

CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA

November 1, 2023

6:30 p.m.

50 Natoma Street

Folsom, California 95630

Effective July 7, 2022, the City of Folsom is returning to all in-person City Council, Commission, and Committee meetings. Remote participation for the public will no longer be offered. Everyone is invited and encouraged to attend and participate in City meetings in person.

CALL TO ORDER HISTORIC DISTRICT COMMISSION: John Felts, Mark Dascallos, Ralph Peña, Jennifer Cabrera, Daniel West, John Lane, Kathy Cole

The Historic District Commission has adopted a policy that no new item will begin after 10:30 p.m. Therefore, if you are here for an item that has not been heard by 10:30 p.m., you may leave, as the item may be continued to a future Commission Meeting.

Any documents produced by the City and distributed to the Historic District Commission regarding any item on this agenda will be made available, upon request, at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: The Historic District Commission welcomes and encourages participation in City Historic District Commission meetings and will allow up to five minutes for expression on a non-agenda item. Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public; however, California law prohibits the Commission from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Commission.

MINUTES

The minutes of the October 4, 2023, meeting will be presented for approval.

NEW BUSINESS

1. DRCL23-00130: 910 Figueroa Street Residential Addition Modifications and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Kenneth Development, Inc. for approval of Design Review for modification of an approved 1,759-square-foot addition and 791-square-foot garage addition to an existing 1,000-square-foot single-family residence located at 910 Figueroa Street. The zoning classification for the site is Figueroa Subarea/Two-Family Residence (FIG/R-2), while the General Plan land-use designation is Multi-Family, Low Density (MLD). The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade/Applicant: Kenneth Development, Inc.)**

2. DRCL23-00131: 906 Bidwell Street New Custom Home Exterior Modifications and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Aaron Salazar for approval of Design Review for modification of an approved 2,030-square-foot single-family residence located at 906 Bidwell Street. The zoning classification for the site is R-1-M (Residential Single Family, Small Lot District) while the General Plan land-use designation is SFHD (Single-Family, High Density). The property is located within the Central Subarea of the Historic Residential Primary Area of the Historic District. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Nathan Stroud / Applicant: Aaron Salazar).**

PRINCIPAL PLANNER REPORT

HISTORIC DISTRICT COMMISSION COMMENTS

ADJOURNMENT

The next regularly scheduled meeting is **December 6, 2023**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting. Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2nd Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6200 and fax number is (916) 355-7274.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development Department at (916) 461-6203, (916) 355-7274 (fax) or ksanabria@folsom.ca.us. Requests must be made as early as possible and at least two full business days before the start of the meeting.

NOTICE REGARDING CHALLENGES TO DECISIONS

The appeal period for Historic District Commission Action: Pursuant to all applicable laws and regulations, including without limitation, California Government Code, Section 65009 and/or California Public Resources Code, Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning, and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, this public hearing. Any appeal of a Historic District Commission action must be filed in writing with the City Clerk's Office no later than ten (10) days from the date of the action pursuant to Resolution No. 8081.



CITY OF
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HISTORIC DISTRICT COMMISSION MINUTES
October 4, 2023
6:30 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION:

The regular Historic District Commission Meeting was called to order at 6:30 p.m. with Chair Kathy Cole presiding.

ROLL CALL:

Commissioners Present: John Lane, Vice Chair
 John Felts, Commissioner
 Mark Dascallos, Commissioner
 Ralph Peña, Commissioner
 Jennifer Cabrera, Commissioner
 Daniel West, Commissioner
 Kathy Cole, Chair

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited.

CITIZEN COMMUNICATION:

NONE

MINUTES:

The minutes of the September 6, 2023, meeting were approved.

NEW BUSINESS:

1. DRCL23-00099: Folsom Depot Door Replacement Design Review and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Jeremy Bernau on behalf of the Folsom Historic District Association (FHDA) for approval of Design Review to replace two exterior doors at the Folsom Southern Pacific Depot located at 200 Wool Street. The zoning classification for the site is Sutter Street Subarea/Historic District Zone (SUT/HD), while the General Plan land-use designation is Mixed-Use Historic Folsom (HF). The project is categorically exempt under Section 15301 (Existing Facilities) and Section 15331 (Historical Resource Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade/Applicant: Jeremy Bernau on behalf of the FHDA)**

1. Loretta Hettinger addressed the Commission in support of the project.

COMMISSIONER WEST MOVED TO APPROVE THE DESIGN REVIEW APPLICATION (DRCL23-00099) TO REPLACE TWO EXTERIOR DOORS AT THE FOLSOM SOUTHERN PACIFIC DEPOT LOCATED AT 200 WOOL STREET, AS ILLUSTRATED ON ATTACHMENTS 5 AND 6 FOR THE FOLSOM DEPOT DOOR REPLACEMENT PROJECT, BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-H) AND SUBJECT TO ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-8).

COMMISSIONER FELTS SECONDED THE MOTION.

The Motion carried the following roll call vote:

AYES: LANE, FELTS, PEÑA, CABRERA, WEST
NOES: NONE
RECUSED: DASCALLOS, COLE
ABSENT: NONE

MOTION PASSED

2. DRCL23-00104: 405 Coloma Street Shed Demolition and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Anthony and Nerluhuys Wetzel for demolition of a 200-square-foot shed located at 405 Coloma Street. The zoning classification for the site is Figueroa Street Subarea/Single-Family Residence, Small Lot District (FIG/R-1-M), while the General Plan land-use designation is Single-Family High Density (SFHD). The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade/Applicant: Anthony and Nerluhuys Wetzel)**

1. Loretta Hettinger addressed the Commission in support of the project. Ms. Hettinger asked that a condition be added that the structure be thoroughly photographically documented.

COMMISSIONER LANE MOVED TO APPROVE THE APPLICATION (DRCL23-00104) FOR DEMOLITION OF A 200-SQUARE-FOOT SHED LOCATED AT 405 COLOMA STREET, BASED ON THE FINDINGS BELOW (FINDINGS A-G) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-6) INCLUDED IN ATTACHMENT 3.

COMMISSIONER DASCALLOS SECONDED THE MOTION.

The Motion carried the following roll call vote:

AYES: LANE, FELTS, DASCALLOS, PEÑA, CABRERA, WEST, COLE
NOES: NONE
RECUSED: NONE
ABSENT: NONE

MOTION PASSED

PUBLIC WORKSHOP

3. SPEC23-00134: Zoning Code Update – Design Issues and Guidance on Garages and Roofs

An informational workshop to discuss design issues and interpretations related to garages and roofs in the Historic District. Staff will share existing language from Folsom Municipal Code Chapter 17.52 as well as the Historic Design and Development guidelines, staff's interpretation of these, and discuss potential issues and changes with the Commission. **(Project Planner: Desmond Parrington)**

1. Loretta Hettinger addressed the Commission – the need to have a bridge between the staff, applicants, and commissioners with staff reporting back to the Commission on staff decisions. Regarding the roofs, the standing seam metal roofs are not appropriate but there does need to be some sort of fireproof roof available. She also expressed concerns about the prominence of garage doors in some areas of the District but supported revisiting the garage door design standards.
2. Brian Martell addressed the Commission to ask them to keep an open mind to the types of roofs that are allowed in the Historic District. He explained the decision of the Commission to include metal roofs as an option for the Historic District in the past as part of the Sutter Street Revitalization effort. The allowance for standing seam metal roofs in the past is the reason why some homes and Sutter Street businesses in the Historic District now have that type of roof. He also expressed support for identifying garage door styles that the Commission would approve.
3. David Maselli addressed the Commission to voice his concerns about not being allowed to use a standing seam metal roof. David questioned how some metal roofs were allowed and his proposed roof is not allowed.

PRINCIPAL PLANNER REPORT

Principal Planner Steve Banks reported that the next Historic District Commission meeting is tentatively scheduled for November 1, 2023.

Principal Planner Steve Banks provided an update on the following items:

- Planning approvals that did not require approval from the Historic District Commission (4 projects).
- Update on the upcoming November 1, 2023, Historic District Commission meeting.
- Status of the Building/Planning Counter remodel project.
- Update on the Barley Barn Tap House project and the Uncle Charlie's Firehouse and Brew project.
- Update regarding the Traders Lane parking lot project.
- Update on the 603 Sutter Street Mixed-Use Project Appeal.

There being no further business to come before the Folsom Historic District Commission, Chair Kathy Cole adjourned the meeting at 8:30 p.m.

RESPECTFULLY SUBMITTED,

Karen Sanabria, ADMINISTRATIVE ASSISTANT

APPROVED:

Kathy Cole, CHAIR



CITY OF
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AGENDA ITEM NO. 1
Type: Public Meeting
Date: November 1, 2023

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 910 Figueroa Street Residential Addition Modifications
File #: DRCL23-00130
Request: Design Review
Location: 910 Figueroa Street
Parcel(s): 070-0101-015
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner

Name: Jen Tarbox
Address: 910 Figueroa Street
Folsom, CA 95630

Applicant

Name: Kenneth Development, Inc.
Address: PO Box 4946
El Dorado Hills, CA 95762

Recommendation: Conduct a public meeting, and upon conclusion recommend approval of an application for Design Review for modifications to an approved 1,759-square-foot addition and 791-square-foot garage addition to an existing 1,000-square-foot single-family two-bedroom residence located at 910 Figueroa Street, as illustrated on Attachment 6 for the 910 Figueroa Street Residential Addition Modifications project (DRCL23-00130) based on the findings included in this report (Findings A-H) and subject to the attached conditions of approval (Conditions 1-4).

Project Summary: The proposed project includes design modifications to an approved 1,759-square-foot residential addition and 791-square-foot garage addition to an existing 1,000-square-foot two-bedroom single-family residence located at 910 Figueroa Street. The property is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District.

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- 1 - Description/Analysis
- 2 - Background
- 3 - Proposed Conditions of Approval
- 4 - Vicinity Map
- 5 - Approved Site Plan, Floor Plan and Building Elevations
- 6 - Proposed Modified Building Elevations
- 7 - Site Photographs



CITY OF
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DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Meeting
Date: November 1, 2023

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Kenneth Development, Inc., is proposing modification of an approved 1,759-square-foot residential addition and 791-square-foot garage addition to an existing 1,000-square-foot single-family two-bedroom residence located at 910 Figueroa Street. Design modifications include a step-down in the roofline towards the rear of the property, replacement of a screened-in covered deck with an open-air covered deck, and the addition of seven windows and two doors. The proposed modifications do not increase the approved building footprint of the residence. It should be noted that the design modifications have already been constructed and the applicant is seeking approval for them retroactively. Originally approved plans are shown in Attachment 5 and the proposed modified building elevations are shown in Attachment 6.

POLICY/RULE

Section 17.52.300 of the Folsom Municipal Code (FMC) states that the Historic District Commission shall have final authority relating to the design and architecture of all exterior renovations, remodeling, modification, addition, or demolition of existing structures within the Historic District. While the original residential addition was approved by the Historic District Commission, the proposed design modifications have not been reviewed or approved by the Commission until now.

ANALYSIS

General Plan and Zoning Consistency

The General Plan land use designation for the project site is MLD (Multi-Family, Low-Density), and the zoning designation for the project site is R-2 (Two-Family Residence), within the Figueroa Subarea of the Historic Residential Primary Area. Staff has determined that the proposed project is consistent with the General Plan land use designation and zoning as single-family residences and duplexes are allowed in both the R-2 zone and the Figueroa Subarea by right.

Section 17.52.540 of the Folsom Municipal Code institutes requirements for lot size, lot width, setbacks, pervious surface, and building height in the Historic Residential Primary Area. Staff has determined that the proposed project meets all the aforementioned development standards. The design standards established within the Historic District Design and Development Guidelines (DDGs) also apply to this project.

Building Design/Architecture

The subject property is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District. The Historic District Design and Development Guidelines (DDGs) Chapter 5.04.03a, which address the design concepts for the Figueroa Subarea, state that the design concept for the Figueroa Subarea is to maintain

existing pre-1910 structures and encourage restoration, reconstruction, and new construction of pre-1910 styles, especially those previously existing in Folsom. Property owners are encouraged to maintain historic authenticity within the private areas of their property but are not required to do so except as may be necessary to maintain a National Register or similar listing. The existing single-family residence, which was built in 1910 and includes horizontal siding with grey asphalt shingle roofing, is not included on the City of Folsom Cultural Resources Inventory.

The DDG's state that exterior materials and finishes should be of residential grade, durable and of high quality and should include details appropriate for design period of the Subarea and building style. The proposed open-air covered deck is consistent with the design and scale of the residence's existing covered deck. The seven windows and two doors also match the style, form, and level of window trim of the existing windows. The proposed step-down in the roofline towards the rear of the property is tied in well to the existing roofline. No part of the new roofline extends above the existing roofline in the front of the residence. The proposed project also matches all colors, materials and decking of the existing residence, including white horizontal siding, dark grey window trim, and grey asphalt shingle roofing, with that of the existing residence.

Staff has determined that the overall design, colors, and materials of the proposed modifications are consistent with the design and development guidelines for the Figueroa Subarea of the Historic Residential Primary Area. In addition, Staff has concluded that the applicant has met the design standards identified in the DDG's.

ENVIRONMENTAL REVIEW

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

RECOMMENDATION

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

HISTORIC DISTRICT COMMISSION ACTION

Move to approve the application (DRCL23-00130) for Design Review for design modifications to an approved 1,759-square-foot residential addition and 791-square-foot garage addition to an existing 1,000-square-foot single-family two-bedroom residence located at 910 Figueroa Street, as illustrated on Attachment 6 for the 910 Figueroa Street Residential Addition Modifications project, based on the findings included in this report (Findings A-H) and subject to the attached conditions of approval (Conditions 1-4).

GENERAL FINDINGS

- A. NOTICE OF PUBLIC MEETING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND ZONING CODE OF THE CITY.

CEQA FINDINGS

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15301 (EXISTING FACILITIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.
- D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.
- E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.
- F. THE PROPOSED PROJECT WILL NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE.

DESIGN REVIEW FINDINGS

- G. THE BUILDING MATERIALS, TEXTURES AND COLORS USED IN THE PROPOSED PROJECT ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND ARE CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.
- H. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL.

ATTACHMENT 2 BACKGROUND

Sacramento County records indicate that the original single-family residence located at 910 Figueroa Street was constructed in 1910. The Historic District Commission approved a 1,759-square-foot residential addition and 791-square-foot garage addition to the residence on December 2, 2020. The approved residential additions have since been constructed but include modifications not shown on the approved plans. The property does not appear on the City of Folsom’s Cultural Resources Inventory. The subject property is in the Figueroa Subarea of the Historic Residential Primary Area of the Historic District, with an underlying zoning of R-2 (Two-Family Residence).

GENERAL PLAN DESIGNATION	Multi-Family, Low Density (MLD)
ZONING	Figueroa Subarea of the Historic Residential Primary Area (FIG), with an underlying zoning of Two-Family Residence (R-2)
ADJACENT LAND USES/ZONING	North: Sutter Street/Figueroa Street alley with Sutter Street commercial beyond (SUT) South: Figueroa Street with single-family residences beyond (FIG) East: Existing single-family and multi-family residences (FIG) West: Existing single-family and multi-family residences (FIG)
SITE CHARACTERISTICS	The 7,000-square-foot project site contains an existing residence in the front of the property and associated landscaping.
APPLICABLE CODES	<u>FMC</u> Chapter 17.52 HD, Historic District <u>FMC</u> Section 17.52.300, Design Review <u>FMC</u> Section 17.52.330, Plan Evaluation <u>FMC</u> Section 17.52.340, Approval Process <u>FMC</u> Section 17.52.540, Historic Residential Primary Area Special Use and Design Standards Historic District Design and Development Guidelines

ATTACHMENT 3

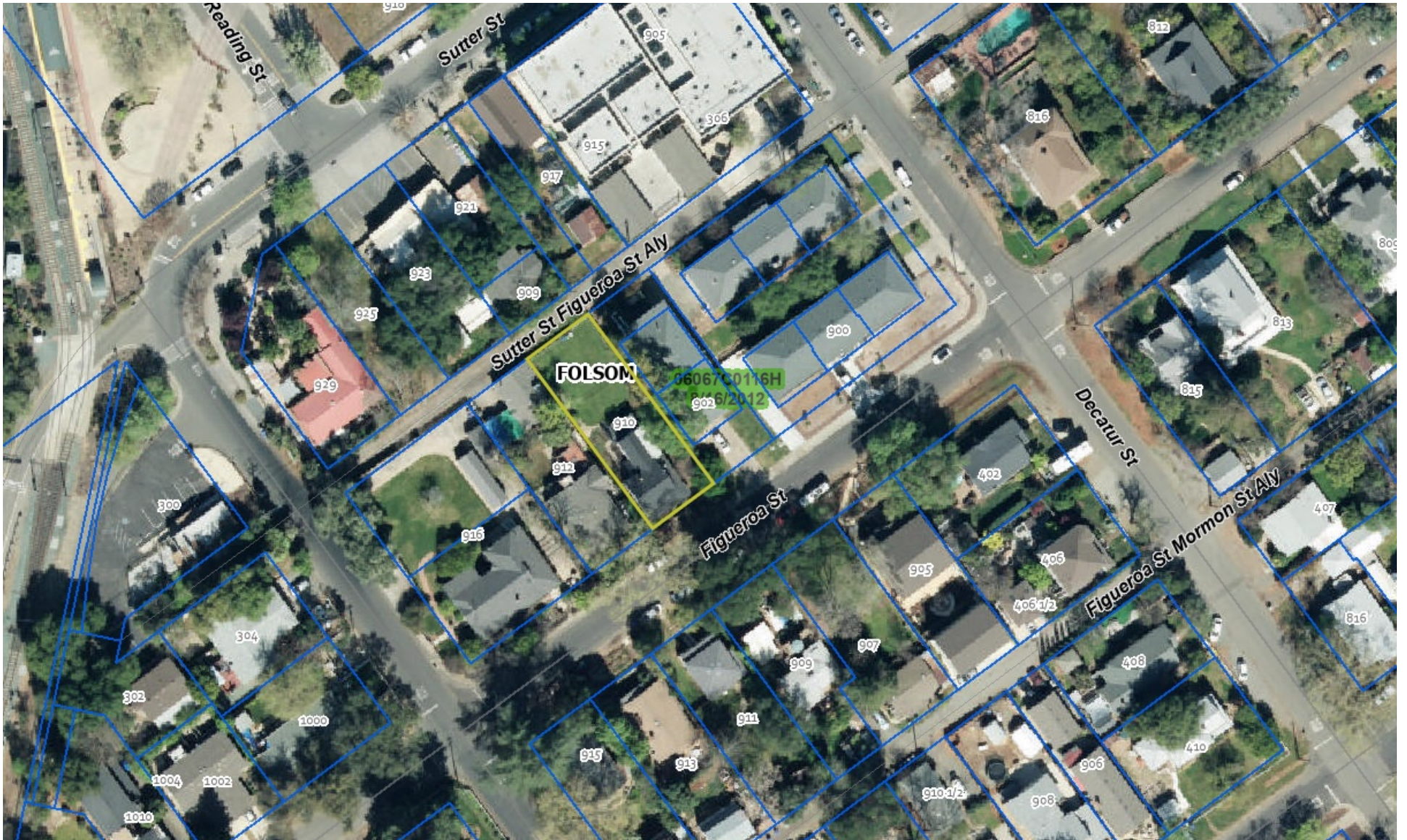
Proposed Conditions of Approval

CONDITIONS OF APPROVAL FOR 910 FIGUEROA STREET RESIDENTIAL ADDITION MODIFICATIONS (DRCL23-00130)				
Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		Issuance of a Building Permit is required. The applicant shall submit final building plans to the Community Development Department that substantially conform to the building elevations included in Attachment 6. Implementation of this project shall be consistent with the above referenced items as modified by these conditions of approval.	B	CD (B)
2.		Compliance with all local, state, and federal regulations pertaining to building construction is required.	OG	CD (B)
3.		This approval is for design modifications to an approved 1,759-square-foot residential addition and 791-square-foot garage addition to an existing 1,000-square-foot single-family two-bedroom residence located at 910 Figueroa Street. The applicant shall submit building plans that comply with this approval and the attached building elevations provided in Attachment 6. All conditions from the previously approved PN20-232 Design Review approval, as modified by the conditions of this staff report (DRCL23-00130) are hereby incorporated by reference.	B, OG	CD (P)

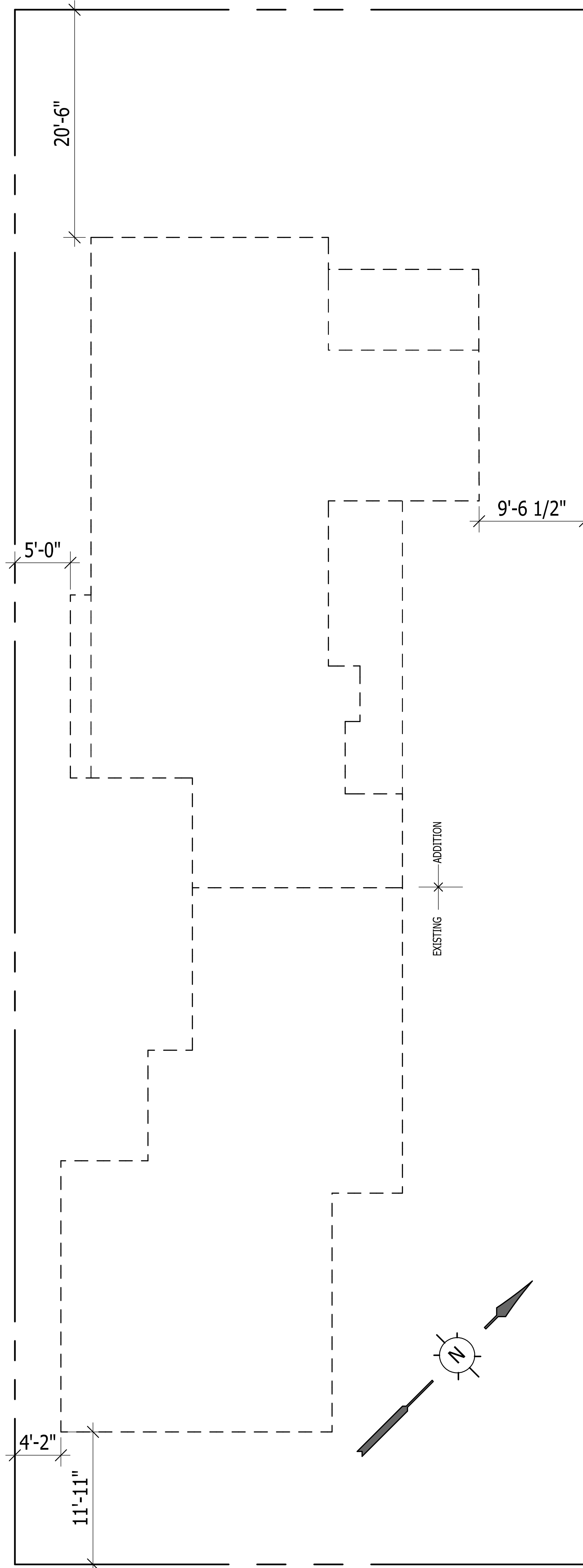
4.	<p>The project approval granted under this staff report shall remain in effect for one year from final date of approval (November 1, 2024). Failure to obtain the relevant building or other permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval. The owner/applicant may file an application with the Community Development Department for an extension not less than 60 days prior to the expiration date of the approval, along with appropriate fees and necessary submittal materials pursuant to Section 17.52.350 of the Folsom Municipal Code. If after approval of this project, a lawsuit is filed which seeks to invalidate any approval, entitlement, demolition permit, or other construction permit required in connection with any of the activities or construction authorized by the project approvals, or to enjoin the project contemplated herein, or to challenge the issuance by any governmental agency of any environmental document or exemption determination, the one year period for submitting a complete permit application referenced in FMC section 17.52.350(A) shall be tolled during the time that any litigation is pending, including any appeals</p>	B	CD (P)
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RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD (P) (E) (B) (A)	Community Development Department Planning Division Engineering Division Building Division City Arborist	I	Prior to approval of Improvement Plans
PW	Public Works Department	M	Prior to approval of Final Map
PR	Park and Recreation Department	B	Prior to issuance of first Building Permit
PD	Police Department	O	Prior to approval of Occupancy Permit
FD	Fire Department	G	Prior to issuance of Grading Permit
EWR	Environmental & Water Resources Department	DC	During construction
		OG	On-going requirement

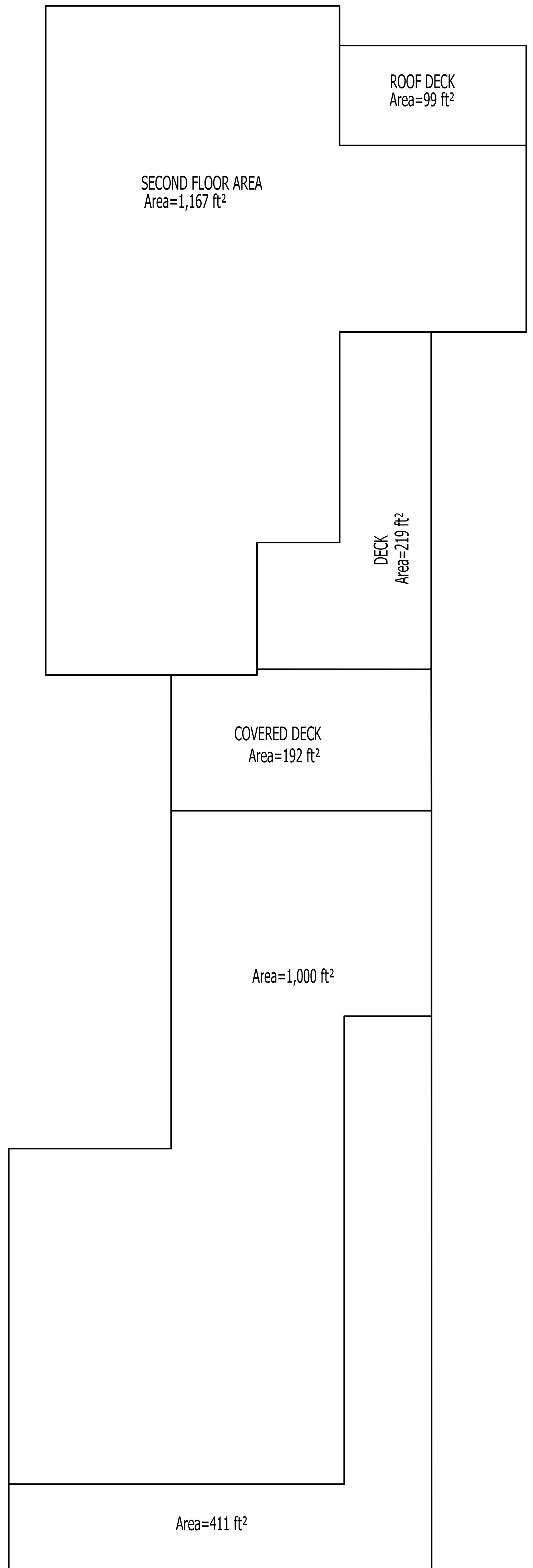
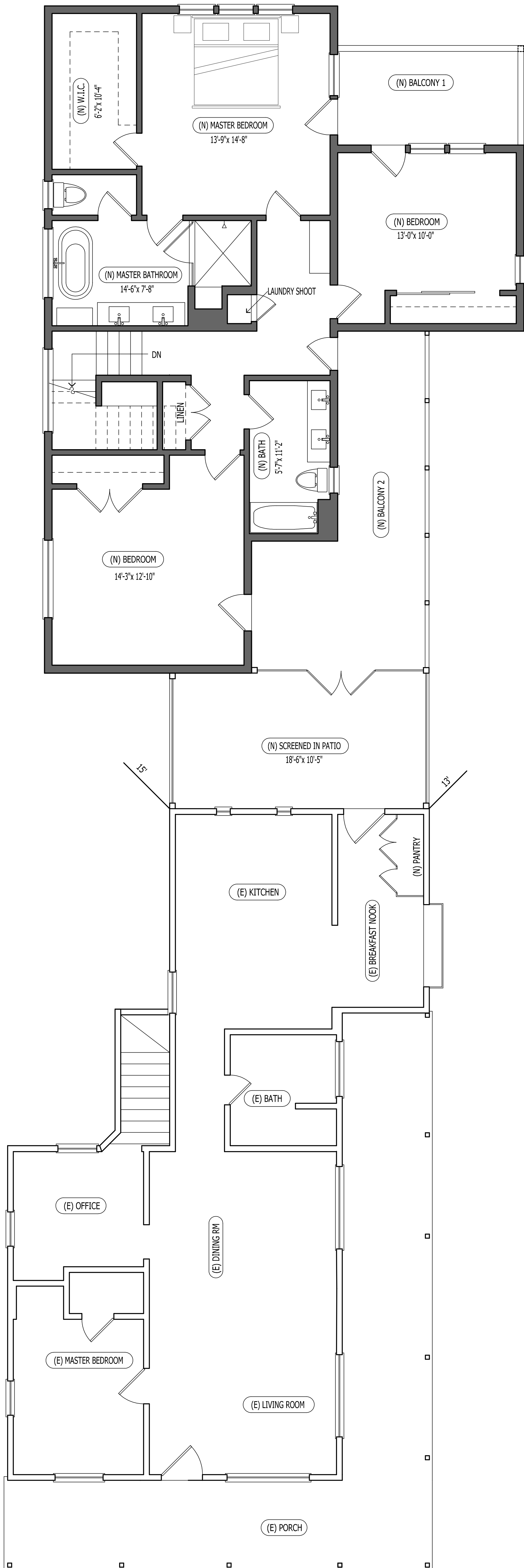
Attachment 4 Vicinity Map



Attachment 5
Approved Site Plan, Floor Plan and Building
Elevations



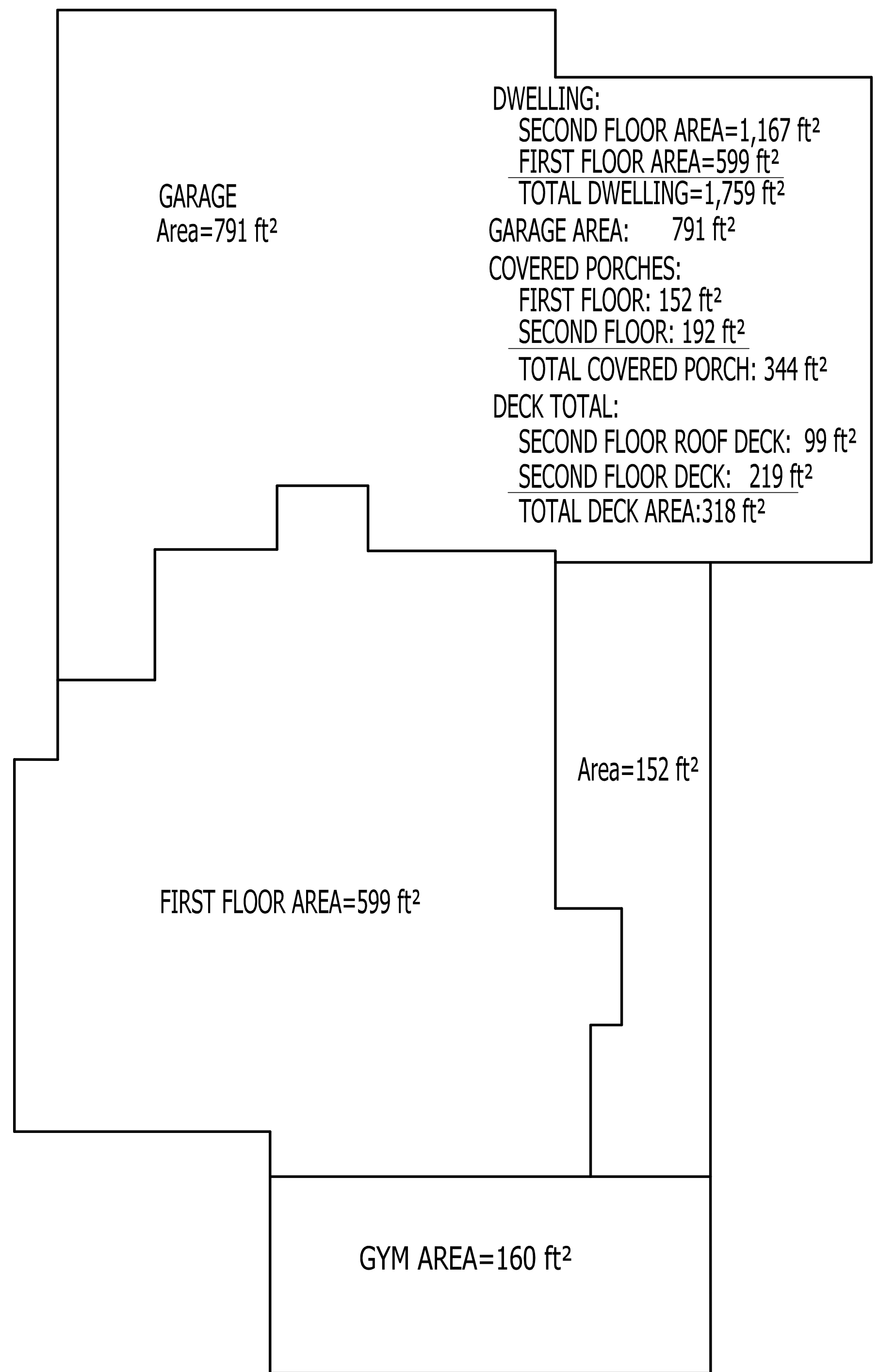
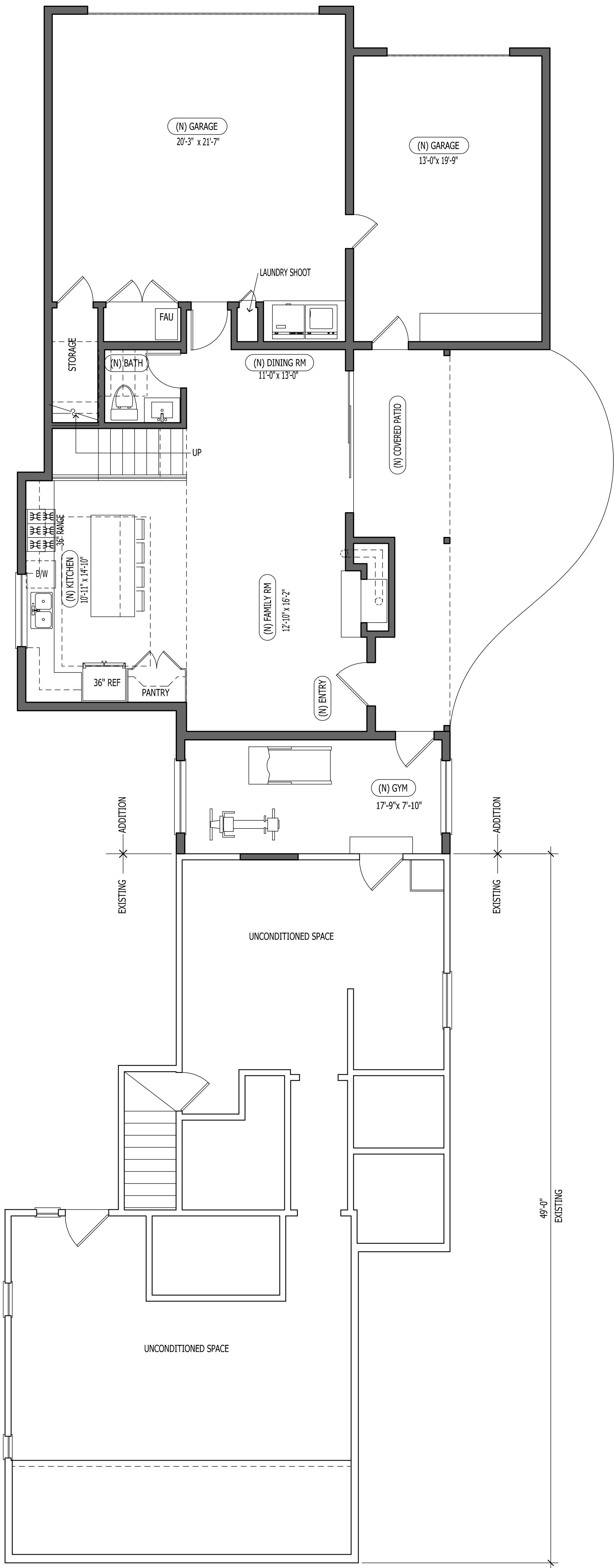
9 1 0 F I G U E R O A S T R E E T



MAIN LEVEL

910 FIGUEROA ST

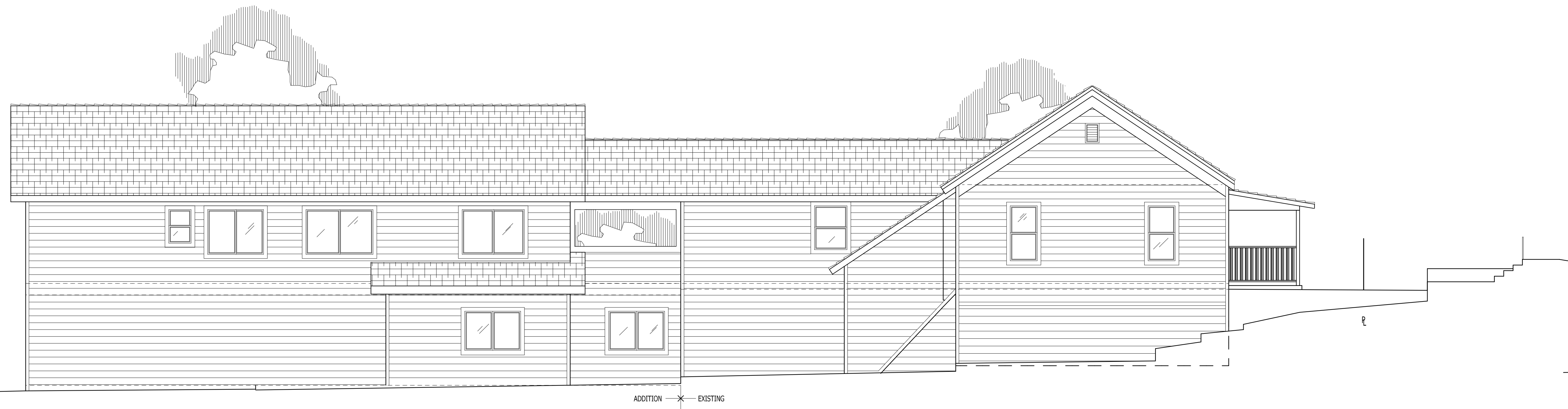
1/4" = 1'-0"



DWELLING:
 SECOND FLOOR AREA=1,167 ft²
 FIRST FLOOR AREA=599 ft²
 TOTAL DWELLING=1,759 ft²
 GARAGE AREA: 791 ft²
 COVERED PORCHES:
 FIRST FLOOR: 152 ft²
 SECOND FLOOR: 192 ft²
 TOTAL COVERED PORCH: 344 ft²
 DECK TOTAL:
 SECOND FLOOR ROOF DECK: 99 ft²
 SECOND FLOOR DECK: 219 ft²
 TOTAL DECK AREA: 318 ft²

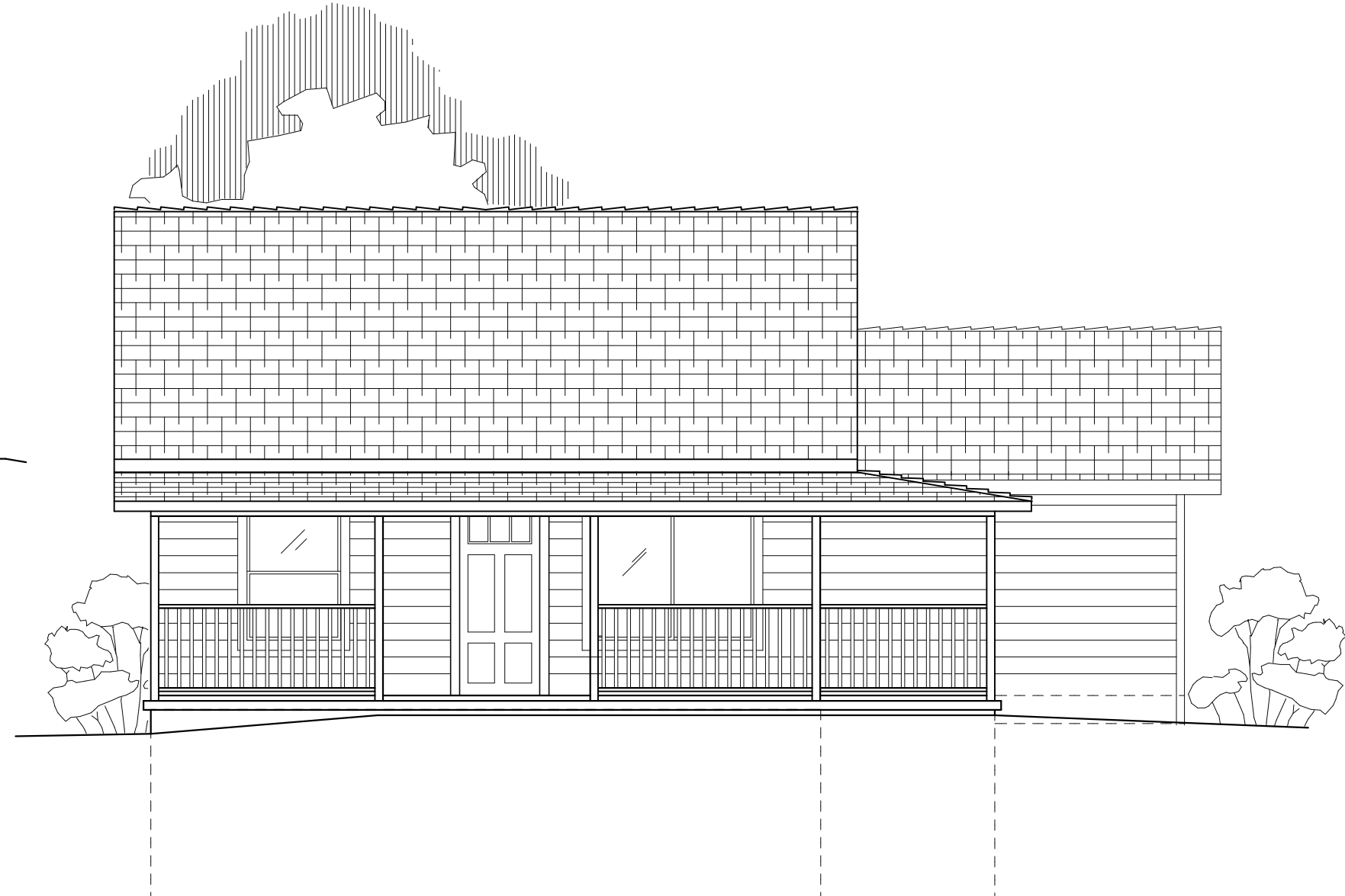
LOWER LEVEL PLAN

910 FIGUEROA ST 1/4"=1'-0"



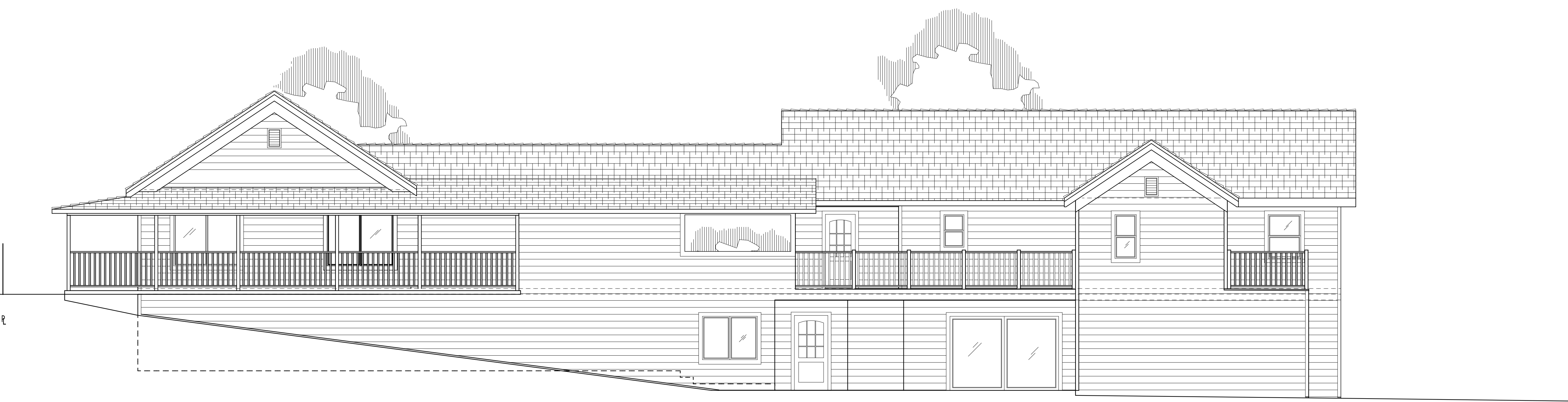
WEST ELEVATION

1/4"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"



NORTH ELEVATION

1/4"=1'-0"

Attachment 6

Proposed Modified Building Elevations

REVISIONS	BY
3/31/22	
5/6/2022	

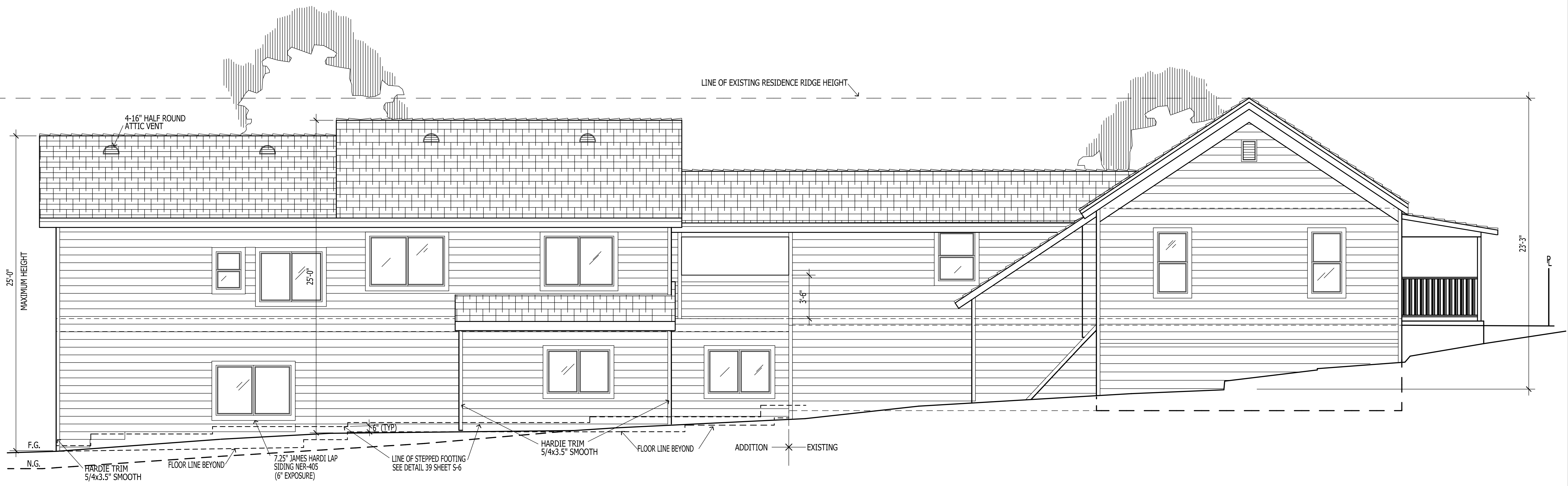
L R WOELHLER & ASSOCIATES
 BUILDING DESIGN
 LEONARD WOELHLER
 PO BOX 1039
 BIG LEBANON, MT 59011
 916-502-5625

FOUND ON THIS SHEET:
 WEST ELEVATION
 EAST ELEVATION

A TWO STORY ADDITION FOR:
 WALLEY AND JENNIFER TARBOX
 910 FIGUEROA ST
 FOLSOM, CA 95630
 PHONE: 916-605-9202

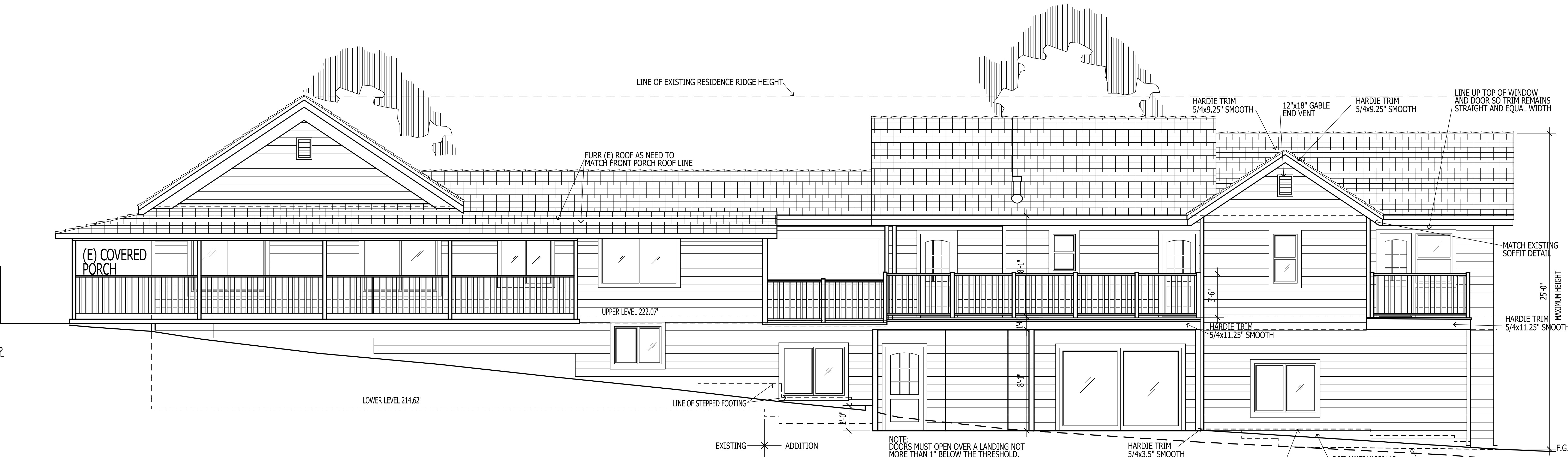
JOB ADDRESS:
 910 FIGUEROA ST
 FOLSOM, CA 95630

Date 11/9/2021
 Checked
 Scale 1/4" = 1'-0"
 Drawn L.W.
 Job TARBOX
 SHEET
A-8
 OF SHEETS



WEST ELEVATION

1/4"=1'-0"



EAST ELEVATION

1/4"=1'-0"

Attachment 7

Site Photographs











CITY OF
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DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Meeting
Date: November 1, 2023

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 906 Bidwell St., Exterior Modifications Project
File #: DRCL23-00131
Request: Design Review, Commission-Level
Location: 906 Bidwell Street
Parcel(s): APN 070-0201-009
Staff Contact: Nathan Stroud, Assistant Planner, 916-461-6220
nstroud@folsom.ca.us

Property Owner

Name: David Maselli
Address: 906 Bidwell Street
Folsom CA 95630

Applicant

Name: Aaron Salazar
Address: 2324 Clapton Way
Folsom CA 95630

Recommendation: Conduct a public meeting and upon conclusion recommend approval of an application (DRCL23-00131) for Design Review for all exterior modifications to an approved 2,030-square-foot single-family residence located at 906 Bidwell Street, as illustrated on Attachment 6, except the standing seam metal roof based on the findings included in this report (Findings A-H) and subject to the attached conditions of approval (Conditions 1-6).

Project Summary: The proposed project includes exterior design modifications to an approved 2,030-square-foot single-family residence located at 906 Bidwell Street. The property is located at the southern edge of the Historic District within the Central Subarea of the Historic Residential Primary Area.

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- 1 – Description/Analysis
- 2 – Background
- 3 – Proposed Conditions of Approval
- 4 – Vicinity Map
- 5 – Approved Original Elevations, dated 7-12-2022 (DRCL22-00156)
- 6 – Proposed Modified Exterior Elevations, dated 10-23-2023
- 7 – Site Photographs
- 8 – Colors and Materials Board
- 9 – Standing Seam Metal Roof Colors and Materials Palette



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Meeting
Date: November 1, 2023

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Aaron Salazar, is seeking design review approval for exterior revisions to an approved 2,030-square-foot single-family residence at 906 Bidwell Street. The proposed exterior revisions include:

- Replacing the horizontal lap siding colored forest green with vertical board-and-batten siding colored white;
- Replacing the trim around the doors, windows, and roof gables colored cream with trim colored white;
- Using black frames for the windows and rear sliding door with a four-pane grid;
- Replacing the post and wood elements around the porch colored cream with post and wood elements colored white;
- Replacing the wooden porch railings colored cream with wooden porch railings colored white; and
- Removing some architectural features such as roof brackets and porch post brackets; and
- Replacing the asphalt composition shingle roof colored charcoal grey with a standing seam metal roof colored dark bronze.

Overall, the proposed exterior modifications incorporate elements of the Western Farmhouse architectural style. The proposed modifications do not increase the approved footprint of the residence. It should be noted that the primary residence is currently under construction, and the applicant is seeking approval to proceed with exterior construction. Originally approved plans are shown in Attachment 5 and proposed modified elevations are shown in Attachment 6. The property is located within the Central Subarea of the Historic Residential Primary Area of the Historic District.

POLICY/RULE

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

- a) Project compliance with the General Plan and any applicable zoning ordinances;
- b) Conformance with any city-wide design guidelines and historic district design and development guidelines adopted by the city council;
- c) Conformance with any project-specific design standards approved through the

planned development permit process or similar review process; and

- d) Compatibility of building materials, textures and colors with surrounding development and consistency with the general design theme of the neighborhood.

ANALYSIS

General Plan and Zoning Consistency

The project, which is located within the Central Subarea of the Historic Residential Primary Area, has an underlying zoning designation of R-1-M (Residential Single-Family, Small Lot District) and is designated as SFHD (Single-Family, High Density) in the General Plan. Single-family residences are an allowed use in both the Central Subarea and in the R-1-M zone. No change to the use is proposed as a part of this design modification project.

The proposed project is subject to the development standards for the Historic Residential Primary Area as established in Folsom Municipal Code Section 17.52.540, which sets out the requirements for lot size, lot coverage, setbacks, building heights, pervious surface, and parking. The design guidelines established in the Historic District Design and Development Guidelines (DDGs) also apply to this project. The project does not involve or affect a historic or cultural resource.

Building Design and Architecture

The proposed project is subject to compliance with the DDGs Section 5.04.03(b), which establishes the design concepts for the Central Subarea, and provides property owners with broad discretion in choosing styles from the 1850 – 1950 historical timeframe. Restoration, reconstruction, and new construction of “average” homes are encouraged, rather than an increase in the number of “high-style” homes.

The architectural design of the proposed exterior modifications has elements of the Western Farmhouse architectural style. The Western Farmhouse style is an evolution of the colonial-style, and was most prevalent during the railroad-inspired era of the “National Folk” styles of housing when transportation technology allowed for widespread access to manufactured building materials. General characteristics of the Western Farmhouse style include large wrapping porches with wood columns and railings, two-story massing with dormers, and a simple, casual aesthetic. Roofs may have ornamentation, such as cupolas, weathervanes, and dovecotes. Wall materials, as is characteristic of the folk national era of housing, were typically constructed of manufactured materials such as wood lap siding, board-and-batten siding, brick, and/or stucco. Shingles, shakes, or flat tiles were common roofing materials, and roofs were typically of a steeper pitch. Iterations of this style with a standing seam metal roof did exist, as discussed in the “Roofing” Section of this report. Front porches typically shelter the main entry with simple posts. Windows are typically trimmed in simple colonial-style, with a built-up head and sill trim. Exteriors of Western Farmhouse residences were typically painted; exposed or unpainted wood was uncommon. As shown in the submitted building elevations (Attachment 6), the

proposed project incorporates several Western Farmhouse-style design features including board-and-batten siding, a covered porch entry with simple painted posts and wooden railings, and wood-imitation framed windows and doors.

The Western Farmhouse style, being a rendition of the National Folk era, is an architectural style compatible with the 1850 – 1950 timeframe of the Central Subarea. Compared to the “Folk Victorian” style, which is a similar architectural style that is also prevalent throughout the Folsom Historic District, the Western Farmhouse Style has less ornamentation and would be considered a more ‘average’ style.

Staff has made the determination that the proposed Western Farmhouse Architectural Style is consistent with the intent of the Central Subarea of the Historic District.

Siding and Trim

The exterior of the residence is proposed to be sided with board-and-batten siding colored white. The roof gable vents, and wooden porch railings as shown in Attachment 5 of the originally approved plans are proposed to remain. The trim around the doors, windows, roof gable and porch elements will also be colored white.

The proposed board-and-batten siding is listed as an appropriate material in the Building Materials Palette in Appendix D of the DDGs, and is a siding style that existed within the 1850 – 1950 timeframe. The matching white color proposed for both the siding and the trim is a design choice that existed within the 1850 – 1950 timeframe, being common for colonial architectural styles and successor styles such as the Western Farmhouse style.

The style, colors, and materials of the proposed siding and trim are consistent with the design intent of the Central Subarea as outlined in the DDGs.

Windows and Doors

The DDGs state that wood frame double-hung or casement windows are preferred, and that vinyl clad windows may be used for less significant structures. In general, window proportions should be vertical rather than horizontal; however, appropriate proportions and number of panes will vary depending upon the style of the individual building and the context. Regarding entries, the DDGs state that residentially scaled and detailed solid wood or glazed doors of many styles may be appropriate.

The applicant proposes windows that are primarily narrow and have a vertical orientation, with a grid of four-panes to imitate a window glazing pattern that was prominent between the mid-19th century and the present. The windows are to maintain the same level of trim as the original approved plans, as shown in Attachment 5. The rear sliding glass door of the original approved plans, as shown in Attachment 5, is proposed to have a grid of four-panes. The window and rear sliding door frames are made of a composite material consisting of wood fiber and thermoplastic polymer colored black. Staff would like to note that the windows and doors of the original Design Review approval (DRCL22-00156) were approved to be vinyl, and although no color was specified for the frames, black was

not listed on the original approved color palette. Staff would also like to note that the applicant has already bought and installed the black framed windows and rear sliding door. No change to the number of windows or doors from the approved plans have been proposed.

Although staff would prefer that the window and rear sliding door frames match the trim of the residence, as is typical for a classic Western Farmhouse style, staff does not object to the use of black frames and would consider the style, colors, and materials of the proposed windows and doors similar to what was approved and compatible with the design intent of the Central Subarea as outlined in the DDGs.

Roofing

The applicant proposes to replace the charcoal grey asphalt composition shingle roof of the original approved plans with a standing seam metal roof colored dark bronze. Pursuant to the DDGs, Appendix D, Section C.7, appropriate roofing materials include fireproof wood shingles, corrugated metal, composition fiberglass shingles, clay tile, or other as determined by historic evidence, with inappropriate materials including colored standing seam metal roofs, glazed ceramic tile or imitation roofing materials including concrete shingles and imitation concrete mission style. The Building Materials Palette of Appendix D of the DDGs also list metal as an inappropriate material for roofs generally, with the exception of the use of corrugated metal for accessory building roofs only.

Based on Appendix D, Section C.7 of the DDGs which list “colored standing seam metal roofs” as an inappropriate material, the proposed roof appears to be inconsistent with the DDGs. However, after additional research staff determined that the standing seam metal roof is a roof type that did in fact exist within the 1850 – 1950 timeframe in California. Typically, metal roofs were finished to look like metal, and painted metal roofs became more common after World War II.

The standing seam metal roof is a roof type that is confirmed to have existed locally for non-residential uses. Local examples of the historic use of standing seam metal roofs include the roofs of freight buildings of the rail yards that once existed near Sutter Street during the late 19th century, as seen in historic photographs. Another prominent example, which can still be seen today, are the standing seam metal roofs present on the late 19th-century historic buildings of the Folsom State Prison, including the Officer and Guards Building, which was built in 1894, and East Gate Tower No.1. An additional example of standing seam metal roofs are the shed roofs along Sutter Street in front of local businesses such as Snooks, which were done as part of the Sutter Street Revitalization effort. No local examples of the residential use of standing seam roofs used between 1850 – 1950 have been confirmed, however standing seam has been used for residences in other parts of the country during this timeframe.

For the new home at 906 Bidwell Street, the applicant has proposed a metallic dark bronze color for their standing seam metal roof so that the roof has a metal look instead of a painted appearance. The applicant has also offered to use a black or dark metallic

modern corrugated metal roof rather than a standing seam metal roof if that is acceptable to the Commission. The applicant has also offered to use a black or dark metallic modern corrugated metal roof rather than a standing seam metal roof if that is an acceptable alternative to the Commission.

During the request for comments for the project, the Heritage Preservation League (HPL) stated that a “metal roof with standing seams is more appropriate” than the corrugated sheet metal roof alternative proposed for the project. The Historic Folsom Residents Association (HFRA) voiced concern with the choice of standing seam metal for the roof and requested further assessment from staff to confirm consistency with FMC Chapter 17.52 and the DDGs.

While staff acknowledges that the proposed dark bronze metallic roof is an attractive, fire-proof and durable roof, the issue is whether the Historic District Commission finds the proposed roof acceptable or whether the original charcoal grey composition shingle roof should be used instead.

Conclusion

Staff has determined that the overall design, colors, materials, and layout of the proposed residence can be successfully incorporated into quality residential design and are compatible with the existing residential character in the project vicinity and is generally consistent with the Design and Development Guidelines for the Central Subarea of the Historic Residential Primary Area. Staff has concluded that the applicant has met the design standards identified in the Folsom Municipal Code and the design guidelines in the Historic District Design and Development Guidelines, with the exception of the matter regarding the standing seam roof, to be decided by the Historic District Commission.

PUBLIC NOTICING

A notice was posted on the project site five days prior to the Historic District Commission meeting of November 1, 2023 that met the requirements of FMC Section 17.52.320.

ENVIRONMENTAL REVIEW

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

RECOMMENDATION

Staff recommends approval of all proposed modifications to the project with the exception of the standing seam metal roof, subject to the attached conditions of approval. Staff would like direction from the Historic District Commission on whether to allow for standing seam metal roofs as an allowed roof material type generally, and on whether a standing seam metal roof that is unpainted is preferred over a roof that is colored to imitate metal.

HISTORIC DISTRICT COMMISSION ACTION

Move to approve the application (DRCL23-00131) for Design Review for all exterior modifications to an approved 2,030-square-foot single-family residence located at 906 Bidwell Street, as illustrated on Attachment 6, except the standing seam metal roof based on the findings included in this report (Findings A-H) and subject to the attached conditions of approval (Conditions 1-6).

GENERAL FINDINGS

- A. NOTICE OF PUBLIC MEETING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND THE ZONING CODE OF THE CITY.

CEQA FINDINGS

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15301 (EXISTING FACILITIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.
- D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.
- E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.
- F. THE PROPOSED PROJECT WILL NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE.

DESIGN REVIEW FINDINGS

- G. THE BUILDING MATERIALS, TEXTURES AND COLORS USED IN THE PROPOSED PROJECT ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND ARE CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.
- H. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY THE CITY COUNCIL.

**ATTACHMENT 2
BACKGROUND**

BACKGROUND

In 1952, a 1,202-square-foot single-family residence was constructed at a neighboring property at 908 Bidwell Street. Around the same time, a 480-square-foot garage structure and 394-square-foot attached carport were constructed on the subject property that is now 906 Bidwell Street.

On October 2, 2019, the Historic District Commission approved a Design Review and Demolition Application to construct a 2,030-square-foot single-family residence and to demolish the 480-square-foot garage structure and a 394-square-foot attached carport at 906 Bidwell Street (PN 19-285). A building permit was submitted for the project in 2019, but that building permit expired and neither the demolition of the accessory building nor the construction of the single-family residence had occurred. The Design Review Approval (PN 19-285) expired on October 2, 2021 and the property owner at the time resubmitted plans for Design Review (DRCL22-00156) consistent with previously approved plans as modified by the Conditions of Approval for PN 19-285.

On August 3, 2022, the Historic District Commission approved the Design Review and Demolition Application (DRCL22-00156). The 480-square-foot garage and the 394-square-foot attached carport were demolished later that year, and construction began for the 2,030-square-foot single-family residence.

The current property owner purchased the subject property in early 2023. The 2,030-square-foot single-family residence is currently under construction, and the applicant has submitted a request (DRCL23-00131) to modify the exterior design from the previously approved plans.

The property does not appear on the City of Folsom’s Cultural Resources Inventory.

GENERAL PLAN DESIGNATION

SFHD (Single Family High Density)

ZONING

CEN/R-1-M (Central Subarea of the Historic Residential Primary Area/ Residential Single-Family, Small Lot District)

ADJACENT LAND USES/ZONING

North: Single Family Residential Parcel (CEN/R-1-M) with the Persifer Street/Bidwell Street Alley Beyond
South: Bidwell Street with Multi-Family Residential Development (CEN/R-4) Beyond

East: Single-Family Residential
Development (CEN/R-1-M) with
Decatur Street Beyond

West: Single Family Residential
Development (CEN/R-1-M)
with Reading Street Beyond

SITE CHARACTERISTICS

The 7,000-square-foot (0.16-acre) project site contains a 2,030-square-foot single-family residence under construction.

APPLICABLE CODES

FMC Chapter 17.52, HD, Historic District
FMC Section 17.52.300, Design Review
FMC Section 17.52.540, Historic Residential
Primary Area Special Use and Design
Standards
Historic District Design and Development
Guidelines (DDG's)

Attachment 3

Proposed Conditions of Approval

CONDITIONS OF APPROVAL FOR 906 BIDWELL ST., EXTERIOR MODIFICATIONS PROJECT (DRCL 23-00131)				
Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		<p>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below, as modified by these conditions of approval:</p> <ul style="list-style-type: none"> • Proposed Modified Exterior Elevations, dated October 23, 2023 <p>This project approval is for the 906 Bidwell St., Exterior Modifications Project which includes exterior modifications to approved plans for a 2,030-square-foot single-family residence located at 906 Bidwell Street. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.</p>	B	CD (P)(E)
2.		<p>Building plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.</p>	B	CD (P)(E)(B)
3.		<p>The project approval granted under this staff report shall remain in effect for one year from final date of approval (November 1, 2024). Failure to obtain the relevant building or other permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval. The owner/applicant may file an application with the Community Development Department for an extension not less than 60 days prior to the expiration date of the approval, along with appropriate fees and necessary submittal materials pursuant to Section 17.52.350 of the Folsom Municipal Code. If after approval of this project, a lawsuit is filed which seeks to invalidate any approval, entitlement, demolition permit, or other construction permit required in connection with any of the activities or construction authorized by the project approvals, or to enjoin the project contemplated herein, or to challenge the issuance by any governmental agency of any environmental document or exemption determination, the one year period for submitting a complete permit application referenced in FMC section 17.52.350(A) shall be tolled during the time that any litigation is pending, including any appeals.</p>	B	CD (P)

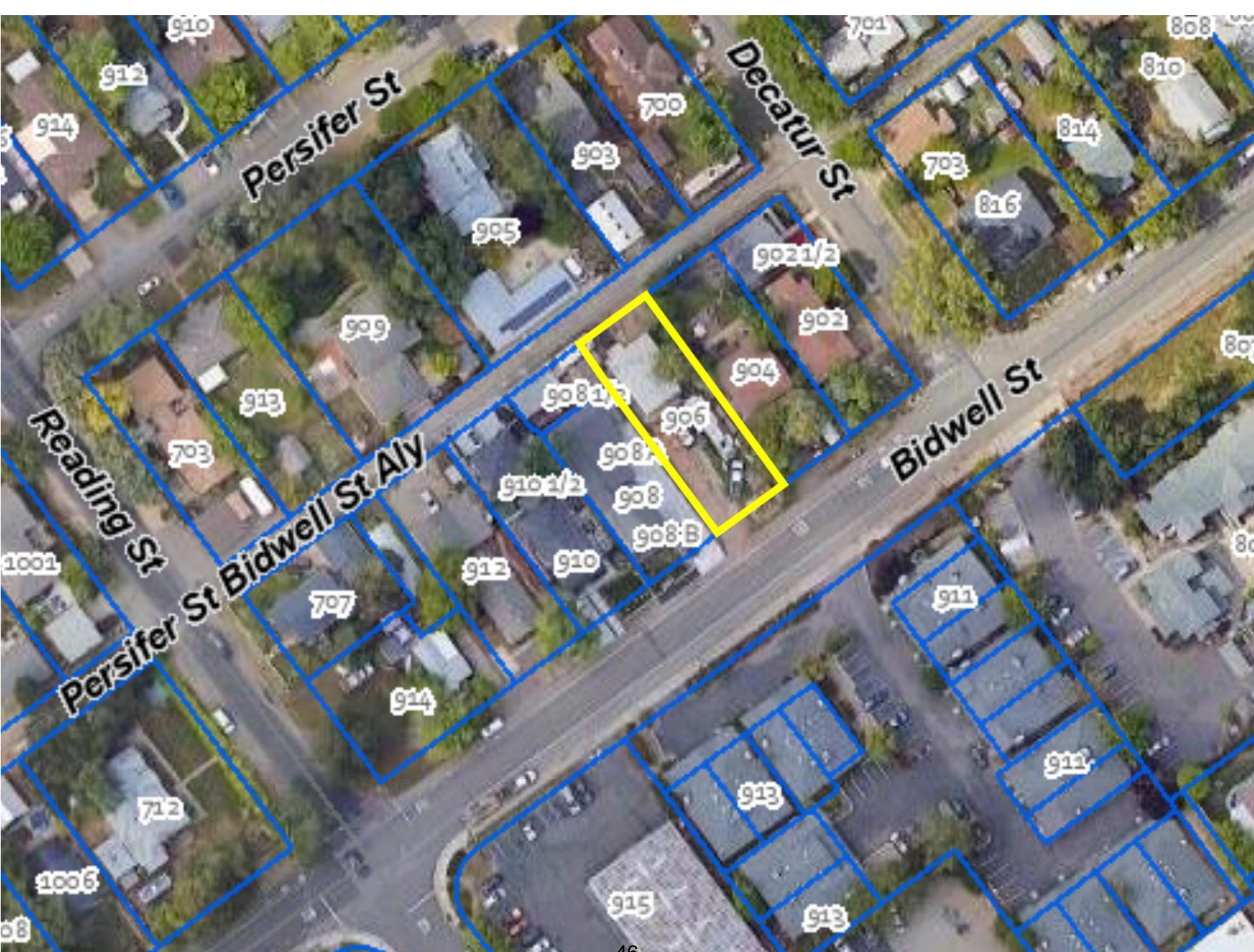
4.		<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney’s fees and costs; and • The City defends the claim, action or proceeding in good faith. <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD
ARCHITECTURE DESIGN REQUIREMENTS				

5.		<p>The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> 1. This project approval is for exterior modifications to approved plans for a 2,030-square-foot single-family residence for the 906 Bidwell St., Exterior Modifications Project located at 906 Bidwell Street. The applicant shall submit building plans that comply with this approval, and the attached exterior elevations provided in Attachment 6 as modified by the conditions of this Staff Report (DRCL23-00131). 2. All conditions from the approved DRCL22-00156 Design Review approval, as modified by the conditions of this staff report (DRCL23-00130) are hereby incorporated by reference. 3. The gutters used shall be rounded and not squared, as indicated on the Proposed Modified Exterior Elevations dated 10-23-2023 provided in Attachment 6. 4. The level of window trim shall be consistent with the window trim as indicated on the Proposed Modified Exterior Elevations dated 10-23-2023 provided in Attachment 6. 5. The roof gable vents as indicated on the Proposed Modified Exterior Elevations dated 10-23-2023 provided in Attachment 6. 6. The wooden porch railings shall be consistent with the porch railing concept of the Color and Materials Board provided in Attachment 8 and painted to match the trim of the windows and doors. 7. The original charcoal grey composition shingle roof shall remain as indicated on the Approved Original Elevations, dated 7-12-2022 (DRCL22-00156) provided in Attachment 5. 8. Porch post/columns and porch trim shall be painted to match the trim of the windows and doors. 9. The final design, materials, and colors of the proposed 906 Bidwell St., Exterior Modifications Project shall be consistent with the submitted exterior elevations, 	OG	CD (P)
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		<p>material samples, and color scheme as modified by these conditions to the satisfaction of the Community Development Department. The final design shall be subject to review and approval by the Community Development Department.</p> <p>10. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.</p>		
NOISE REQUIREMENT				
6.		<p>Compliance with the 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.</p>	I, B	CD (P)(E)

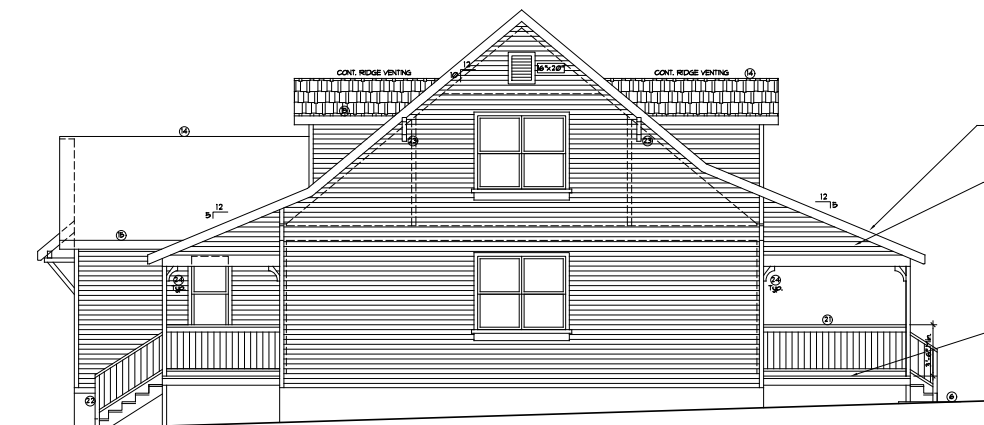
RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD (P) (E) (B) (F)	Community Development Department	I	Prior to approval of Improvement Plans
	Planning Division	M	Prior to approval of Final Map
	Engineering Division	B	Prior to issuance of first Building Permit
	Building Division	O	Prior to approval of Occupancy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

Attachment 4 Vicinity Map

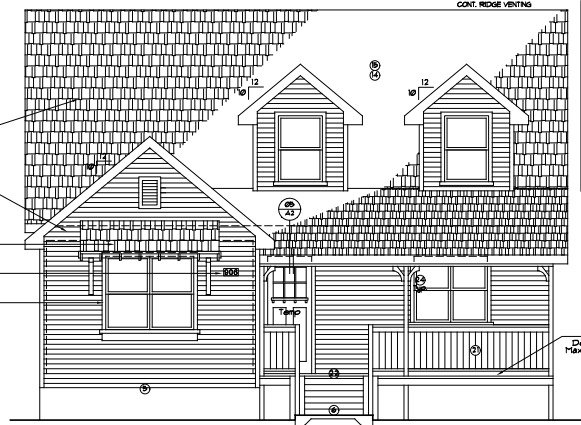


Attachment 5
Approved Original Elevations, dated 7-12-2022
(DRCL22-00156)

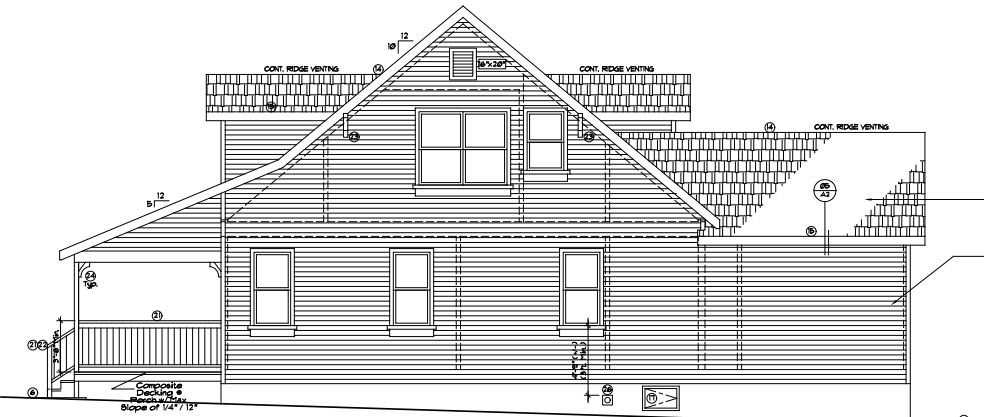
THIS PLAN, SPECIFICATIONS AND SCHEDULES ARE THE EXCLUSIVE PROPERTY OF MARK N. ROBERTS ARCHITECT AND SHALL NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT. ALL RIGHTS ARE RESERVED. COPYRIGHT 2022 BY MARK N. ROBERTS ARCHITECT.



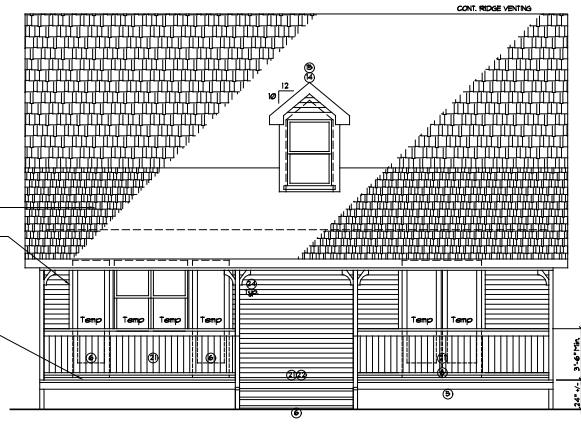
EAST ELEV - 1/4"



SOUTH ELEV - 1/4"

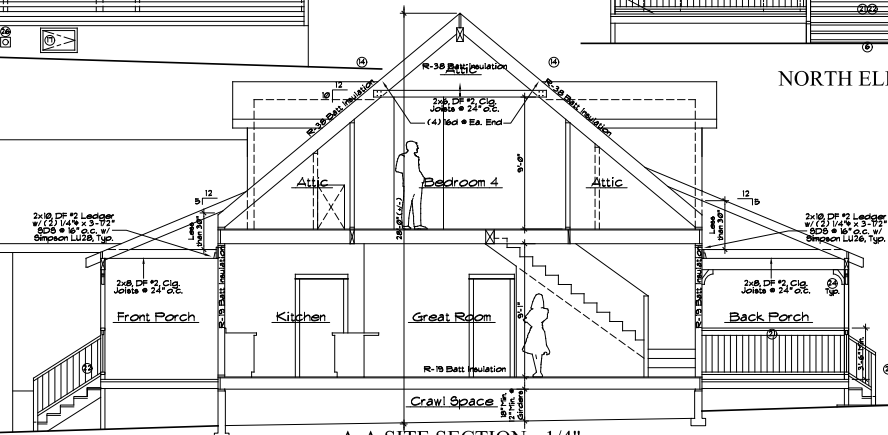


WEST ELEV - 1/4"



NORTH ELEV - 1/4"

- SHEET NOTES (partial)**
- ① HOME BLD. FIELD VERIFY LOCATION W/ OWNER, PROVIDE A MIN. OF 1/4" PROCT. 1' LAT BEHIND OF INT. EXTERIOR.
 - ② LEVEL LANDINGS & EXT. OF DOOR OR BOTTOM OF STAIR, MAX. 7/8" BELOW ADA FLOOR LEVEL.
 - ③ OUTDOOR AIR INTAKE SHALL BE LOCATED 8" MIN. FROM PLUMBING VENTS OR ALLY. OUTDOOR AIR SHALL NOT BE OPENINGS SHALL BE PROTECTED AGAINST WEATHER CONDITIONS. OPENINGS SHALL MEET PROVISIONS IN ACCORDANCE W/ 304 CIRC. 100.6
 - ④ CLASS A ANNUAL COMPOSITION ROOF SHINGLES INSTALL PER THIS REG. COLOR SHALL CORFL. W/ 304 TITLE 4 ENERGY CODE SECTION 10B.1.1. INSTALL W/ MIN. 2 LAYER OF BLB OR 1 LAYER OF SLD BLDG PAPER
 - ⑤ PROVIDE 3/4" x 8" MIN. GRAVEL SPACE ACCESS MATCH 1/2" x 1/2" GRAVEL HANDRAIL. HANDRAIL @ 24" - 28" ABOVE NOSE OF TREAD. GUARD RAIL @ 42" A.F.F. PATTERNS & RAILS SHALL PREVENT 4" x 8" SPINE FROM PASSING THRU TRIANGLE SQUARE CREATED BY RISER TREAD. BOTTOM OF HANDRAIL. HANDRAIL SHALL BE CONT. FULL LENGTH OF FLIGHT
 - ⑥ MAX. RISER HEIGHT: 7-3/4" MAX. MIN. TREAD DEPTH: 10-3/4" RISERS SHALL BE CLOSED
 - ⑦ BARGE RAFTER BRACKET
 - ⑧ COL-U-N BRACKET
 - ⑨ NOT USED
 - ⑩ DRYER VENT PLACE A MIN. OF 36" FROM WINDOW OPENING



A-A SITE SECTION - 1/4"

- OUTDOOR AIR INTAKE SHALL BE LOCATED 8" MIN. FROM PLUMBING VENTS OR ALLY. OUTDOOR AIR SHALL NOT BE OPENINGS SHALL BE PROTECTED W/ CORROSION RESISTANT SCREENS HAVING 3/4" MIN. OPENING SIZE & 1/2" MIN. OPENING SIZE OF 1/2" OPENING SHALL BE PROTECTED AGAINST WEATHER CONDITIONS. OPENINGS SHALL MEET PROVISIONS IN ACCORDANCE W/ 304 CIRC. 100.6
- ANNUAL COMPOSITION ROOF SHINGLES, INSTALL PER MANUFACTURER REG. COLOR OF ROOFING SHALL COMPLY W/ 304 TITLE 4 ENERGY CODE SECTION 10B.1.1
- FINISH MATERIALS**
- FLOORS AT BOTH LEVELS ARE PER OWNER'S PREFERENCE
 - INT. WALLS ARE 1/2" GYP. W/ SMOOTH WALL TEXTURE
 - INT. CEILING ARE 5/8" GYP. SD. W/ SMOOTH WALL TEXTURE
 - EXT. WALLS ARE PAINTED, HORIZ. LAP BOARD SIDING OR PER MANUFACTURER REQUIREMENTS
 - ROOFING IS ANNUAL COMPOSITION SHINGLE CLASS A ROOFING SYSTEM, INSTALL PER MANUFACTURER REQUIREMENTS. COLOR OR SHALL COMPLY W/ 304 CALIFORNIA ENERGY CODE. COLOR ROOFING SHALL BE 304 TITLE 4 ENERGY CODE SECTION 10B.1.1
 - GUTTERS & DOWNSPOUTS ARE 6.0" x 1" BAKED ENAMEL FINISH
- FRAMING**
- EXT. WALLS ARE 2x4 @ 16" O.C. U.O.N. OR DIMENSIONED
 - INTERIOR WALLS ARE 2x4 @ 16" O.C. U.O.N. SHOWN OR DIMENSIONED
 - WALL INSULATION IS R-13 UNFIBED OR 2X6 U.O.N. SEE BRACED WALL INFORMATION ON STRUCTURAL SHEETS FOR ADDITIONAL REG. INFO. IF 2X6 CALIFORNIA ENERGY CODE. COLOR ROOFING SHALL BE 304 TITLE 4 ENERGY CODE SECTION 10B.1.1
 - ROOFING IS 1/2" HORIZONTAL BARRIER OVER 1/2" ROOF OR OVER PROVIDE 2x4 @ EXPOSED BARGE TYP. U.O.N.
- INSULATION**
- R-13 BATT INSULATION AT EXTERIOR WALLS & 1ST FLOOR FRAMING
 - R-38 BATT INSULATION AT ROOF FRAMING/ATTIC



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HIRANI HOUSE
906 BIDWELL STREET
FOLSOM, CA 95630

Job No: 22.03 Date: 07.12.22

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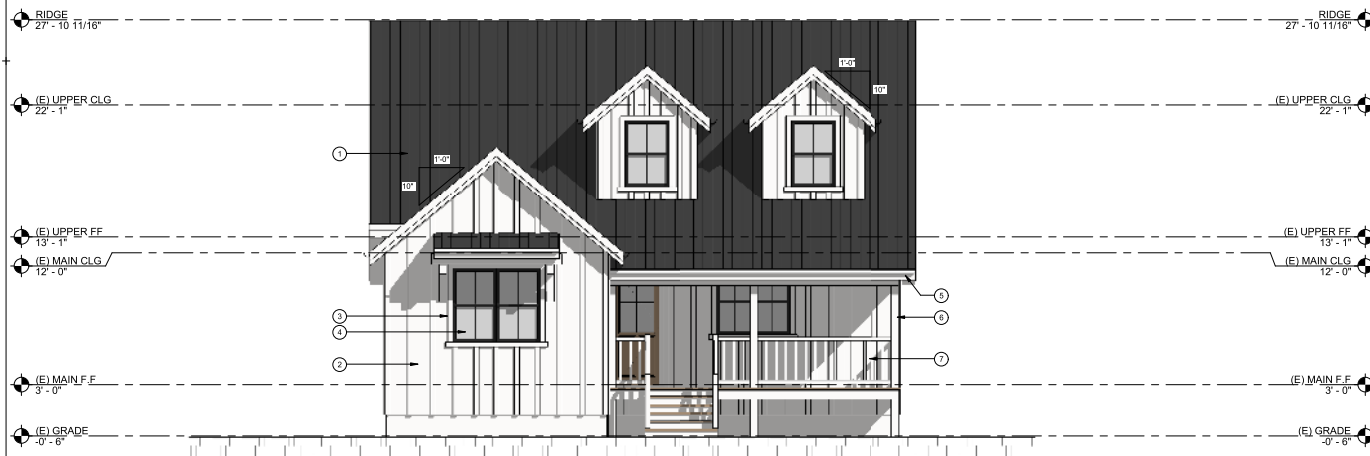
Historic District Commission
906 Bidwell St., Exterior Modifications Project (DRCL 23-00131)
November 1, 2023

Attachment 6

Proposed Elevations, dated 10-23-2023



02 PROPOSED SIDE ELEVATION (EAST)
SCALE: 1/4"=1'-0"



01 PROPOSED FRONT ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"

EXTERIOR ELEVATION KEY NOTES:

1. ALL NEW CLASS "A" ROOF ASSEMBLY: TAYLOR METAL ROOFING; 24 GA STANDING SEAM METAL ROOFING 12" SPACING AND INSTALLED OVER TWO LAYERS OF GRADE D PAPER AND PLYWOOD SHEATHING OF NON PERFORATED TYPE 15 FELT. COLOR STANDARD KYNAR 500 COATINGS: DARK BRONZE SRI-22
2. CONCRETE BOARD N BATT & LAP (JAMES HARDIE) SIDING. (ETHER NON-COMBUSTIBLE MATERIAL, IGNITION RESISTANT MATERIAL, ONE LAYER OF 3/4" PLYWD SHEATHING APPLIED BEHIND AN EXTERIOR COVERING, OR AN ASSEMBLY APPROVED BY THE OSPM BML) COLOR: BM PLASTER OF PARIS
3. WINDOW/DOOR TRIM. JAMES HARDIE HARDIETRIM BOARDS OR EQUIVALENT TOO.COLOR: BM PLASTER OF PARIS
4. EXTERIOR DOORS AND WINDOWS (NOT LABELED ON ELEVATIONS), REFER TO FLOOR PLAN AND DOOR AND WINDOW SCHEDULE.
5. OGREE GUTTERS SEE ROOF PLAN FOR LOCATION.
6. WOOD ELEMENT. COLOR: BM PLASTER OF PARIS
7. WOOD GUARDRAIL AND RAILING SHALL BE 42" HIGH. RAILING PICKETS AND RAILING SHALL HAVE 4" MAX CLEAR SPACING. SIMILAR TO STAIR RAILING. COLOR: BM PLASTER OF PARIS

EXTERIOR ELEVATION GENERAL NOTES:

1. PROVIDE AND SPECIFY WATER RESISTANCE AND WATER RESISTANCE BARRIER PER THE EXTERIOR SIDING PER MANUFACTURER'S SPECIFICATIONS AND INSTALLATIONS INSTRUCTION MANUAL OR PER 2022 CRC CHAPTER 7. AT INSPECTION THE INSPECTOR IS TO APPROVED OWNERS SPECIFICATIONS AND INSTALLATIONS INSTRUCTION MANUAL TO MEET THE REQUIREMENTS.
2. MECHANICAL AND GRAVITY OUTDOOR AIR INTAKE OPENINGS PER 2022 CRC SECTION R303.5.1.
3. AIR EXHAUST AND INTAKE OPENINGS THAT TERMINATE OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS OR GRILLES HAVING A MINIMUM OPENING SIZE OF 1/4 INCH AND A MAXIMUM OPENING SIZE OF 1/2 INCH, IN ANY DIMENSION. OPENINGS SHALL BE PROTECTED AGAINST LOCAL WEATHER CONDITIONS. OUTDOOR AIR EXHAUST AND INTAKE OPENINGS SHALL MEET THE PROVISIONS FOR EXTERIOR WALL OPENING PROTECTIVE IN ACCORDANCE WITH THIS CODE PER 2022 CRC SECTION R303.6.

CUSTOM HOME DESIGN, ADDITIONS & REMODELS



10 PARADISE DRIVE #100
FOLSOM, CA 95630
916.475.0788

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AARON@AMSDRAFTING.COM

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(EXTERIOR MATERIAL CHANGE) PERMIT # NRES22-07174
RESIDENCE AT
 APN: 070-0201-009-000
 906 BIDWELL STREET
 FOLSOM, CA 95630

TITLES:

CITY COMMENTS
CITY SUBMITTAL
DESIGN REVIEW
DESIGN DOC-4
DESIGN DOC-3
DESIGN DOC-2	10.19.2023
DESIGN DOC-1	09.11.2023

DRAWN BY:
A. SALAZAR

EXTERIOR ELEVATIONS

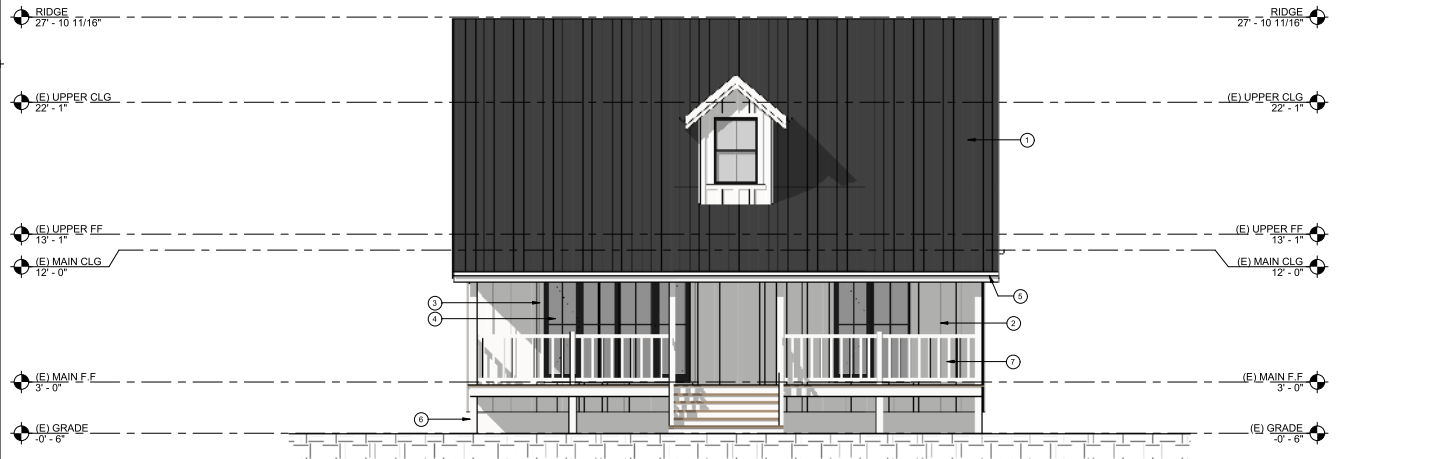
SHEET

A301



02 PROPOSED SIDE ELEVATION (WEST)

SCALE: 1/4"=1'-0"



01 PROPOSED REAR ELEVATION (NORTH)

SCALE: 1/4"=1'-0"

EXTERIOR ELEVATION KEY NOTES:

1. ALL NEW CLASS "A" ROOF ASSEMBLY: TAYLOR METAL ROOFING; 24 GA STANDING SEAM METAL ROOFING 12" SPACING AND INSTALLED OVER TWO LAYERS OF GRADE D PAPER AND PLYWOOD SHEATHING OF NON PERFORATED TYPE 15 FELT. COLOR STANDARD KYNAR 500 COATINGS; DARK BRONZE SRI-22
2. CONCRETE BOARD N BATT & LAP (JAMES HARDIE) SIDING, (EITHER NON-COMBUSTIBLE MATERIAL, IGNITION RESISTANT MATERIAL, ONE LAYER OF 3/4" PLYWD SHEATHING APPLIED BEHIND AN EXTERIOR COVERING, OR AN ASSEMBLY APPROVED BY THE OSPM BML) COLOR: BM PLASTER OF PARIS
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CUSTOM HOME
DESIGN, ADDITIONS &
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(EXTERIOR MATERIAL CHANGE) PERMIT # NRES22-07174
RESIDENCE AT
 APN: 07-0-0201-009-000
 906 BIDWELL STREET
 FOLSOM, CA 95630

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DRAWN BY:
A. SALAZAR

EXTERIOR
ELEVATIONS

SHEET

A302

CUSTOM HOME
DESIGN, ADDITIONS &
REMODELS

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AND THE INTENDED USE THEREOF
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DESIGN DOC-1 09.11.2023

DRAWN BY:
A. SALAZAR

PERSPECTIVES

SHEET

A303



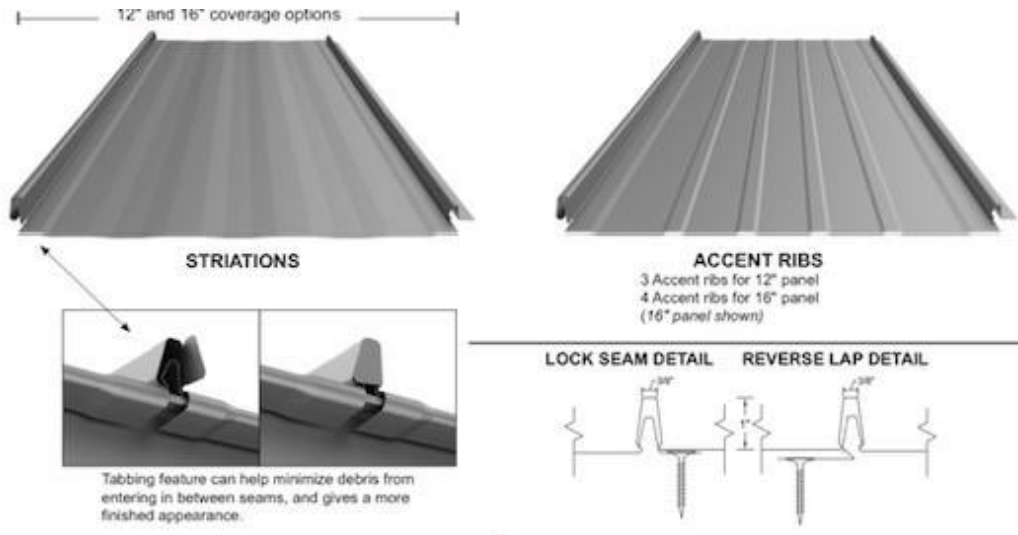
Attachment 7 Site Photographs





Attachment 8 Colors and Materials Board

Roof Type Concept:



KEY FEATURES

- 12" and 16" coverage options
- 26, 24 & 22 Tru-Gauge™ and .032" Aluminum
- 16 & 20 oz. Copper *(Please inquire)*
- Factory-notched and tabbed panels available
- Vertical interlocking application: allows installation from both directions starting at any location
- Patented no-siphon lock seam
- 1" vertical rib with 3/8" flat top for ease of flashing attachment
- Concealed fasteners: fasteners cannot leak
- Pre-slotted fastener flange: allows expansion & contraction of panel (high wind clips available for panel lengths over 35')
- 3:12 minimum pitch recommended *(For lower pitches, please inquire)*
- Standard panel lengths 4' to 35' - not notched
 Standard panel lengths 1' to 35' - notched *(For longer panels, please inquire)*
- Panel options: Striations, Accent Ribs, and Flat Pan

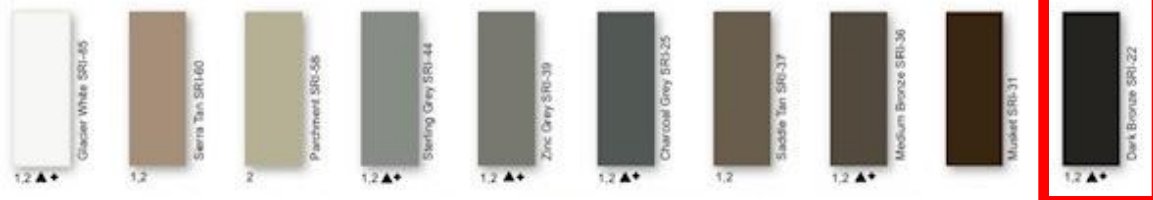
TESTING

- Code compliance UL Evaluation Report
 UL ER #25913-01
- UL Construction No. 529
- UL 580 Class 90 - Wind Uplift
- UL 790 Class A (ASTM E 108) - Fire rated
- UL 2218 Class 4 - Impact (hail) rated
- ASTM A653/A924 - G90 Galvanized
- ASTM A792 - Zinalume/Galvalume AZ-50/55
- ASTM B209 - Aluminum Substrate



The Easy-Lock™ Standing Seam is the only metal roofing panel with a patented no-siphon dry lock seam, with a unique reversing feature to allow installation of panels from both directions starting at any location. The panel is designed with softer, less industrial lines to provide an architecturally pleasing appearance.

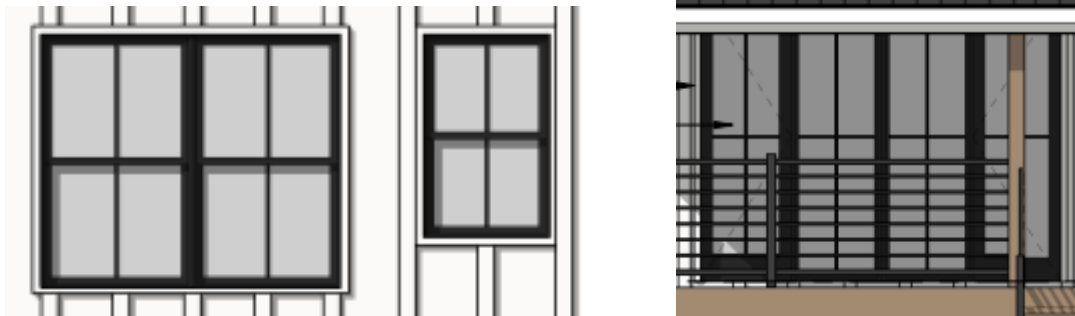
STANDARD COOL KYNAR 500® COLORS



Porch Railing Concept:



Windows and Sliding Doors:



Andersen series 100

Color – Black Frame

Grids – custom grids as shown on plans.

<https://www.andersenwindows.com/windows-and-doors/series/100-series>

Exterior Siding:

James Hardie Panel & Batten (Cement Fiber, wood imitation Batten-Board Siding)

Color – BM Plaster of Paris (White)

Flat Board Panels with 3.5” Batten Trim Board

<https://www.jameshardie.com/products/hardietrim-boards>



Exterior Lighting:

Midland 9" High Dusk-to-Dawn LED Motion Sensor Light

- Style # 8M841

https://www.lampsplus.com/products/midland-9-inch-high-dusk-to-dawn-led-motion-sensor-light_8m841.html

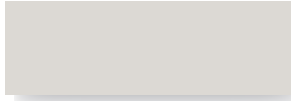


Attachment 9

Standing Seam Metal Roof Colors and Materials Palette

Standard Kynar 500® Coatings

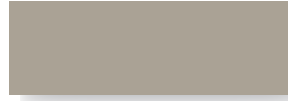
20 or 30-year Commercial, Non-Transferable, Non-Prorated, Limited Warranty
40-Year Residential, Transferable, Non-Prorated Limited Warranty



Glacier White SRI-85



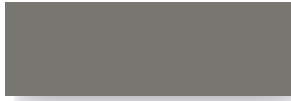
Sierra Tan SRI-60



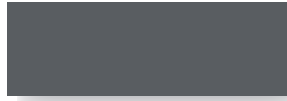
Parchment SRI-58



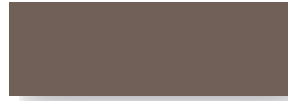
Sterling Grey SRI-44



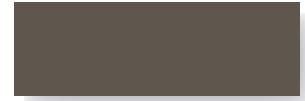
Zinc Grey SRI-39



Charcoal Grey SRI-25



Saddle Tan SRI-37



Medium Bronze SRI-36



Tahoe Blue SRI-31



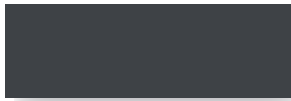
Pacific Blue SRI-26



Hemlock Green SRI-36



Forest Green SRI-24



Graphite Black SRI-26



Dark Bronze SRI-22



Musket SRI-31



Pine Green SRI-25



Matte Black SRI-23



Terra Cotta SRI-43



Tile Red SRI-35



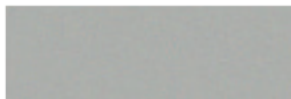
Colonial Red SRI-37



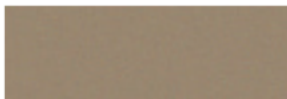
Retro Red SRI-42

SRI = Solar Reflective Index value. These are not paint codes.

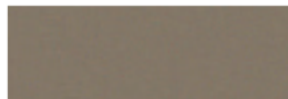
Premium Metallic 500® Coatings *(Premium Pricing Applies)*



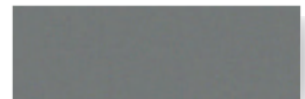
Metallic Silver SRI-60



Champagne SRI-48



Antique Patina SRI-40

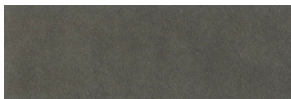


Weathered Zinc SRI-39



Copper Penny SRI-50

Premium Finish *(Premium Pricing Applies)*



Vintage® SRI-19

Vintage® is an innovative coating process over a G-90 metallic-coated steel surface. The process creates shade variations from light to dark, the lighter shade exhibiting a grey tone while the darker shade exhibits a bronze or brown tone. The dynamic, pre-aged appearance makes this a beautiful and durable product choice that is also graffiti resistant. Vintage® comes with a 20 year warranty. Warranty can vary by environment, see TMP website for more information.

NOTE: Due to the coating process, Vintage® has a color range. Color can vary from batch-to-batch and have directional variations. Due to color ranges, color matching of this product is not available.

Weathering Materials *(These materials will change appearance over time)*



16 oz. Copper
20 oz. Copper please inquire
Pure Copper has no warranty



Zincalume® Plus AZ-55/
Galvalume® SRI-65

Zincalume® Plus AZ-55 is a 55% aluminum, 45% zinc metallic coating over steel. Due to batch differences, color or spangle matching of this product is not available.



SRI=Solar Reflective Index. SRI values listed above are in accordance with ASTM E1980 and are based on actual testing. (CRRC) Cool Roof Rating Council SRI values (CA Title 24, ENERGY STAR®) are based on the grouping of colors (color families). CRRC SRI values will differ, as each color is not tested in the color family option. Coatings are low gloss 10-15% sheen. These printed chips provide a close representation of the colors. Metal samples are available upon request. Custom colors available. "Oil canning" is an inherent characteristic of roof and wall products, and not a defect, which is not a cause for panel rejection.

Taylor Metal Products Cool Kynar 500®

All Taylor Metal Products Kynar 500® coatings utilize pigments that are specifically designed to reflect infrared light, help reduce the heat gain of a dwelling, and conform with ENERGY STAR® criteria for steep slope cool roofing products.

PVDF is a fluoropolymer that is manufactured under the trademarked name Kynar 500®. Paint finishes containing a **minimum 70% PVDF** resin meet the high-performance weathering criteria established by the American Architectural Manufacturing Association and are allowed to carry the Kynar 500® trademarked name.

Profile	
Easy-Lock™ Aesthetic Roofing Vertical wall and Fascia Min Slope: 3:12 Testing: UL580 Class 90 1" height 12" & 16" width Inquire for 18"	PBR Min Slope: 1:12 pitch 1-1/4" height 12" width 36" length
Versa-Span™ Structural Roofing Vertical wall and Fascia Min Slope: 2:12 1-3/4" height 12", 14", 16" & 18" width	Marion "R" Panel™ Reverse Rolled Shown Standard Rolled Available Min Slope: 1:12 pitch 12" width Color Side 1-1/4" height 36" length
Slim-Lock™ Aesthetic Roofing Vertical wall and Fascia Min Slope: 3:12 1-1/2" height 1-1/8" height 15-5/8" & 19-5/8" (24ga Only) width	HR-34 Structural Roof Wall Standard Rolled Shown Reverse rolled available Min Slope: 1:12 6-7/8" width 1-3/4" height Color Side 1-1/2" height 34" length Single Lap Roof & Wall Coverage
MS200™ Structural Roofing Vertical wall and Fascia Min Slope: .5:12 2" height 12", 14", 16" & 18" width	BR-36 Structural Roof Wall Standard Rolled Shown Reverse rolled available Min Slope: 1:12 7 3/16" width 1 3/8" height Color Side 1 1/2" height 3 3/4" height 36" length Single Lap Roof & Wall Coverage
MS100™/MS150™/Curved Structural Roofing Vertical wall and Fascia Min Slope: 1:12 1 or 1-1/5" height MS100™: 13", 17" MS150™: 12", 16", 20" width	Classic 7/8" Corrugated™ Structural Roof Wall Min Slope: 2:12 7/8" height 32" length 2-5/8" height Single Lap Roof & Wall Coverage
Smoothwall™/Lifetime Soffit™ Aesthetic Walls, Fascia, Soffit Available with perforation 1 - 1-1/2" height available in 2-V groove, 1-V groove, striations and flat pan. 12" width	Contour Express™ Aesthetic Wall 4" [4"] height 875" [6"] length 16" [1'-4"] width Other profiles are available. See contour brochure.
ShadowLine™ Aesthetic Walls, Fascia, Soffit Available with perforation 1 - 1-1/2" height 11" minimum width Reveal available up to 3" with 1/2" increments.	Contour 12"™ Aesthetic Wall 1-1/4" height 12" width Other profiles are available. See contour brochure.

Coil Width	OR/WA	Panels listed below are standard size, please inquire for other sizes.	Gauge	Glacier White	Sierra Tan	Parchment	Sterling Grey	Zinc Grey	Charcoal Grey	Saddle Tan	Medium Bronze	Tahoe Blue	Pacific Blue	Hemlock Green	Forest Green	Pine Green	Dark Bronze	Graphite Black	Matte Black	Musket	Terra Cotta	Tile Red	Vintage®	Zincalume® Plus	16 oz. Copper	20 oz. Copper	Colonial Red	Retro Red	Metallic Silver	Champagne	Antique Patina	Copper Penny	Weathered Zinc			
			Aluminum																																	
16"		12" Easy-Lock 12" MS150 13" MS100 1" Smoothwall/ Soffit/ShadowLine	24	X		X	X	X	X	X	X			X		X	X	X	X					X	X								X	X		
			26	X	X		X	X	X	X	X	X	X		X	X	X	X	X				X			X										
20"		15-5/8" Slim-Lock 16" Easy-Lock 16" MS150 17" MS100 12" Versa-Span 12" MS200 14" Versa-Span 14" MS200 12" Reveal 1-1/2" Smoothwall/ Soffit/ShadowLine	24	X	X		X	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X	X	X				X	X	X	X	X	X	X	
			22	*	*	*	*	*	*	*	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
24"		18" Easy-Lock 18" Versa-Span 18" MS200 19-5/8" Slim-Lock 16" Versa-Span 16" MS200 20" MS150 16" Contour 12" Contour	24	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
			22	X	X	X	X	X	X	X	X	*	*	*	*	X		X	X	X					X			X								X
43"		7/8" Corrugated PBR Marion "R" Panel HR-34	.032 Aluminum	X			X	X	X	X							X	X	X					X											X	
			24	X	X	*	X	X	X	X	X	*	*	*	*	X	X	X	X	X	X	X	X	X	X	*	*	X	X	X	X	X	X	X	X	X
48"		Flat Sheet 48"W x 120"L	24	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
			22	X	*	X	X	X	X	X	X	*	*	*	*	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
			.032 Aluminum	X			X	X	X	X						X	X	X					X												X	

Testing information is available on panel specification sheets on TMP website
 Zincalume & Zincalume® Plus are registered trademarks of Bluescope Ltd. Galvalume® is a registered trademark of BIEC International, Inc.
 Vintage® is a registered trademark of Steelscape, Inc. Kynar 500® is a registered trademark of Arkema, Inc. Residential: 40 year, Transferable, Non-Prorated, Limited Manufacturer's Warranty. Commercial: 30 year, Non-Transferable, Non-Prorated, Limited Manufacturer's Warranty

22 Gauge material available, please call to inquire
*** Please inquire for availability and pricing**