTOS	BB	ASBESTOS	BE	ASBESTOS
AN	ASBESTOS	BC	ASBESTOS	BF	ASBESTOS
AO	ASBESTOS	BD	ASBESTOS	BG	ASBESTOS
AP	ASBESTOS	BE	ASBESTOS	BH	ASBESTOS
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PUBLIC WORKS

- CALL BEFORE YOU DIG! CONTACT UNDERGROUND UTILITY SERVICE ALERT (USA) AT 1-800-227-2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.
- UNLESS OTHERWISE NOTED ON THE PLANS, FINISH GROUND SURFACES SHALL BE GRADED TO DRAIN THE FINISHED SITE PROPERLY WITHIN 10'-FEET OF A BUILDING FOUNDATION WITH A SLOPE OF 5% AWAY FROM ANY BUILDING OR STRUCTURE. ALL EXTERIOR HARDSCAPE WITHIN 10'-FEET OF A BUILDING FOUNDATION SHALL BE INSTALLED WITH A 2% MINIMUM SLOPE AWAY FROM ANY BUILDING OR STRUCTURE. DRAINAGE SWALES SHALL BE A 1.0% MIN. SLOPE. ALL GRADED SLOPES SHALL HAVE A MINIMUM SLOPE OF 3H TO 1V (0.33%). UNLESS SHOWN OTHERWISE ON THE PLANS.
- LOT GRADING SHALL CONFORM TO THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD LINES IN A MANNER IN WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY.
- NEW RAINWATER DOWN SPOUTS SHALL BE DISCONNECTED AND DIRECT RUNOFF TO A LANDSCAPED AREA. DOWN SPOUTS MAY BE CONNECTED TO A POP-UP DRAINAGE EMITTER IN THE LANDSCAPED AREA OR MAY DRAIN TO SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING.
- CONTRACTOR TO FIELD VERIFY EXISTING DRAINAGE. IF THE EXISTING DRAINAGE SYSTEM IS DAMAGED DURING EXCAVATION, CONTRACTOR SHALL REPAIR AND/OR REROUTE DRAINAGE SYSTEM TO CONNECT TO EXISTING DRAINAGE FACILITY AS NECESSARY.
- EXISTING PUBLIC IMPROVEMENTS THAT ARE DAMAGED BY THE PROJECT CONSTRUCTION SHALL BE REPAIRED OR REPLACED.
- EROSION CONTROL AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO OCTOBER 1 AND SHALL BE MAINTAINED DAILY UNTIL APRIL 30. THESE FACILITIES SHALL CONTROL AND CONTAIN EROSION-CAUSED SILT DEPOSITS AND PROVIDE FOR SAFE DISCHARGE OF SILT-FREE STORM WATERS INTO EXISTING STORM DRAIN FACILITIES. EROSION AND SEDIMENT CONTROL SUPPLIES MUST BE KEPT ON-SITE DURING THE DRY SEASON AND EMPLOYED, AS NECESSARY PRIOR TO AND DURING RAIN EVENTS.
- AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY CONSTRUCTION ACTIVITY WITHIN A PUBLIC STREET RIGHT OF WAY, WHICH INCLUDES ANY TEMPORARY STORAGE OF MATERIALS.

SITE PLANNING NOTES

SOIL SURFACE DRAINAGE
 THE SITE SHALL BE PROPERLY GRADED AT ALL TIMES TO PROVIDE FOR RAPID REMOVAL OF SURFACE WATER. DRAINAGE SYSTEMS AND TO PREVENT PONING OF WATER UNDER FLOORS IN EXISTING FOUNDATION SYSTEMS AT ANY TIME DURING OR AFTER THE END OF CONSTRUCTION. PROPER DRAINAGE WILL RESULT IN UNDESIRABLE WEAKENING OF THE SUB GRADE MATERIALS LOSS OF COMPACTED SUB MOVEMENTS AND GIVEN ENOUGH TIME EVEN WATER IS TO BE PERMITTED ON THE BUILDING FLOOR SURFACES. PROPER DRAINAGE WEATHER. THE GROUND IMMEDIATELY ADJACENT TO THE BUILDING SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS 5% (5% PERCENT SLOPE) IN THE 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL TO LOWER THE GROUND SURFACE. STORM AND BRIGATION WATER FROM THE STRUCTURES. A DRAINAGE SYSTEM SHALL BE CONSTRUCTED AROUND THE BUILDING. CARE SHOULD BE EXERCISED TO ENSURE THE DRAINAGE SYSTEM WILL NOT INTERFERE WITH THE ABOVE REQUIREMENTS. DRAINAGE SYSTEMS SHOULD BE CARRIED AWAY IN A CLOSED CONDUITS TO AN APPROVED OUTLET STRUCTURE OR DETENTION BASIN.

NO WATER SHOULD BE ALLOWED TO DISCHARGE IN A CONCENTRATED MANNER WITHOUT CONTROL OVER ANY SLOPE. THE BUILDING PAD SHALL BE PROTECTED AGAINST STORM WATER RUNOFF FROM UPHILL SLOPES. ALL RETAINING WALLS SHOULD BE PROVIDED WITH DRAINAGE FACILITIES TO PREVENT THE DEVELOPMENT OF HYDROSTATIC PRESSURES BEHIND THE WALL. THE DRAINAGE SYSTEM BEHIND THE WALL SHALL CONSIST OF PERFORATED PIPE EMBEDDED IN CALSTRUSS CLASS 5 PERFORABLE DRAIN ROCK MATERIAL. THE WIDTH OF THE DRAIN BLANKET SHOULD BE AT LEAST 12 INCHES. THE DRAIN BLANKETS SHOULD BE PROVIDED WITH COLLECTOR PIPES DISCHARGING INTO AN APPROVED STRUCTURES. HOUSES ON A BASED FLOOR SYSTEM SHOULD BE PROTECTED AGAINST WATER MOVEMENTS UNDER THE STRUCTURE BY PROVIDING A SHALLOW PERIPHERAL SUB DRAIN TO PREVENT WATER FROM FLOWING UNDER THE HOUSE.

SITE EROSION CONTROL
 THE TOP OF THE FILL OR CUT SLOPES SHOULD BE GRADED IN SUCH A WAY AS TO PREVENT WATER FROM FLOWING FREELY DOWN THE SLOPE.

EROSION CONTROL MEASURES, INCLUDING SLOPE PROTECTION PLANTING, MULCHING AND IN SOME CASES, BY INSTALLATION OF JUTE MATTING OR EQUIVALENT. A LANDSCAPE ARCHITECT SHOULD PROVIDE EROSION CONTROL MEASURES AS SOON AS POSSIBLE AFTER COMPLETION OF THE SLOPE GRADING.

GRADING SLOPES MAY EXPERIENCE SEVERE EROSION WHEN GRADING IS HALTED BY HEAVY RAIN. THEREFORE, GRADING SHOULD BE MAINTAINED WITH A POSITIVE GRADIENT AWAY FROM THE SLOPES. DOWN SPOUTS SHOULD BE PROVIDED TO DRAINAGE RUNOFF WATER AWAY FROM SLOPES AND TO PREVENT EROSION. IT IS VITAL THAT NO COMPLETED SLOPE BE LEFT AS STANDING THROUGH A WINTER SEASON. EROSION CONTROL MEASURES HAVING HAVING BEEN PROVIDED.

GRADING NOTES
 MATCH EXISTING ELEVATION CONTOURS AT THE PROPERTY LINES UNLESS SPECIFICALLY DETAILED ON THESE PLANS. GRADE PROPERTY LINES SUCH THAT NO SURFACE WATER BE ALLOWED TO CROSS PROPERTY LINES AND ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL BOTH ON THE SITE AND AT ANY OFF-SITE DRAINAGE FACILITY.

CONTRACTOR SHALL CLEAN ALL DEBRIS OFF THE SITE DURING GRADING AND CONSTRUCTION OPERATIONS AT THE END OF EACH WORK DAY. YOU DON'T WANT TO URSE YOUR NEW NEIGHBORS!

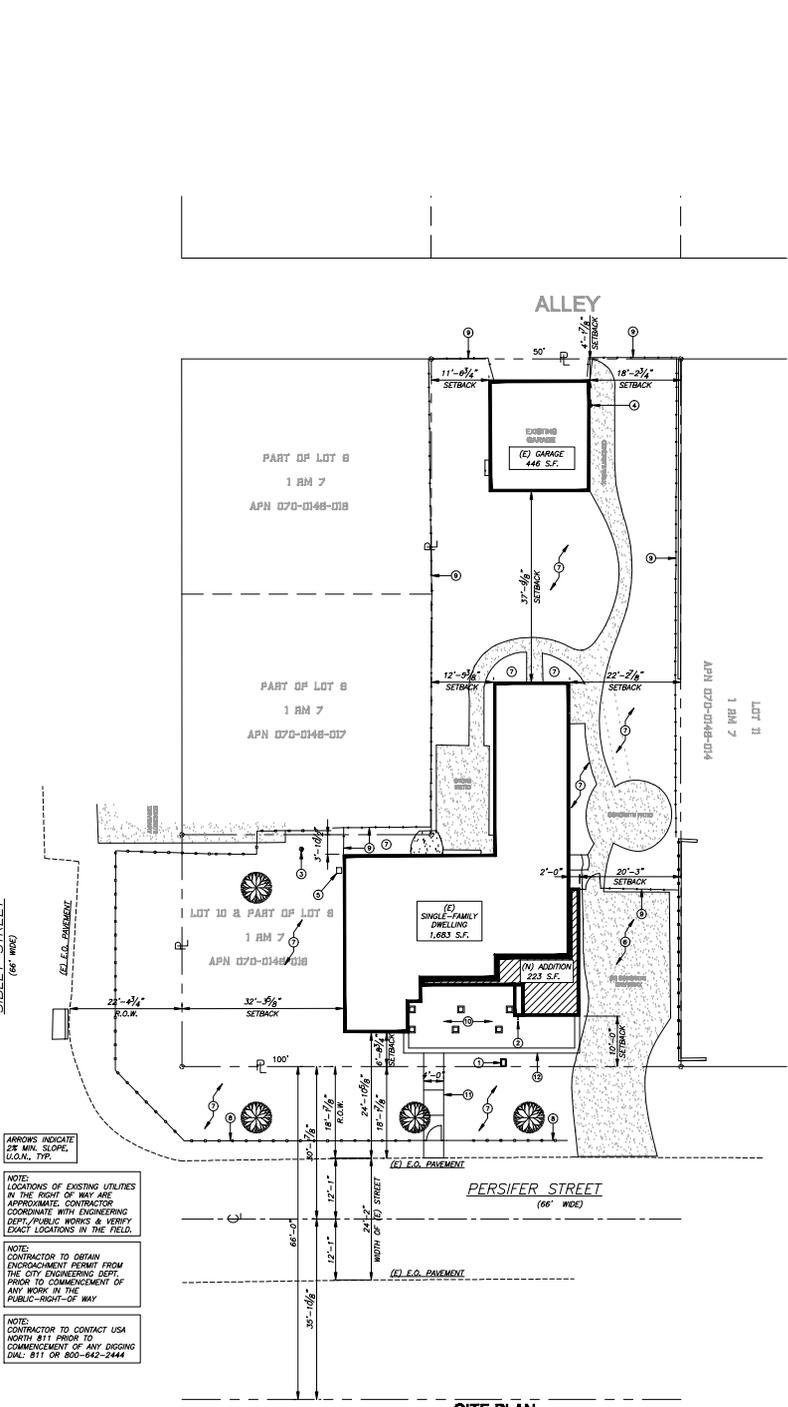
REQUIREMENTS FOR LANDSCAPE IRRIGATION
 PLANTED AREAS SHOULD BE AVOIDED IMMEDIATELY ADJACENT TO THE RESIDENCE. IF PLANTING ADJACENT TO THE RESIDENCE IS DESIRED, THE USE OF PLANTS THAT REQUIRE VERY LITTLE MOISTURE IS RECOMMENDED.

SPRINKLER SYSTEMS SHOULD NOT BE INSTALLED WHERE THEY MAY CAUSE PONING OR SATURATION OF FOUNDATION SOILS WITH 3 FEET FROM WALLS OR UNDER THE HOUSE. IRRIGATION OF LANDSCAPE AREAS SHOULD BE LIMITED STRICTLY TO THAT NECESSARY FOR PLANT GROWTH. EXCESSIVE IRRIGATION COULD RESULT IN PROGRESSIVE SATURATION, NEARBY AND POSSIBLE SWELLING OF THE FOUNDATION SOILS. THE LANDSCAPE ARCHITECT SHOULD BE WAIVE OF THESE REQUIREMENTS. IF WATER IS ALLOWED TO SATURATE THE SOILS AROUND THE PERIMETER OF THE HOUSE FOUNDATION THEN WATER MAY ACCUMULATE AND POND UNDER THE HOUSE WITH ADVERSE EFFECTS ON THE FOUNDATION, AND YOU WILL LOSE MANY NIGHTS SLEEP WITH ON YOUR CONSCIENCE.

CARE SHOULD BE TAKEN TO MINIMIZE IRRIGATION ON THE NATURAL OR GRADED SLOPES. A SLOPE BEHIND IS RECOMMENDED AT THE TOP OF THE SLOPES TO PREVENT STORM AND BRIGATION WATER FROM EXCESSIVE WATERING OF THE SOIL MANTLE OR SLOSHAGE (TOP YOUR VERY OWN LANDSDEE!) AUTOMATED IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING SHALL COMPLY WITH THE FOLLOWING:

- WEATHER-BASED CONTROLLERS THAT ADJUST RESPONSE TO CHANGES IN PLANTS NEED AS WEATHER
- WEATHER-BASED CONTROLLERS WITHOUT ENCRACHMENT PERMIT FROM THE CITY ENGINEERING DEPT. PRIOR TO COMMENCEMENT OF ANY WORK IN THE PUBLIC-RIGHT-OF-WAY

WATER SERVICE NOTE
 WATER SERVICE LINE IS TO (E) 1" WITH A 1" METER. NO CHANGES.
 THE WATER METER AND BOX SHALL BE SET PRIOR TO THE START OF CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND PRESERVE THE METER AND BOX UNTIL THE PROJECT IS COMPLETED FOR FINAL BIDDING. AT THE TIME OF FINAL INSPECTION THE METER AND BOX WILL BE TESTED BY THE PUBLIC WORKS INSPECTOR FOR COMPLIANCE WITH CITY STANDARDS.

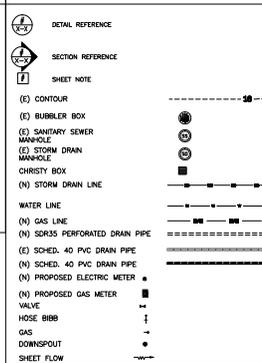


SITE PLAN
 SCALE: 1"=50'

SITE KEY NOTES

- EXISTING 1" WATER METER
- HOSE BIB, W/ 1" BLDG. SUPPLY VALVE
- 4" SS CLEANOUT
- SHED SERVICE DISCONNECT & 200A METER, MAIN BREAKER
- GAS METER LOCATION
- CONTOUR
- CONC. DRIVEWAY
- GAS METER LOCATION
- LANDSCAPE
- 36" HT. WD. FENCE
- 6" HT. WD. FENCE
- WOOD PORCH & DECK
- 4" CONC. WALK W/ #8X10GA. WIRE MESH REINFORCEMENT
- WOOD DECK

LEGEND



ABBREVIATIONS		WALL LEGEND	
EP: EDGE OF PAVEMENT/ACE/TOP OF H.B.L.	HW: HOSE BIBB	TH: TOP OF WALL	(E) WALL - 24\"/>
FF: FINISH FLOOR	FW: FINISH GRADE	WS: WATER SERVICE LOCATION	DEMOLISH
FR: FINISH GRADE	FRW: FINISH GRADE		
RL: RAIN WATER LEADER	TC: TOP OF CONCRETE		
BT: BOTTOM OF WALL			

GENERAL NOTES FOR IMPROVEMENTS

- ALL BUILDINGS ON THE SITE TO BE USED BY THIS LAND USE SHALL BE PAINTED.
- NOT USED
- ALL DUST AND EROSION CONTROL SHALL BE IN CONFORMANCE WITH CITY STANDARDS, ORDINANCE, AND CODE REQUIREMENTS.
- ALL WORK TO BE DONE IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF FOLSOM SANITATION DISTRICT.
- DUST CONTROL AND NOISE CONTROL:
- AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTOR ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF ANY AIRBORNE NUISANCE BY WATERING AND/OR TREATING THE SITE IF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SITE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE CONTROL OF DUST FROM HIS OWN ACTIVITIES OR HIS SUBCONTRACTORS ACTIVITIES IN PERFORMING THE WORK UNDER THIS CONTRACT AND SHALL BE RESPONSIBLE FOR ANY CITATIONS, FINES OR CHARGES RESULTING FROM DUST NUISANCE.
- IN ADDITION, THE NOISE LEVEL OF THE CONTRACTOR'S OPERATING SHALL BE KEPT TO A MINIMUM AS PER THE CITY OF FOLSOM SPECIFICATIONS.
- A PRE-CONSTRUCTION MEETING SHALL BE HELD AT THE SITE 48 (FORTY-EIGHT) HOURS PRIOR TO THE START OF WORK WITH THE FOLLOWING PEOPLE PRESENT: OWNER, CONTRACTORS, ENGINEERS, CITY INSPECTOR, OR THEIR REPRESENTATIVE.
- CONSTRUCTION ACTIVITIES, INCLUDING THE IDLING, MAINTENANCE, AND WARMING UP OF EQUIPMENT, SHALL BE LIMITED TO MONDAY THROUGH FRIDAY AND NON-CITY HOLIDAYS BETWEEN THE HOURS OF 7:30 A.M. AND 6:00 P.M. EXCEPT AS OTHERWISE APPROVED BY THE CITY ENGINEER. EXTENDED HOURS OR SATURDAY WORK WILL BE CONSIDERED BY THE CITY ENGINEER ON A CASE BY CASE BASIS. NOTE THAT THE CONSTRUCTION HOURS OF OPERATION WITHIN THE PUBLIC RIGHT-OF-WAY ARE MORE RESTRICTIVE.
- THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALKS, GRADING, ETC. AND AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS-SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
- ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECAME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETED TO THE SATISFACTION OF THE LOCAL AGENCY ENGINEER, AT THE CONTRACTORS SOLE EXPENSE.
- ANY RE-LOCATION OF PUBLIC UTILITIES SHALL BE CONDUCTED IN ACCORDANCE WITH ANY AND ALL REQUIREMENTS OF THE UTILITY COMPANY AND INCLUDE FEES, BONDS, PERMITS AND WORKING CONDITIONS, ETC. THIS WORK SHALL BE DONE AT NO EXPENSE TO THE LOCAL AGENCIES. THE OWNER SHALL PAY THE COST OF ALL SAID FEES, BONDS, PERMITS, ETC.
- THE CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS FOR PRIVATE PROPERTY ADJACENT TO WORK THROUGHOUT THE PERIOD OF CONSTRUCTION.
- TRAFFIC CONTROL MAINTENANCE AND OPERATION SHALL COMPLY WITH THE FOLLOWING STATE STANDARD SPECIFICATIONS: SECTION 7-1.09 "PUBLIC SAFETY", 7-1.08 "PUBLIC CONVENIENCE", AND SECTION 12 "CONSTRUCTION AREA TRAFFIC CONTROL DEVICES".
- MANHOLES, WATER VALVE BOXES AND CLEAN-OUT FRAMES AND COVERS SHALL BE BROUGHT TO FINISHED GRADE BY THE CONTRACTOR AFTER PAVING IS COMPLETED.
- THE CONTRACTOR SHALL OBTAIN AN EXCAVATION PERMIT FROM THE CITY'S ENGINEERING DEPARTMENT FOR ANY WORK WITHIN THE CITY'S RIGHT-OF-WAY OR STREETS.
- NO WORK SHALL BEGIN UNLESS THESE PLANS HAVE BEEN REVIEWED AND SIGNED BY THE CITY ENGINEER AND THE REQUIRED SETS OF PLANS HAVE BEEN APPROVED BY THE CITY.
- A STREET EXCAVATION PERMIT MUST BE OBTAINED FROM THE CITY'S ENGINEERING DEPARTMENT PRIOR TO PERFORMING ANY WORK WITHIN CITY STREETS OR RIGHT OF WAY, OR PRIOR TO ANY CUTTING, AND RESTORATION WORK FOR UTILITY TRENCHES IN EXISTING PUBLIC STREETS. ALL F.W.M. SHALL CONFORM TO CITY STANDARDS.
- PRIOR TO BUILDING PERMIT ISSUANCE, THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY'S ENGINEERING DEPT. FOR ALL WORK PROPOSED IN THE PUBLIC RIGHT-OF-WAY.
- CONSTRUCTION INSPECTION SHALL BE COORDINATED WITH THE DEPARTMENT OF PUBLIC WORKS AND NO CONSTRUCTION SHALL DEViate FROM THE APPROVED SET OF PLANS.



ADDITION & INTERIOR RENOVATION
 1016 PERSIFER ST.
 FOLSOM, CA

HEALTH DEPT. SUBMITTAL	
HEALTH DEPT. CLEARANCE	
PERMIT SUBMITTAL	8.25.2025
PERMIT CLEARANCE	
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Attachment 6

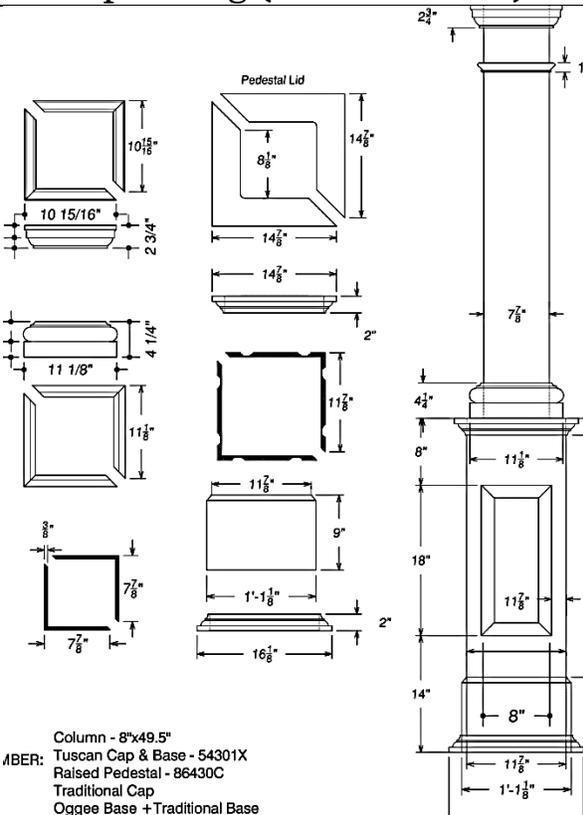
Color and Materials Board



Siding: James Hardie Horizontal Lap Siding (Fiber Cement)



Roof: Asphalt Composition Shingles (Charcoal Grey)



Porch Columns: Hardie board (Fiber Cement) raised panel square columns with Tuscan cap/base



Exterior Lighting: Gooseneck Lights



Paint Colors: "Aged Pewter" with White Trim



Window Trim: Hardie board
White Trim



Fascia Trim: Hardie board White
Trim

Attachment 7

Site Photos



UP WITH GOD
BTJA625
MADE IN MICHIGAN



BIOLA
UNIVERSITY

1016



VT WATER COOL
8TJA625
ALL VINCE HAS PASSES



Attachment 8

HPL Comments Letter

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

October 15, 2025

PROJECT SITE: 1016 Persifer Street in the Central Subarea

REQUEST: Design Review of Residential Addition and Exterior Modifications

PROJECT HISTORY: Application Circulated by the City on October 7, 2025
Feedback requested by October 22, 2025

PROJECT SITE

The project site includes a standard historic lot facing Persifer Street and a portion of the adjacent lot facing Sibley Street. This creates an L-shaped corner lot that is not consistent with Folsom's original lot pattern. While the existing residence is oriented towards Persifer street, planning staff will have to advise the Historic District Commission regarding setback requirements.

ARCHITECTURE

Of the identified residential styles in the Historic District, the existing residence resembles 50's Ranch Style. However, the proposed support post for the enlarged front porch reflects a Craftsman design.

HPL supports the applicants desire to replace the existing decorative metal porch supports with posts. However, it is HPL's recommendation that the new posts should reflect a simple ranch-style design.