

# Folsom City Council Staff Report

<b>MEETING DATE:</b>	6/13/2023
<b>AGENDA SECTION:</b>	Public Hearing
<b>SUBJECT:</b>	Appeal by Bob Delp of Decisions by the Historic District Commission Approving the Demolition for the Cabin at 608 Bridge Street (DRCL23-00016) and Determination that the Project is Exempt from CEQA
<b>FROM:</b>	Community Development Department

## **RECOMMENDATION / CITY COUNCIL ACTION**

For the reasons described in this report, staff recommend that the Council deny the appeal by Mr. Bob Delp of Decisions by the Historic District Commission Approving the Demolition for the Cabin at 608 Bridge Street (DRCL23-00016) and Determination that the Project is Exempt from CEQA.

## **BACKGROUND**

This is an appeal of the decision by the Historic District Commission for the demolition of a cabin located at 608 Bridge Street (refer to Attachment 1). The appellant, Mr. Bob Delp is requesting that the Council reverse the Commission's approval of the cabin demolition and direct staff to gather additional information on the history and historic character of the cabin before taking it back to the Commission for a decision.

The existing 420-square-foot log cabin is located at 608 Bridge Street on the same parcel as five other residential structures. The exact date of construction is unknown, but based on staff research the structure was likely built sometime prior to 1942. The log cabin has been modified over the years on both the interior and exterior, including a small wood siding porch entrance, foundation, shingle roofing and brick wainscoting. Based on age alone the structure is eligible to be listed as a historic resource; however, it does not meet the other criteria set out in the City's Historic Preservation Master Plan and as a result was never placed on the City's Cultural Resource Inventory List.

There have been two code enforcement cases opened about the cabin in 2001 and 2006. The 2006 case resulted in an official notice from the City's Chief Building Official on July 12, 2006 that declared the cabin a public nuisance and considered it a substandard and dangerous building. The cabin was ordered to be vacated and the substandard conditions and code violations were to be fixed within 60 days. Staff confirmed that the building was vacated and in a subsequent meeting with City Code Enforcement, Building, and Police staff, the property owner was told that the cabin could only be used for storage and should be secured, and weather proofed. A new code enforcement case was opened on May 10, 2023 as a result of a citizen complaint regarding the cabin due to the presence of a broken window.

On February 4, 2023, the applicant (Jennifer Jennings) submitted an application for approval for the demolition of the log cabin at 608 Bridge Street. The official address for the cabin is 504 ½ Persifer Street. The City received one comment letter (Attachment 2 within the original staff report) from the Historic Folsom Residents Association (HFRA) asking for clarification on the structure and the construction date of the shed. The comment letter is attached to this report and the original staff report provided to the Historic District Commission. Consistent with longstanding practice, City staff circulated project information to other groups requesting comment/input on the proposed demolition application including the Historic Preservation League but did not receive any other responses prior to the hearing before the Commission.

The Historic District Commission reviewed the project at its May 3, 2023 meeting. At this meeting, there was no public participation. The Historic District Commission engaged in a discussion focused on the fact the staff report incorrectly noted that the cabin was constructed in the 1950s when the documentation that staff had demonstrated that the cabin had existed prior to 1957, but the actual date of construction date was not known. The primary issues discussed by the Commission were: 1) without knowing the date of construction or who lived there, how would staff know whether the cabin was a historical resource or not; 2) whether the cabin should be demolished since it could be a significant historical resource; and 3) what amount of research should be required of the applicant before approval of the demolition.

The applicant addressed the Commission and stated that she inherited the property from her father and was told that the cabin might have been constructed from leftover materials that were available from the Great Depression but was not sure. The applicant also mentioned that the City of Folsom had provided a letter to her back in 2006 about how the building had been declared substandard. This letter was not provided at the time of submission but has been included as Attachment 3 of this report. The applicant has also provided a response letter addressing Mr. Delp's appeal, and that has been included as Attachment 12.

Planning staff followed the procedures set out in the Folsom Municipal Code for the demolition of structures in the Historic District (refer to [FMC Section 17.52.660](#)). The section requires that prior to authorizing the demolition of a structure that is considered historically significant, the applicant is to provide documentation of the structure for the historical record. Documentation includes photographs of all sides of the structure, details of unique or representative construction features, and any history of the structure known to, or

reasonably obtained, by the applicant. The applicant provided photographs and information as part of the application, but nothing provided or found at the time by staff led to staff to determine that the cabin was a historic resource that should be preserved, which is why staff recommended demolition. Given the concerns raised by some of the Commission, staff offered to also photograph and document the structure prior to demolition in accordance with FMC Section 17.52.660.

The Commission did not move forward with staff's offer, but ultimately decided that more research should be done on the structure and regardless of what the research uncovered, the structure should still be demolished. As a result, the Commission added an additional condition of approval (Condition No. 7) as described:

- **Staff shall do additional research with the Heritage Preservation League and Folsom History Museum within four weeks or sooner of the Historic District Commission approval date. If the finding is historically significant, then staff will measure and record with photographs prior to demolition of the structure. If it is determined the structure is not to be historically significant, then the structure can be demolished without recordation.**

At the conclusion of the May 3, 2023, Historic District Commission meeting, the Commission expressed their support for the proposed project with the previously described modifications to the conditions of approval and adopted a motion. Five Commissioners voted yes (Cabrera, Cole, Pena, West) to approve the cabin demolition at 608 Bridge Street (DRCL23-00016) while one Commissioner voted no (Lane). Two Commissioners (Dascallos and Felts) were absent.

Since that decision, staff conducted research on the cabin and reached out to both the Folsom History Museum and the Historic Preservation League. The information received and the results of that research are provided in Attachments 4 through 11. While the cabin is eligible based on age alone to be listed as a historic resource, nothing in the research demonstrated that it would meet the criteria to be listed as a historic or cultural resource. Given its condition and substantial modification, staff continue to recommend demolition. No demolition permit has been issued for the cabin pending the resolution of the appeal.

### **POLICY / RULE**

As set forth in Section 17.52.700 of the Folsom Municipal Code actions of the Historic District Commission may be appealed to the City Council. The appeal shall be in writing, shall state the specific reason for the appeal and grounds asserted for relief, and shall be filed no later than 10 calendar days after the date of the action being appealed.

### **APPEALS/ANALYSIS**

On May 11, 2023, Bob Delp submitted a timely appeal of the decision of the Historic District Commission approving the demolition of the cabin. In summary, Mr. Delp expressed

concerns that the amount of staff research was insufficient for the Commission to make a decision and that any action on the project should be postponed until such time that more information could be provided to the Historic District Commission so that they could make a more informed decision.

While staff acknowledges that the description of the age of the cabin was not clear or correct, staff followed the procedures set forth in the FMC and the issues raised in the appeal do not change staff's recommendation for demolition of the cabin based on the following reasons:

1. Building Condition: As stated in the 2006 Notice and Order to Abate a Public Nuisance, the cabin is a substandard and dangerous building. The owner has mentioned that animals have gotten into the cabin and that homeless individuals have attempted to enter the cabin. There is an active code case for a broken window on the side facing the alley.
2. Building Modifications: The cabin has been significantly modified over the years including the replacement of portions of the exterior with T-111 wood siding, a new roof, new slab foundation, brick wainscoting, etc. rendering the original cabin transformed into a structure with a mix of older and newer materials.
3. Not Listed on City's Cultural Resources List: While staff recognizes that the structure is quite old, it is not currently on the City's Cultural Resources Inventory nor does it meet the criteria for listing as set forth in the City's Historic Preservation Master Plan.
4. Consistency of Approach: In a similar case at 512 Persifer Street in 2022, the Historic District Commission unanimously approved the demolition of a similar, but larger cabin that was dilapidated and had also been declared a public nuisance by the Chief Building Official. The cabin had deteriorated and, according to discussion with Code Enforcement staff, had been occupied by squatters over the years (refer to Attachment 7 for that staff report). The cabin was photographed prior to demolition in accordance with FMC Section 17.52.660.

Finally, the reason that this item was not continued was because the motion by Commissioner Lane to continue the item was not seconded by the Commission. Furthermore, staff expressed concerns about the continuance due to the following issues:

- a) Action on this item had already been delayed by a month because the prior Historic District Commission in April had been cancelled;
- b) The applicants were not available on the date of the June 7 Historic District Commission meeting; and
- c) The applicant had made arrangements with a contractor to build an accessory dwelling unit this summer to replace the cabin that, as noted earlier, had been declared a public nuisance.

## **CONCLUSION**

Based on the forgoing information as well as the results of the research and information included in the attachments to this report, staff respectfully requests that the City Council **DENY** the appeal by Mr. Delp of the Decision by the Historic District Commission Approving the demolition of the shed structure at 608 Bridge Street project (DRCL23-00016) and is exempt from CEQA.

## **ATTACHMENTS**

1. Letter of Appeal from Bob Delp, dated May 11, 2023
2. Historic District Commission Staff Report, dated May 3, 2023
3. Notice and Order to Abate a Public Nuisance Letter, dated July 12, 2006
4. Additional Background Information
5. Detailed Appeal Analysis
6. Interior and Exterior Photos of the Cabin
7. 512 Persifer Street Demo Staff Report and HDC Minutes from September 18, 2002
8. Heritage Preservation League email and attachment dated May 11, 2023
9. Responses Received from the Folsom History Museum
10. Images from Rumsey Map dated 1904
11. Correspondence and Photos from Folsom Prison Museum staff from May 2023
12. Appeal Response from the Applicant

Submitted,



**Pam Johns**  
Community Development Director

**Attachment 1**

**Letter of Appeal from Mr. Bob Delp, dated May 11, 2023**

# CITY OF FOLSOM

## APPEAL FORM

**NAME OF APPELLANT:** Bob Delp

**MAILING ADDRESS:** [REDACTED]  
Folsom, CA 95630

**Interest in Matter:** City of Folsom Historic District resident and property owner.

**Daytime Phone:** [REDACTED]

**Action Being Appealed:** Historic District Commission (HDC) approval of 608 Bridge Street Cabin Demolition (DRCL23-00016)

**Date of Decision or Date Project was Heard:** May 3, 2023

**Reason for Appeal:** The HDC's decision to allow demolition of the log cabin was based on insufficient information regarding the history and potential historical significance of the structure. The HDC's condition of approval requiring some level of additional review of historic character, but while allowing demolition regardless of the outcome of the additional review, provides insufficient protection of Folsom's Historic District resources and character. This appeal requests that the City Council reverse the HDC's approval and direct staff to assemble additional information and return to the HDC with a recommendation based on a more complete understanding of the cabin's history, historic character, and potential contribution to understanding Folsom's history. (See attached May 11, 2023, letter for additional information.)

[Signature]  
**Appellant's Signature**

May 11, 2023  
**Date**

**STAFF USE ONLY:**

**Date Received:** 5/11/2023

**Fee Paid:** \$495.00

**Planning Comm. or Historic District Comm. Decision Appeal**

**Admin. (staff decision) Appeal**

**Type of Project/fee:**  
- Owner Occupied/Single Family Dwelling \$246  
- All Others \$495

**Type of Project/fee:**  
- Owner Occupied \$239  
- All Other \$479

**Tentative Hearing Date:** \_\_\_\_\_

**Time Limit Waived:** \_\_\_\_\_

**Copies to:** Community Development Director \_\_\_\_\_  
City Manager \_\_\_\_\_  
City Attorney \_\_\_\_\_  
City Clerk \_\_\_\_\_

**Received by:** Jennifer J.

Appeal fees set by City Council Resolution No. 10479 approved 7/1/2020.

May 11, 2023

City of Folsom City Clerk's Office  
50 Natoma Street  
Folsom, CA 95630

Hand Delivered and via email to: CityClerkDept@folsom.ca.us for filing and for distribution to City Council

**SUBJECT: Appeal to City Council of Historic District Commission (HDC) approval of 608 Bridge Street Cabin Demolition (DRCL23-00016)**

Dear City Council:

On May 3, 2023, the Historic District Commission (HDC) held a public hearing and approved the "608 Bridge Street Cabin Demolition" (DRCL23-00016). After much deliberation, in its approval the HDC added a condition of approval requiring staff to coordinate with the Heritage Preservation League of Folsom (HPL) and the Folsom History Museum for additional investigation of the history of the structure. However, as prescribed in the HDC's decision, the demolition approval is definite – meaning, regardless of the outcome of additional investigations, the structure can be demolished.

An approach that approves the demolition of the structure regardless of information the additional investigation might yield is insufficient for consideration and protection of Folsom's Historic District resources. Therefore, this appeal requests that the City Council reverse the HDC's approval, and direct staff to assemble additional information about the history and historic quality of the structure and return to the HDC with a recommendation based on a more complete understanding of the cabin's history, historic character, and potential contribution to understanding Folsom's history.

Within a week of the HDC meeting, basic research identified a 2002 letter documenting a Folsom resident's recollection of the history of the subject property (see Attachment A). Contrary to the May 3, 2023, staff report which states the cabin was "constructed in the 1950s," the 2002 letter indicates that the log cabin existed sometime prior to 1942. The 2002 letter is addressed to the Folsom City Planning Department, but was not included or referenced in the May 3, 2023, staff report. It appears that neither staff nor the applicant performed reasonable due diligence in assessing the history and historic character of the cabin. Further investigation may provide additional information related to the history of the structure and others like it that have already been removed or demolished. Approving demolition prior to assembling and reviewing such information is premature.

During the May 3, 2023, HDC hearing, the applicant informed the HDC that the City had ordered demolition of the structure in a 2006 letter. Neither that letter nor discussion of its content was provided in the staff report, and as of this writing I do not know the actual content of the letter. Staff and the applicant further indicated that the structure is in disrepair and is inhabited by skunks or other critters. The structure's current state of disrepair was acknowledged by the HDC, and appeared to be a factor in their decision that the structure could be approved for demolition regardless of the outcome of additional research into its history. However, deferred maintenance and the present condition of the structure is not sufficient information to assess a structure's historic character or its history.



May 11, 2023

Additionally, at the sound recommendation of one HDC Commissioner, the HDC discussed the option of delaying a decision on the demolition until the HDC's next meeting (early June 2023) to allow more time for staff to assemble and return to the HDC with additional information. However, in apparent deference to the applicant's concerns with a month's delay, the HDC rejected postponement. Regardless of the applicant's schedule motivations, I am baffled by the notion that, after sitting in ill repair for some 17 years, an additional month cannot be accommodated to allow meaningful historical research *before* a demolition decision is made.

In recognition of the importance of reasonable measures to protect the integrity of Folsom's Historic District and on behalf of myself and other community members whom I know share similar concerns, I request that the City Council reverse the HDC's approval and allow for a process of meaningful assessment, complete recordation of the structure, and *then* an informed decision by the HDC of whether to approve demolition or to require a management strategy that might be appropriate for the structure.

I reserve the right to bring additional information and argument to the Council for the appeal hearing.

Sincerely,



Bob Delp  
Historic District  
Folsom, CA 95630

#### **LIST OF ATTACHMENTS**

Attachment A. September 2002 letter from Ellen J. (Duvall) Hester to Folsom City Planning Department, subject "Log Cabins – 512 and 506 Persifer Street"

May 11, 2023

**Attachment A**

September 2002 letter from Ellen J. (Duvall) Hester to Folsom City Planning Department,  
subject "Log Cabins – 512 and 506 Persifer Street"

TO: FOLSOM CITY PLANNING DEPARTMENT  
Natoma Street  
Folsom, California

**LOG CABINS  
512 and 506 PERSIFER STREET**

**Two** historical log cabins are located in the 500 block of Persifer Street between Bridge Street and Scott Street. As long as I can remember they have been there. In 1942 when I was 4 years old, they had already been there for years and seemed very old and outdated. I lived at **508 Persifer Street**, and my parents built a white duplex at 510 Persifer in 1948/49.


While I was growing up I visited the owner of **512 Persifer Street**, Mrs. Wilma Harness, a widow. She was a piano player, as her upright piano sat on a moist, well-compacted, mud floor. Her entire house had mud floors which were pleasantly cool in the hot summers. Even though the floors were uneven, it didn't seem to affect the sound of the piano.

Mrs. Harness had two granddaughters who visited her every year all summer. I looked forward to playing with Phyllis and Patsy Youtsey as they were about my age. We spent a lot of time climbing in my large spreading Oak tree at 508 Persifer Street. There was another family name living in the same log cabin: **Manseau** (Man-saw); Ross and Paula Manseau lived there with Mrs. Harness. A street has been named after Manseau who was in the Fire Department, I believe.

Another log cabin is located on the other side of my childhood home. The property is at the corner at **506 Persifer Street** where there are five or six cottages in a Court. They were formerly owned by Mr. and Mrs. Slaybaugh from Missouri, who lived in the largest one in the front, next to my former home. They rented the other cottages. One of the cottages is still a log cabin, now painted silvery gray. Logs can still be seen from the **alley** between Scott and Bridge Streets. The cabin's dimensions are approximately 13' wide at the alley, and 25' long. It is still located at the rear of the (506 Persifer St.) property approximately 50' from the area where my Father, W. Brown Duvall, had a large garden (508 Persifer St.).

My father was the first Assistant City Manager, with Cy Thomas being the City Manager. He was Public Works Director, and as such he mapped out the completed water and sewer systems showing all lot numbers and house numbers, water mains, hydrants, and service connections. He attained the highest water treatment certification of Grade Five. A street in the Brynoliff area was named after him: "Brown Duvall Lane". Before working for the City he was the Chief Amalgamator for Natomas Gold Dredging Company at Natoma. He was active in many activities and functions of the City, then retired in 1975 still living at his home at 508 Persifer Street.

Submitted by

  
Ellen J. (Duvall) Hester  
September, 2002

**Attachment 2**  
**Historic District Commission Staff Report**  
**May 3, 2023**



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**AGENDA ITEM NO. 1**  
**Type: Public Hearing**  
**Date: May 3, 2023**

## **Historic District Commission Staff Report**

50 Natoma Street, Council Chambers  
Folsom, CA 95630

**Project:** 608 Bridge Street Cabin Demolition  
**File #:** DRCL23-00016  
**Request:** Building Demolition  
**Location:** 608 Bridge Street  
**Parcel(s):** 070-0164-008-0000  
**Staff Contact:** Brianna Gustafson, Associate Planner, 916-461-6238  
bgustafson@folsom.ca.us

### **Property Owner/Applicant**

Name: Jennifer Jennings  
Address: 12926 Pinnacle Loop  
Truckee, CA 96161

**Recommendation:** Conduct a public meeting, and upon conclusion staff recommends approval of an application to demolish a 420-square-foot cabin structure located at 608 Bridge Street, as illustrated on Attachment 5 for the 608 Bridge Street Cabin Demolition project (DRCL23-00016) based on the findings included in this report (Findings A-G) and subject to the attached conditions of approval (Conditions 1-6).

**Project Summary:** The proposed project includes the demolition of a 420-square-foot cabin structure constructed in the 1950's at 608 Bridge Street (shown as 504 ½ Persifer Street on the attached site plan). The property and structure are not listed on the City of Folsom's Cultural Resources Inventory. The cabin structure is also not considered historically significant and contains no historically significant building materials. Therefore, staff supports demolition of the structure.

### **Table of Contents:**

- 1 - Description/Analysis
- 2 - Background
- 3 - Proposed Conditions of Approval
- 4 - Vicinity Map
- 5 - Existing Site Plan
- 6 - Project Summary
- 7 - Photos
- 8 - Historic Aerial Imagery
- 9 - Comment Letter from HFDA dated March 2, 2023



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**AGENDA ITEM NO. 1**  
**Type: Public Hearing**  
**Date: May 3, 2023**

Submitted,

---

PAM JOHNS  
Community Development Director

## ATTACHMENT 1 DESCRIPTION/ANALYSIS

### APPLICANT'S PROPOSAL

The applicant, Jennifer Jennings, is proposing to demolish the 420-square-foot cabin building between 506 Persifer Street and 608 Bridge Street. There are currently six existing residential structures on the lot, and after the demolition of the cabin, there will be five structures that will remain.

### POLICY/RULE

Section 17.52.660 of the FMC states that the demolition of a structure located in the Historic District is subject to the review and approval of the Historic District Commission. Before demolition is authorized, the applicant must provide documentation of the structure for the historical record, to the extent that the history of the structure is known to, or reasonably obtainable by, the applicant. If the structure is considered historically significant, the Historic District Commission shall consider several factors before authorizing the demolition. Section 4.13 of the Historic District Design and Development Guidelines (DDGs) makes clear that demolition may be more readily approved for structures that do not comply with the goals, policies, and regulations of FMC Chapter 17.52 and the DDGs themselves.

### ANALYSIS

Section 4.13 of the 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 existing 420-square-foot residential structure proposed to be demolished (shown in the photographs in Attachment 6) consists of wood siding and shingle roofing. Based on the attached project narrative, the building has not been inhabited since at least 2006 as it has been considered substandard and dangerous due to its poor structural condition. The applicant has indicated that it is not structurally or financially feasible to make the building habitable, therefore, they are proposing to demolish it. The applicant purchased the property in 2007, and does not know when the cabin was constructed, but City staff found historic aerial images that show that it has been in existence since at least 1957. The structure is not considered historically significant and contains no historically significant building materials. In addition, the residence, property, and structure are not listed on the City of Folsom's Cultural Resources Inventory list. Therefore, staff supports the demolition of the accessory structure.

## **PUBLIC COMMENTS**

A public notice was posted on the project site five days prior to the Historic District Commission meeting of May 3, 2023, that met the requirements of FMC Section 17.52.320. The application was also routed to the Folsom Heritage Preservation League and Historic Folsom Residents Association. Staff did receive a comment from Historic Folsom Residents Association about the clarification of the residential structure being an accessory structure or a residential structure. This letter (Attachment 9) has been included in the staff report.

## **ENVIRONMENTAL REVIEW**

The project is categorically exempt under Section 15301(l) Existing Facilities of the California Environmental Quality Act (CEQA). Based on staff's analysis of this project, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemption in this case.

## **RECOMMENDATION**

Staff recommends approval of the proposed project, subject to the conditions of approval included with the report.

## **HISTORIC DISTRICT COMMISSION ACTION**

Move to approve the demolition of a 420-square-foot residential structure located at 608 Bridge Street (DRCL23-00016), based on the findings below (Findings A-G) and subject to the attached conditions of approval (Conditions 1-6).

## **GENERAL FINDINGS**

- A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN, THE ZONING CODE OF THE CITY, AND THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES.

## **CEQA FINDINGS**

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15301(l) 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.

**DEMOLITION FINDING**

- G. THE STRUCTURE PROPOSED TO BE DEMOLISHED IS NOT CONSIDERED HISTORICALLY SIGNIFICANT.

**ATTACHMENT 2  
BACKGROUND**

**BACKGROUND**

The existing project site has six residential structures, ranging in square footages. With the proposed demolition, there will be five residential structures still on-site. The 420-square-foot cabin structure was constructed sometime before 1957.

**GENERAL PLAN DESIGNATION**

SFHD (Single-Family High Density) within the Historic District

**ZONING**

R-1-M/CEN, (Two-Family Residential/Central Subarea of the Historic Residential Primary Area)

**ADJACENT LAND USES/ZONING**

North: Commercial with Natoma Street beyond in the Figueroa subarea (R-1-M/NAT-RIL-BID)

South: Persifer Street with Folsom Cordova Unified School District Beyond (R-1-M)

East: Existing residences (R-2/CEN)

West: Existing residences (R-1-M/CEN)

**SITE CHARACTERISTICS**

The 17,500-square-foot project site currently contains six residential structures, trees and driveways. After the demolition, there will be five structures still on-site.

**APPLICABLE CODES**

FMC Chapter 15.52; HD, Historic District FMC section 17.52.660, Demolition Historic District Design and Development Guidelines

**HDC Staff Report  
Attachment 3  
Proposed Conditions of Approval**

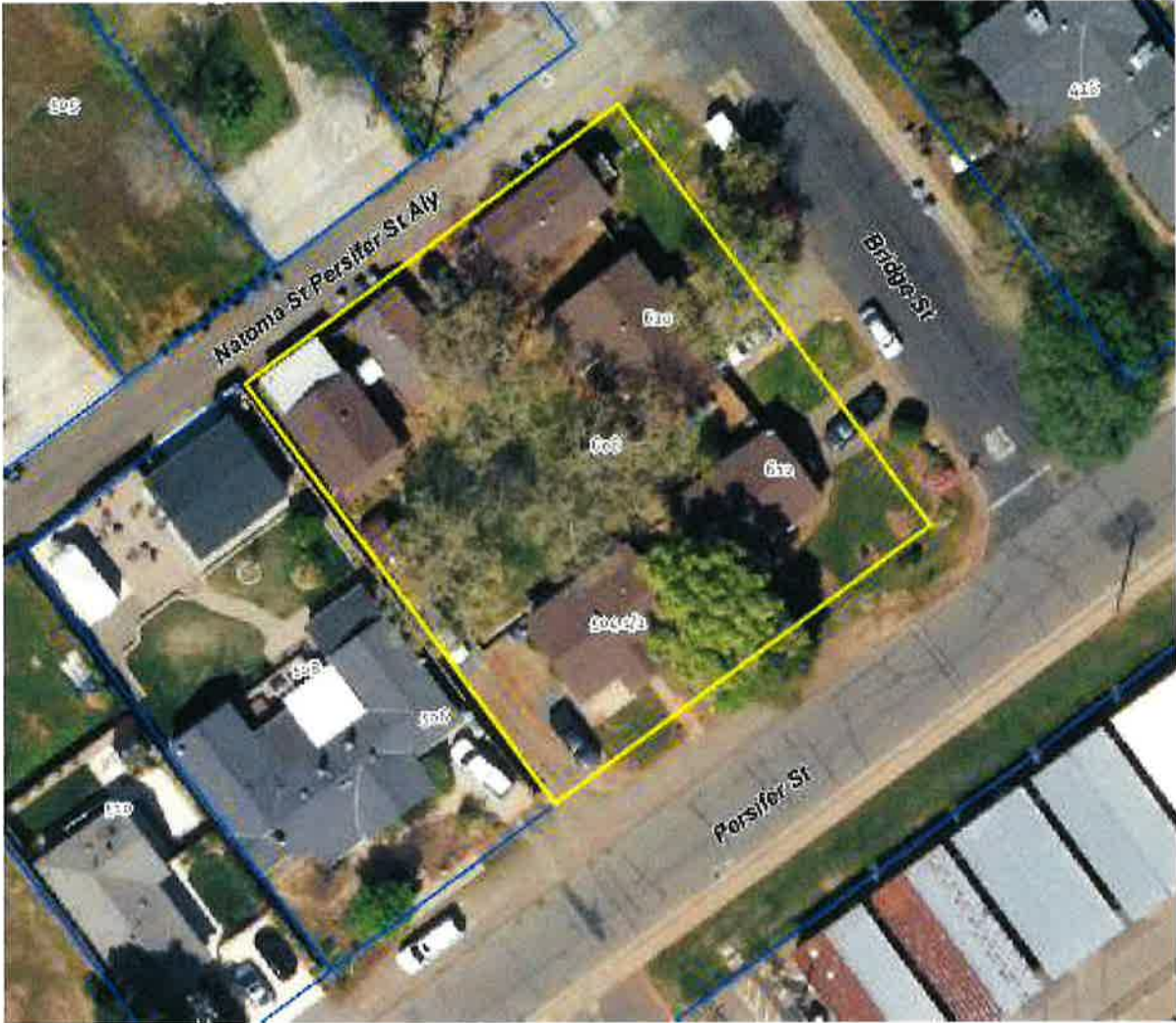
**CONDITIONS OF APPROVAL FOR  
 608 BRIDGE STREET BUILDING DEMOLITION  
 (DRCL23-00016)**

Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		Issuance of demolition permit is required.	B	CD (B)
2.		Compliance with all local, state and federal regulations pertaining to building and demolition is required.	OG	CD (B)
3.		The project approval granted under this staff report shall remain in effect for two years from final date of approval (May 3, 2025). Failure to obtain the relevant demolition permit within this time, without the subsequent extension of this approval, shall result in the termination of this approval.	B	CD (P)
4.		Compliance with Noise Control Ordinance and General Plan Noise Element shall be 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. In addition, construction equipment shall be muffled and shrouded to minimize noise levels.	I, B	CD (P)(E)
5.		If any archaeological, cultural, or historical resources or artifacts, or other features are discovered during the course of construction anywhere on the project site, work shall be suspended in that location until a qualified professional archaeologist assesses the significance of the discovery and provides recommendations to the City. The City shall determine and require implementation of the appropriate mitigation as recommended by the consulting archaeologist. The City may also consult with individuals that meet the Secretary of the Interior’s Professional Qualifications Standards before implementation of any recommendation. If agreement cannot be reached between the project applicant and the City, the Historic District Commission shall determine the appropriate implementation method.	G, I, B	CD (P)(E)(B)
6.		In the event human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code 5097.98. If the coroner determines that no investigation of the cause of death is required and if the remains are of Native American Origin, the coroner will notify the Native American Heritage Commission, which in turn will inform a most likely decedent. The decedent will then recommend to the landowner or landowner’s representative appropriate disposition of the remains and any grave goods.	G, I, B	CD (P)(E)(B)

RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD	Community Development Department (P) Planning Division (E) Engineering Division (B) Building Division (F) Fire Division	I	Prior to approval of Improvement Plans
(P)		M	Prior to approval of Final Map
(E)		B	Prior to issuance of first Building Permit
(B)		O	Prior to approval of Occupancy Permit
(F)		G	Prior to issuance of Grading Permit
PW		Public Works Department	DC
PR	Park and Recreation Department	OG	On-going requirement
PD	Police Department		

Historic District Commission  
608 Bridge Street Street Cabin Demolition (DRCL23-00016)  
May 3, 2023

**HDC Staff Report  
Attachment 4  
Vicinity Map**



Historic District Commission  
608 Bridge Street Street Cabin Demolition (DRCL23-00016)  
May 3, 2023

**HDC Staff Report  
Attachment 5  
Existing Site Plan**



# Bridge St

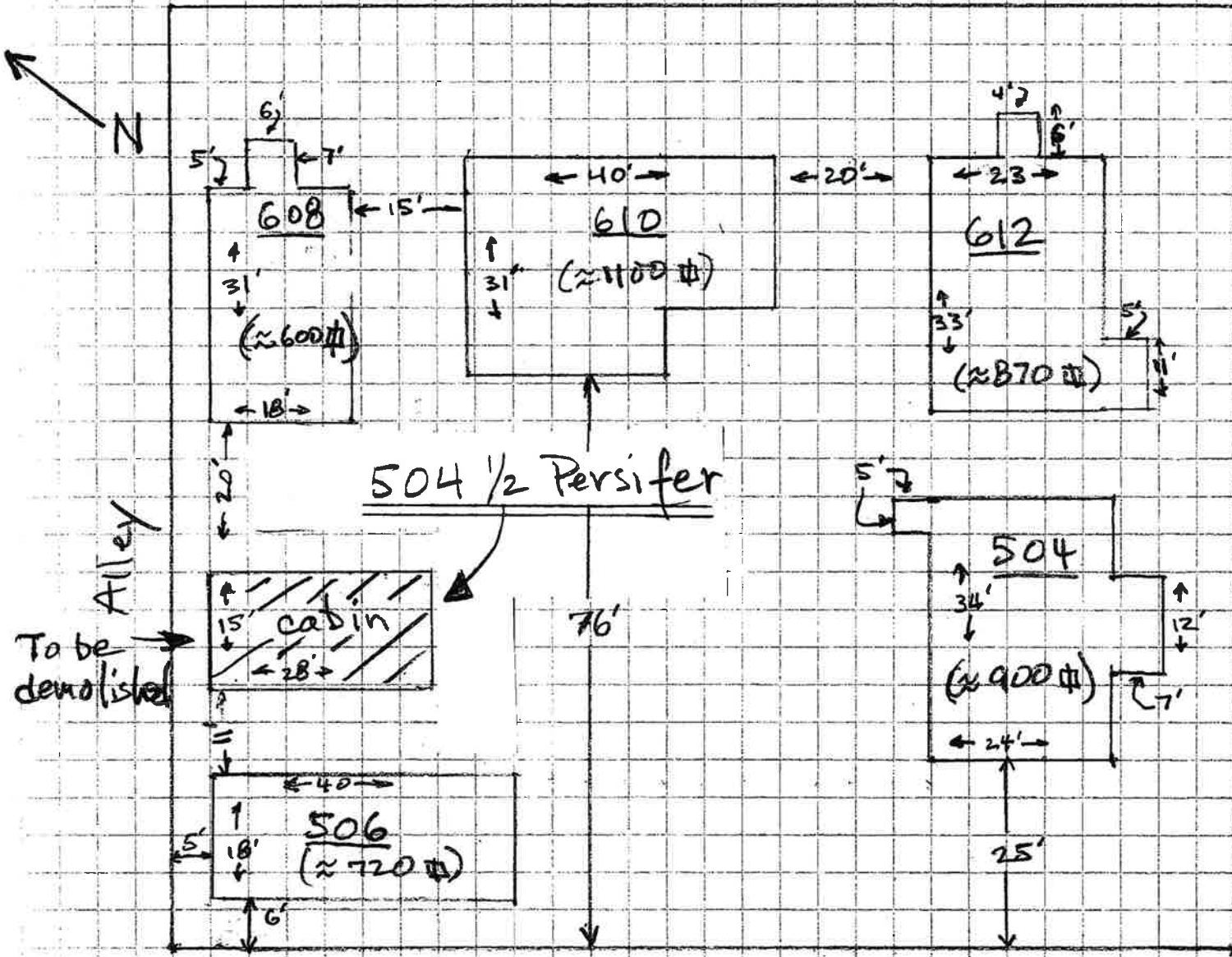
# Site Plan

APN 070-0164-008-0000

□ ≈ 5'

← 40' →

Known as  
608 Bridge St



Alley

To be demolished

Total area  
≈ 17,500 sq ft

Existing structures w/o cabin  
≈ 4,190 sq ft

(All dimensions are approximate)

Historic District Commission  
608 Bridge Street Street Cabin Demolition (DRCL23-00016)  
May 3, 2023

**HDC Staff Report  
Attachment 6  
Project Summary**

## Project Summary

The building we propose to demolish is 420 sq. ft. and is listed in City records as 504 1/2 Persifer St. We do not know when the building was built. We purchased the property in 2007. In 2006, the building was found by the City to be substandard and dangerous. Since 2006, the building has been unoccupied and has attracted skunks and other wildlife. It is structurally and financially infeasible to make the building habitable.

Historic District Commission  
608 Bridge Street Street Cabin Demolition (DRCL23-00016)  
May 3, 2023

**HDC Staff Report  
Attachment 7  
Photos**











Historic District Commission  
608 Bridge Street Street Cabin Demolition (DRCL23-00016)  
May 3, 2023

**HDC Staff Report  
Attachment 8  
Historic Aerial Imagery**

608 bridge street, folsom, CA 95630

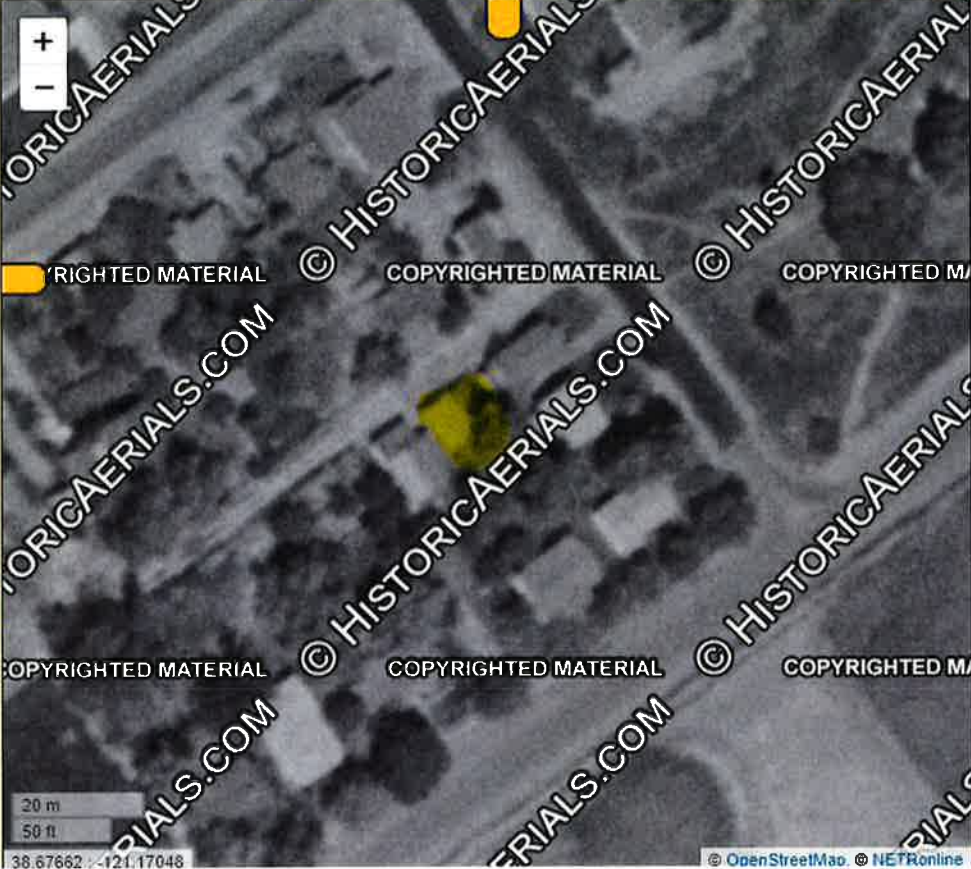
go



← purchase image and/or print

Tweet

- erials 2020
- 1957 2018
- topos 2016
- atlases 2014
- 2012
- mpare 2010
- erlays 2009
- asure 2005
- 2002
- 1998
- 1993
- 1984
- 1966
- 1964
- 1958
- 1957
- 1952



Historic District Commission  
608 Bridge Street Street Cabin Demolition (DRCL23-00016)  
May 3, 2023

**HDC Staff Report  
Attachment 9  
Comment Letter from FHRA dated March 2, 2023**

**Brianna Gustafson**

---

**From:** JOAN WALTER [REDACTED]  
**Sent:** Thursday, March 2, 2023 10:55 AM  
**To:** Brianna Gustafson  
**Cc:** [REDACTED]  
**Subject:** Re: Request for Comments - 608 Bridge Street Cabin Demo DRCL23-00016  
**Attachments:** Request for Comments 608 Bridge Street Cabin Demo DRCL23-00016.pdf; IMG\_7878.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Brianna,

After reviewing the request for comments, it is noticeable that there is an inconsistency between the project description in the email (Cabin Demolition) and the project description in the request for comments on the attached distribution list (608 Bridge Street Shed Demolition). The site plan included in the email indicates the structure is an approximately 420 sq. ft. cabin (likely an old dwelling unit), not a shed. Also, the project description doesn't include any reference to the age of the structure; which in an historic district would be helpful to indicate, even if it is unknown. It would appear that the structure was built prior to 1973.

It may be worthwhile to correct these inconsistencies in the project review. The HFRA has no additional comments on the cabin demolition. Thank you for the opportunity to comment.

Joan Walter  
HFRA Board Member

On 02/27/2023 8:42 AM Brianna Gustafson <bgustafson@folsom.ca.us> wrote:

Please see the attached request for comments for the cabin demolition at 608 Bridge Street (DRCL23-00016). Please let me know what comments you have by March 13, 2023.

Thank you so much for your time!



**Brianna Gustafson**  
*Associate Planner*



**City of Folsom**  
50 Natoma Street, Folsom, CA 95630



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE



[bgustafson@folsom.ca.us](mailto:bgustafson@folsom.ca.us)  
916-461-6238



[www.folsom.ca.us](http://www.folsom.ca.us)

**Attachment 3**

**Notice and Order to Abate a Public Nuisance Letter  
July 12, 2006**



**CITY OF FOLSOM**  
**NEIGHBORHOOD SERVICES DEPARTMENT**  
Building Inspection    Code Enforcement    Redevelopment  
Plan Check/Permitting    Landscaping & Lighting

**NOTICE AND ORDER  
TO ABATE A PUBLIC NUISANCE**

**TO: Jennings Family Limited Partnership, P. O. Box 978, Fair Oaks, CA 95628**  
**Anne Jennings, 2321 H Street, Sacramento, CA. 95816 (Property Manager)**  
(First Class & Certified Mail, Return Receipt Requested, (7004 2510 0002 6796 5495))

**Date of Notice:** July 12, 2006    **Case # 06-1263**  
**Location of Property:** 504 ½ Persifer Street, Folsom, CA 95630  
**Assessor's Parcel Number:** 070-0164-008-0000

**NOTICE IS HEREBY GIVEN:** that the Building Official, Police Department and Code Enforcement Division of the City of Folsom, acting pursuant to the California Health and Safety Code (HSC), Division 13, Housing; Part 1.5, Regulation of Buildings Used for Human Habitation; Chapter 2, Rules and Regulations; Section 17920.3, Substandard buildings, has inspected the structure on real property situated in the City of Folsom, County of Sacramento, State of California, described as follows: 504 ½ Persifer Street, APN: 070-0164-008-0000. The building was found to be a substandard and dangerous building, creating a public nuisance, in which there exists the potential for endangerment of life, limb, health, property, safety, and welfare of the occupants and adjacent properties, based on the following conditions:

**Exterior:**

1. Accumulation of junk, rubbish, abandoned materials and garbage, which constitutes a fire, health, or safety hazard throughout property. [HSC Section 17920.3 j] [Folsom Municipal Code Section (FMC) [8.34.028, 8.37.080]
2. Outside storage of combustible materials shall not be located within 10 feet of a property line. [Uniform Fire Code Section (UFC) 1103.3.5]
3. Faulty weather protection; Deteriorated or ineffective waterproofing of exterior walls and roof. [HSC Section 17920.3 G 1, 2]
4. Improperly installed air conditioning unit at window. [FMC 14.04.050]

**Interior:**

1. Storage of combustible materials in buildings shall be orderly. [UFC Section 1103.3.2.1]
2. Storage shall be maintained 2 feet or more below the ceiling in non-sprinklered areas of buildings. [UFC Section 1103.3.2.2]
3. Means of egress shall not be obstructed in any manner and shall remain free of any material

or matter where its presence would obstruct or render the means of egress hazardous. [UFC Section 1203]

4. Improperly installed electric water heater in kitchen. [FMC Section 14.04.050]
5. All wiring, except that which conformed with all applicable laws in effect at the time of installation if it is currently in good and safe condition and working properly including all electrical outlets. [HSC Section 17920.3 d]
6. Lack of adequate heating source. [HSC Section 17920.3 a, 6]
7. Improperly installed ceiling vent at kitchen. [HSC Section 17920.3]
8. General dilapidation or improper maintenance of dwelling unit. [HSC Section 17920.3]
9. Dwelling must meet minimum occupancy standards. [UBC Section 310]
10. Lack of improper water closet/lavatory from existing dwelling. [HSC Section 17920.3 a, 1]
11. Lack of required smoke detector in dwelling unit. [UBC Section 310]

**YOU ARE THEREFORE HEREBY ORDERED:** to vacate and remediate the aforementioned substandard conditions and Uniform Fire Code violations. Any and all permits required to comply with this order shall be pulled within 30 days and repairs complete within 60 days of this Notice.

**YOU ARE FURTHER NOTIFIED:** that if the work ordered herein is not accomplished within the times specified in this Notice and Order or within time frames established in subsequent meetings with staff, the City of Folsom's Enforcement Authority; the Building Official may proceed to abate the premises and assess the cost thereof against the property.

Failure or refusal to obey this Notice and Order after it has become final, either by decision of a hearing or by failure to file a timely appeal, shall subject you to criminal prosecution or the Building Official may institute such action to abate the above building as a public nuisance, per Folsom Municipal Code Section 1.08.030.

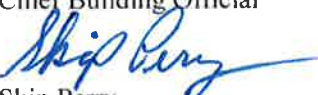
Further information concerning this Notice and Order may be obtained from the Neighborhood Services Department, by calling Code Enforcement at City Hall, (916) 355-7316.

**ANY PERSON HAVING ANY RECORD, TITLE OR INTEREST IN THE BUILDING OR BUILDINGS SUBJECT TO THIS NOTICE AND ORDER MAY APPEAL FROM THIS NOTICE AND ORDER TO THE OFFICE OF THE CITY CLERK OF THE CITY OF FOLSOM PROVIDED SUCH APPEAL IS MADE IN WRITING IN THE MANNER PROVIDED IN FOLSOM MUNICIPAL CODE AND FILED WITH THE BUILDING OFFICIAL WITHIN THIRTY (30) DAYS FROM THE DATE OF SERVICE OF THE NOTICE AND ORDER.**

**NOTICE TO TAXPAYERS:** In accordance with Sections 17274 and 24436.5 of the Revenue and Taxation Code, a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year.



City of Folsom  
Chief Building Official



Skip Perry

Cc Amy Feagans, Neighborhood Services Director  
Pete Piccardo, Senior Code Enforcement Officer  
Jeff John, Code Enforcement Officer  
Jason Browning, Detective, Folsom Police Department  
Greg Soliz, Building Inspections Supervisor

**Attachment 4**  
**Additional Background Information**

## **ATTACHMENT 4 ADDITIONAL BACKGROUND INFORMATION**

### Historic District Demolition Requirements

Under the current requirements of the FMC, City staff are required to evaluate the following criteria set out in FMC Section 17.52.660 to determine whether a structure should be demolished.

- A. Whether the public health, safety and/or welfare warrant the demolition;
- B. What accommodations can be provided to the owner of the property to make it feasible for the owner to preserve the property;
- C. Whether the owner of the property is willing to sell the property to a buyer who wishes to preserve the property;
- D. Whether a public entity wishes to acquire the property through exercise of the power of eminent domain in order to preserve the property.

In addition, FMC Section 17.52.660 states that “prior to the authorization of demolition, the applicant shall provide documentation of the structure for the historical record. Documentation shall include photographs of all sides of the structure, details of unique or representative construction features, and any history of the structure known to, or reasonably obtainable by, the applicant.”

### Applicant Provided Information and Initial Staff Research

The applicant provided photographs of the cabin as well as the details about the history of the cabin as known by the applicant, who is the current property owner. The applicant stated that she acquired the property in 2007 and did not know when the cabin was built. She also stated that in 2006, the cabin was found by the City to be substandard and dangerous. She mentioned that the building has been unoccupied since that time and has attracted skunks and other wildlife. She stated that it was structurally and financially infeasible to make the building habitable. Based on the information that was provided by the applicant, staff determined that due to the condition of the cabin, it was considered a health and safety hazard and likely infeasible to restore.

As mentioned previously in this staff report, a Notice and Order to Abate a Public Nuisance was sent to the applicant on July 12, 2006 by the City of Folsom. This notice was not in the previous staff report provided to the Historic District Commission for review, but the applicant has now provided it (refer to Attachment 3). As part of the order, the Building Official found that the building was substandard and dangerous resulting in improper living conditions (lack of lavatory, smoke detector, safe condition electrical outlets, improperly installed water heater, hazardous egress, faulty weather protection, and the accumulation of junk, rubbish and abandoned materials which constituted as a fire and safety hazard).

Since the applicant did not know when the cabin was built, staff did additional research to try and determine when the cabin was constructed. As shown in Attachment 8 (Historic Aerial) of Attachment 2 (original HDC staff report), it was determined that the cabin was built at least prior to 1957 based on aerial photos from the Historic Aerials website and a search through the City's digital records.

#### Additional Research

Given the concerns expressed by Commissioner Lane and in order to fulfill the condition of approval approved by the Historic District Commission on May 3, 2023, staff conducted additional research between May 4 and June 1, 2023 in order to determine whether the cabin was historically significant. Staff research included the following:

- Reviewed the Sanborn Fire Insurance Maps from 1891, 1899, and 1910.
- Reviewed the 1904 Rumsey map of Folsom to determine if the cabin structure was present on the property at that time.
- Requested an archive search from the Folsom History Museum for the cabin including related addresses.
- Contacted the Historic Preservation League and received the same 2002 letter from Ms. Ellen Hester related to the 512 and 506 Persifer Street properties that was included in Mr. Delp's appeal. No other documentation was provided.
- Contacted the Folsom Prison Museum given that the original owners of the property had been a Folsom Prison guard and there suggestions from Folsom History Museum staff and others that one of the cabins constructed at Folsom Prison might have been relocated to this site.
- Contacted the owner again requesting any additional information that Ms. Jennings or her family could provide regarding the history of the structure.
- Researched Building, Planning and Code Enforcement records to see if there was any information there.
- Revisited the cabin and took photos of both the interior and exterior of the cabin.

#### Research Results

Based on the information collected by staff it was determined that the cabin structure was built many years prior to 1942, but the exact date of construction is still unknown. Based on discussions and information from the Folsom Prison Museum it was determined that the cabin was not a structure built at the prison and relocated to the 608 Bridge Street property (refer to Attachment 11).

After reviewing information provided by the Folsom History Museum and the 1855 Theodore Judah map of Folsom, Block 80 where the parcel is located was purchased in 1886 from Jacob Gable by C. L. Ecklon, who was an important figure in Folsom's history (refer to Attachment 9).

However, staff could find no mention of a cabin and no cabin or other structure was shown on the 1904 Rumsey map of Folsom (refer to Attachment 10). Unfortunately, the Sanborn maps did not show anything south of Mormon Street so staff could not use those to see if the cabin existed before 1910.

Based on the letter from Ms. Ellen Hester, the property at some point was owned by Mr. and Mrs. Slaybaugh from Missouri. She stated that the cabin must have been built many years before 1942 and seemed “very old and outdated” (refer to Attachments 1, 7 and 8). According to Ms. Hester the Slaybaugh’s rented out the cabin. Later the property was owned by James R. Stephens and Mary R. Stephens who owned it until 1972. James Stephens was believed to be a correctional officer at the Folsom Prison between 1946 and 1969. It was then acquired by the current applicant’s father, Martin Jennings, who deeded it to his daughter, Jennifer Jennings, the current owner in 2007.

The applicant, Ms. Jennings, addressed the Commission and stated that she inherited the property from her father and was told that the cabin might have been constructed from leftover materials that were available from the Great Depression but was not sure. The applicant also mentioned that the City of Folsom had provided a letter to her back in 2006 about how the building had been declared substandard. This letter was not provided at the time of submission but has been included as Attachment 3 of this report. The applicant also provided a response letter addressing Mr. Delp’s appeal, and that has been included as Attachment 12.

Staff visited the cabin and took photos of the interior and exterior which are included in Attachment 6. Based on information from the applicant and City Code Enforcement staff, the structure has not been inhabited since July 2006, as it was considered substandard, dangerous, and dilapidated. While the structure was originally a log cabin, many additions and modifications were made to the cabin along the way. Vertical wood siding was made for a porch entry, which according to the property owner, was originally enclosed. There is a concrete slab and brick wainscoting around the exterior of the building. There is shingle roofing that is concaved around portions of the roof. There are currently broken windows on the elevation facing the alleyway. Internally, the structure has concrete flooring, drywall, and boards covering the windows. As the structure was deemed uninhabitable, it has been being utilized as storage for building materials and furniture. As mentioned by the applicant during the Commission meeting, they have been having problems with homeless individuals and animals damaging the residence.

Additional research and discussions with the City’s Code Enforcement Division revealed that there have been two past complaints and one active complaint submitted by residents regarding the condition of the cabin and people living there in substandard conditions. There was a complaint in 2001 followed by another in 2006, which resulted in the Notice and Order to Abate A Public Nuisance. No one was allowed to live there after July 2006 and the property owner at the time, Martin Jennings, began using it as a storage shed. The most recent code enforcement complaint was received on May 10, 2023 regarding a broken window on the side of the cabin facing the alleyway.

In conclusion, based on the materials researched and received, staff was not able to find any information that would connect the cabin was associated with any key events in Folsom's history nor was it associated with anyone of historic significance.

### Historic Evaluation

On November 5, 1998, the Folsom City Council approved the Historic Preservation Mater Plan (HDMP). This document established goals and objectives for historic preservation within the City of Folsom, identified a process for the listing of locally significant historic sites and structures, and authorized the Historic District Commission to determine the eligibility of sites nominated for listing. As part of the approved HDMP, 73 locally significant historic sites were listed and identified on a map. The HDMP also specified that properties that have been determined eligible for the National Register of Historic Places, or the California Register of Historical Resources are automatically eligible for local listing.

For the purposes of listing, a "cultural resource" includes, but is not limited to, any object, building, structure, site, area or place which is historically or archeologically significant, or is significant in the architectural engineering, scientific, economic, agricultural, educations, social, political, military or cultural annals of Folsom.

The HDMP includes the following criteria for listing a resource in the City's Cultural Resources Inventory, and in order to qualify, must meet one of the following:

- 1) Property is associated with events that have made a significant contribution to the broad patterns of our history;
- 2) Property is associated with the lives of persons significant in our past;
- 3) Property embodies distinctive characteristics of a type, period, region, or construction method, or represent the work of a creative individual; or
- 4) Property has yielded, or is likely to yield, information important in Folsom's prehistory or history.

None of the structures or addresses that are on parcel 070-0164-008-0000 (608 Bridge St.) are listed within the City's Cultural Resources Inventory list, including the cabin in question. There is also no record of previous City planning staff recommending any of the structures on this parcel for listing on the City's Cultural Resources Inventory. Furthermore, using the four criteria listed above, staff determined that the cabin structure does not meet the criteria based on the research and information staff obtained.

### Demolition Evaluation

As noted earlier, staff and the Commission are required to evaluate the criteria in FMC Section 17.52.660 (A through D) prior to approving a demolition.

- A. Whether the public health, safety and/or welfare warrant the demolition;

Staff Evaluation: Based on the 2006 Notice and Order to Abate A Public Nuisance the cabin was deemed a substandard and dangerous building. This is further supported by the three Code Enforcement cases against the cabin as well as the photo documentation from the applicant and from staff's visit.

- B. What accommodations can be provided to the owner of the property to make it feasible for the owner to preserve the property;

Staff Evaluation: Given the current condition of cabin, the significant modifications made to the cabin in the past altering its original design. There are also numerous building and fire code violations on the cabin. The applicant has stated and staff agree that it would be infeasible for the owner to preserve or restore the cabin.

- C. Whether the owner of the property is willing to sell the property to a buyer who wishes to preserve the property;

Staff Evaluation: The property owner is not willing to sell the property. Though the owner may be willing to sell the cabin, Building staff do not believe the structure would survive relocation given its condition.

- D. Whether a public entity wishes to acquire the property through exercise of the power of eminent domain in order to preserve the property.

Staff Evaluation: The City has no interest in acquiring the property or the cabin.

As a result of the information, this is why staff continue to recommend demolition of the cabin.

**Attachment 5**  
**Detailed Appeal Analysis**



## **ATTACHMENT 5 DETAILED APPEALS ANALYSIS**

The following provides a detailed analysis and response to the issues raised in the appeal and letter provided by Mr. Delp.

1. The first paragraph of Mr. Delp's letter summarizes the events of the Historic District Commission's decision to add an additional condition of approval to the project in regards to coordinating with the Heritage Preservation League of Folsom (HPL) and Folsom History Museum for additional information, but ultimately, regardless of the finding, the structure would be demolished.

City Staff Response:

The appeal is limited to "any determination made by the historic district commission." (Folsom Municipal Code § 17.52.700(A).) This portion of the appeal is not directed toward any determination made by the Historic District Commission. It simply provides context for the appeal letter.

2. The first major issue stated in the second paragraph of Mr. Delp's letter requests that the Council rescind the HDC's approval of demolition and for staff to perform additional research before bringing it back to the Historic District Commission with a recommendation based on a complete understanding of the cabin's history.

Staff Response: As discussed in Attachment 4, staff followed the requirements of FMC Section 17.52.660 and collected photographs and information from the applicant on the history of the cabin. Based on that information, staff determined that the cabin could be demolished and recommended demolition to the Historic District Commission. Staff understands that Mr. Delp feels that this was inadequate, but staff followed the procedures set out in the FMC. If Mr. Delp, the HDC, or the Council would like a different process, staff would recommend changes to FMC Section 17.5.660 to require more research prior to demolitions of older structures in the Historic District.

3. As stated in the third paragraph of his appeal letter, Mr. Delp referenced the letter from 2002, which he attached, documenting a Folsom resident's recollection of the subject property and that cabin existed sometime prior to 1942. Mr. Delp is concerned that if further investigation is not done, then it may be premature to demolish the cabin.

Staff Response: The letter attached to Mr. Delp's appeal was from Ellen J. Hester (formally Duvall). This letter was sent to the City of Folsom as a comment letter regarding a neighboring property, 512 Persifer Street, where they proposed to demolish a similar log cabin in 2002 (PN02-457). The project was approved for demolition by the Historic District Commission on September 18, 2002 (refer to Attachment 7).

The letter states that while Ellen Hester was a child in 1942, the cabin was already considered rather old. This letter was not included with the original staff report since it was

associated with the 2002 demolition approval for the home and cabin at 512 Persifer Street and referenced a cabin at 506 Persifer and not 504½ Persifer or 608 Bridge Street. When staff retrieve the staff report file from off-site storage and reviewed the letter, it was determined that the cabin noted in the letter at 506 Persifer was in fact the same cabin now listed as 504 ½ Persifer. The letter does not provide any additional information about the construction date nor does it indicate that the cabin was historically significant.

In addition, staff routes all project submittals in the Historic District to the Heritage Preservation League (HPL) for comment at the same time the projects are sent out to internal departments and external agencies as well as neighborhood groups. No comment was provided by HPL. At the Historic District Commission meeting, one of the Commissioners expressed concerns that they were not receiving the request from comments from the staff, as they were unaware of the project. However, staff did confirm that the project was emailed to HPL on February 27, 2023. Based on the lack of response from HPL and out of concern that HPL might have additional insight about the history of the cabin, the conditions of the approval were modified to include additional coordination with HPL to see if they had any concerns with the proposed project and if they had any additional information. Staff requested information on May 8, 2023 after the Commission meeting. Staff heard from HPL representative, Beth Kelly, after the appeal had been made and she provided the same 2002 letter that Mr. Delp provided. The comment letter and email are attached to this report as Attachment 8.

4. In the third paragraph of his appeal letter, Mr. Delp also states that there is a need for further investigation about the cabin and others like it in the Historic District before approval of demolition.

Staff Response: This issue was addressed by the Historic District Commission in the conditions of approval that they added to the project. The Commission directed staff to conduct additional research to determine the history of the cabin and whether it was historic. As noted in Attachment 4, staff conducted that research and determined that while it was very old it did not meet the criteria in the Historic Preservation Master Plan for listing in the Cultural Resources Inventory nor was any information found to suggest it was associated with a key individual or significant event in Folsom's history.

5. In the fourth paragraph, Mr. Delp questions why the 2006 Notice and Order to Abate a Public Nuisance was not included in the staff report.

Staff Response: The notice was not provided by the applicant to staff and was not included in the staff report. The notice has been included here in Attachment 3. The notice simply confirms the information that the applicant stated in her application, which is that the cabin is substandard and dangerous.

6. In the fourth paragraph, Mr. Delp also states that the deferred maintenance and the current condition of the cabin is not sufficient to determine the history of the cabin.

Staff Response: Staff agrees, but FMC Section 17.52.660 states that “the applicant shall provide documentation of the structure for the historical record.” The information provided by the applicant and the initial research performed by City staff confirmed that the cabin was very old but did not indicate that this was a historical resource. Additional research over the past four weeks supports staff’s original conclusion.

7. In paragraph five, Mr. Delp applauds one of the Commissioner’s recommendations to continue the project and does not understand why an additional month delay would cause upset.

Staff Response: The Historic District Commission voted on the continuance of the item to the next meeting in June, but this motion was defeated with only one vote in support.

**Attachment 6**  
**Interior and Exterior Photos of the Cabin**







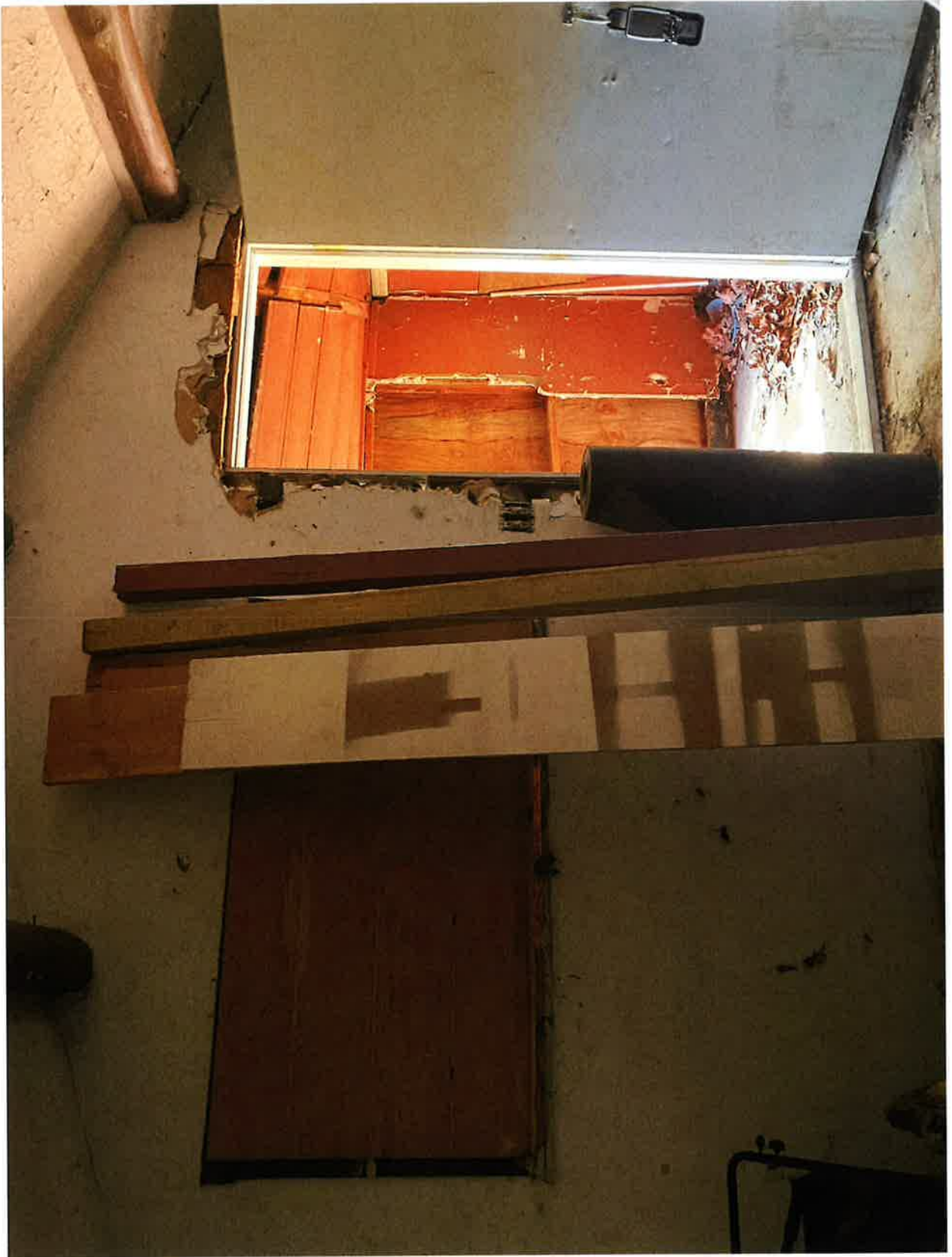


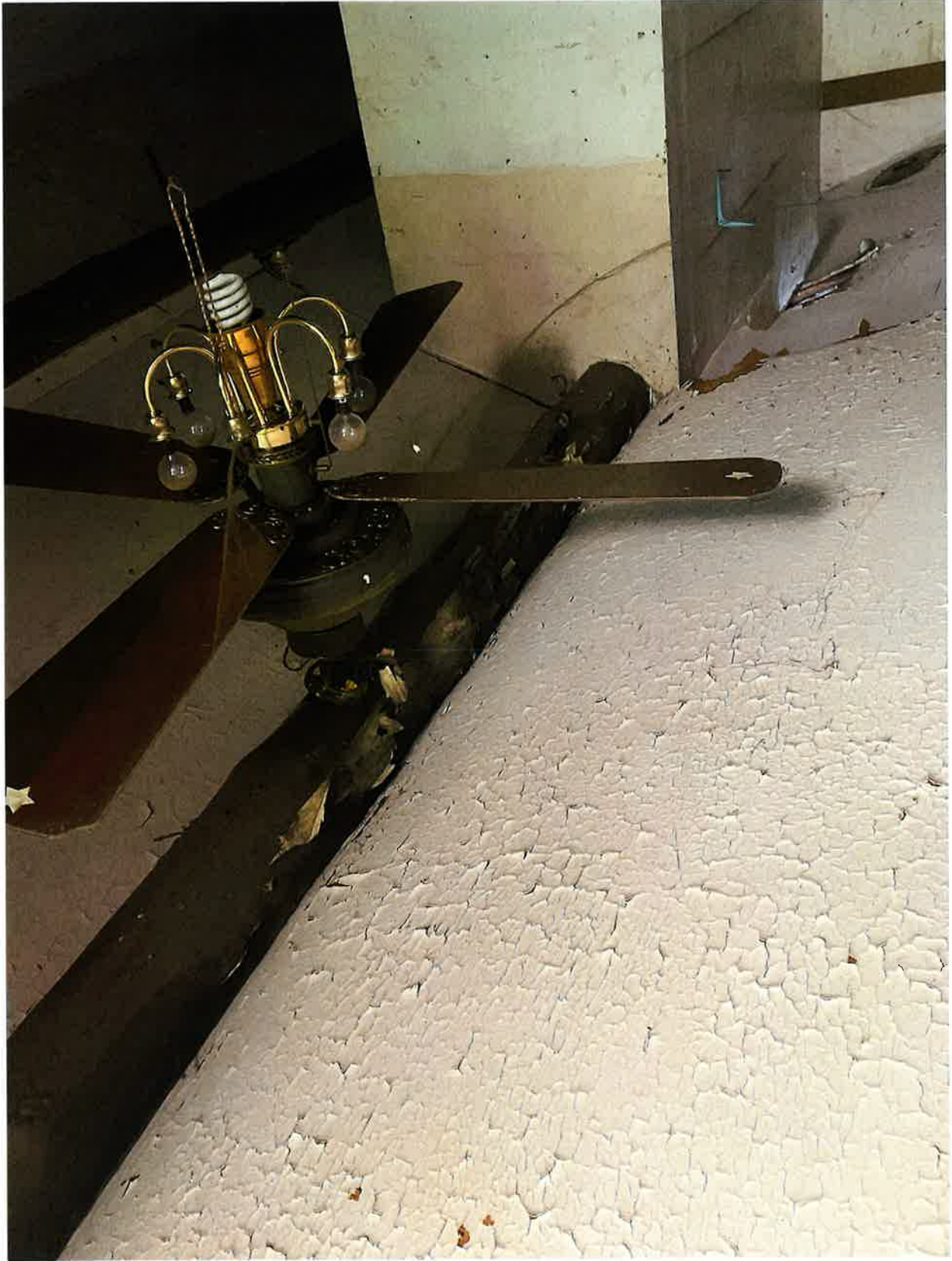












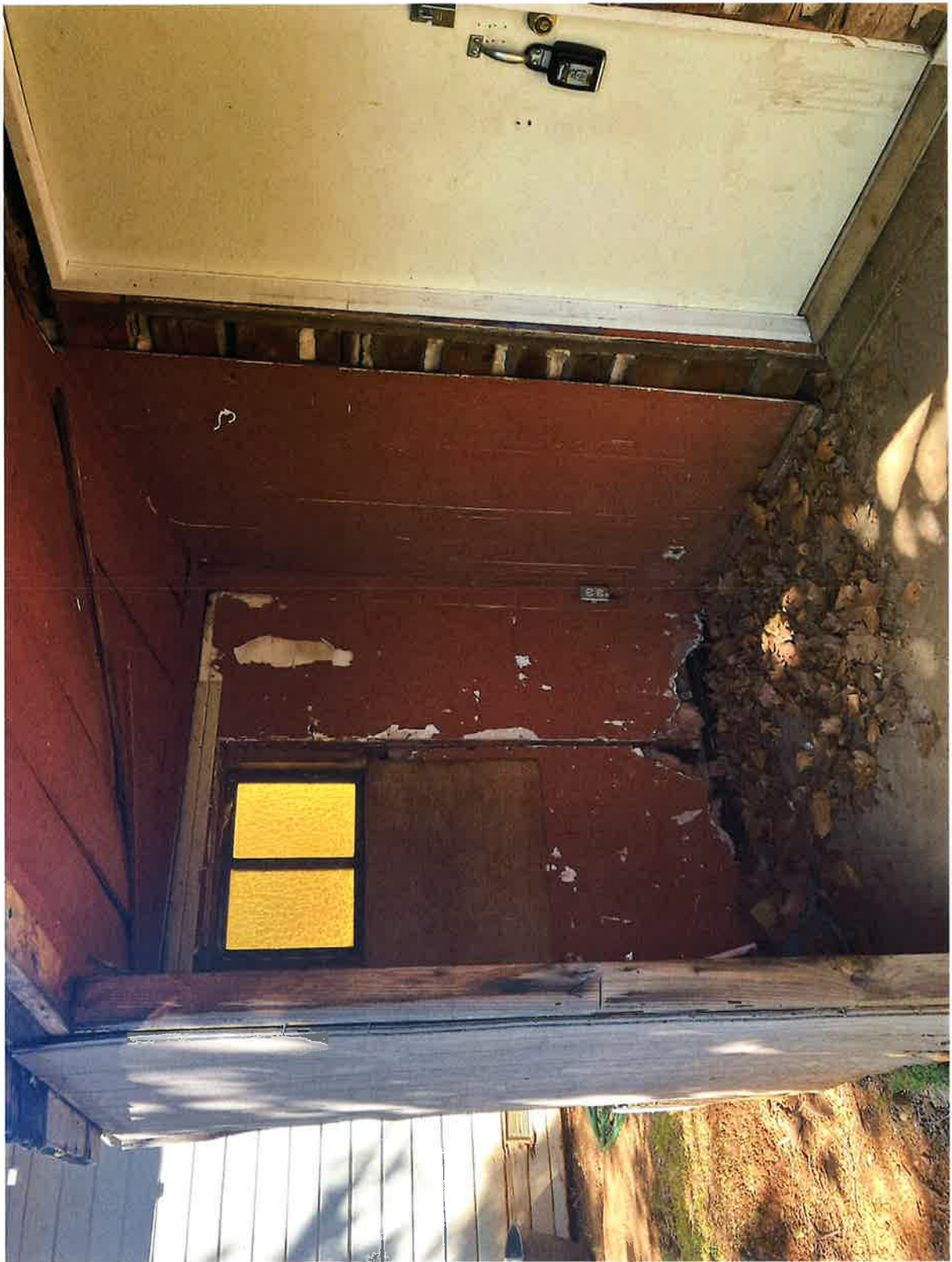








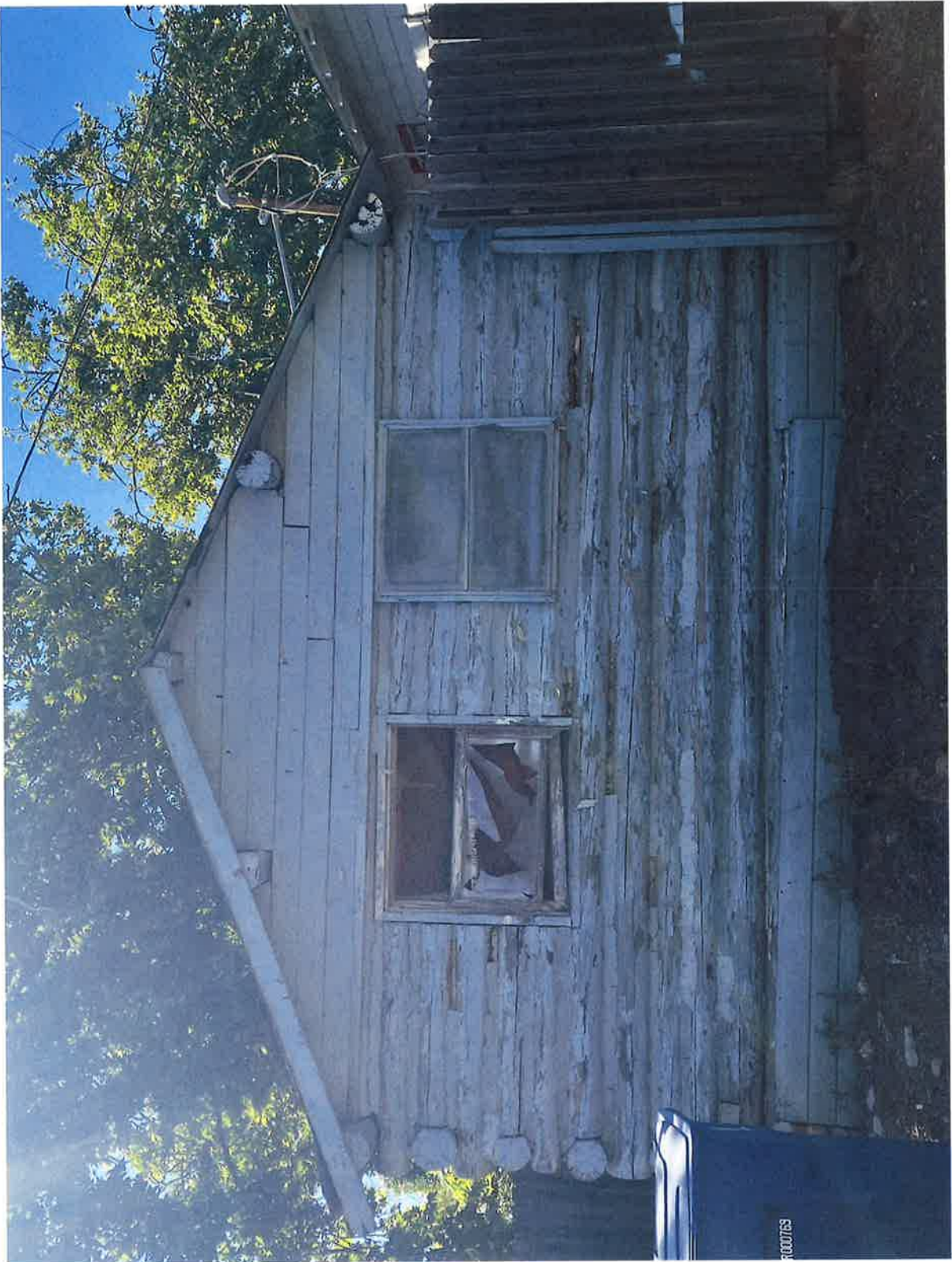














**Attachment 7**

**512 Persifer Street Demo Staff Report and HDC Minutes  
September 18, 2002**



# Attachment 7

Agenda Item No. 1  
PN02-457  
HDC Mtg.09-18-02

## **PN02-457, Zandian Property Demolition 512 Persifer Street in the Central Subarea of the Historic District**

### **Proposal**

James Zandian is requesting approval to demolish the existing log-cabin type residence located at 512 Persifer Street. The Chief Building Official condemned the structure in 2001, because it was (and remains) in disrepair and considered a public health hazard. The applicant intends to build a new single-family residence on the project site, as well as a detached accessory structure.

### **Site Information**

The residence is located on the north side of Persifer Street. The property is bounded by an alley to the north, a single-family residence to the east, Persifer Street to the south, and an undeveloped residential parcel to the west. The front of the parcel is level, and the grade drops gently towards the rear of the property.

### **Analysis**

The log-cabin type residence is a unique type of architecture within the City of Folsom. The Rumsey map of 1904 does not indicate any buildings on the 500 block of Persifer Street at that time. The adjacent 600 block, however, indicates a slaughter house and barn were present at that time. Staff is researching the history of the log cabin for documentation of the building.

The Chief Building Official has condemned this structure because it is in disrepair and is a Public Health Hazard (Attachment 4). The site is currently fenced because of the hazardous condition of the structure.

Staff supports the request for demolition of the log cabin. Staff is conditioning the applicant to return to the Historic District Commission for review of any future development plans of the site.

### **Environmental Review**

The project is categorically exempt from environmental review under Section 15301 (Existing Facilities) of the CEQA Guidelines.

### **Attached Reference Material**

1. Vicinity Map
2. Existing and Future Site Plans
3. Letter from applicant, dated 7/29/02
4. Code Enforcement Record of Condemnation
5. Photographs of structure

### **Project Planner**

Jane Talbot, Assistant Planner

**Staff Recommendation**

Approval of a permit to demolish the log cabin structure based on FMC 17.52.660, with finding and conditions:

**Findings**

A. The demolition is appropriate to meet public health, safety and/or welfare concerns.

**Conditions**

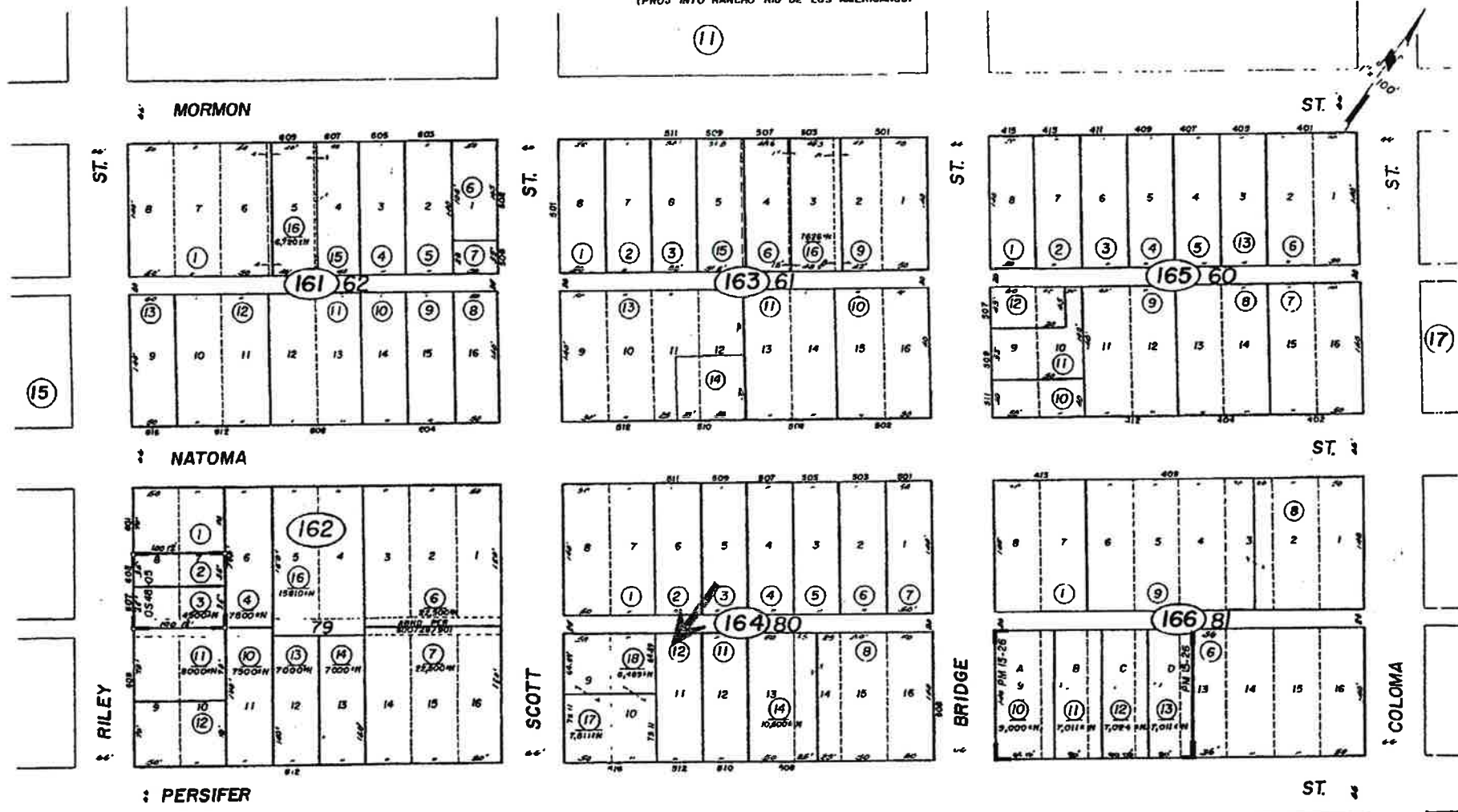
1. The existing log-cabin type structure can be demolished after obtaining a demolition permit from the Planning, Inspections, and Permitting Department.
2. The applicant shall return to the Historic District Commission for review of any future development plans.

## Vicinity Map

POR. SEC. 35 & 36, T.10N., R.7E., M.D.B.&M.  
(PROJ INTO RANCHO RIO DE LOS AMERICANOS)

Tax Area Code

70-16



Folsom, R.M. Bk. I, Pg. 7  
Record of Survey, O.S. Bk. 48 Pg. 15 (R. 22 501)

Bk. 71

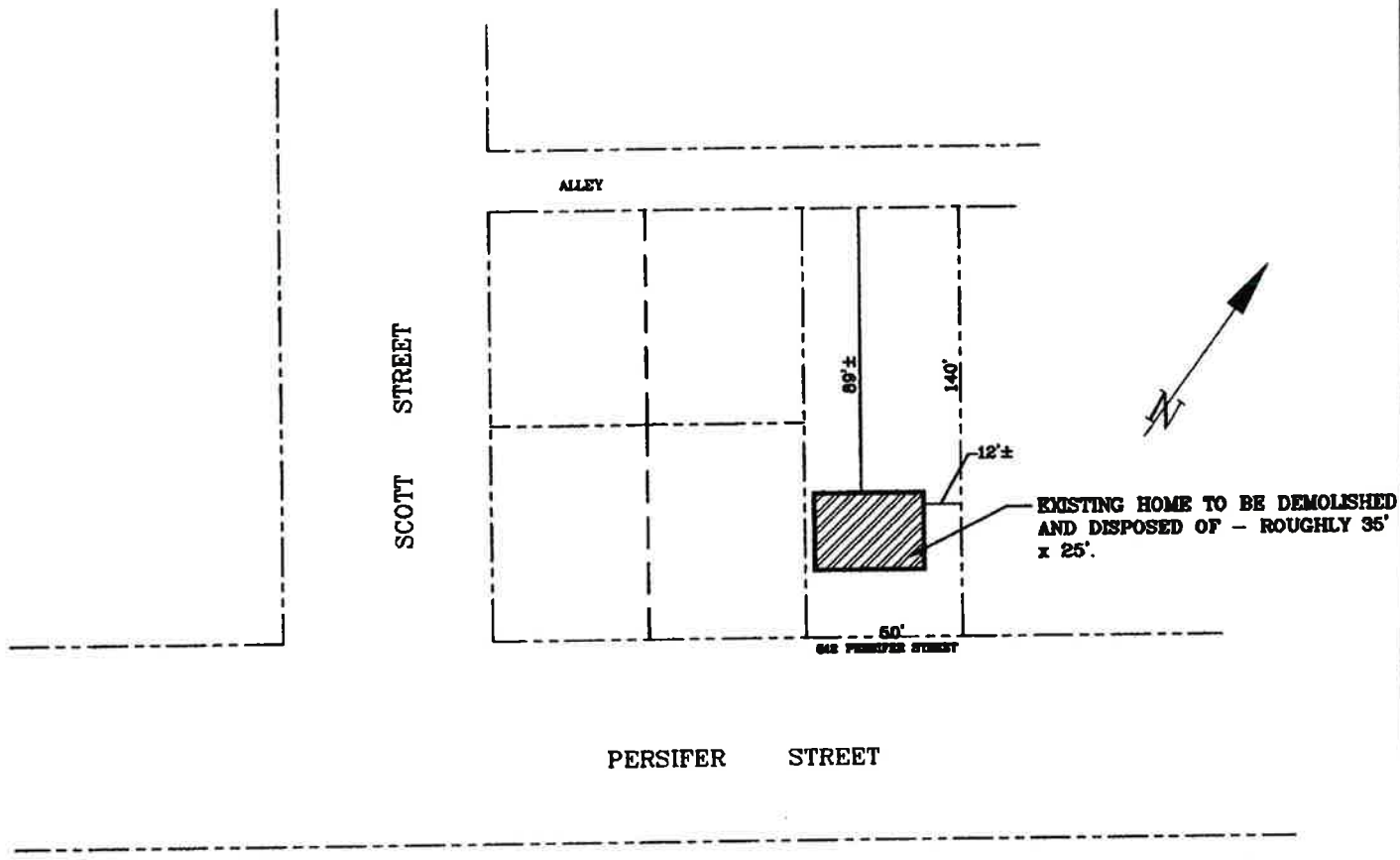
NOTE - Assessor's Block Numbers Shown in Ellipses  
Lot Numbers Shown in Circles

CITY OF FOLSOM  
Assessor's Map Bk. 70 - Pg. 16  
County of Sacramento, Calif.

JUL 06 2000

NOTICE This is neither a plat nor a survey it is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land No liability is assumed by reason of any reliance hereon

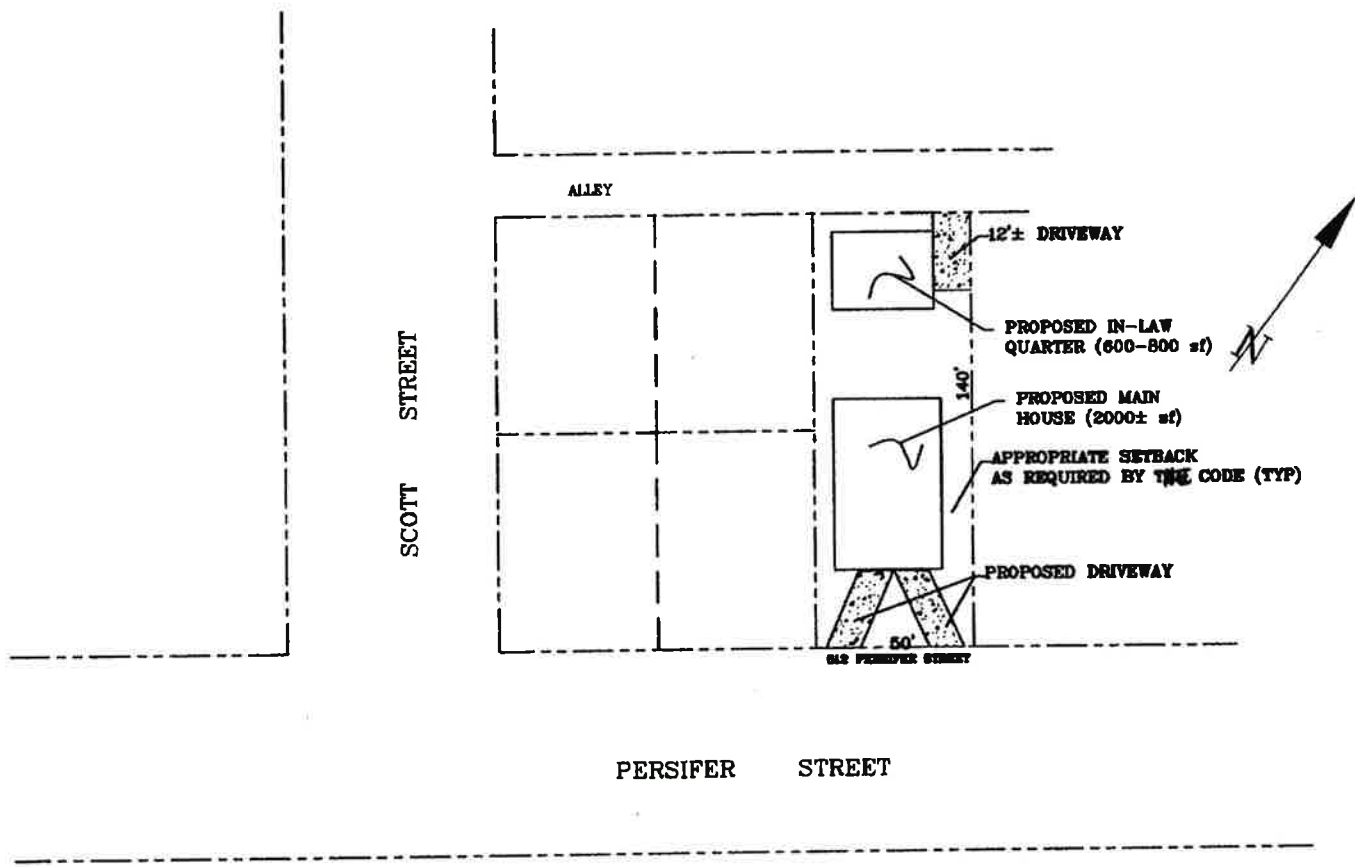
## Existing and Future Site Plans



APN 070-0184-012  
 612 PERSIFER STREET

TYPE OF WORK BEING PROPOSED:  
 EXISTING HOME TO BE DEMOLISHED  
 AND DISPOSED OF - ROUGHLY 35' x 25'.

SITE PLAN OF EXISTING HOME



**PROPOSED SITE PLAN**

APN 070-0184-012  
612 PERSIFER STREET

**Letter from Applicant, dated 7/29/02**



**Demolition of the house at 512 Persifer Street.**

The existing house being slated for demolition is located in the City of Folsom, within the Historical District. Its physical address is know as 512 Persifer Street – the APN is 070-0164-012.

The demolition of this house is in order due to the following factors observed by the City of Folsom and the owner of the property. Last year, due to the public health hazard imposed by the aged and decrepit structure, the house was partially condemned by the City. As a result, the utility services to the property was disconnected under direction of the City of Folsom. The previous property owner was warned of the health hazard and was asked to not to occupy the existing house. The house was in such conditions that the City of Foslom felt that there would be a direct danger for anyone to occupy the property. It is not clear to the current owner whether the City of Folsom condemned the property or not.

From the outside, the existing house appears to be taken over by termites. All the exterior walls are severely damaged to a non-repairable state. At some areas on the exterior walls, portions of the wall are completely rotted away. From the inside, the walls have all failed and the ceiling has partially caved in. The entire inside of the house is completely rotted and heavily damaged. The piled up debris in the rooms have created a perfect habitat for rodents and mildew. The windows are all partially dislodged and are no longer in a working condition. The flooring of the house is severely damaged and is no longer capable of serving its function. There does not appear to be any engineered footing beneath the house. At the easterly side of the house, it appears that there is a shallow fractured concrete footing-like structure. The utility systems inside the house are beyond repairable condition. Overall the existing house has experienced significant damage and it is well beyond any reasonable repairs.

The existing house poses a significant health hazard and should be demolished and disposed of as soon as it is financially possible by the owner of the property. I, as the owner of the property, am requesting permission of the commission to remove the existing house from the land. The existing house has significant damage well beyond any reasonable repair.

My goal is to have the existing house be demolished and removed from the land, and then build possibly two structures – one signal family home and an small in-law quarter, as the code allows. I have enclosed a possible proposed site plan for your review.

Sincerely,  
James Zandian

# Code Enforcement Record of Condemnation

Address: 512 PERSIMON ST.  
Apt # 12/7/01

**SUBSTANDARD BUILDINGS**

**SECTION 1001 -- DEFINITION**

1001.1 - General. Any building or portion thereof which is determined to be an unsafe building in accordance with Section 102 of the Building Code; or any building or portion thereof, including any dwelling unit, guest room or suite of rooms, or the premises on which the same is located, in which there exists any of the conditions referenced in the section to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof shall be deemed and hereby are declared to be substandard buildings.

1001.2 - Inadequate Sanitation. Buildings or portions thereof shall be deemed substandard when they are unsanitary. Inadequate sanitation shall include, but not be limited to, the following:

- 1. Lack of, or improper water closet, lavatory, bathtub or shower in a dwelling unit or lodging house.
- 3. Lack of, or improper kitchen sink in a dwelling unit.
- 5. Lack of hot and cold running water to plumbing fixtures in a dwelling unit or lodging house.
- 6. Lack of adequate heating facilities.
- 7. Lack of, or improper operation of required ventilating equipment.
- 8. Lack of minimum amounts of natural light and ventilation required by this code.
- 9. Room and space dimensions less than required by this code.
- 10. Lack of required electrical lighting.
- 11. Dampness of habitable rooms.
- 12. Infestation of insects, vermin or rodents as determined by the health officer.
- 13. General dilapidation or improper maintenance.
- 14. Lack of connection to required sewage disposal system.
- 15. Lack of adequate garbage and rubbish storage and removal facilities as determined by the health officer.

1001.3 - Structural Hazards. Buildings or portions thereof shall be deemed substandard when they are or contain structural hazards. Structural hazards shall include but not be limited to the following:

- 1. Deteriorated or inadequate foundations.
- 2. Defective or deteriorated flooring or floor supports.
- 3. Flooring or floor supports of insufficient size to carry imposed loads with safety.
- 4. Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.
- 5. Members of walls, partitions or other vertical supports that are of insufficient size to carry imposed loads with safety.
- 6. Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration.
- 7. Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.
- 8. Fireplaces or chimneys which list, bulge or settle due to defective material or deterioration.
- 9. Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety.

- 1001.4 - Nuisance
- 1001.5 - Hazardous Electrical Wiring
- 1001.6 - Hazardous Plumbing
- 1001.7 - Hazardous Mechanical Equipment
- 1001.8 - Faulty Weather Protection
- 1001.9 - Fire Hazard
- 1001.10 - Faulty Materials of Construction
- 1001.11 - Hazardous or Unsanitary Premises
- 1001.12 - Inadequate Exits
- 1001.13 - Inadequate Fire-protection or Firefighting Equipment
- 1001.14 - Improper Occupancy

FNC 8-38-030 — DWELLYDOWN VEG.

CASE TYPE	DATE ESTBL	STATUS	STATUS DATE
Parcel Number	INSPECTOR	TENANT NAME	TENANT NBR
ADDRESS			
PUBLIC NUISANCE 070-0164-012-0000 512 PERSIFER ST FOLSOM	11/13/01	ACTIVE	11/13/01
CA 95630	PETE PICCARDO	POSSIBLE VOA	
11/14/01 INITIAL CONTACT	COMPLETED	11/14/01 JOHN, JEFF	
RQST TEXT: JJ PLS GO SEE POSSIBLE VOA. R/P IS ANON CALLER.			11/13/01
RSLT TEXT: S/I. NOTED VEHICLE IN DRIVEWAY W/LIC#4HMM618 - A PLYMOUTH			11/14/01
MINIVAN. QUITE A BIT OF OVERGROWTH OF VEGETATION ON			11/14/01
PROPERTY. NO SIGNS OF DOGS ON PREMISES LOOSE. WILL CONTACT			11/14/01
PROPERTY OWNER & ADVISE OF VIOLATION. FU 111401.			11/14/01
11/14/01 INITIAL INSPECTION	COMPLETED	12/06/01 JOHN, JEFF	
RQST TEXT: JJ PLS ATTEMPT TO MAKE CONTACT WITH PROPERTY OWNER, CALVIN P			11/14/01
ERRY.			11/14/01
RSLT TEXT: S/I. NO CONTACT MADE AT RESIDENCE. LEFT BUSINESS CARD. HOME			12/06/01
HAS SOME SERIOUS STRUCTURAL DAMAGE. SERIOUS DRYROT DAMAGE			12/06/01
TO EXTERIOR OF HOME. PPMX ISSUES - OVERGROWTH OF			12/06/01
VEGETATION. WILL MAKE CONTACT WITH PROPERTY OWNER. FU			12/06/01
120701.			12/06/01
12/07/01 REINSPECTION	COMPLETED	12/10/01 PETE PICCARDO	
RQST TEXT: JJ PLS ATTEMPT TO MAKE CONTACT WITH PROPERTY OWNER RE: PPMX			12/06/01
ISSUES & STRUCTURAL DAMAGE.			12/06/01
RSLT TEXT: REVISITED--SEE CASE NARR			12/10/01
12/11/01 OFFICE ACTION	COMPLETED	12/11/01 PETE PICCARDO	
RQST TEXT: UTILITES ACTION?? DRAFT LTR			12/10/01
RSLT TEXT: utilites co will meet in filed to inspect-and possibly			12/11/01
disconnect..			12/11/01
12/11/01 REINSPECTION	COMPLETED	12/11/01 PETE PICCARDO	
RQST TEXT: GO SEE WITH INSPECTION TEAM			12/11/01
RSLT TEXT: DECISION MADE TO DISCONNECT BOTH UTILITIES--BOTH HAVE BEEN			12/11/01
DISCONNECTED--NEXT ACTION WILL DECIDE..			12/11/01

VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	RESOLVED
	11/14/01	FMC 7.08.030 LOCATION: No horse, mule, burro, cow, bull, goat, sheep, hog, or donkey shall be kept or maintained in the City within 75 feet of any dwelling or public building.	1	ANIMALS, KEEPING	ACTIVE	

CASE TYPE	DATE ESTBL	STATUS	STATUS DATE
Parcel Number	INSPECTOR	TENANT NAME	TENANT NBR
ADDRESS			
PUBLIC NUISANCE	11/13/01	ACTIVE	11/13/01
070-0164-012-0000	PETE PICCARDO	POSSIBLE VOA	
512 PERSIFER ST FOLSOM CA 95630			

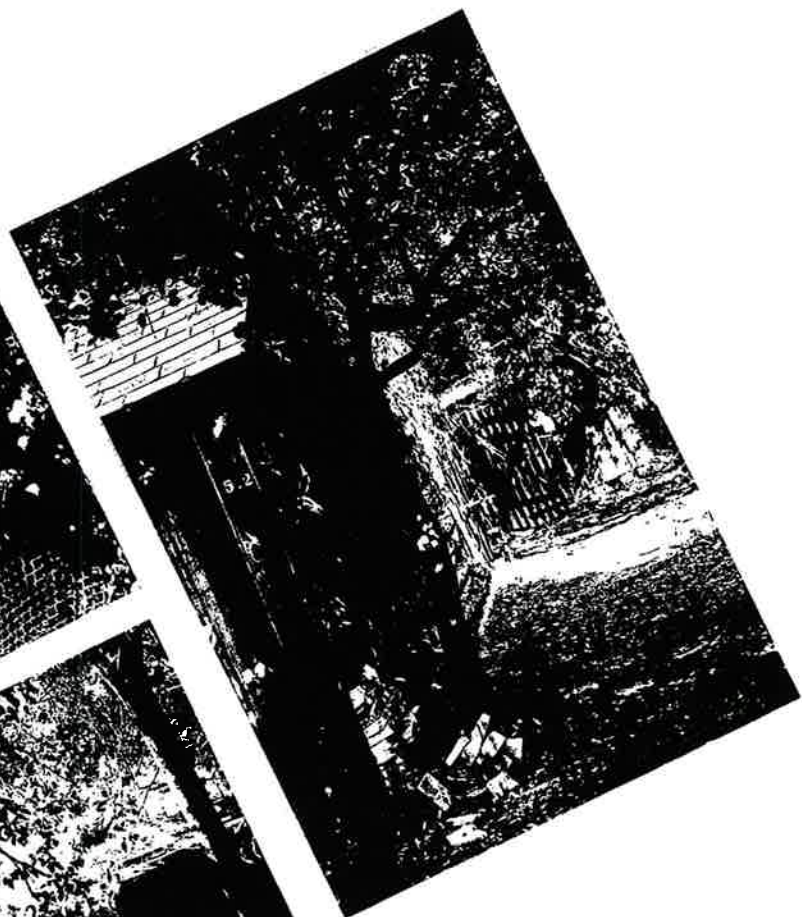
CASE DATA: ADDITIONAL INFO  
 ADDITIONAL INFO  
 ADDITIONAL INFO  
 ADDITIONAL INFO  
 COMPLAINANT 1 ADDRESS N/A  
 COMPLAINANT 1 NAME N/A  
 COMPLAINANT 1 TEL#S N/A  
 MISC NUISANCE TYPE POSSIBLE VOA  
 NAME OF PERSON CONTACTED  
 NATURE OF COMPLAINT  
 NAV #/DATE/TIME/DAY/AMOUNT  
 NOA #/DATE/TIME/DAY OF WEEK  
 NOC #/DATE/TIME/DAY OF WEEK

NARRATIVE: 111301--ANON CALLER IN COMPLAINT OF POSSIBLE VOA. ALSO FIRE 12/11/01  
 DANGER DUE TO OVERGROWTH OF VEGETATION. 12/11/01  
 111301--S/I. JJ NOTED VEHICLE IN DRIVEWAY W/LIC#4HMM618 - A 12/11/01  
 PLYMOUTH MINIVAN. QUITE A BIT OF OVERGROWTH OF VEGETATION 12/11/01  
 ON PROPERTY. NO SIGNS OF DOGS ON PREMISES LOOSE. WILL 12/11/01  
 CONTACT PROPERTY OWNER & ADVISE OF VIOLATION. FU 111401. 12/11/01  
 PROPERTY OWNER IS CALVIN PERRY//512 PERSIFER 12/11/01  
 STREET//FOLSOM//CA//95630. VEHICLE IS A 2000 PLYMOUTH. 12/11/01  
 120601--S/I. NO CONTACT MADE AT RESIDENCE. LEFT BUSINESS 12/11/01  
 CARD. HOME HAS SOME SERIOUS STRUCTURAL DAMAGE. SBRIOUS DRY 12/11/01  
 ROT DAMAGE TO EXTERIOR OF HOME. PPMX ISSUES - OVERGROWTH OF 12/11/01  
 VEGETATION. WILL MAKE CONTACT WITH PROPERTY OWNER. FU 12/11/01  
 120701. 12/11/01  
 12/10/2001 10:04 AM JJOHN 12/11/01  
 121001--PP REVISTED WITH SKIP, JJ, AND MCCLLOUD---GAS METER 12/11/01  
 AND ELEC METER OF CONCERN BOTH UTILITIES CONTACTED TO MEET 12/11/01  
 FOLSOM INSPECTION ON SITE TO REVIEW--PER CBO--UTILITES MAY 12/11/01  
 BE TERMINATED--INSPECTIONS SCHEDULED FOR 12/11/01--CE WILL 12/11/01  
 UPDATE 121101--inspection team w/cbo met with utility co. 12/11/01  
 both have disconnected the gas and elec to home--pp and mr 12/11/01  
 will meet with attorneys office to review case and to 12/11/01  
 discuss further action--utilities were disconnected due to 12/11/01  
 hazards found on inspections.. 12/11/01

NOTICE NAMES: PERRY CALVIN OWNER

HISTORY: SCHEDULED ACTION STATUS RESULTED INSPECTOR  
 11/14/01 INITIAL CONTACT COMPLETED 11/14/01 JOHN, JEFF

## Photographs of Structure

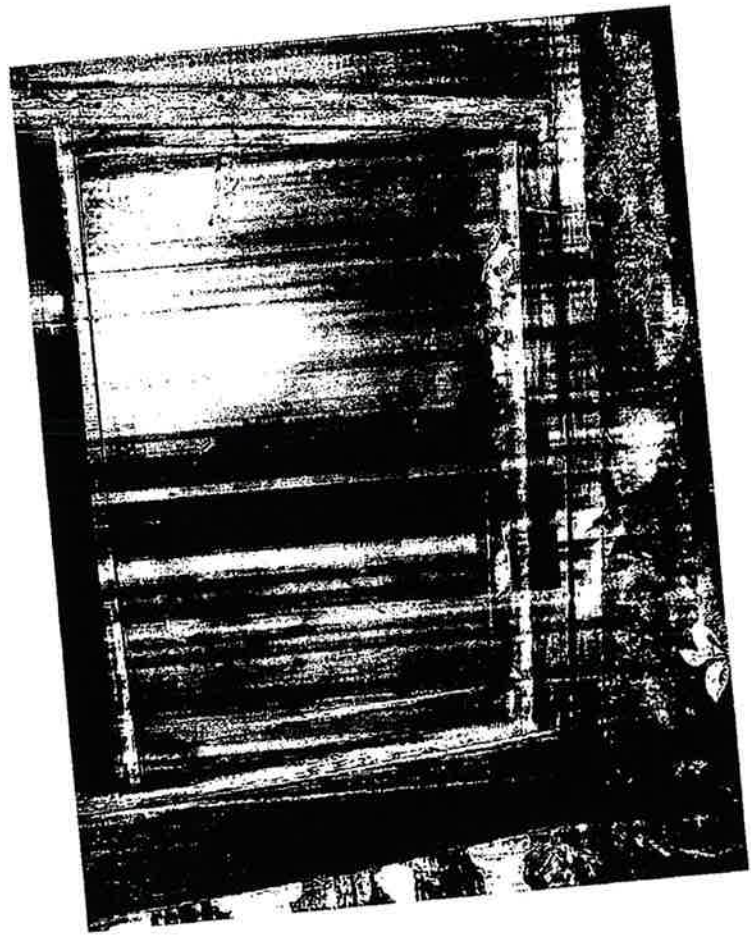












**CITY OF FOLSOM  
HISTORIC DISTRICT COMMISSION MINUTES  
September 18, 2002**

**CALL TO ORDER HISTORIC DISTRICT COMMISSION:** Chair Jeff Ferreira-Pro; Vice Chair Dan McNeil; Commissioners Dan Burgoyne; Mary Hegarty; Candy Miller

**ABSENT:** Commissioners Fry, Messner

**CITIZEN COMMUNICATION:**

John W. Harkins, 1113 Knopfler Circle, voiced concern regarding the appearance of the Historic District.

**MINUTES:** The minutes of September 4, 2002 were approved as submitted.

**AGENDA ITEMS CONTINUED TO FUTURE MEETINGS:**

1. PN02-467, 625 Sutter Street, Sign Variance

This item was continued to the October 2, 2002 Historic District Commission meeting.

**NEW BUSINESS:**

2. PN02-457, 512 Persifer Street, Demolition of Existing Home

Assistant Planner Jane Talbot gave the staff report, stating that James Zandian was requesting approval to demolish the existing log-cabin type residence located at 512 Persifer Street. The Chief Building Official condemned this structure in 2001, because it was and remains in disrepair and considered a public health hazard. This structure, along with a small-detached accessory structure on the site, does not have any historic significance. The applicant has been informed that when he has plans ready for a new house, he will have to come back before this Commission.

Staff recommends approval of the demolition.

In response to Commissioner Hegarty, Assistant Planner Talbot replied that the lot was 50' x 140'.

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

Commissioner Miller requested that photographs be retained of the structure before the demolition.

COMMISSIONER MILER MOVED TO APPROVE A PERMIT TO DEMOLISH THE LOG CABIN STRUCTURE BASED ON FMC 17.52.660 WITH FINDINGS AND CONDITIONS:

**FINDINGS**

- A. The demolition is appropriate to meet public health, safety and/or welfare concerns.

**CONDITIONS**

1. The existing log-cabin type structure can be demolished after obtaining a demolition permit from the Planning, Inspections and Permitting Department.
2. The applicant shall return to the Historic District Commission for review of any future development plans.
3. Photographs of the structure will be taken and retained before demolition.

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

AYES: BURGOYNE, FERREIRA-PRO, HEGARTY, MCNEIL, MILLER  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: FRY, MESSNER

### 3. Draft Environmental Impact Report for the Folsom Redevelopment Plan Amendment (SCH # 2001032116)

Redevelopment Agency Manager Amy Feagans, introduced this item explaining that staff was in the process of amending their current Redevelopment Plan to extend the life of the plan; not to expand the boundaries or change any of the permitted uses. They were expanding the list of projects that the Agency will be doing. The purpose of the meeting is to receive comments from the Commission and the public on the draft EIR for the Redevelopment Plan Amendment. She added that the review period for comments end on October 14, 2002. Staff will be back before the Commission at its next meeting requesting a recommendation on the actual amendment and extension of the Plan.

Commissioner Miller noted that there were some impacts that she wanted to make sure were mitigated.

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

Chair Ferreira-Pro commented on the working relationship between the Historic District Commission and the Redevelopment Agency, stating that there have been discussions over the years about improvements that could be done in the Historic District and the Commission was not in the position to follow through on those because they didn't have the financial means to do them. He suggested a joint brainstorming session on how the two entities might be able to collaborate to make improvements.

Commissioner McNeil added that the Merchant's Association felt the same frustration and needed to be involved as well.

### 4. Emergency Shelters

Principal Planner Johnson introduced this item, stating that the purpose of this ordinance was to implement the Housing Element Program 18i, which requires that the City establish Emergency Shelter Zoning. Program 18i states that shelters shall be expressly permitted in conjunction with religious facilities, as well as permitted with a Conditional Use Permit in the City's Industrial zones. The City's Housing Element Update identified an existing homeless population within the City, and this ordinance provides the opportunity for shelters to be located in the City to address the needs of that population. However, at this time, there are no emergency shelters proposed.

On September 5, 2002, the City held a workshop to discuss the proposed draft ordinance, in addition to placing notices in the *Telegraph* and *Sacramento Bee*, City staff contacted existing religious organizations and interested individuals to invite them to attend the workshop.

For the purpose of the ordinance, Emergency Shelter has been defined as a temporary residential facility, which provides overnight accommodations and incidental services for homeless persons and/or families on a short-term basis. The goal of the shelter is to address the acute needs of individuals and families by providing basic residential facilities and may include programs that help residence find available social services.

The ordinance expressly permits Emergency Shelters in conjunction with religious facilities. In that instance, if a religious facility came forward, no City permits would be required to operate that facility other than submitting a Shelter Management Plan. Emergency Shelters would also be allowed in Industrial zones with a Conditional Use permit, which would go before the approving authority to receive permission to institute that use.

The ordinance does establish some location criteria and in staff's research of other jurisdictions, they found a common standard that has been placed on these projects is to try to address the concern of the concentration of these types of facilities. Staff has included a standard of 1,000-foot separation from similar facilities. Other standards that have been addressed in the ordinance are to limit the number of beds and rooms per facility. Twenty beds would be the maximum allowed if it were in conjunction with a religious institution, and 40 beds would be allowed should a Conditional Use Permit be approved for a site in an Industrial Zone. There would also be a limited term of stay that would be imposed on the operator of the facility and their responsibility to make sure residents would only be in the facility for six months in a consecutive 12-month period. Hours of operation would be limited to 7:00 a.m. to 10:00 p.m.

Commissioner Burgoyne clarified that any church could just start providing this service and the other scenario would be in an Industrial Zone. He asked how many Industrial zones were there.

Principal Planner Johnson stated that Industrial Zones are shown in areas of purple on the map.

Commissioner Hegarty asked who would likely apply for a permit outside of a church facility in an Industrial area.

Principal Planner Johnson replied that there may be some non-profits such as the Twin Lakes Food Bank.

Chair Ferreira-Pro asked if there were any Industrial areas within the Historic District.

It was brought out there was area on Sibley Street, Bidwell Street, and JWA Landscaping site.

In response to Chair Ferreira-Pro, Principal Planner Johnson stated that if a shelter was built in conjunction with a church, there were no noticing requirements for the neighbors; it would be considered a permitted use.

Commissioner Hegarty asked if there were safety issue concerns since there were no notification requirements.

Principal Planner Johnson replied that the City would be notified and will need to receive the management plan. He added that there would most likely be a Tenant Improvement that would be associated with the use, and the City would be in position to review plans and inspect to make sure the facilities are appropriate per building and fire codes. In response to Commissioner Burgoyne, he stated the management plan was more informational, but staff wanted to see the plan come in on an annual basis to see if there were need for changes and to make sure that the objectives of the ordinance were included in the management plan. If the management plan were not followed, it would lead to inspection of the facility. In response to Commissioner Hegarty, he replied that to his knowledge, the State did not oversee these kinds of facilities.

Assistant Director Johnson stated that conformance with State and local building codes were the mechanism that would allow the City to ensure that there was adequate space for the number of beds provided, adequate bathroom and shower facilities and exits. This all ties into the management plan.

Commissioner Burgoyne asked if there was a State law that was compelling the City to create the ordinance.

Principal Planner Johnson explained that in the Housing Element and State law, there was an obligation for the City to provide these types of facilities.

In response to Commissioner Hegarty, Principal Planner Johnson stated that most cities have a need for these facilities. Staff was surprised to learn that there were approximately 50-60 homeless people within the City of Folsom.

Assistant Director Johnson added that staff has not come across any agencies that provide facilities that exceed their need. Typically, enough beds are provided that meet the need for the community.

Commissioner Hegarty asked if there were 50-60 homeless persons in the community, were they looking at approximately three facilities to meet that need?

Assistant Director Johnson stated that the City does not have any pending applications for an emergency shelter.

Commissioner Hegarty asked if there were a ceiling on the number of homeless shelters the City is required to have based on its population.

Assistant Director Johnson stated that there is no mandate that there be a specific number of beds, and the City can't compel churches to provide them. The City is providing the vehicle to allow these facilities.

In response to Chair Ferreira-Pro, Principal Planner Johnson replied that Code Enforcement would address problems with the facility that wasn't living up to the standards of the management plan.

In response to Commissioner Burgoyne regarding existing public transportation routes, Assistant Director Johnson explained that the City does offer a dial-a-ride program that has flexibility. Should a church have this type of facility, Public Works would consider adjusting their bus route to accommodate the need.

Chair Ferreira Pro opened the Public Hearing.

June Hose, 1340 Young Wo Circle, voiced concern about neighbors not being notified of this type of facility coming into the neighborhoods.

Commissioner McNeil asked if there was a reason that notification wasn't included in the ordinance.

Principal Planner Johnson replied that the goal was to incorporate this use similar to the other uses that have been established as permitted uses.

Commissioner Miller asked if notification could be included as part of the management plan.

Assistant Director Johnson stated that if making notification part of the management plan was the desire of the Commission, staff could look into it before the ordinance goes before the City Council.

There was a brief discussion regarding the uniqueness of this use in Folsom and the importance of noticing neighborhoods that would be affected.

Joan Saxton, 1211 Sutter Street, asked who would supervise these facilities. She shared her experience with the homeless in Sacramento.

Principal Planner Johnson stated that the management plan would require that the church provide on-site supervision at all times.

Assistant Director Johnson added that it would be the City's responsibility to review the management plan and make a determination as to whether the responsible agency is capable of managing and providing the services that are proposed.

Joan Saxton, 1211 Sutter Street, added that once these facilities were in place, they would attract more homeless than there will be room for.

Commissioner Miller pointed out that the City of Folsom was not going to build emergency shelters; it was just giving churches the opportunity to provide them if they so desire. State law requires that this mechanism be put in place.

Assistant Director Johnson added that staff's research shows that because there are limited social services available in the City, the potential for increase in population is very limited.

Kent Rasmussen, 1382 Young Wo Circle, asked if Tenant Improvements were not needed, would there not be an opportunity to inspect the facilities.

Principal Planner Johnson replied that the facility would still have to submit a management plan.

Commissioner Hegarty interjected that the management plan could include a physical floor plan, as well as pictures.

Maribeth Leineke, 1308 Fong Street, stated that she was pleased that there was drug/alcohol abuse program component. She added that a majority of the homeless have psychological problems or drug/alcohol addicted. She voice concern about existing problems on the bike trail and the possible increase in these problems. She felt that the homeless population would increase when light rail comes to Folsom. She asked who would monitor and protect the bike trail. In response to Chair Ferreira-Pro, she stated that for many of the homeless, it was a choice of lifestyle.

Commissioner McNeil commented that the bike trail Ms. Leineke was referring to was State property. The State would have to provide services to monitor and patrol the area.

Chair Ferreira-Pro pointed out that the bike trails and light rail were facts outside the realm of this ordinance. If they don't pass the ordinance, the homeless don't go away. Not having this ordinance is not an option.

Ms. Leineke asked if there was going to be someone to make sure the bike trail was a safe place for everyone in the community. If the homeless choose not to use the shelters, how would the bike trail be monitored so that it would be safe for everyone?

Chair Ferreira-Pro felt that Ms. Leineke's concerns regarding the monitoring of the bike trail was a legitimate concern, however, it was not related to the approval of the ordinance.

Principal Planner Johnson referred Ms. Leineke to Jim Micheaels of State Parks.

Joanna Stanfield added that they did have a neighborhood meeting with the Police Department and representatives of State Parks about two or three months ago because of problems occurring with the bike trail. They were told by State Parks that they did not have staff to do anything extra.

Commissioner McNeil commented that as more people come forward with complaints, the State might decide to take another look at the problem.

**Director:**

Assistant Director Johnson clarified that the proposal on Emergency Shelters will be considered by the City Council on September 24, 2002, at 6:30 p.m. should anyone in attendance want to attend that meeting.

There being no further business, the meeting was adjourned at 6:07 p.m.

RESPECTFULLY SUBMITTED,



Omega Deppe, Administrative Assistant

**APPROVED:**



CHAIR JEFF FERREIRA-PRO



**Attachment 8**  
**Heritage Preservation League Email and Attachment**  
**May 11, 2023**

## Brianna Gustafson

---

**From:** Beth [REDACTED]  
**Sent:** Thursday, May 11, 2023 1:39 PM  
**To:** Brianna Gustafson  
**Cc:** Loretta Hettinger; [REDACTED]; Karen Pardieck; Steven Banks; Desmond Parrington; Pam Johns; Sari Dierking; Lisbet Gullone  
**Subject:** Re: Request for Comments - 608 Bridge Street Cabin Demo DRCL23-00016 - review by HPL  
**Attachments:** Ellen (Duvall) Hester\_Log Cabins Letter\_Sept 2002.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Brianna,

Based on your email and the Historic District Commission (HDC)'s May 3 condition of approval of the demolition of the log cabin at 608 Bridge Street, HPL made an initial inquiry at the Folsom History Museum. Rodi Lee is the historian there and she was able to find this 2002 letter addressed to the City of Folsom Planning Department that describes the log cabin and some history around it (see attached). This letter is a summary prepared by Ellen (Duval) Hester of two log cabins she recalls from her youth, including what appears to be the subject cabin identified in the letter as 506 Persifer Street. The letter indicates that the log cabin was at the property several years prior to 1942, so it is likely at least 100 years old. It's unclear whether and what other information might be found with additional research. This was very easily found and does document an element of historic significance of this cabin. Apparently, there are a few other similar style log cabins in Folsom in the vicinity dating back to 1920's and used at one time as tourist cabins and earlier as residences. It would be a shame to lose all of them and the City should explore opportunities to preserve at least one of them, perhaps even relocating one to a public space in the City with some interpretive information. HPL suggests that the subject cabin should be inspected by an architectural historian or similarly qualified researcher, and consider options other than demolition – perhaps moving it to a park setting, restored, and documented. Of course, we would not expect this to be the current owner's obligation but do think it's reasonable that the current owner be restricted from demolishing it until an assessment and consideration of options takes place.

Please understand that HPL is an all-volunteer organization and we are not always available to research every project. Additionally, HPL's silence upon receiving a notice of opportunity to comment on a project is not an endorsement of the project. Respectfully, the present situation underscores an apparent lack of due diligence by the City and this applicant in researching potential historic properties and features since background information was very easily found and should have been in the City's own records. Certainly, a log cabin should be a red flag that it might be historical despite the condition.

Frankly, it was very disappointing to see how staff encouraged and the HDC essentially disregarded this potentially historical feature and so easily voted to allow its destruction without even accepting a minor delay to allow an assessment of its history and potential historic significance.

We hope in the future staff will spend the time to research projects thoroughly in the historic district, and that HDC will take the information seriously for the protection of Folsom's history.

Please share this information with the HDC members as their email addresses are not readily available on the Folsom website.

Thank you,

Beth Kelly

HPL Board President

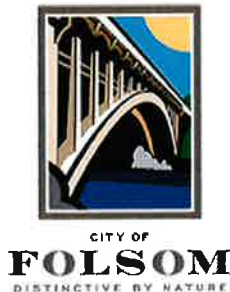
On 5/11/23 12:23 PM, Brianna Gustafson wrote:

Good morning Beth,

I just wanted to follow up, as my understanding that you met yesterday. Do you have any information about the cabin structure at 608 Bridge Street?

Thank you so much and I appreciate your time!

Best regards,



**Brianna Gustafson**  
*Associate Planner*



**City of Folsom**  
50 Natoma Street, Folsom, CA 95630  
[bgustafson@folsom.ca.us](mailto:bgustafson@folsom.ca.us)  
916-461-6238



[www.folsom.ca.us](http://www.folsom.ca.us)

**From:** Beth Kelly [REDACTED]  
**Sent:** Monday, May 8, 2023 12:55 PM  
**To:** Brianna Gustafson <[bgustafson@folsom.ca.us](mailto:bgustafson@folsom.ca.us)>  
**Cc:** Loretta Hettinger [REDACTED] L Folsom [REDACTED]  
[REDACTED] Karen Pardieck [REDACTED] Steven Banks  
<[sbanks@folsom.ca.us](mailto:sbanks@folsom.ca.us)>; Desmond Parrington <[dparrington@folsom.ca.us](mailto:dparrington@folsom.ca.us)>; Pam Johns  
<[pjohns@folsom.ca.us](mailto:pjohns@folsom.ca.us)>; Sari Dierking <[sdierking@folsom.ca.us](mailto:sdierking@folsom.ca.us)>  
**Subject:** Re: Request for Comments - 608 Bridge Street Cabin Demo DRCL23-00016

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you. HPL Board meets this Wednesday and we will discuss it and get back to you.  
Beth Kelly  
HPL President

Sent from my iPhone

On May 8, 2023, at 10:56 AM, Brianna Gustafson <[bgustafson@folsom.ca.us](mailto:bgustafson@folsom.ca.us)> wrote:

Good morning,

During the Historic District Commission meeting on May 3, 2023 for the demolition of a cabin at 608 Bridge Street, the Commissioners added a condition of approval that staff do some additional research with the Folsom Historic Museum and reach back out to the Heritage Preservation League to see any groups were aware of any the cabin structure being historically significant. We had routed the project for comment from your group back in February when we initially requested for comments, but hadn't heard anything back. Is your team aware of anything that might be historically significant for the structure?

The date of construction for the cabin is unknown. While it was originally a log cabin, it has since been modified with wood siding with various unpermitted additions over the years. We found record from old aerial images that the structure was at least constructed prior to 1957. The homeowner had heard previously that the cabin was likely constructed sometime during the Great Depression with whatever leftover materials were available at the time. No one has been living in it since at least 2006 and has been used as storage since. The property has five other residences on the property.

We will be sending out one of our staff members to the Folsom Historic Museum later this week. If something is found as part of the additional research, then we will document prior to demolition by recording the structure with measurements, exterior and interior photographs. We are hoping to resolve this hopefully within the next week, as the homeowners are eager to demolish the structure. It is currently in substandard condition and they have a problem with animal infestations.

I really appreciate your time and review of the project. Thank you very much and I hope that your Monday is going well and please let me know if you have any questions or need any other information.

Best regards,

<image002.png>

**Brianna Gustafson**

*Associate Planner*

<image001.png>

<image003.png>

**City of Folsom**

50 Natoma Street, Folsom, CA 95630

<image004.png>

<image005.png> [bgustafson@folsom.ca.us](mailto:bgustafson@folsom.ca.us)  
916-461-6238

[www.folsom.ca.us](http://www.folsom.ca.us)

**From:** Brianna Gustafson

**Sent:** Monday, February 27, 2023 8:43 AM

**To:** Pam Johns <[pjohns@folsom.ca.us](mailto:pjohns@folsom.ca.us)>; Steve Krahn <[skrahn@folsom.ca.us](mailto:skrahn@folsom.ca.us)>; Aimee Nunez <[anunez@folsom.ca.us](mailto:anunez@folsom.ca.us)>; Pete Piccardo <[ppiccardo@folsom.ca.us](mailto:ppiccardo@folsom.ca.us)>; Daniel Wolfe <[dwolfe@folsom.ca.us](mailto:dwolfe@folsom.ca.us)>; Bryan Holm <[bholm@folsom.ca.us](mailto:bholm@folsom.ca.us)>; Scott Zangrando <[szangrando@folsom.ca.us](mailto:szangrando@folsom.ca.us)>; Scott Johnson <[sjohnson@folsom.ca.us](mailto:sjohnson@folsom.ca.us)>; Steven Banks <[sbanks@folsom.ca.us](mailto:sbanks@folsom.ca.us)>; Desmond Parrington <[dparrington@folsom.ca.us](mailto:dparrington@folsom.ca.us)>; Stephanie Henry <[shenry@folsom.ca.us](mailto:shenry@folsom.ca.us)>; Allison Konwinski <[akonwinski@folsom.ca.us](mailto:akonwinski@folsom.ca.us)>; Josh Kinkade <[jkinkade@folsom.ca.us](mailto:jkinkade@folsom.ca.us)>; Michelle L. Toledo <[mtoledo@folsom.ca.us](mailto:mtoledo@folsom.ca.us)>; The Hfra <[REDACTED]> nie <[REDACTED]>

**Subject:** Request for Comments - 608 Bridge Street Cabin Demo DRCL23-00016

Please see the attached request for comments for the cabin demolition at 608 Bridge Street (DRCL23-00016). Please let me know what comments you have by March 13, 2023.

Thank you so much for your time!

<image002.png> Brianna Gustafson  
*Associate Planner*

<image003.png>

<image001.png>

<image004.png> **City of Folsom**  
50 Natoma Street, Folsom, CA 95630  
[bgustafson@folsom.ca.us](mailto:bgustafson@folsom.ca.us)  
916-461-6238

<image005.png>

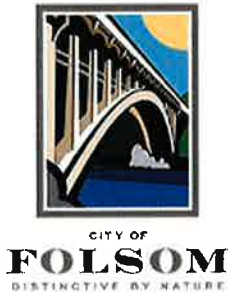
[www.folsom.ca.us](http://www.folsom.ca.us)

<DRCL23-00016 Cabin Demo Plans.pdf>

**Attachment 9**  
**Responses Received from the Folsom History Museum**

Hello,

Below is a copy of the email chain between Shelby Sorensen and I, and includes the emails I've gotten from Rodi



**Nathan R. Stroud**  
*Assistant Planner (Intern)*



**City of Folsom**  
50 Natoma Street, Folsom, CA 95630  
[nstroud@folsom.ca.us](mailto:nstroud@folsom.ca.us)  
o:916-461-6220



[www.folsom.ca.us](http://www.folsom.ca.us)

**From:** Rodi Lee <[REDACTED]>  
**Sent:** Thursday, May 11, 2023 2:30 PM  
**To:** Nathan Stroud <[nstroud@folsom.ca.us](mailto:nstroud@folsom.ca.us)>  
**Subject:** Fwd: Old Structure - Request for Information

You don't often get email from [REDACTED]. [Why this is important](#)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Nathan I just sent this to Shelby.

*Rodi*

Begin forwarded message:

**From:** Rodi Lee <[REDACTED]>  
**Date:** May 11, 2023 at 2:26:43 PM PDT  
**To:** Shelby Sorensen <[REDACTED]>  
**Subject:** Re: Old Structure - Request for Information

Shelby,

I was searching the internet yesterday when I got home. Typed in "auto parks" one surfaced near the prison and another near the powerhouse in the late teens early twenties. Folks were buying cars and need places to stay as they traveled. Quick thinking people built cabins, cottages or created tent spaces on their property. They made extra money by charging the travelers. In Ellen Duvall-Hester's letter she notes that the log cabins were on a cuddle-sac. It might mean that there was a small auto-park on that block. It hasn't show up in any article. Perhaps there is something in an early city directory. It would make sense to have one there near Natoma Street a thorough-fair through town.

Sometimes tax reports have good descriptions of structures on properties. It would be interesting to see how the log structure was built. Whether there is care in house the logs were set one on top of the other (notched to fit firmly) or is it slapped together intended as a temporary shelter. And what of the foundation? What is it composed of? What of the window openings? I am curious, it would be nice to see it and take photos before it is demolished. Wonder if that would be possible?

*Rodi*

On May 11, 2023, at 2:04 PM, Shelby Sorensen [REDACTED] wrote:

Hi Nathan,

Rodi is the historian that I work with on Wednesdays actually. I've CC'ed her on this email for us to bring her into the official conversation.

Best,  
Shelby

---

**From:** Nathan Stroud <[nstroud@folsom.ca.us](mailto:nstroud@folsom.ca.us)>  
**Sent:** Thursday, May 11, 2023 2:02 PM  
**To:** Shelby Sorensen [REDACTED]  
**Subject:** RE: Old Structure - Request for Information

Hi Shelby,

I have some additional information which might be helpful.

Attached is a letter with an account detailing the existence of the cabins in the 1940s from Ellen Duvell-Hester, whose name was written on one of the documents you sent earlier. This document was provided by Rodi Lee who is a historian at the Folsom History Museum to the Heritage Preservation League of Folsom. Would it be possible for me to have Rodi's email address so we could connect to discuss the cabin?

Thanks,  
Nathan



**Nathan R. Stroud**  
*Assistant Planner (Intern)*



**City of Folsom**  
50 Natoma Street, Folsom, CA 95630  
[nstroud@folsom.ca.us](mailto:nstroud@folsom.ca.us)



o:916-461-6220  
[www.folsom.ca.us](http://www.folsom.ca.us)





CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE



**From:** Shelby Sorensen <[REDACTED]>  
**Sent:** Thursday, May 11, 2023 10:26 AM  
**To:** Nathan Stroud <[nstroud@folsom.ca.us](mailto:nstroud@folsom.ca.us)>  
**Subject:** RE: Old Structure - Request for Information

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Nathan,

Here are a few things that my historian and archivist were able to pull up on the property. I'll let you know if we find any more based on the information that you provided last night regarding the Prison.

Best,  
Shelby

**From:** Nathan Stroud <[nstroud@folsom.ca.us](mailto:nstroud@folsom.ca.us)>  
**Sent:** Wednesday, May 10, 2023 2:37 PM  
**To:** Shelby Sorensen <[REDACTED]>  
**Subject:** RE: Old Structure - Request for Information

Hi Shelby,

I have some additional information which might help narrow down the search for information on the cabin.

Folsom Prison guards often constructed their own housing near prison grounds since the prison's budget could not cover housing expenses, and it was common for prison guards, upon leaving their employment, to move these houses onto lots purchased in the town of Folsom. Considering that the property was owned by a former Folsom Prison guard between the 1940s and 1972, this cabin may have been one of those structures. If you have any photographs of housing on Folsom Prison grounds, we could compare and possibly match those photos to the pictures of the cabin at 608 Bridge Street. I have also reached out to the Folsom Prison Museum to see if they might also be of assistance.

Also, were you or your historian and archivist able found anything related to the cabin?

Thanks again for your help,  
Nathan

<image001.png> [<image002.png>](#) **Nathan R. Stroud**  
[<image003.png>](#) *Assistant Planner (Intern)*  
[<image004.png>](#) **City of Folsom**  
50 Natoma Street, Folsom, CA 95630  
[nstroud@folsom.ca.us](mailto:nstroud@folsom.ca.us)  
[o:916-461-6220](tel:916-461-6220)  
[www.folsom.ca.us](http://www.folsom.ca.us)  
[<image005.png>](#)

**From:** Shelby Sorensen [REDACTED]  
**Sent:** Monday, May 8, 2023 1:42 PM  
**To:** Nathan Stroud <[nstroud@folsom.ca.us](mailto:nstroud@folsom.ca.us)>  
**Subject:** RE: Old Structure - Request for Information

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Nathan,

I've reached out to my historian and archivist to see if they know any further information on the cabin. I'll let you know if we find anything that helps out! Always happy to be of service.

Best,  
Shelby

Shelby Sorensen  
Museum Manager



SHINE ON.

**From:** Nathan Stroud <[nstroud@folsom.ca.us](mailto:nstroud@folsom.ca.us)>  
**Sent:** Monday, May 8, 2023 1:17 PM

To: Shelby Sorensen <[REDACTED]>  
Subject: Old Structure - Request for Information

Hi Shelby,

I appreciate the help you provided me a few weeks ago when I was doing research on the early Chinese Community in Folsom. I have moved onto researching other topics, and I am currently having difficulties finding information on a specific structure in Folsom. I wanted to reach out to see if you would be able to help me, or direct me to someone who might have more information?

There is a cabin located at 608 Bridge Street (address of cabin was formerly 504 ½ Persifer Street) that appears to be very old. The earliest confirmed year of its existence is 1957 based on aerial photography, but I suspect this structure is significantly older than this. Attached are current pictures of the cabin.

Based on the 1855 Judah map, the property where the cabin lies extends over lots 16, 15, and the eastern half of lot 14 on Block 80. The property in its entirety currently lies at the corner of Bridge Street and Persifer Street. The cabin itself rests on what would be lot 15 along the Natoma Street – Persifer Street Alley.

The 1904 Rumsey Map does not list anything at this location, and the 1891, 1899, 1910, and 1925 Sanford Maps do not have a view of this portion of Folsom where the property lies. The earliest owner we have on record is James R. Stephens and Mary R. Stephens who sold the property in 1972. I believe James was a former prison guard at Folsom Prison.

The current owner is requesting the demolition of the cabin, but before that can proceed, I was tasked to do some research to see if the structure is historically significant. This is all the information I have thus far.

Would you know where I might be able to find more information? Any assistance is appreciated.

With appreciation,  
Nathan Stroud

P.S., also attached are the site plan and vicinity map, which may or may not be helpful.

<image001.png>

<image002.png>

<image003.png>

<image004.png>

<image005.png>

**Nathan R. Stroud**

*Assistant Planner (Intern)*

**City of Folsom**

50 Natoma Street, Folsom, CA 95630

[nstroud@folsom.ca.us](mailto:nstroud@folsom.ca.us)

o:916-461-6220

[www.folsom.ca.us](http://www.folsom.ca.us)

Parcel Details

Layers

Measure

Sea

Thomas Brothers Map	261 C 5	▲
Assessor Land Use Code	AG005B	
Assessor's Property Description	E 1/2 LOT 14 & ALL LOTS 15 & 16 BLK 80 FOLSOM	
Approx. Parcel Area	17500 sq ft / 0.4 acres	

ZONING ▼

Zoning:	R-1-M - SINGLE FAMILY RESIDENTIAL - SMALL LOT
---------	---

OWNER INFORMATION ▶

PROPERTY BUILDING INFORMA ▶

Gross Building Area	4092 sq ft
Net Rentable Area	4092 sq ft
Ground Floor Area	4092 sq ft
Year Built	1927
Effective Year	1977
Stories	1
Quality Class	Low CostD

# Assessor Parcel Viewer

608 BRIDGE ST, FOLSOM, CA 95630



- Details
- Layers
- Measure
- Search Results
- Select Parcels
- Recent Sales
- Legend
- Help

Information for Parcel:  
070-0164-008-0000

[Our Data Disclaimer](#)

## PROPERTY INFORMATION

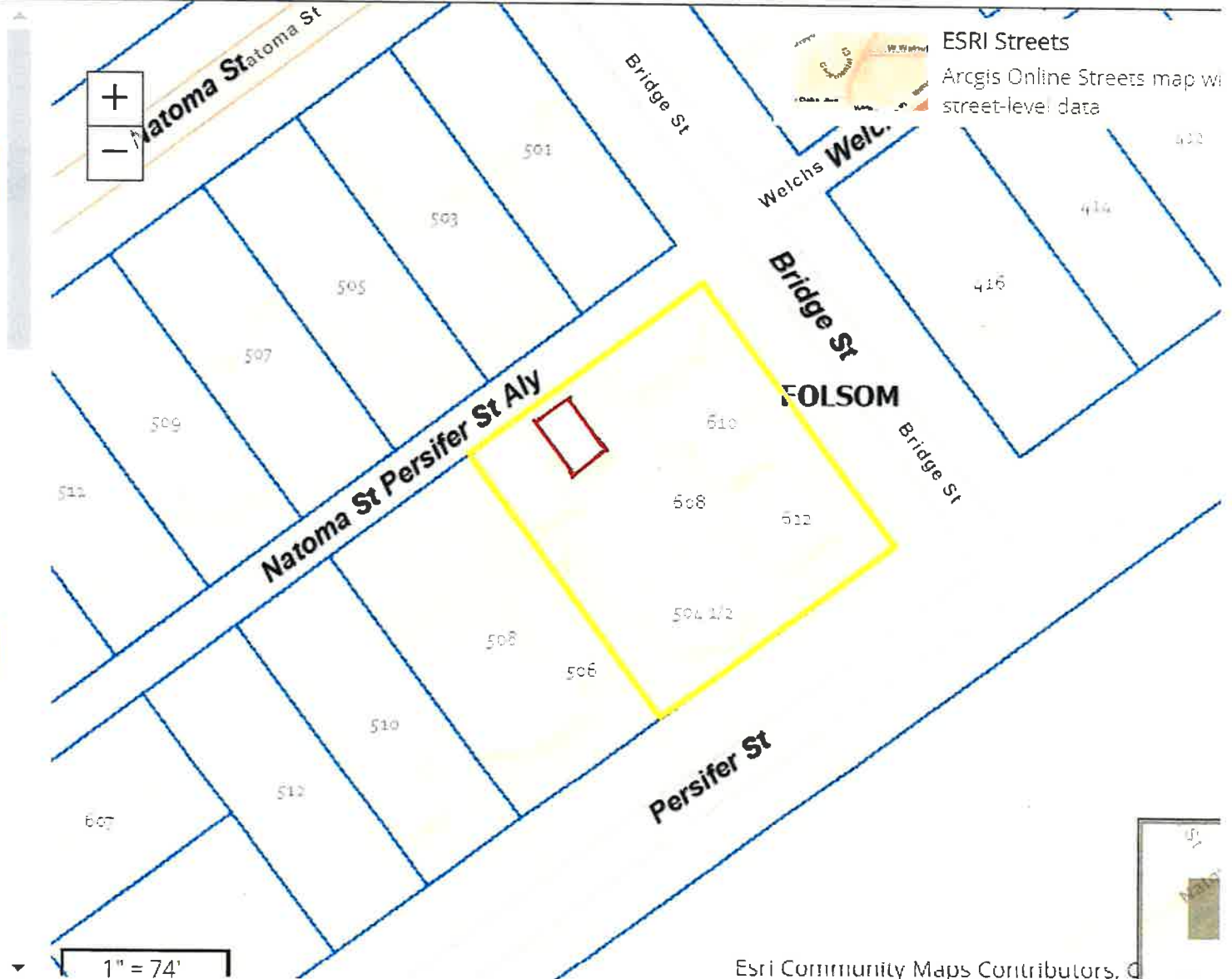
Parcel # 07001640080000  
 608 BRIDGE ST  
 FOLSOM 95630  
 City of Folsom  
 Supervisor Sue Frost - District 4

Roll Status ACTIVE  
 Assessor's Map  
 Book 070, Page 016

## PROPERTY TAX BILL

Summary of the most recent property tax bill is available on [PropTax](#) site.

Area Code 04-018  
 Used on FOLSOM  
 Current Tax Roll



ESRI Streets  
 Arcgis Online Streets map with street-level data



BK 29D Persifer Street  
 506 Slaybaugh Court (Bungalows log cabin)  
 510 Harness/Mansour (log cabin) 1859

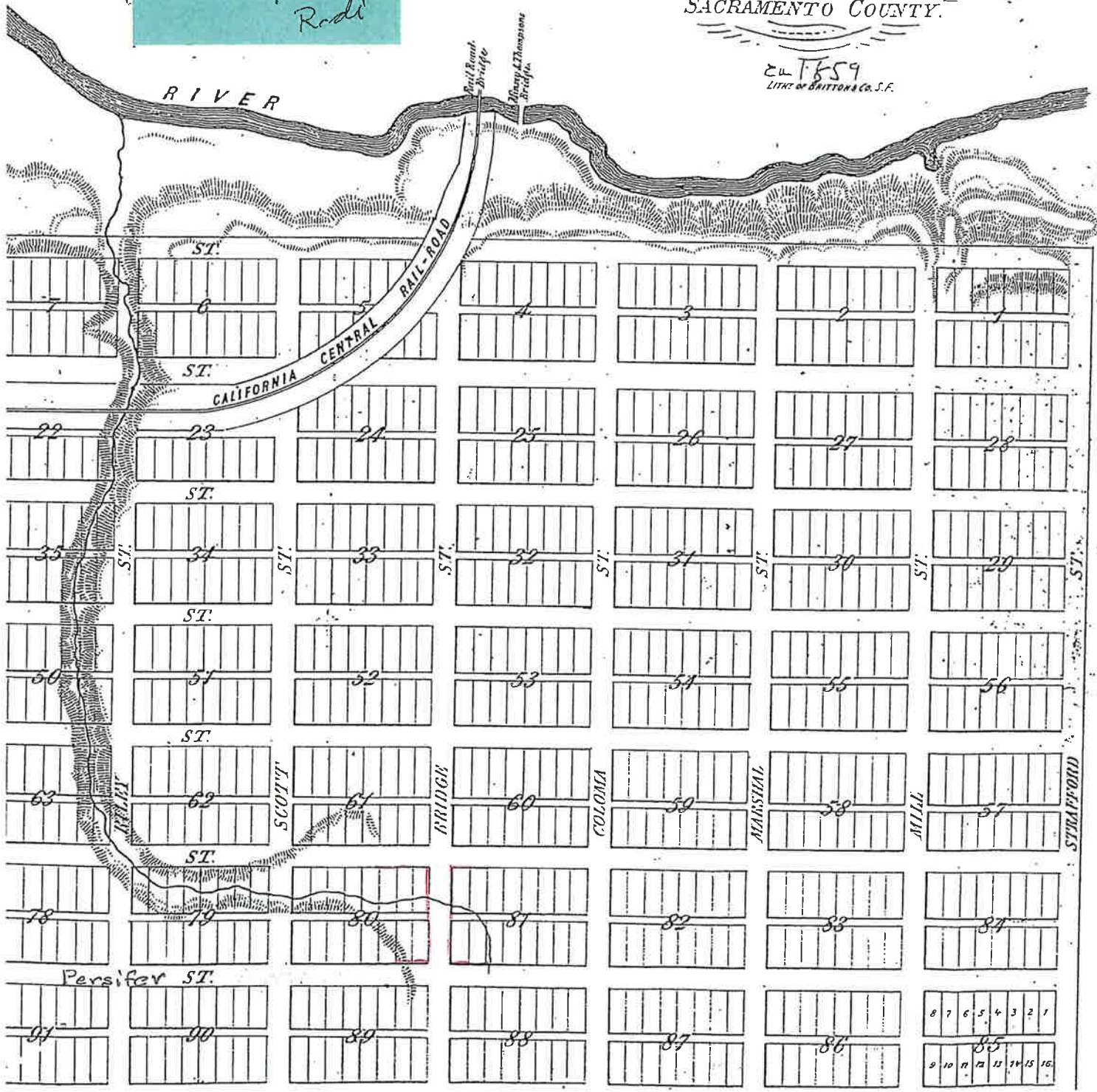
ON file at SARCCE  
 608 Bridge Street

DESCRIPTION  
 as in Block  
 by 140, except th  
 and excepting  
 ft. wide, except  
 ft. wide.

Loghouse  
 deeds of  
 - Slaybaugh  
 - Harness/Mansour  
 Road

Map  
 OF THE  
**TOWN OF FOLSOM**  
 SACRAMENTO COUNTY.

24 T 559  
 LITZ & BRITTON & Co. S.F.



Lot #8: 615 Natoma St.; The Sanborn Fire Map shows a house on this lot in 1925.

Lot #9: 616 Persifer St.; The Sanborn Fire Map shows a house on this lot in 1925.

Lot #1 - 16: Lot 1 - 16 of Block 79

Jacob Gable to C.L. Ecklon dated 2 September 1886 (\$400 gold coin with Block 80)  
(Deeds Book 118, page 5)

Lot #1 - 16: Lot 1 - 16 of Block 79

Estate of Joseph Folsom to William Dwyer date 3 May 1856 (\$52 w/ lots on Block 53)  
(Deeds Book R, page 141)

### BLOCK 80

Lot #1 - 16: Lot 1 - 16 of Block 80

Jacob Gable to C.L. Ecklon dated 2 September 1886 (\$400 gold coin with Block 79)  
(Deeds Book 118, page 5)

Lot #1 - 8: Lot 1 - 8 of Block 80

Elijah Livermore to Frederick Holzinger dated 23 April 1861 (\$100)  
(Deeds Book 29, page 503)

### BLOCK 81

Lot #8 - 16: Lot 8 - 16 of Block 81

H.P. Livermore to Charles E. Livermore dated 16 November 1885 (\$5.00)  
(Deeds Book 116, page 365)

1885 Tax Roll: Lot 6 & 7 of Block 81 belonged to D. Waters. Delinquent taxes.  
Land value: \$80 Improvement value: 0

Ellen Davell-Nester remembers  
the log cabins when she was a child in the 140s



Lot 8 - 16 of Block 81 belonged to Horatio Livermore. Taxes paid 12/28/1885. Land value: \$100 Improvement value: 0

**BLOCK 82**

Lot #1 - 16: Lot 1 - 16 of Block 82

Estate of H.G. Livermore to Charles E. Livermore dated 23, January 1882  
(Deeds Book ??)

Lot #1 - 16: Lot 1 - 16 of Block 82

Amos P. Catlin to H.G. Livermore dated 11 April 1865 (\$200 w/ lots in Block 1 and Block 4) (Sales date: 11/13/1864)  
(Deeds Book 36, page 794)

1885 Tax Roll: Lot 1 - 16 of Block 82 belonged to Charles E. Livermore. Taxes paid 12/28/1885. Land value: \$100 Improvement value: 0

Lot #1 - 16: Lot 1 - 16 of Block 82

Amos P. Catlin to Benjamin C. Quigley dated 20 March 1862 (\$1,300 w/ lots on Block 83, 63, 62, 6, & ?)  
(Deeds book 32, page 165)

Lot #1 - 16: Lot 1 - 16 of Block 82

Estate of Joseph Folsom to Amos P. Catlin dated 25 March 1856 (\$320 w/ lots on Block 38, 58, 59, 68, 70, 71, 72, 83, 86, 76, & 98)  
(Deeds Book R, page 13)

**BLOCK 83**

*See Below*

1885 Tax Roll: Lot 1 - 16 of Block 83 belonged to Arvilla Walker. Taxes paid 12/2/1885. Land value: \$160 Improvement value: 0

Lot #1 - 16: Lot 1 - 16 of Block 83

Amos P. Catlin to Benjamin C. Quigley dated 20 March 1862 (\$1,300 w/ lots on Block 82, 63, 62, 6 & ?)  
(Deeds Book 32, page 165)

L1-3:

*J E Kepp gr to Durkuban Book 9/24/53  
\$6500 (2.30 trans fee)*

111

*DR 2482 947*

L1-3

*some or above except to BJA 5/8/57*

**Attachment 10**  
**Image from Rumsey Map dated 1904**

# FOLSOM, 1904

## Rumsey Map

- 1. Church meeting house
- 2. Church building
- 3. Church parsonage
- 4. Church yard
- 5. Church school
- 6. Church cemetery
- 7. Church office
- 8. Church hall
- 9. Church kitchen
- 10. Church store
- 11. Church school
- 12. Church office
- 13. Church hall
- 14. Church kitchen
- 15. Church store
- 16. Church school
- 17. Church office
- 18. Church hall
- 19. Church kitchen
- 20. Church store

- 21. Church meeting house
- 22. Church building
- 23. Church parsonage
- 24. Church yard
- 25. Church school
- 26. Church cemetery
- 27. Church office
- 28. Church hall
- 29. Church kitchen
- 30. Church store
- 31. Church school
- 32. Church office
- 33. Church hall
- 34. Church kitchen
- 35. Church store
- 36. Church school
- 37. Church office
- 38. Church hall
- 39. Church kitchen
- 40. Church store

- 41. Church meeting house
- 42. Church building
- 43. Church parsonage
- 44. Church yard
- 45. Church school
- 46. Church cemetery
- 47. Church office
- 48. Church hall
- 49. Church kitchen
- 50. Church store
- 51. Church school
- 52. Church office
- 53. Church hall
- 54. Church kitchen
- 55. Church store
- 56. Church school
- 57. Church office
- 58. Church hall
- 59. Church kitchen
- 60. Church store

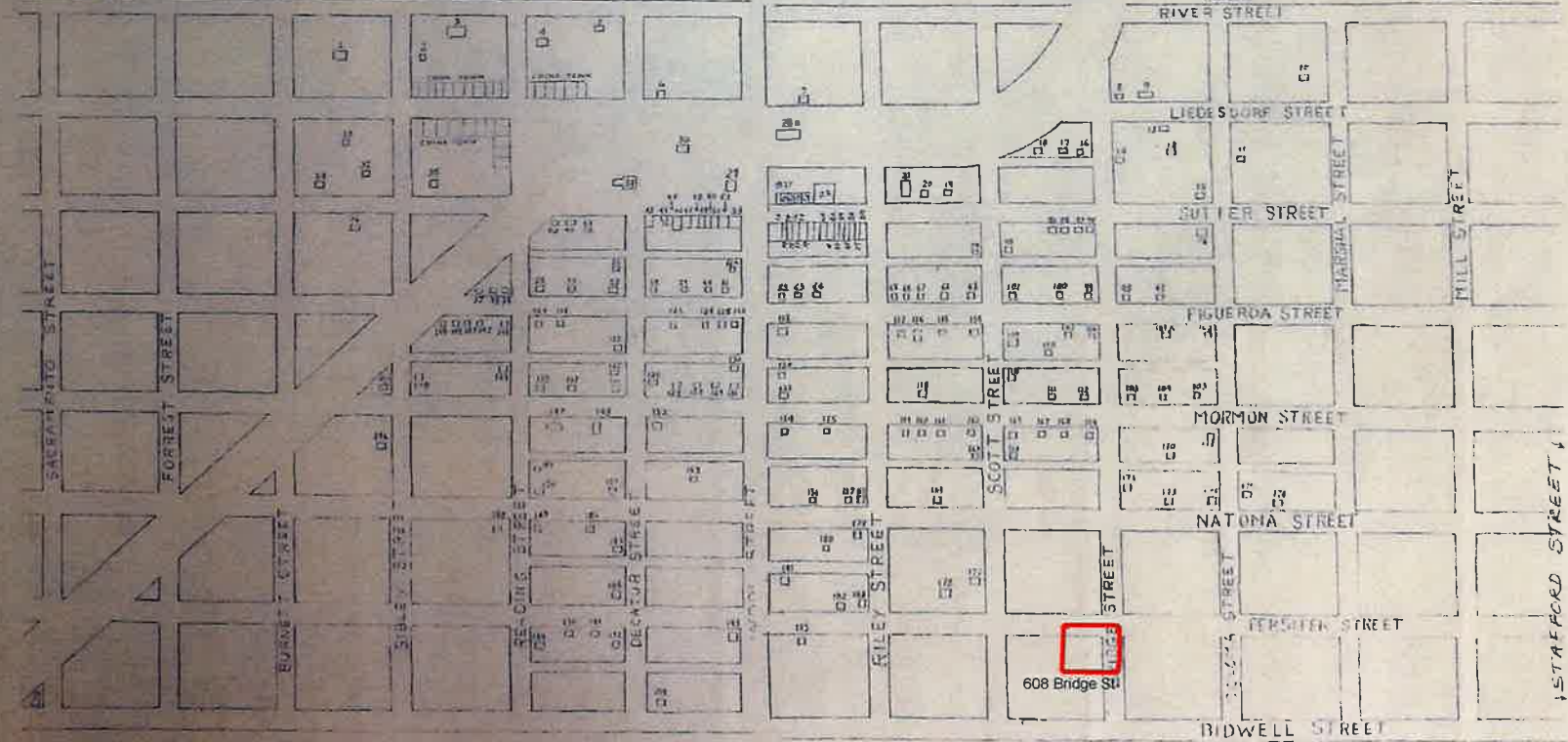
- 61. Church meeting house
- 62. Church building
- 63. Church parsonage
- 64. Church yard
- 65. Church school
- 66. Church cemetery
- 67. Church office
- 68. Church hall
- 69. Church kitchen
- 70. Church store
- 71. Church school
- 72. Church office
- 73. Church hall
- 74. Church kitchen
- 75. Church store
- 76. Church school
- 77. Church office
- 78. Church hall
- 79. Church kitchen
- 80. Church store

- 81. Church meeting house
- 82. Church building
- 83. Church parsonage
- 84. Church yard
- 85. Church school
- 86. Church cemetery
- 87. Church office
- 88. Church hall
- 89. Church kitchen
- 90. Church store
- 91. Church school
- 92. Church office
- 93. Church hall
- 94. Church kitchen
- 95. Church store
- 96. Church school
- 97. Church office
- 98. Church hall
- 99. Church kitchen
- 100. Church store

- 101. Church meeting house
- 102. Church building
- 103. Church parsonage
- 104. Church yard
- 105. Church school
- 106. Church cemetery
- 107. Church office
- 108. Church hall
- 109. Church kitchen
- 110. Church store
- 111. Church school
- 112. Church office
- 113. Church hall
- 114. Church kitchen
- 115. Church store
- 116. Church school
- 117. Church office
- 118. Church hall
- 119. Church kitchen
- 120. Church store

- 121. Church meeting house
- 122. Church building
- 123. Church parsonage
- 124. Church yard
- 125. Church school
- 126. Church cemetery
- 127. Church office
- 128. Church hall
- 129. Church kitchen
- 130. Church store
- 131. Church school
- 132. Church office
- 133. Church hall
- 134. Church kitchen
- 135. Church store
- 136. Church school
- 137. Church office
- 138. Church hall
- 139. Church kitchen
- 140. Church store

- 141. Church meeting house
- 142. Church building
- 143. Church parsonage
- 144. Church yard
- 145. Church school
- 146. Church cemetery
- 147. Church office
- 148. Church hall
- 149. Church kitchen
- 150. Church store
- 151. Church school
- 152. Church office
- 153. Church hall
- 154. Church kitchen
- 155. Church store
- 156. Church school
- 157. Church office
- 158. Church hall
- 159. Church kitchen
- 160. Church store



CLASSIFIED ADS  
 ART-201-1001-1001-1001  
 DIVISION OF REVENUE AND TAXATION  
 OFFICE OF THE STATE TREASURER

**Attachment 11**  
**Correspondence and Photos from Folsom Prison Museum**  
**staff from May 2023**

**Attachment 11**  
**Information from Folsom Prison Museum**

**From:** Deal, Chad@CDCR [REDACTED]  
**Sent:** Wednesday, May 24, 2023 12:34 PM  
**To:** Nathan Stroud <[nstroud@folsom.ca.us](mailto:nstroud@folsom.ca.us)>  
**Subject:** FW: Possible Former Guard House (608 Bridge Street)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[From one of our history/photo buffs.](#)

Hello Mr. Stroud,

Chad forwarded this email to me, I am sure because I am obsessed with everything at the prison. I have a large amount of pictures that date back to when it was new. There weren't any buildings that looked similar to the 'cabin' in these photos. I have attached some photos of the first houses in the Valley. Hope this helps.

Have a fabulous day!

**From:** Deal, Chad@CDCR [REDACTED]  
**Sent:** Wednesday, May 24, 2023 11:41 AM  
**To:** Ervin, Jessica@CDCR [REDACTED]  
**Subject:** FW: Possible Former Guard House (608 Bridge Street)

**From:** Nathan Stroud <[nstroud@folsom.ca.us](mailto:nstroud@folsom.ca.us)>  
**Sent:** Wednesday, May 24, 2023 11:26 AM  
**To:** Deal, Chad@CDCR [REDACTED]  
**Subject:** Possible Former Guard House (608 Bridge Street)

**CAUTION:** This email originated from outside of CDCR/CCHCS. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Lt. Deal,

Attached are the exterior and interior photographs of the cabin that you requested.

Additional information:

James R. Stephens owned the property at 608 Bridge Street until 1972 and was suspected to have been a correctional officer and tower officer at Folsom Prison between 1946 and 1969. 1957 is the earliest confirmed year of the cabin's location at 608 Bridge Street, although some accounts state that it might

have existed there in the 1940s. It is believed that it might have possibly been a former guard house constructed on or near prison grounds, and later moved to its current location in the 1940s or 1950s.

Any photographs of guard houses at Folsom Prison before 1957 would help possibly match the cabin's origins.

Thank you for your assistance! If you need any help looking through documents or photographs, please let me know.

With appreciation,  
Nathan Stroud



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE



**Nathan R. Stroud**

*Assistant Planner (Intern)*

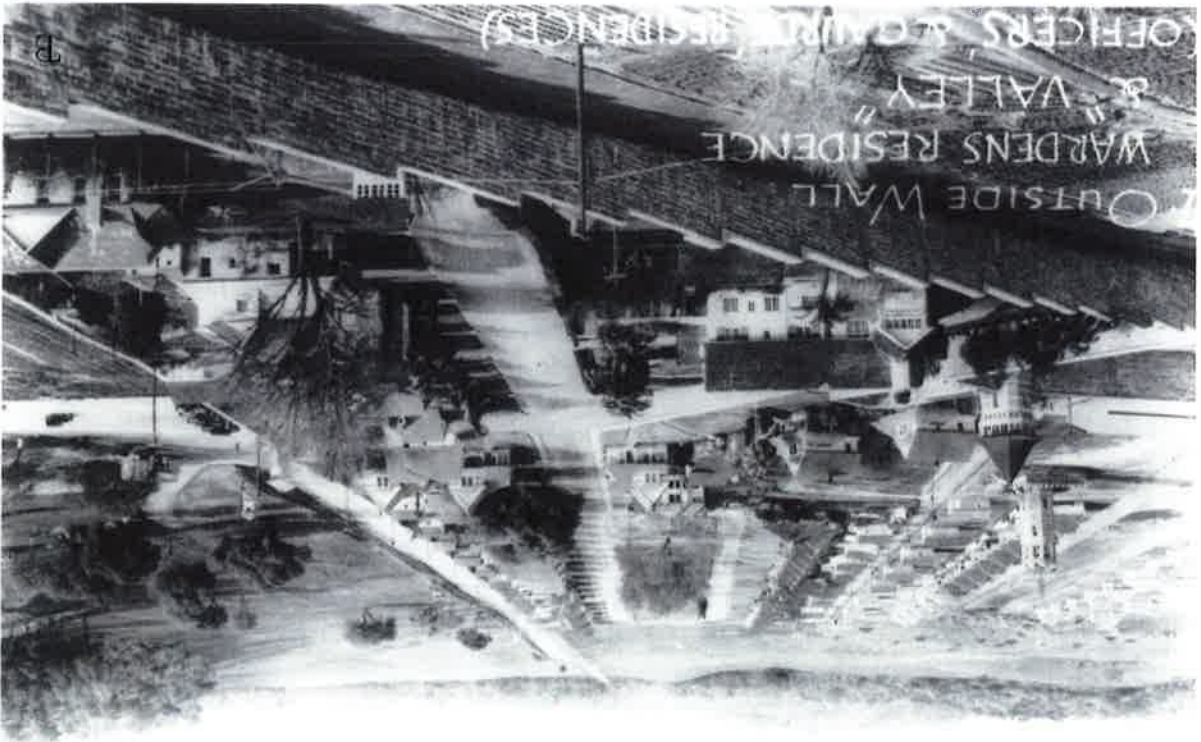
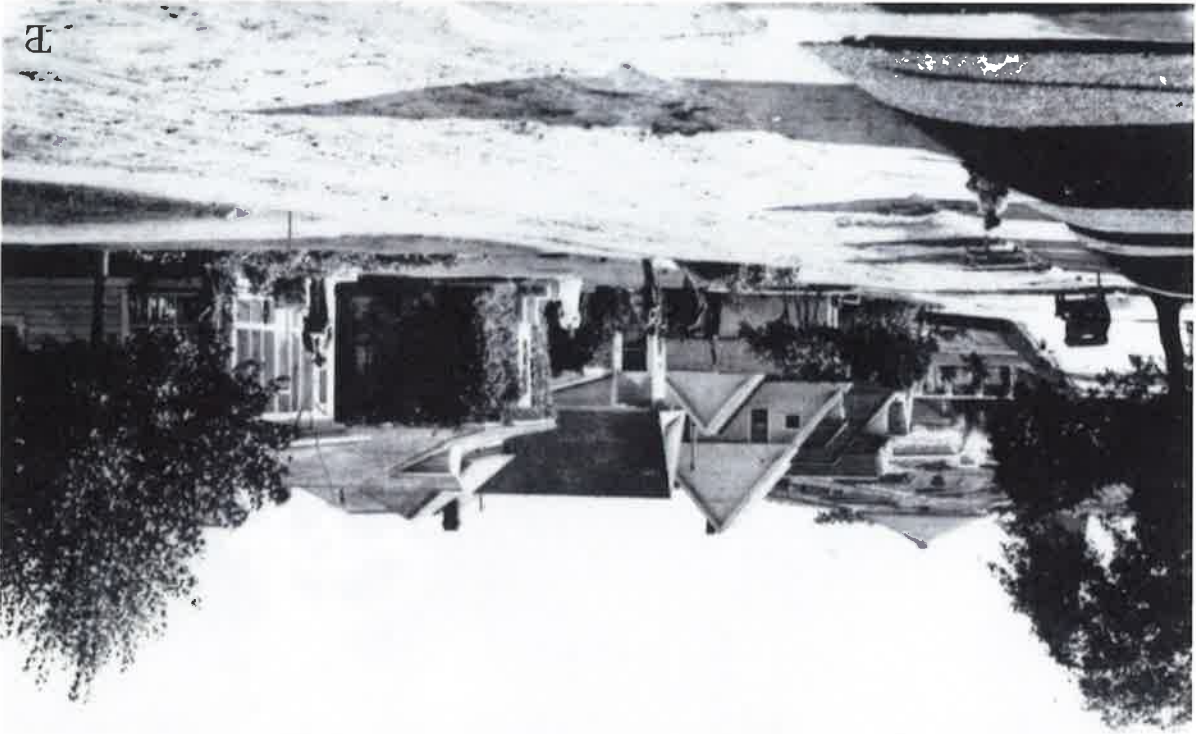
**City of Folsom**

50 Natoma Street, Folsom, CA 95630

[nstroud@folsom.ca.us](mailto:nstroud@folsom.ca.us)

o:916-461-6220

[www.folsom.ca.us](http://www.folsom.ca.us)





Place  
Design  
Origin  
Material

Total fl  
Size: 3

a  
b  
c  
d

Coal, N  
Gas, N  
Electric  
Oil, N  
Steel





**Attachment 12**  
**Appeal Response from the Applicant**

TO: City Council Members, City of Folsom  
Planning Department, City of Folsom

FROM: Jennifer Jennings and Michael Bledsoe, Trustees, Jennings-Bledsoe Family Trust, Owners of Property Commonly Known as 608 Bridge Street

DATE: May 30, 2023

RE: Property Owners' Response to the Appeal of Historic District Commission Decision on DRCL23-00016

We urge the Council to deny Mr. Delp's appeal.

Mr. Delp's appeal of the Historic District Commission's (HDC) decision should be dismissed outright because he does not meet the fundamental requirement in the City's Municipal Code of having a property right that may be affected by the HDC decision. Folsom Municipal Code Section 17.52.700 provides: "If a permit applicant, permittee, or other **person whose property rights may be affected** is dissatisfied with any determination made by the historic district commission, such person(s) may appeal to the city council." (emphasis added) Mr. Delp fails to assert any of his property rights that would be affected by the HDC decision. Indeed, it is hard to imagine how the demolition of the subject structure could affect any other property in Folsom excepting those neighbors close enough to benefit from the demolition. The failure of Mr. Delp to identify any of his property rights at risk is a sufficient basis for the City Council to dismiss his appeal, and we urge the Council to do so.

Should the Council wish to proceed notwithstanding the disqualifying language in its ordinance described above, it should deny the appeal on the merits. The City staff report to the HDC recommended approval of the demolition permit. The Planning Department recommendation in its staff report to the HDC was that the cabin was not historically significant: "The property and structure are not listed on the City of Folsom's Cultural Resources Inventory. The cabin structure is also not considered historically significant and contains no historically significant building materials." HDC Staff Report, May 3, 2023, page 1.

We understand that the staff report was circulated in advance to City departments and groups devoted to Folsom's history. The Historic Folsom Resident's Association was the only group to respond; its written comment recommended that staff should indicate the age of the structure in the staff report, even if the age is unknown. There was no public comment on the matter at the HDC meeting – surprising given that Mr. Delp was at the meeting.

We did not (and do not) object to the action taken by HDC that required staff, within not more than four weeks, to do further research on the history of the structure and, if found to be historically significant, to measure and photographically record the structure. We have welcomed Planning staff to inspect and photograph the cabin. That inspection has occurred. We have no knowledge as to the age of the cabin. We presently understand from the Planning Department that the building did not appear on maps dated 1904. Mr. Delp submitted a 2002 letter (perhaps part of the record of HDC's consideration of the cabin at 512 Persifer Street, discussed below) in which the writer states the cabins at 512 and 506 Persifer (it is possible this is the cabin on our property) both existed in 1942. (Letter from Ellen J. (Duvall) Hester to the Folsom City Planning Department dated September 2002.) Ms. Hester reported she was four years old when she observed the cabins, so the 1942 date might not be rock solid. Suffice it to say that it seems likely the cabin was constructed sometime after 1904 and before 1950.

Finally, in his appeal Mr. Delp faults us for objecting to a continuance of the matter. Our concern, as expressed at the meeting, was that there was no certainty as to when the HDC would next meet. The Commission had held only two meetings in the first five months of 2023. We had no assurance as to when it would meet again. We applied for the permit on February 4 and the item was heard on May 3. It is our desire to move forward with the demolition and start construction of an accessory dwelling unit in the summer. A continuance of unknown length simply makes it more difficult to accomplish our objective this year.

Lastly, a brief note about the property and our plans for it. The cabin itself is dilapidated. It has no power, water, bathroom or kitchen facilities, all of which were removed before our purchase. It was once a dwelling but has not been occupied since sometime before 2006 when the City deemed it "a substandard and dangerous building, creating a public nuisance." (See Notice and Order To Abate a Public Nuisance, dated July 12, 2006, a copy of which has been provided to the Planning Department.) We note that the HDC approved the demolition of a somewhat larger log cabin structure at 512 Persifer Street in 2002. Like ours, the City had found that structure to be a public hazard due to its deterioration. (See HDC Minutes, Item 2 – PN02-457, September 18, 2002, and accompanying HDC Staff Report.) Removing a building found by the City to be a public nuisance is clearly a benefit to the community and advances your efforts to advance the public health, safety and welfare in Folsom.

We purchased the property on which the cabin is located in 2007. That property, known in City records as 608 Bridge Street, holds five small detached dwelling units on two and one-half lots. These units provide moderate cost housing. Despite its dilapidated condition, the cabin seems to be generally weather-tight and we have used it primarily to store old furniture. However, we have had continuing problems with skunks and other vermin living under the cabin. Further, the cabin represents an attractive nuisance to persons who might seek to occupy the building without our consent or knowledge. The advent of state laws promoting the development of additional housing encouraged us to consider building an accessory dwelling unit once we are

able to demolish the cabin. After talking with staff, we believe that an ADU can be successful on the site, enhancing our property and adding a new home for a family in Folsom.

In closing, we urge the City Council to dismiss or deny this appeal. Thank you for your consideration.

  
Jennifer Jennings

  
Michael Bledsoe

*This page intentionally left blank  
to facilitate double-sided printing.*



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE