

CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## **HISTORIC DISTRICT COMMISSION AGENDA**

**December 6, 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:** Mark Dascallos, Ralph Peña, Jennifer Cabrera, Daniel West, John Lane, John Felts, 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 November 1, 2023, meeting will be presented for approval.

### **NEW BUSINESS**

#### **1. SPEC23-00166: Historic District Commission Design Determination on Standing Seam Metal Roofs**

A Public Meeting to consider Resolution HDC23-001 that will allow the use of standing seam metal roofs if the roofs meet certain design criteria. The project is categorically exempt under Sections 15061(b)(2) and 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Nathan Stroud).**

**2. DRCL23-00131: 906 Bidwell St., Exterior Modifications Project and Determination that the Project is Exempt from CEQA (Continued from 11/1/23 HDC Meeting)**

A Public Meeting to consider a request from Aaron Salazar for approval of Design Review for modifications 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).**

**3. DRCL23-00144: The Cottages at Folsom Exterior Façade Renovation and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Laura Miller for approval of Design Review for exterior façade renovations to an existing 17,280-square-foot apartment complex located at 1212 Bidwell Street. The zoning classification for the site is R-4 (General Apartment 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: Laura Miller).**

**4. SPEC23-00167: Historic District Commission Design Determination on Garage Doors**

A Public Meeting to consider Resolution HDC23-002 that would allow the use of metal garage doors with panels and/or windows if the proposed doors meet certain design criteria consistent with the design styles in use in that Historic District primary area and subarea. The project is categorically exempt under Sections 15061(b)(2) and 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Desmond Parrington).**

**PRINCIPAL PLANNER REPORT**

**HISTORIC DISTRICT COMMISSION COMMENTS**

**ADJOURNMENT**

The next regularly scheduled meeting is **January 10, 2024**. 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, 2<sup>nd</sup> 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](mailto: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  
**FOLSOM**  
DISTINCTIVE BY NATURE

**HISTORIC DISTRICT COMMISSION MINUTES**  
**November 1, 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 Felts, Commissioner  
   Jennifer Cabrera, Commissioner  
   Daniel West, Commissioner  
   Kathy Cole, Chair

Commissioners Absent:        John Lane, Vice Chair  
   Mark Dascallos, Commissioner  
   Ralph Peña, Commissioner

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was recited.

**CITIZEN COMMUNICATION:**

NONE

**MINUTES:**

The minutes of the October 4, 2023, meeting was approved.

**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.)**

COMMISSIONER WEST MOVED 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).

COMMISSIONER FELTS SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

MOTION PASSED

**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).**

1. Joe Gagliardi addressed the Commission in support of the project. Mr. Gagliardi agreed that the type of roofing being presented for this project is historic and is typical in a historic district. This type of roofing would be nice to be included in the Folsom Historic District.
2. Paul Keast addressed the Commission in regard to the metal roofs in the Historic District and what is allowed in the DDG's. Mr. Keast asked if the DDG's are to be updated to please go through the correct process of doing that rather than make an individual exception.

COMMISSIONER WEST MOVED 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, BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-H) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-6) WITH THE MODIFICATION TO CONDITION 5.7. THE ADDITION OF A STANDING SEAM METAL ROOF IS APPROPRIATE TO THE HISTORIC NATURE OF THE AREA AND SHOULD BE CONSISTENT WITH THE METALLIC COLOR INDICATED IN ATTACHMENT 8.

COMMISSIONER FELTS SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

MOTION FAILED



2<sup>ND</sup> MOTION

COMMISSIONER WEST MOVED TO CONTINUE 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) TO THE COMMISSION'S NEXT MEETING ON DECEMBER 6, 2023.

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

**PRINCIPAL PLANNER REPORT**

Principal Planner Steve Banks reported that the next Historic District Commission meeting is tentatively scheduled for December 6, 2023.

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

- The Commission was provided with an update on the Planning approvals that did not require Commission-level design review approval (five projects).
- The Commission was given an update on the December 6, 2023, Historic District Commission meeting agenda.
- The Commission was given an update regarding the Traders Lane parking lot project, which has been completed.
- The Commission was given an update regarding an ongoing issue with solid waste vehicles struggling to move through alleys in the historic district due to illegally parking vehicles.
- The Commission was given an update regarding the parklet design on Sutter Street and the timeline (November 17<sup>th</sup>) for bringing the existing parklets into compliance with accessibility requirements.
- The Commission was given an update on the Folsom Prison Museum and the fact that it is now open to the public on weekends.
- The Commission was given a reminder that three Commissioners terms are ending in December and that if they wish to continue, they need to submit their applications to the City Clerk by November 16, 2023.

There being no further business to come before the Folsom Historic District Commission, Chair Kathy Cole adjourned the meeting at 8:02 p.m.

RESPECTFULLY SUBMITTED,

\_\_\_\_\_  
Karen Sanabria, ADMINISTRATIVE ASSISTANT

**APPROVED:**

\_\_\_\_\_  
Kathy Cole, CHAIR



## **Historic District Commission Staff Report**

50 Natoma Street, Council Chambers  
Folsom, CA 95630

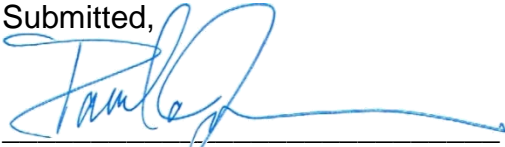
**Project:** Historic District Commission Design Determination on Standing Seam Metal Roofs  
**File #:** SPEC23-00166  
**Request:** Recommend approval of Resolution No. HDC23-001  
**Location:** Historic District  
**Parcel(s):** N/A  
**Staff Contact:** Nathan Stroud, Assistant Planner, 916-461-6220  
nstroud@folsom.ca.us

**Recommendation:** Staff respectfully requests that the Commission approve Resolution No. HDC23-001 delegating authority to the Community Development Director to conduct design review for new and replacement roofs and directing the Director to allow for the use of standing seam metal roofs subject to certain design standards.

**Project Summary:** On October 4, 2023, Planning staff shared the issues they have encountered with applications for metal roofs as well as possible changes to design interpretations. At that meeting the Historic District Commission (HDC) stated that they would prefer to evaluate these on a case-by-case basis. However, on November 1, 2023, staff brought forward design changes to a custom home project at 906 Bidwell Street which involved a standing seam roof. Though staff supported most of the design changes, staff did not recommend approving the standing seam metal roof due to the current design guidance in the Historic District Design and Development Guidelines (DDGs). At that meeting, the Commission requested that staff return with a report on a possible design exception that would allow for standing seam metal roofs if it could be shown that this roofing style was used in Folsom between 1850 and 1950 and that other historic districts in the region allowed such roofing. This report provides information on the use of standing seam metal roofs in Folsom and the use in other historic districts in the region. Based on the information gathered from this report, staff believes there is sufficient information to support the use of standing seam metal roofs as an acceptable alternative roofing material for new construction in the Historic District. If the Commission wishes to make this determination, then staff recommends approval of Resolution HDC23-001.

Historic District Commission  
Standing Seam Metal Roofing Design Determination  
December 6, 2023

Submitted,



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PAM JOHNS  
Community Development Director

#### ATTACHMENTS

1. Background
2. Photo Examples
3. Resolution HDC23-001

## **DESCRIPTION/ANALYSIS**

Summary: Staff have received recent requests for metal roofs on new and existing homes in the Historic District. Sections B.14 and C.7 of the Historic District Design and Development Guidelines (DDGs) state that for both commercial and residential buildings, inappropriate roofing materials include: “Colored standing seam metal roofs, glazed ceramic tile or imitation roofing materials including concrete shingles and imitation concrete mission tile are currently inappropriate and will not be allowed.” Furthermore, Appendix D (Design Criteria) of the DDGs states that metal roofing is not allowed, but it also states that corrugated roofing is allowed for accessory structures like sheds. However, the DDGs also state that “in the future new technology may, as determined by the Historic District Commission, develop acceptable alternative materials.” Additionally, FMC Section 17.52.400(D) allows the Historic District Commission to establish exceptions to the design standards of FMC 17.52 or the Historic District Design and Development Guidelines when that exception complies with the purpose of the Historic District chapter (Chapter 17.52).

In evaluating whether standing seam metal roofs might be an acceptable alternative material for roofs, there are three key questions that should be addressed before a determination is made by the Commission. First, was standing seam metal roofing used in Folsom during the period for development of Folsom’s Historic District between 1850 and 1950? Second, are there other historic districts in our region that allow for standing seam metal roofs? Third, should new construction be treated differently than exiting historic homes built prior to 1950?

Regarding the first question, standing seam metal roofs were used in Folsom between 1850 and 1950 as shown by the photos of Folsom State Prison buildings (refer to the photos in Attachment 3). While it is not clear when the porch roof was installed on The Bailey House in Folsom at 813 Figueroa Street, the porch does have an older standing seam metal porch roof and that porch roof was present at the time the home was added to the City’s Cultural Resources Inventory.

Regarding the second question, although for most of guidelines for other Northern Californian historic districts do not specifically mention standing seam metal roofs, nearly all allow metal as an acceptable roofing material (refer to Attachment 1-Background for more information). Though composition asphalt shingle roofs appear to be the most common type of residential roofing in these districts, metal roofing is also present in most of these historic districts for both commercial and residential uses.

Finally, regarding the third question, the DDGs’ roofing materials list does not distinguish between new construction and the renovation or restoration of existing, older homes. The roofing materials recommended for both are the same. However, in some of the other historic districts, their guidelines tend to distinguish between the restoration or renovation of historic buildings and new construction as it relates to materials. For historic buildings, most of the guidelines for those historic districts recommend like-for-like roofing when replacement is required (e.g., replacement of composition shingles with composition

shingles rather than a different material). For the construction of new homes some of the guidelines such as in Napa allow modern materials so long as the building and roof forms are consistent with the predominant forms within their historic district.

In conclusion, staff believes there is sufficient evidence for the Commission to support the use of standing seam metal roofs. However, staff recommends the following design standards be used when determining whether a standing seam metal roof is appropriate. If the home or commercial building meets these standards, then a standing seam metal roof could be approved.

1. For new buildings or buildings in the Historic District constructed after 1950:
  - a. The proposed standing seam metal roof color is a dark tone, earth tone or natural metallic color such as iron, bronze, copper, or terne.
  - b. The proposed standing seam metal roof color is not green, blue, white, red or any other bright color.
2. For buildings originally constructed in the Historic District prior to 1950:
  - a. The building is not listed on the City's Cultural Resources Inventory.
  - b. If the building is listed on the City's Cultural Resources Inventory the applicant has provided evidence that a standing seam metal roof was present at the time of or prior to listing on the inventory.
  - c. The proposed standing seam metal roof color is a dark tone, earth tone or natural metallic color such as iron, bronze, copper, or terne.
  - d. The proposed standing seam metal roof color is not green, blue, white, red or any other bright color.
3. For buildings on the City's Cultural Resources Inventory:
  - a. Commission approval is required for any change to roofing material except like-for-like roofing replacement.
  - b. The applicant must follow the current version of [\*The Secretary of the Interior's Standards for the Treatment of Historic Properties\*](#) for roofing.

Any new home or new commercial building including additions and exterior renovations would still go to the Historic District Commission for design review approval. Staff would handle standalone roof replacement requests.

## **Attachment 1 Background**

### History of Metal Roofs

According to the National Park Service's Technical Preservation Series on roofing, "Sheets of iron were first pre-formed by corrugation in England in 1828. American manufacturers were producing corrugated metal roofing from both plain and galvanized iron by mid-19th century. Corrugation added stiffness, making the material self-supporting over longer spans and eliminating the need for sheathing or closely-spaced framing. Thus, corrugated iron was well suited for inexpensive, quickly assembled buildings, making it a common material for the construction that accompanied the California Gold Rush. Later in the century, manufacturers offered flat sheets with edges pre-formed for standing seams or in a V shape as economical alternatives to onsite fabrication." (Source: *From Asbestos to Zinc: Roofing for Historic Buildings*. National Park Service, Technical Preservation Series: <https://www.nps.gov/crps/tps/roofingexhibit/introduction.htm>)

### Presence of Metal Roofing in Folsom's Historic District and California

The Folsom State Prison, which first opened in 1880 and is currently outside of the Historic District, has several buildings that have historically used standing seam metal roofs, including the Officer and Guards Building, constructed in 1894, and the East Gate Tower No. 1. In addition, pictures from the 1860s show that buildings in the Sacramento Valley Railroad Yard, formerly located in Folsom's Historic District, had used standing seam metal roofs. While staff could find few photos of homes with standing seam metal roofing, the Bailey House, which is located at 813 Figueroa and is on the City's Cultural Resources Inventory, has a standing seam metal roof over its porch though the main roof uses composition asphalt shingles. Though the porch roof is old, it is unclear when it was actually built; however, it was present when the home was added to the Cultural Resources Inventory. Refer to Attachment 2 for photos of these buildings.

Standing seam metal roofs were in use across the country during the 1850 to 1950 time period. There are examples that staff found in central California as well as other parts of the country during this period as shown in Attachment 2. In 2006, during the Sutter Street Revitalization Project, standing seam metal roofs were installed on the traditional covered walkways for commercial businesses such as Snooks and others on Sutter Street. Similarly, the new Roundhouse Building in the Historic District was built with a standing seam metal roof.

While the DDGs identify metal and colored standing seam metal roofing as inappropriate for roofing in the Historic District, the City has not always been consistent in its interpretation of whether standing seam metal roofing is allowed. In fact, staff and the Commission have approved standing seam metal roofs in the past when the roof was a dark or neutral color and there is even one commercial example at 305 Wool Street where a silver color standing seam metal roof was approved in the Historic District. As noted earlier, there is at least one residence that has an older standing seam metal roof – The Bailey Home at 813 Figueroa Street, which is on the City's Cultural Resources Inventory List. The porch roof has a dark standing seam metal roof while the main roof of the home

uses dark composition asphalt shingles.

Regional Use of Metal Roofing

Staff reviewed the design guidelines and development standards for several cities in our region and in northern California regarding the use of standing seam metal roofs. Most historic districts referenced do not mention any design guidelines specific to standing seam metal roofs, with the exception of the Downtown Woodland Historic District, which specifically states that standing seam metal roofs are allowed. Most of the historic district design guidelines referenced from other cities allow for metal roofing, including for historic districts listed on the National Register of Historic Places, as shown in Table 1. While composition asphalt shingle roofing was the predominant roofing material for residential structures, several examples of buildings in these historic districts did have metal roofing, including the use of standing seam metal roofing as shown in Attachment 2.

**Table 1  
 Regional Comparison**

<b>Historic District</b>	<b>National Register?</b>	<b>Metal Roofing Allowed?</b>	<b>Standing Seam Allowed?</b>	<b>Reference Document</b>
Old Auburn Historic District (Auburn, CA)	Yes	Yes	Exists on Historic Properties in District	Historic Preservation Architectural Design Guidelines (1988)
Napa Abajo/Fuller Park Historic District (Napa, CA)	Yes	No	No	Design Guidelines for the Napa Abajo/Fuller Park Historic District (1998)
Nevada City Downtown Historic District (Nevada City, CA)	Yes	Yes	Yes, Approved in Past	Nevada City Design Guidelines (2015)
Sacramento – Chamberlain Street Residential Historic District (Placerville, CA)	No	Yes	Yes, Approved in Past	Sacramento – Chamberlain Street Residential Historic District – Architectural Design Guidelines
Downtown Woodland Historic District (Woodland, CA)	Yes	Yes	Yes, Permitted in Code	Downtown Specific Plan – Design Guidelines (2003)

New Construction vs. Historic Renovations

Consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties, all of the design guidelines noted above encouraged the like-for-like replacement of roofing if restoration was not possible. Altering the original roofing material

for historic buildings was strongly discouraged in both the Secretary of Interior's Standards for the Treatment of Historic Properties, and in most of the design guidelines for other historic districts. However, for new construction, some of the historic districts' design guidelines were supportive of the use of different or even compatible modern materials so long as the building form and roof form were consistent with the predominant forms in the historic district. For example, in the City of Napa's Design Guidelines for the Napa Abajo/Fuller Park Historic District, the guidelines state for new construction that "rather than imitating older buildings, a new design should relate to the fundamental characteristics of the district while also conveying the stylistic trends of today." Nevada City's Downtown Historic District states that for new construction, modern materials may be used if they match historic materials in appearance. Additionally, for the cities of Auburn, Woodland, and Placerville, new construction is not required to duplicate historic-type construction in materials or style, so long as the project is compatible with neighboring historic architecture.

Based on the information collected, staff believes that the most important design elements for new structures as well as additions and renovations of non-listed structures in the Historic District are the building form and roof form. Based on Commission feedback from the meeting on October 4, 2023 and staff's research and review of historically appropriate roofing materials, staff believes that standing seam is an appropriate material that can be used subject to certain design standards and, if the Commission agrees, staff recommends that the Commission in Resolution HDC23-001 delegate its authority to the Community Development Director to conduct design review for standalone roofing replacement in the Historic District. New roofs that are part of new buildings or additions would still be subject to design review by the Commission.

Under FMC Section 17.52.395, the Historic District can delegate its design review authority to the Community Development Department (formerly known as the Planning, Inspections and Permitting Department) under certain circumstances as noted in the Policy/Rule section of this report. Since the City Council adopted the Historic District Design and Development Guidelines (DDGs) in 1998 and design review is solely within the purview of the Commission for projects within the Historic District, the Commission can delegate its authority in this instance.

In addition, under FMC Section 17.52.400(D), the Historic District Commission can also establish an exception to the design standards in the adopted DDGs "when unique individual circumstances require the exception in order to comply with the purposes of this chapter." In this situation, the unique individual circumstances are that 1) standing seam metal roofing did exist in Folsom between 1850 and 1950; 2) there is contradictory and confusing information in the DDGs and Appendix D regarding the appropriateness of metal roofing; and 3) Folsom's DDGs are unique among historic districts in the region in deeming metal roofs not an appropriate roofing material. However, FMC Section 17.52.400(D) can only be used if it complies with the purposes set out in FMC Section 17.52.010 (Purpose and Intent). The proposed design determination complies with subsection B.5, which states that one of the purposes is to:



*To ensure that new residential and commercial development is consistent with the historical character of the historic district as it developed between the years 1850 and 1950.*

While staff acknowledges that the predominant roofing material in the Historic District is composition asphalt shingles, the historic character is primarily determined by building form, height and scale. Building materials do play an important role; however, the Commission has repeatedly allowed modern materials like fiber cement siding and vinyl single or double hung windows to be used in place of traditional wood materials. Given the presence of standing seam metal roofs in the Historic District between 1850 and 1950 and the design standards proposed by staff in Resolution HDC23-001, staff does not see allowing this roof type as inconsistent with FMC Section 17.52.010(B)(5).

## **POLICY/RULE**

The following are the policies from the City's 2035 General Plan and current Zoning Code that relate to the proposed change in design interpretation for standing seam metal roofing.

LU 6.1.2 Historic Folsom Residential Areas: Preserve and protect the residential character of Historic Folsom's residential areas.

NCR 5.1.6 Historic District Standards: Maintain and implement design and development standards for the Historic District.

In addition, FMC the following rules apply:

17.52.010(B)(5) – Purpose and Intent: To ensure that new residential and commercial development is consistent with the historical character of the historic district as it developed between the years 1850 and 1950.

17.52.330(B) – Plan Evaluation: Conformance with any city-wide design guidelines and historic district design and development guidelines adopted by the city council.

17.52.395 – Delegation of Design Review: The Historic District Commission may delegate its authority to review compliance with this chapter and any adopted design and development guidelines to the Planning, Inspections and Permitting Department under the following conditions:

- A. The City Council has adopted specific design and development guidelines for the historic district; and
- B. Approval of the design of the project is the only matter within the jurisdiction of the Historic District Commission; and
- C. The posting of notice required in Section [17.52.320](#) will consist of notice of the project, where a person can review documents concerning the project and the right

to request a public hearing concerning the project by a date certain, which date will not be less than five days from the date the notice is posted. If a person requests a public hearing within the time allotted, the matter will be referred to the Historic District Commission for review; and

- D. The Planning, Inspections and Permitting Department may only approve a project where it believes that the project clearly conforms to standards set forth in this chapter and the design and development guidelines. If the Planning, Inspections and Permitting Department determines that the project does not clearly conform to such regulations, approval of the design of the project shall be referred to the Historic District Commission; and
- E. The Planning, Inspections and Permitting Department shall review the design of all approved projects with the Historic District Commission at its regular monthly meeting. Such review will allow the commission to provide input to the department concerning the appropriateness of the approvals and help the commission and the department develop a consistent approach to design review; and
- F. If the Planning, Inspections and Permitting Department approves the design of a project under such delegated authority, the Historic District Commission may not overturn the decision of the Planning, Inspections and Permitting Department unless an appeal has been filed pursuant to Section [17.52.700](#).

17.52.400(D) – Exceptions to Design Standards: Exceptions to the design standards stated herein or in any subsequently adopted design and development guidelines may be permitted by the historic district commission when unique individual circumstances require the exception in order to comply with the purposes of this chapter or when necessary to allow for historical reconstruction of a previously existing structure or feature.

In addition, the Historic District Design and Development Guidelines include the design direction to be used for development in the District. Specifically, Sections B.14 and C.7 regarding residential roofing states: “However, in the future new technology may, as determined by the Historic District Commission, develop acceptable alternative materials.”

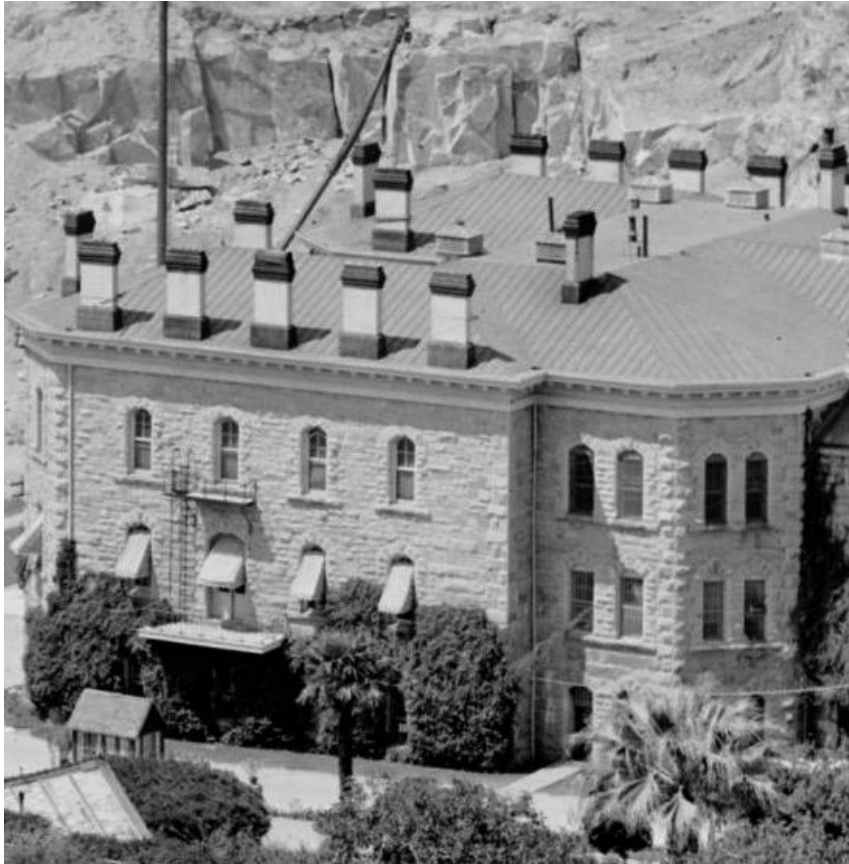
### **ENVIRONMENTAL REVIEW**

Under Sections 15061(b)(2) and 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, this project is categorically exempt under CEQA.

## **Attachment 2 Photographic Examples**

## Local Examples of Standing Seam Metal Roofs 1850-1950

Officers and Guards Building, Folsom State Prison. Pictured 1911



East Gate, Tower No. 1, Folsom State Prison. Pictured 1931



## Historic District Examples of Standing Seam Metal Roofs

Sacramento Valley Railroad Yard, Folsom CA. Pictured 1860s.



813 Figueroa Street. The Bailey Residence with Standing Seam Metal Porch Roof



City of Folsom



### Recent Commercial Buildings with Standing Seam Metal Roofs







## California & National Examples of Standing Seam Metal Roofs 1850-1950

Cooperative Farm, Tulare, CA. Pictured 1940



Wilkins Farm, Lost City, WV. Built 1820, Pictured 1930s





## Examples of Standing Seam Metal Roofs in Nevada City’s Historic District

Nevada City Historic District (415 Spring St.).



Nevada City Historic District (426 Commercial St.).



## Examples of Standing Seam Metal Roofs in Auburn's Historic District

### Auburn Historic District (Veterans Memorial Hall)



*Veterans Memorial Hall*

**LOCATION:** 100 East Street

**CONSTRUCTION DATE:**

**ARCHITECTURAL STYLE:**

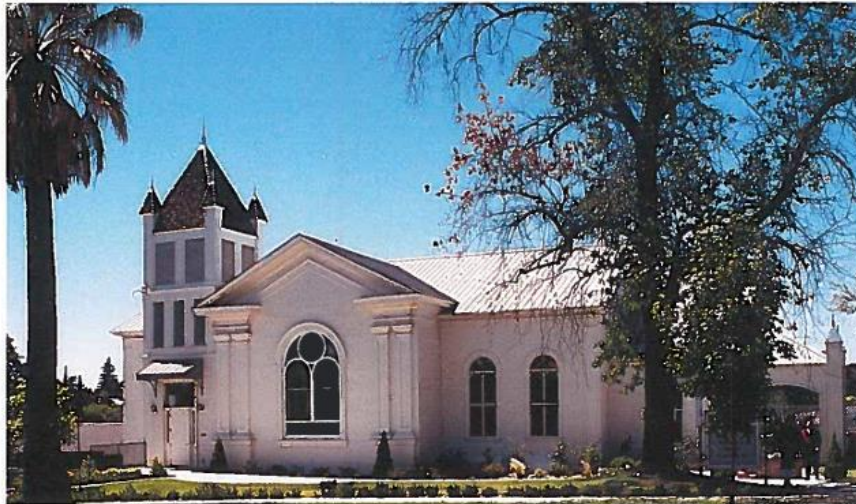
**TYPE OF CHANGE:**

**COMMENTS:** Strong Presentation – Unique – New Roof – Well Maintained – Handicap Upgrade

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Historic Preservation Architectural Design Guidelines

### Auburn Historic District (Methodist Church)



*Methodist Church*

**LOCATION:** 1348 Lincoln Way

**CONSTRUCTION DATE:**

**ARCHITECTURAL STYLE:**

**TYPE OF CHANGE:** Major addition

**COMMENTS:** Kept style of historic building

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Historic Preservation Architectural Design Guidelines



## Examples of Standing Seam Metal Roofs in Placerville's Historic District

Placerville Historic District (2935 Bedford St.)



Placerville Historic District (3082 Sacramento St.)



**Attachment 3**  
**Resolution HDC23-001**

**RESOLUTION NO. HDC23-001**

**A RESOLUTION OF THE CITY OF FOLSOM  
HISTORIC DISTRICT COMMISSION DETERMINING  
THAT STANDING SEAM METAL ROOFING MAY BE  
USED IN THE HISTORIC DISTRICT SUBJECT TO  
SPECIFIC DESIGN STANDARDS AND DELEGATING  
DESIGN REVIEW AUTHORITY TO THE COMMUNITY  
DEVELOPMENT DIRECTOR FOR THE REVIEW OF  
ROOFING IN THE HISTORIC DISTRICT**

**WHEREAS**, the City Council adopted the 2035 General Plan on August 28, 2018, which set forth policies LU 6.1.2 (Historic Folsom Residential Areas) and NCR 5.1.6 (Historic District Standards) to protect the character of the district and implement design standards for the area; and

**WHEREAS**, the City Council adopted the Historic District Design and Development Guidelines to provide guidance to staff and the public with respect to appropriate design in the Historic District reflecting the 1850-1950 time period for the area; and

**WHEREAS**, the Design and Development Guidelines have not been updated since 1998 to reflect that standing seam metal roofs were used in and around the Historic District between 1850 and 1950; and

**WHEREAS**, the Design and Development Guidelines in Sections B.14 and C.7 allows the Historic District Commission to determine whether new alternative materials are acceptable for use in the District; and

**WHEREAS**, the Folsom Municipal Code under Section 17.52.400(D) allows the Historic District Commission to establish exceptions to the design standards of FMC 17.52 or the Historic District Design and Development Guidelines when that exception complies with the purpose of the Historic District chapter (Chapter 17.52); and

**WHEREAS**, staff has determined that the exception involving the new design determination for the use of standing seam metal roofing subject to certain standards complies the purpose of ensuring residential and commercial development is consistent with the historical character of the historic district as it developed between the years 1850 and 1950; and

**WHEREAS**, the Folsom Municipal Code under Section 17.52.395 allows the Historic District Commission to delegate design review approval authority to the Community Development Department; and

**WHEREAS**, the new design determination for standing seam metal roofing and the delegation of design review approval authority to the Community Development Department is exempt from the California Environmental Quality Act (CEQA).

**NOW, THEREFORE, BE IT RESOLVED** that the Historic District Commission of the City of Folsom has made a design standard exception to the Historic District Design and Development Guidelines that allows for the use of standing seam metal roofing so long as the project meets the following criteria:

1. For new buildings or buildings in the Historic District constructed after 1950:
  - a. The proposed standing seam metal roof color is a dark tone, earth tone or natural metallic color such as iron, bronze, copper, or terne.
  - b. The proposed standing seam metal roof color is not green, blue, white, red or any other bright color.
2. For buildings originally constructed in the Historic District prior to 1950:
  - a. The building is not listed on the City's Cultural Resources Inventory.
  - b. If the building is listed on the City's Cultural Resources Inventory the applicant has provided evidence that a standing seam metal roof was present at the time of or prior to listing on the inventory.
  - c. The proposed standing seam metal roof color is a dark tone, earth tone or natural metallic color such as iron, bronze, copper, or terne.
  - d. The proposed standing seam metal roof color is not green, blue, white, red or any other bright color.
3. For buildings on the City's Cultural Resources Inventory:
  - a. Commission approval is required for any change to roofing material.
  - b. The applicant must follow the current version of [The Secretary of the Interior's Standards for the Treatment of Historic Properties](#).

**NOW THEREFORE, BE IT FURTHER RESOLVED** that the Historic District Commission of the City of Folsom:

1. Delegates its design review authority for the review of roof replacements for buildings in the Historic District to the Community Development Director.

### **GENERAL FINDINGS**

- A. GENERAL PLAN POLICY LU 6.1.2 STATES THAT THE CITY SHALL PRESERVE AND PROTECT THE RESIDENTIAL CHARACTER OF HISTORIC FOLSOM'S RESIDENTIAL AREAS AND GENERAL PLAN POLICY NCR 5.1.6 STATES THAT THE CITY SHALL MAINTAIN AND IMPLEMENT DESIGN AND DEVELOPMENT STANDARDS FOR THE HISTORIC DISTRICT.
- B. FOLSOM MUNICIPAL CODE SECTION 17.52.400(D) ALLOWS FOR THE COMMISSION TO ESTABLISH EXCEPTIONS TO DESIGN STANDARDS.

- C. FOLSOM MUNICIPAL CODE SECTION 17.52.395 ALSO ALLOWS THE HISTORIC DISTRICT COMMISSION TO DELEGATE DESIGN REVIEW AUTHORITY TO THE COMMUNITY DEVELOPMENT DEPARTMENT.
  
- D. AN EXCEPTION TO THE STANDARD IN FOLSOM MUNICIPAL CODE SECTION 17.52.330(B) REQUIRING CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES AS IT RELATES TO THE USE OF STANDING SEAM METAL ROOFS BECAUSE UNIQUE INDIVIDUAL CIRCUMSTANCES REQUIRE THE EXCEPTION IN ORDER TO COMPLY WITH THE PURPOSES OF CHAPTER 17.52 OF THE FOLSOM MUNICIPAL CODE. THE UNIQUE INDIVIDUAL CIRCUMSTANCES ARE AS FOLLOWS: 1) STANDING SEAM METAL ROOFING DID EXIST IN FOLSOM BETWEEN 1850 AND 1950; 2) THERE IS CONTRADICTORY AND CONFUSING INFORMATION IN THE GUIDELINES AND APPENDIX D REGARDING THE APPROPRIATENESS OF METAL ROOFING; AND 3) FOLSOM'S HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ARE UNIQUE AMONG HISTORIC DISTRICTS IN THE REGION IN DEEMING METAL ROOFS NOT AN APPROPRIATE ROOFING MATERIAL. AS THE PROPOSED DESIGN DETERMINATION IS CONSISTENT WITH AND FURTHERS THE PURPOSE OF CHAPTER 17.52 AS SET FORTH IN SECTION 17.52.010(B)(5), AN EXCEPTION TO THE REQUIREMENT IN SECTION 17.52.330 (B) OF CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES IS APPROPRIATE TO COMPLY WITH THE PURPOSES OF CHAPTER 17.52 OF THE FOLSOM MUNICIPAL CODE.

**CEQA FINDINGS**

- E. IN ACCORDANCE WITH CEQA GUIDELINES SECTIONS 15061(b)(2), AND 15301 THE EXCEPTION TO DESIGN STANDARDS AND THE DELEGATION OF DESIGN REVIEW TO THE COMMUNITY DEVELOPMENT DEPARTMENT IS EXEMPT FROM ENVIRONMENTAL REVIEW.

**PASSED AND ADOPTED** on this 6th day of December 2023, by the following roll-call vote:

**AYES:** Commissioner(s)

**NOES:** Commissioners(s)

**ABSENT:** Commissioner(s)

**ABSTAIN:** Commissioner(s)

Historic District Commission  
Standing Seam Metal Roofing Design Determination  
December 6, 2023

ATTEST:

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Kathy Cole, COMMISSION CHAIR

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Karen Sanabria, Commission Clerk





## **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](mailto: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. The project was initially heard by the Historic District Commission on November 1, 2023, and was Continued to the December 6, 2023, Historic District Commission hearing. No modifications to the project have been made since the November 1, 2023, hearing.

### **Table of Contents:**

- 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



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**AGENDA ITEM NO. 2**  
**Type: Public Meeting**  
**Date: December 6, 2023**

- 8 – Colors and Materials Board
- 9 – Standing Seam Metal Roof Colors and Materials Palette

Submitted,

A handwritten signature in blue ink, appearing to read "Pam Johns", with a long horizontal flourish extending to the right.

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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-19<sup>th</sup> 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 project was initially heard by the Historic District Commission on November 1, 2023, and was continued to the December 6, 2023, Historic District Commission hearing. No modifications to the project have been made since the November 1, 2023, hearing.

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

<b>GENERAL PLAN DESIGNATION</b>	SFHD (Single Family High Density)
<b>ZONING</b>	CEN/R-1-M (Central Subarea of the Historic Residential Primary Area/ Residential Single-Family, Small Lot District)
<b>ADJACENT LAND USES/ZONING</b>	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**

<b>CONDITIONS OF APPROVAL FOR 906 BIDWELL ST., EXTERIOR MODIFICATIONS PROJECT (DRCL 23-00131)</b>				
<b>Cond. No.</b>	<b>Mitigation Measure</b>	<b>GENERAL REQUIREMENTS</b>	<b>When Required</b>	<b>Responsible Department</b>
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"> <li>• Proposed Modified Exterior Elevations, dated October 23, 2023</li> </ul> <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.		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.	B	CD (P)(E)(B)
3.		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.	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"> <li>• The City bears its own attorney’s fees and costs; and</li> <li>• The City defends the claim, action or proceeding in good faith.</li> </ul> <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
<b>ARCHITECTURE DESIGN REQUIREMENTS</b>				

5.		<p>The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> <li>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).</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>5. The roof gable vents as indicated on the Proposed Modified Exterior Elevations dated 10-23-2023 provided in Attachment 6.</li> <li>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.</li> <li>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.</li> <li>8. Porch post/columns and porch trim shall be painted to match the trim of the windows and doors.</li> <li>9. The final design, materials, and colors of the proposed 906 Bidwell St., Exterior Modifications Project shall be consistent with the submitted exterior elevations,</li> </ol>	OG	CD (P)
----	--	--	----	--------

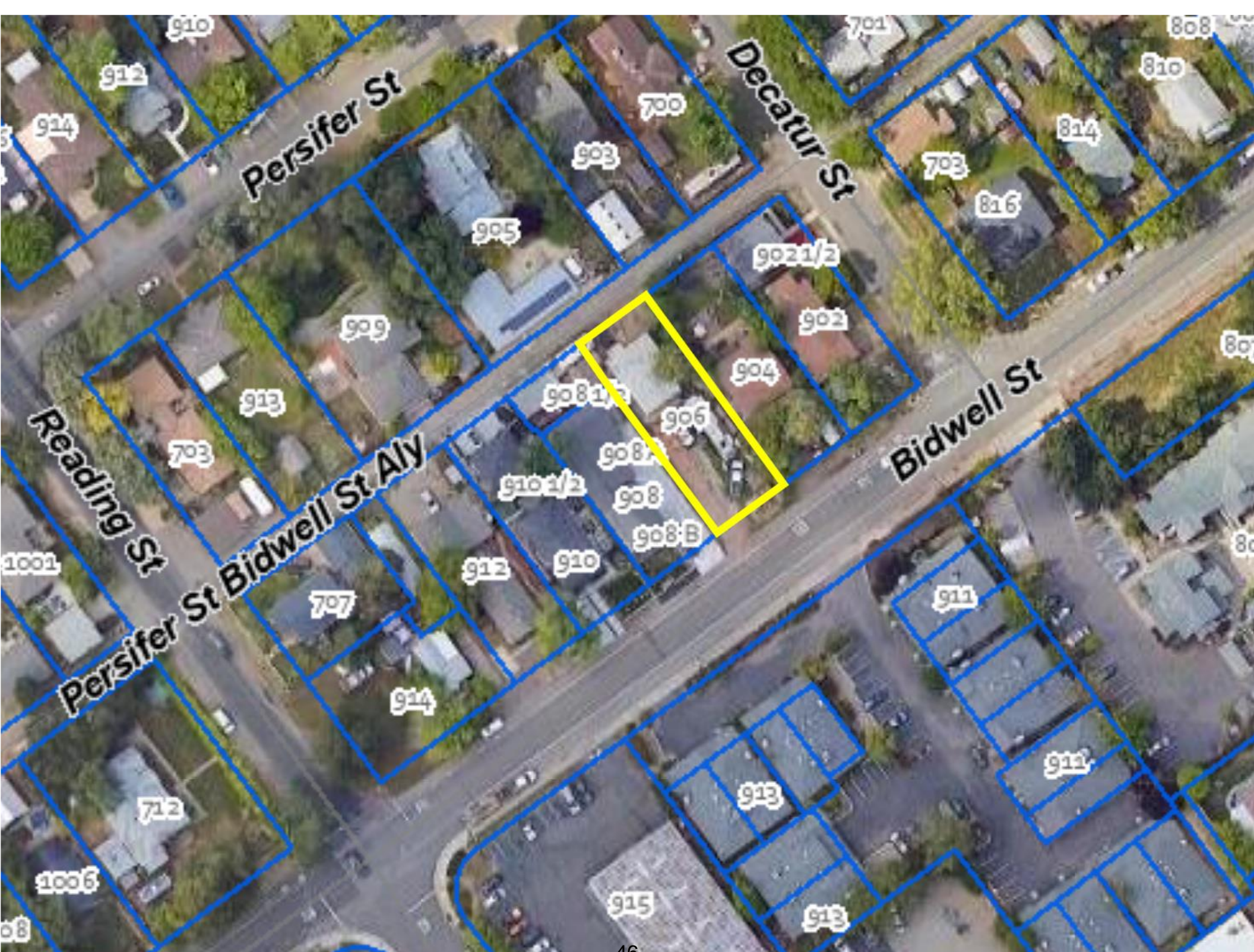


		<p>material samples, and color scheme as modified by these conditions to the satisfaction of the Community Development Department. The final design shall be subject to review and approval by the Community Development Department.</p> <p>10. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.</p>		
<b>NOISE REQUIREMENT</b>				
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)**



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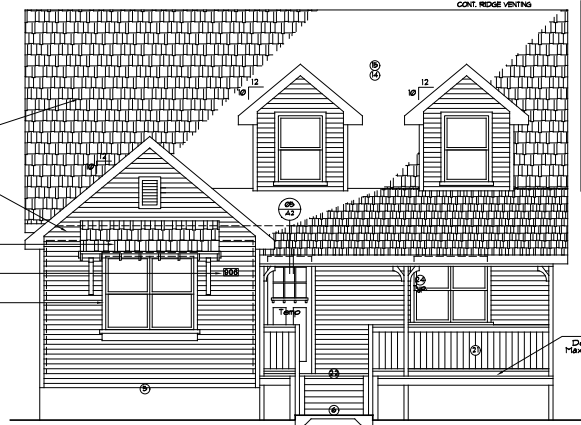
**MARK N. ROBERTS**  
ARCHITECT  
711 Orange Grove Way  
Folsom, CA 95630  
916.608.0833



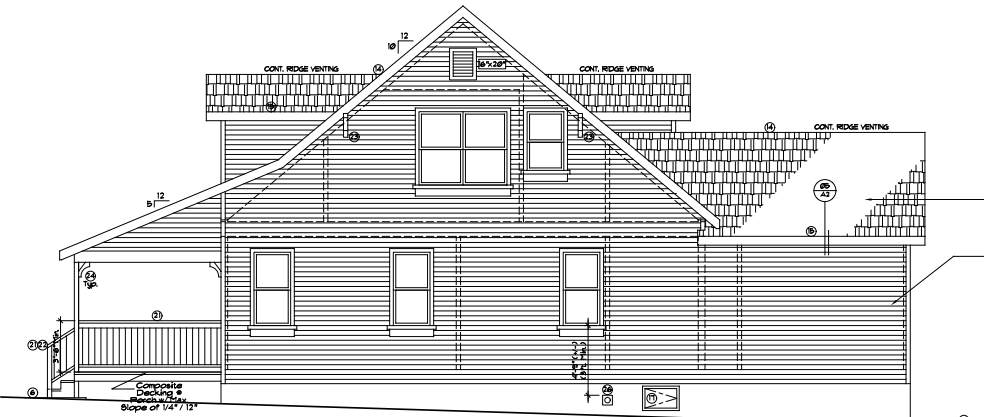
**HIRANI HOUSE**  
906 BIDWELL STREET  
FOLSOM, CA 95630



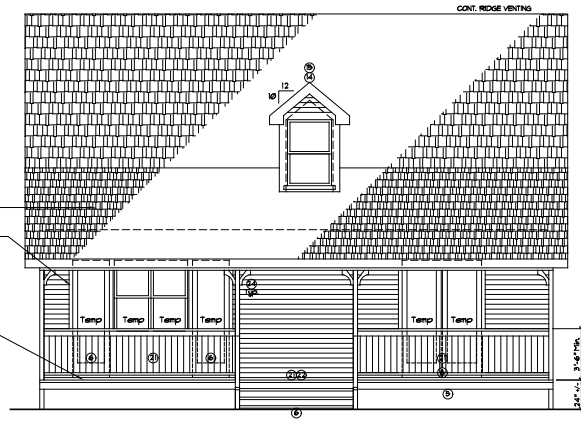
EAST ELEV - 1/4"



SOUTH ELEV - 1/4"

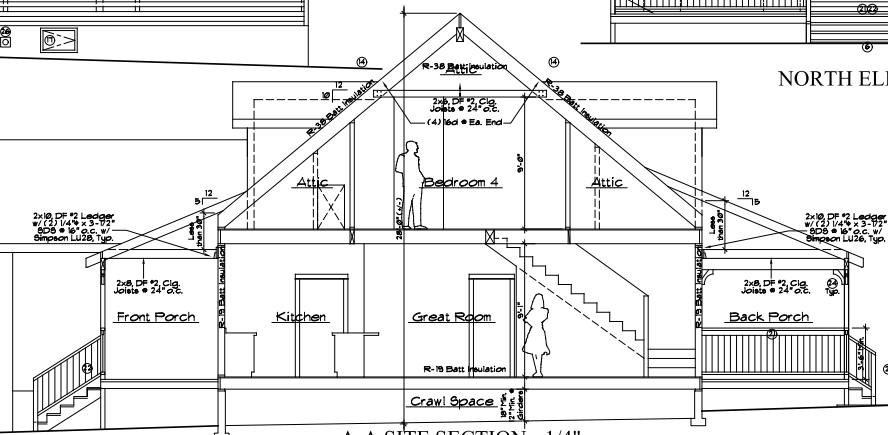


WEST ELEV - 1/4"



NORTH ELEV - 1/4"

- SHEET NOTES (partial)**
- ① HOME BLD. FIELD VERIFY LOCATION W/ OWNER, PROVIDE A MIN. OF 1/4" FREE AT 1/4" FROM OF ANY 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 FLUENTS VENTS OR ALLY. OUTDOOR AIR SHALL NOT BE OPENING SHALL BE PROTECTED AGAINST WEATHER CONDITIONS. OPENING SHALL MEET PROVISIONS IN ACCORDANCE W/ 304 CIRC. 100.6
  - ④ CLASS A ANNUAL COMPOSITION ROOF SHINGLES INSTALL PER THIS REG. COLOR SHALL COMPLY W/ 304 TITLE 4 ENERGY CODE SECTION 100.6.1. INSTALL W/ MIN. 2 LAYER OF BLUB OR 1 LAYER OF SOLID BLDG PAPER
  - ⑤ PROVIDE 3/4" x 8" MIN. CRACK SPACE ACCESS MATCH 1/2" x 1/2" SQUARE HORIZONTAL. HANDRAIL @ 34" - 38" ABOVE NOSE OF TREAD. GUARD RAIL @ 42" A.F.F. PATTERNS & RAILS SHALL PREVENT 4" x 8" SQUARE 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 FLUENTS VENTS OR ALLY. OUTDOOR AIR SHALL NOT BE OPENING SHALL BE PROTECTED W/ CORROSION RESISTANT SCREENING HAVING 3/4" MIN. OPENING SIZE @ 4" MIN. OPENING SIZE @ 1/2" OPENING SHALL BE PROTECTED AGAINST WEATHER CONDITIONS. OPENING 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 100.6.1
- 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'S REQUIREMENTS
  - ROOFING IS ANNUAL COMPOSITION SHINGLE CLASS A ROOFING SYSTEM, INSTALL PER MANUFACTURER'S REQUIREMENTS. COLOR OR SHALL COMPLY W/ 304 CALIFORNIA ENERGY CODE. COLOR ROOFING SHALL BE PROTECTED AGAINST WEATHER CONDITIONS. OPENING SHALL MEET PROVISIONS IN ACCORDANCE W/ 304 CIRC. 100.6
  - 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 BRACKET WALL INFORMATION ON STRUCTURAL SHEETS FOR ADDITIONAL REG. INFO. IF 2x6 CALIFORNIA ENERGY CODE. COLOR ROOFING SHALL BE PROTECTED AGAINST WEATHER CONDITIONS. OPENING SHALL MEET PROVISIONS IN ACCORDANCE W/ 304 CIRC. 100.6
- INSULATION**
- R-13 BATT INSULATION AT EXTERIOR WALLS & 9\"/>

Job No: 22.03 Date: 07.12.22

A3

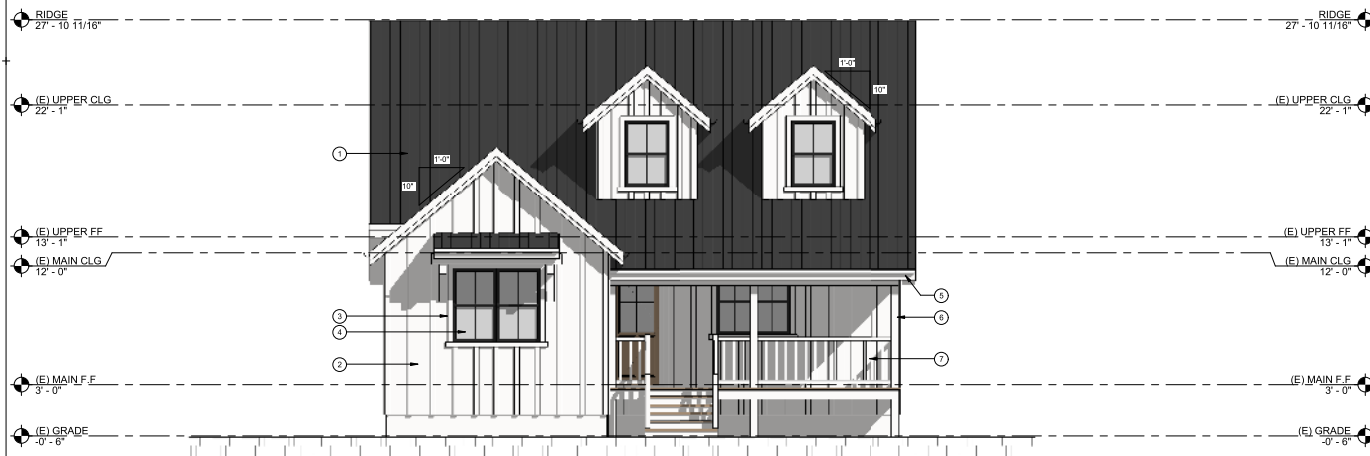
Sheet of

**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

WWW.AMSDRAFTING.COM  
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
3. WINDOW/DOOR TRIM, JAMES HARDIE HARDIETRIM BOARDS OR EQUIVALENT TOO.COLOR: BM PLASTER OF PARIS
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**EXTERIOR ELEVATION GENERAL NOTES:**

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CUSTOM HOME  
DESIGN, ADDITIONS &  
REMODELS

**AMS DRAFTING & DESIGN**

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**RESIDENCE AT**  
 APN: 07-0-0201-009-000  
 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

**A302**

CUSTOM HOME  
DESIGN, ADDITIONS &  
REMODELS

AMS  
DRAFTING  
& DESIGN

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INFORMATION REPRESENTED IN THESE  
AND THE INTENDED USE THEREOF  
AND ASSUMES NO RESPONSIBILITY  
FOR ACTUAL AS-BUILT CONDITIONS.

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

TITLES:

CITY COMMENTS  $\Delta$  .....  
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

PERSPECTIVES

SHEET

A303



## **Attachment 7 Site Photographs**







## **Attachment 8 Colors and Materials Board**

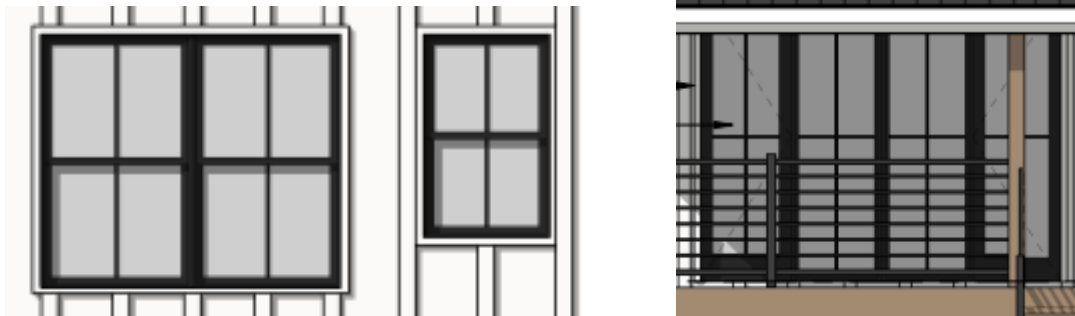




## Porch Railing Concept:



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

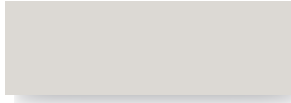


## **Attachment 9**

# **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



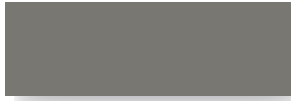
Sierra Tan SRI-60



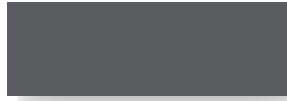
Parchment SRI-58



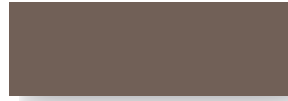
Sterling Grey SRI-44



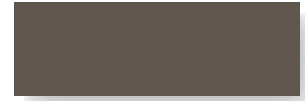
Zinc Grey SRI-39



Charcoal Grey SRI-25



Saddle Tan SRI-37



Medium Bronze SRI-36



Tahoe Blue SRI-31



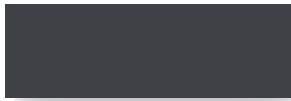
Pacific Blue SRI-26



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



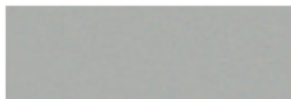
Colonial Red SRI-37



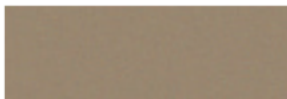
Retro Red SRI-42

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

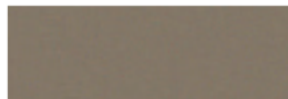
## Premium Metallic 500® Coatings *(Premium Pricing Applies)*



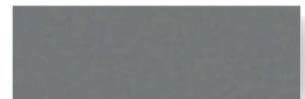
Metallic Silver SRI-60



Champagne SRI-48



Antique Patina SRI-40

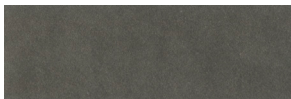


Weathered Zinc SRI-39



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.



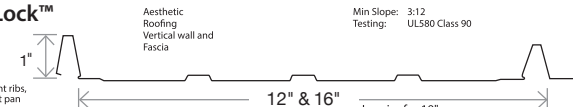
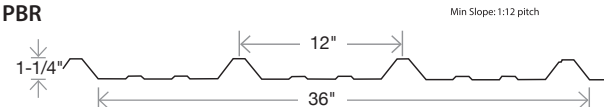
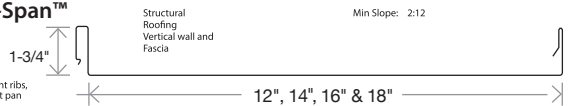
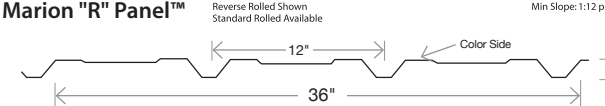
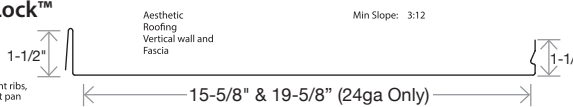

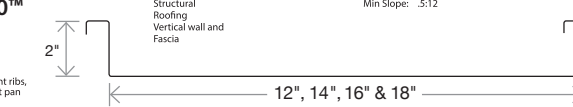

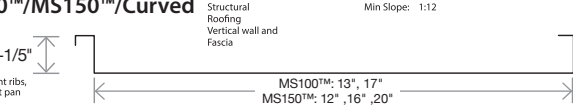


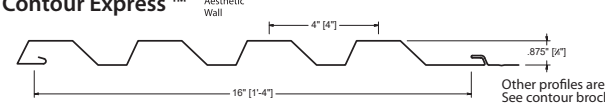

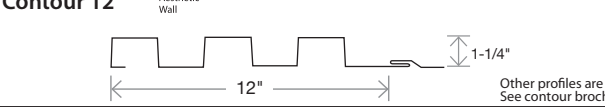
Other Taylor Metal Companies:

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.

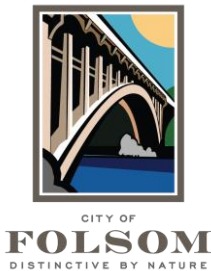
Profile	
<b>Easy-Lock™</b>  Aesthetic Roofing Vertical wall and Fascia Min Slope: 3:12 Testing: UL580 Class 90 1" height 12" & 16" width Inquire for 18"	<b>PBR</b>  Min Slope: 1:12 pitch 1-1/4" height 12" width 36" width
<b>Versa-Span™</b>  Structural Roofing Vertical wall and Fascia Min Slope: 2:12 1-3/4" height 12", 14", 16" & 18" width	<b>Marion "R" Panel™</b>  Reverse Rolled Shown Standard Rolled Available Min Slope: 1:12 pitch 12" width Color Side 1-1/4" height 36" width
<b>Slim-Lock™</b>  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	<b>HR-34</b>  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" width Single Lap Roof & Wall Coverage
<b>MS200™</b>  Structural Roofing Vertical wall and Fascia Min Slope: .5:12 2" height 12", 14", 16" & 18" width	<b>BR-36</b>  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" Single Lap Roof & Wall Coverage
<b>MS100™/MS150™/Curved</b>  Structural Roofing Vertical wall and Fascia Min Slope: 1:12 1 or 1-1/5" height MS100™: 13", 17" MS150™: 12", 16", 20" width	<b>Classic 7/8" Corrugated™</b>  Structural Roof Wall Min Slope: 2:12 7/8" height 32" width Single Lap Roof & Wall Coverage 2-5/8" height
<b>Smoothwall™/Lifetime Soffit™</b>  Aesthetic Walls, Fascia, Soffit Available with perforation 1 - 1-1/2" height 12" width available in 2-V groove, 1-V groove, striations and flat pan.	<b>Contour Express™</b>  Aesthetic Wall 4" [4"] height 875" [6"] width 16" [1'-4"] width Other profiles are available. See contour brochure.
<b>ShadowLine™</b>  Aesthetic Walls, Fascia, Soffit Available with perforation 1 - 1-1/2" height 11" minimum width Reveal available up to 3" with 1/2" increments.	<b>Contour 12"™</b>  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		
			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	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	X	X	X	X	X	X
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
43"	7/8" Corrugated PBR Marion "R" Panel HR-34	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
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	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**





## **Historic District Commission Staff Report**

50 Natoma Street, Council Chambers  
Folsom, CA 95630

**Project:** The Cottages at Folsom Exterior Façade Renovation  
**File #:** DRCL23-00144  
**Request:** Design Review, Commission-Level  
**Location:** 1212 Bidwell Street  
**Parcel(s):** APN 070-0191-017; APN 070-0191-002  
**Staff Contact:** Nathan Stroud, Assistant Planner, 916-461-6220  
[nstroud@folsom.ca.us](mailto:nstroud@folsom.ca.us)

### **Property Owner**

Name: Pearl Investment Company LLC  
Address: 931 Hartz Way, Suite 200  
Danville, CA 94526

### **Applicant**

Name: Laura Miller  
Address: 889 Embarcadero Drive,  
Suite 104  
El Dorado Hills, CA 95762

**Recommendation:** Conduct a public meeting and upon conclusion recommend approval of an application (DRCL23-00144) for Design Review for exterior façade renovations to an existing 17,280-square-foot apartment complex located at 1212 Bidwell Street, as illustrated on Attachment 6 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 façade renovations to an existing 17,280-square-foot apartment complex located at 1212 Bidwell Street. The property is located at the south-western edge of the Historic District within the Central Subarea of the Historic Residential Primary Area.

### **Table of Contents:**

- 1 – Description/Analysis
- 2 – Background
- 3 – Proposed Conditions of Approval
- 4 – Vicinity Map
- 5 – Site Photographs
- 6 – Site Plan and Color Elevations, dated 10-25-2023



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**AGENDA ITEM NO. 3**  
**Type: Public Meeting**  
**Date: December 6, 2023**

Submitted,

A handwritten signature in blue ink, appearing to read "Pam Johns", with a long horizontal flourish extending to the right.

---

PAM JOHNS  
Community Development Director

## ATTACHMENT 1 DESCRIPTION/ANALYSIS

### APPLICANT'S PROPOSAL

The applicant, Laura Miller, is seeking design review approval for exterior façade renovations to an existing 17,280-square-foot apartment complex at 1212 Bidwell Street. The proposed exterior revisions include:

- Replacing the existing Stucco with Horizontal Fiber Cement Lap Siding painted 'Downing Slate SW 2819'.
- Replacing the existing brick veneer colored grey centered on the street side elevation with El Dorado Stone TundraBrick® colored "Ashland" wrapping around the lower portion of the street-side elevation.
- Removing the decorative columns and roof brackets on the street-side elevation.
- Painting the Roof Trim and Fascia 'Iron Ore SW 7069'.
- Replacing the windows like-for-like with vinyl windows with frames painted 'Clay'.
- Painting entry doors 'MT Etna SW 7625'.

The proposed renovations do not increase the approved footprint of the apartment building.

### 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 proposed project is subject to the development standards for the Central Subarea of the Historic Residential Primary Area as established in Folsom Municipal Code Section 17.52.540, which sets out the standards for permitted uses, 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 also has an underlying zoning designation of R-4 (General Apartment District) and is designated as SFHD (Single-Family, High Density) in the General Plan. The R-4 base zoning allows for apartment uses, and the Historic Residential Primary Area allows for multifamily uses of no more than 12 units upon the issuance of a Conditional Use Permit. The SFHD General Plan designation does not specify multifamily as an allowed use and prescribes an allowed density between 4 – 7 Dwelling Units per Acre (DU/AC).

The current apartment use (constructed 1959) predates the creation of the Historic Residential Primary Area and does not have a Conditional Use Permit; additionally, the apartment use has a total of 48 units and a density of 18.90 DU/AC. As a result, the apartment use is an existing legal nonconformity with both the Historic Residential Primary Area (FMC 17.52.540) and with the SFHD General Plan designation in terms of the limit on the number of dwelling units and density. The project site currently meets all development standards (setbacks, lot size, etc.) for the R-4 zone and for the Historic Residential Primary Area.

No change to the land use or the intensity of use is proposed as a part of this exterior façade renovation project. The project will not expand or affect the existing nonconformity. 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. Additionally, Section C.1 of Appendix D of the DDGs state that in addition to the application of the Historic Residential Design Criteria for structures in the Historic Residential Primary Area, “[c]riteria applicable to commercial projects are also applicable to multifamily developments of three or more units”. As such, the project is subject to both the Historic Residential and the Historic Commercial Design Criteria of Appendix D of the DDGs.

The architectural design of the proposed exterior façade renovation is a vernacular style. The vernacular architectural style is a variable style that has no discernable uniform appearance, instead utilizing local traditions and locally available resources. The proposed exterior façade renovation incorporates architectural design elements that have been in use during the 1850 – 1950 timeframe prescribed for the Central Subarea. This includes the use of lap siding, the use of brick for the lower portion of the exterior wall,

and the use of colors similar to colors historically used during the 1850 – 1950 timeframe. Staff has made the determination that the proposed vernacular architectural style by incorporating design elements that existed within the 1850 – 1950 timeframe prescribed for the Central Subarea, is consistent with the intent of the Central Subarea as outlined in FMC 17.52.540 and in the Historic Residential and Historic Commercial Design Criteria of the DDGs.

### **Siding and Trim**

The exterior of the apartment complex is proposed to be sided with horizontal lap siding made of fiber cement painted “Downing Slate SW 2819”, with lower brick veneer along the street-side elevations made of “El Dorado Stone TundraBrick®” colored “Ashland”. The proposed brick veneer will wrap around the corners of the building approximately 3 feet. The roof trim and fascia are proposed to be painted “Iron Ore SW 7069”. These proposed colors and materials are shown in the Color Elevations provided in Attachment 6. No trim around the windows currently exists, and no window trim is proposed as part of the exterior façade renovation.

Section B.13 (b) of the Historic Commercial Design Criteria of Appendix D of the DDGs state that “[t]he use of ‘fake’ materials such as synthetic stone and imitation brick is not allowed on significant structures or on facades in public view”. Section B.13 (d) of Appendix D of the DDGs also state that “bland color schemes where the values are all the same or very similar” should be avoided. Additionally, Section C.6 (a) of the Historic Residential Design Criteria of Appendix D of the DDGs state that “‘Fake’ materials such as synthetic stone, imitation brick, vinyl, aluminum ‘wood-look’ siding are inappropriate”. Section A.1 (d) of the DDGs also state that the general design intent for materials generally is to “allow for an alternative to replacement of obsolete materials by the use of contemporary materials and construction methods that support and complement the attributes of the existing context”. Attachment 2 (Building Materials Palette) of Appendix D of the DDGs list wood clapboard (smooth cut) siding, cement plaster, brick and mortar, and stone and mortar as appropriate materials and list cinderblock and firebrick as inappropriate materials for exterior walls.

Staff has made the determination that the proposed horizontal lap siding and lower brick veneer siding style are consistent with the design intent of Section B.13 (b) and Section C.6 (a) of Appendix D of the DDGs, that the proposed varied color scheme is consistent with the design intent of Section B.13 (d) of Appendix D of the DDGs, and that the use of contemporary building materials, such as the use of fiber concrete and TundraBrick®, is compatible with the Section A.1 of the DDGs since the siding accurately represents traditional exterior siding styles.

The style, colors, and materials of the proposed siding and trim are consistent with the design guidelines for multifamily structures as outlined in the DDGs.

### **Windows and Doors**

The existing vinyl framed windows are proposed to have a like-for-like replacement which

will not change the material or the horizontal sliding layout of the windows; however, the project proposes to include window frames to be colored “Clay”. The existing entry doors are to remain and are proposed to be painted “MT Etna SW 7625”. No change to the number or location of windows or doors have been proposed, and no window trim currently exists.

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. Section B.4 of Appendix D of the DDGs also state that for the window sash and trim, the “use of an accent color different from the building body color is desirable”.

Staff has made the determination that since the proposed replacement windows are a like-for-like replacement and are not a proposed modification to the building, and since the original window layout (horizontally sliding) were original to the style of the apartments when constructed in 1959, the proposed window replacement is compatible with the style and context of the individual building, and thus compatible with the DDGs. Additionally, since the accent color used for the window frames contrast with the main body color, the proposed windows are consistent with Section B.4 of Appendix D of the DDGs.

### **Conclusion**

Staff has determined that the proposed overall design, colors, and materials of the remodel 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.

### **PUBLIC NOTICING**

A notice was posted on the project site five days prior to the Historic District Commission meeting of December 6, 2023 that met the requirements of FMC Section 17.52.320. No public comments have been received.

### **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 exterior façade renovations, subject to the attached conditions of approval.

### **HISTORIC DISTRICT COMMISSION ACTION**

Move to approve the application (DRCL23-00144) for Design Review for exterior façade renovations to an existing 17,280-square-foot apartment complex located at 1212 Bidwell Street, as illustrated on Attachment 6, 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**

The project site is located within the Central Subarea of the Historic Residential Primary Area of the Folsom Historic District at 1212 Bidwell Street. The Sacramento County Assessor’s Office records indicate that the existing apartment complex was built in 1959. The project site consists of a 17,280-square-foot low-rise apartment complex comprised of twelve buildings spread across two parcels. Existing exterior materials include stucco siding painted blue-gray; horizontal sliding, white-framed vinyl windows; and decorative beige support columns on the street-side elevations with brick veneer in between the columns. Photographs of the existing apartments are included in Attachment 5. The property is not listed on the City of Folsom’s Cultural Resources Inventory.

**GENERAL PLAN DESIGNATION**

SFHD (Single Family High Density)

**ZONING**

CEN/R-4 (Central Subarea of the Historic Residential Primary Area/ General Apartment District)

**ADJACENT LAND USES/ZONING**

North: Mobile Home Park (CEN/R-4)

South: Bidwell Street with a Duplex (R-4)  
Beyond

East: Single-Family Residential  
Development (CEN/R-1-M)

West: Railroad Wye Subarea (RWY/M-1  
PD)

**SITE CHARACTERISTICS**

The project site consists of an existing 17,280-square-foot apartment complex across two parcels totaling 110,641-square-foot (2.54-acre).

**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 (DDGs)

## **Attachment 3**

# **Proposed Conditions of Approval**

<b>CONDITIONS OF APPROVAL FOR 1212 BIDWELL ST., EXTERIOR MODIFICATIONS PROJECT (DRCL 23-00144)</b>				
<b>Cond. No.</b>	<b>Mitigation Measure</b>	<b>GENERAL REQUIREMENTS</b>	<b>When Required</b>	<b>Responsible Department</b>
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"> <li>• Color Elevations, included in Attachment 6</li> </ul> <p>This project approval is for The Cottages at Folsom Exterior Façade Renovations Project which includes exterior modifications to approved plans for a 17,280-square-foot apartment complex located at 1212 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 (December 6, 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)

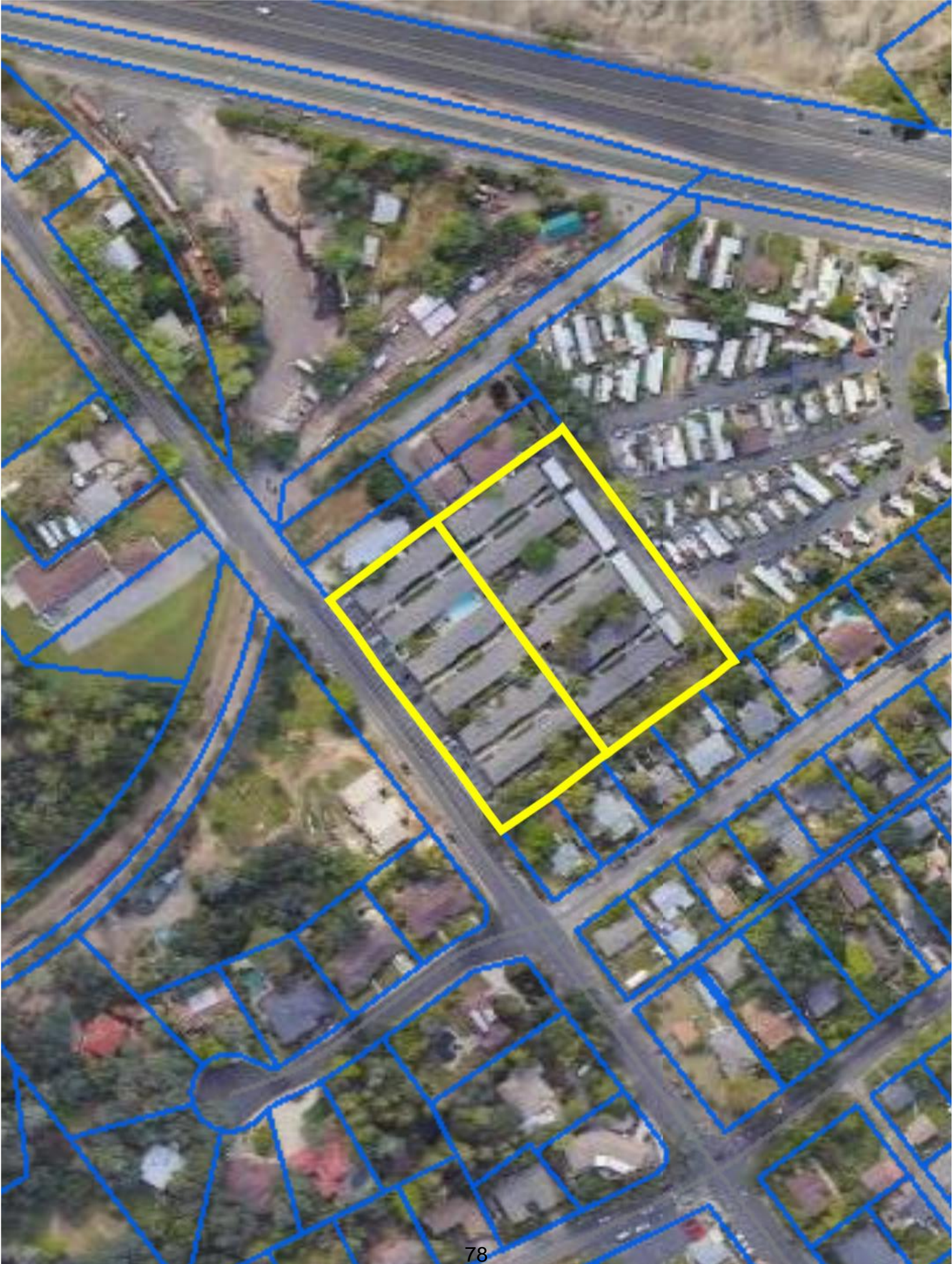
4.		<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, 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"> <li>• The City bears its own attorney’s fees and costs; and</li> <li>• The City defends the claim, action or proceeding in good faith.</li> </ul> <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
<b>ARCHITECTURE DESIGN REQUIREMENTS</b>				
5.		<p>The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> <li>1. This project approval is for exterior modifications to approved plans for a 17,280-square-foot apartment complex for The Cottages at Folsom Exterior Façade Renovations Project located at 1212 Bidwell Street. The applicant shall submit building plans that comply with this approval, and the attached color elevations provided in Attachment 6 as modified by the conditions of this Staff Report (DRCL23-00144).</li> <li>2. The final design, materials, and colors of the proposed The Cottages at Folsom Exterior Façade Renovations Project shall be consistent with the submitted exterior elevations, 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.</li> </ol> <p>All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.</p>	OG	CD (P)



NOISE REQUIREMENT				
6.		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.	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 Site Photographs**

















**Attachment 6**  
**Site Plan and Color Elevations, dated 10-25-2023**



AN EXTERIOR RENOVATION PROJECT FOR:

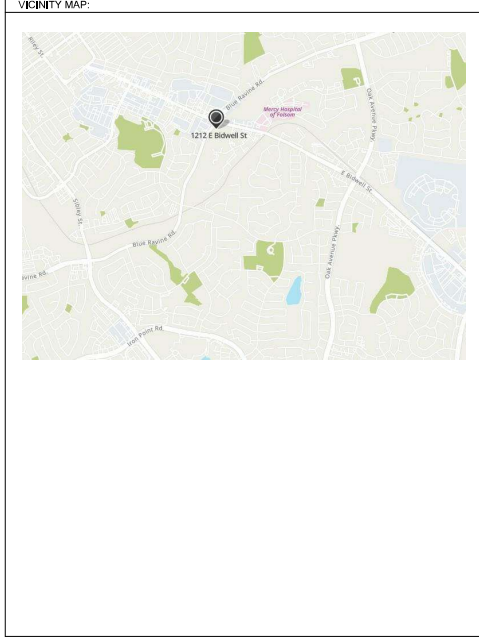
**THE COTTAGES AT FOLSOM**  
**1212 BIDWELL ST**  
**FOLSOM, CA 95630**

**SCOPE OF WORK:**

- REMOVE EXISTING STUCCO SIDING AND REPLACE WITH NEW FIBER CEMENT LAP SIDING AND BRICK VENEER ACCENT SIDING
- REPLACE EXISTING WINDOWS LIKE FOR LIKE
- REPLACE ENTRY LANDING/DECKS & STAIRS (WHERE OCCURS)
- REPLACE EXISTING WALL FURNACES AND THRU WALL A/C UNITS WITH NEW DUCTLESS MINI SPLIT UNITS

**NOTES:**

- THE INFORMATION ON THIS SET OF CONSTRUCTION DOCUMENTS IS RELATED TO THE BASIC DESIGN INTENT OF THE PROJECT. THEY ARE INTENDED AS A CONSTRUCTION AID, NOT A SUBSTITUTE FOR GENERALLY ACCEPTED GOOD BUILDING PRACTICES AND COMPLIANCE WITH CURRENT CALIFORNIA STATE BUILDING CODES, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING STANDARD CONSTRUCTION DETAILS AND PROCEDURES TO ENSURE A PROFESSIONALLY FINISHED, STRUCTURALLY SOUND, AND WEATHERPROOF COMPLETED PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL WORK AND CONSTRUCTION MEETS ALL CURRENT FEDERAL, STATE, COUNTY AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. THESE CODES ARE TO BE CONSIDERED PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHOULD BE ADHERED TO EVEN IF THEY ARE IN VARIANCE OF THE PLAN.
- DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE DRAWING (DO NOT SCALE DRAWING.)
- THE ARCHITECT HAS NOT BEEN ENGAGED FOR CONSTANT CONSTRUCTION SUPERVISION AND ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION COORDINATING WITH THESE PLANS, NOR RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THERE ARE NO WARRANTIES FOR A SPECIFIC USE EXPRESSED OR IMPLIED IN THE USE OF THESE PLANS.



**PROJECT INFORMATION:**

APN: 07001910170000  
 07001910020000

STREET ADDRESS: 1212 BIDWELL ST

CITY: FOLSOM

JURISDICTION: CITY OF FOLSOM

OCCUPANCY: R-2

CONSTRUCTION TYPE: V-B

SPRINKLERS: NO

# OF STORIES: ONE (1)

SITE AREA: 1.15 ACRES  
 1.39 ACRES

CODES: 2022 CALIFORNIA BUILDING CODE  
 2022 CALIFORNIA FIRE CODE  
 2022 CALIFORNIA GREEN CODE

YEAR BUILT: 1959

**PROJECT CONTACTS:**

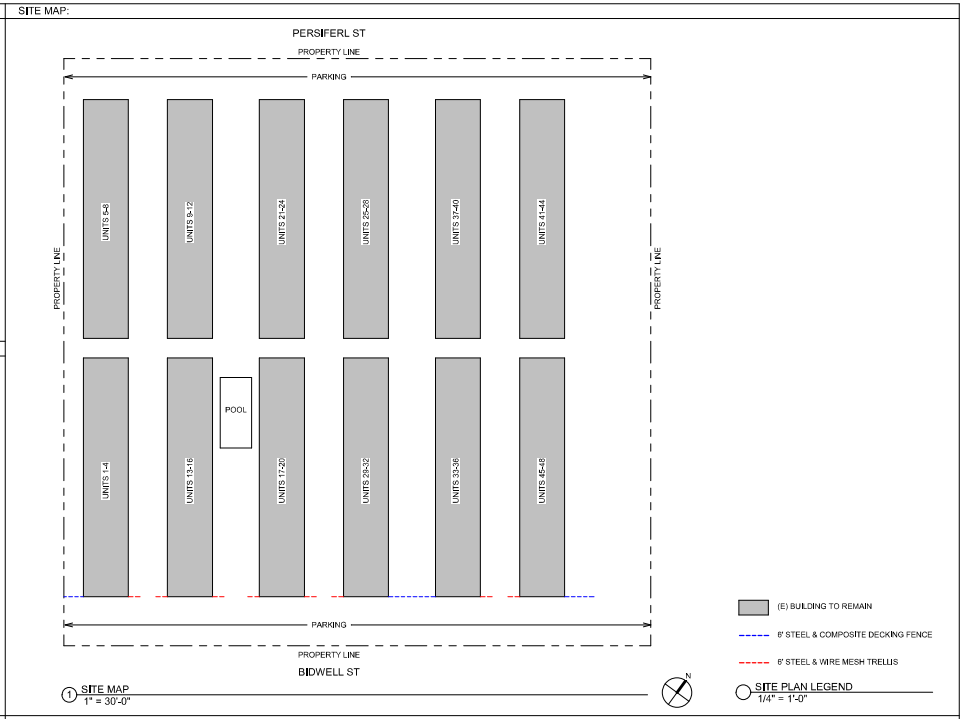
OWNER: DARRYN BEGUN  
 PEARL INVESTMENT CO. LLC  
 931 HARTZ WAY, #200  
 DANVILLE, CA 94526  
 925.743.8500 EXT. 101

ARCHITECT: LAURA MILLER DESIGN  
 889 EMBARCADERO DRIVE, SUITE 105  
 EL DORADO HILLS, CA 95762  
 916.607.3321

STRUCTURAL ENGINEER: WCD & ASSOCIATES  
 6930 DESTINY DRIVE, SUITE 300  
 ROCKLIN, CA 95677  
 916.251.9798

**SHEET INDEX:**

SHEET INDEX	
Sheet Number	Sheet Name
A-0.0	TITLE SHEET
A-1.0	ENTRY DECK PLAN & DETAILS
A-2.0	EXTERIOR ELEVATIONS



**LAURA MILLER DESIGN**  
 889 EMBARCADERO DRIVE, SUITE 105  
 EL DORADO HILLS, CA 95762  
 916.607.3321  
 lauramillerdesign.com  
 lauramillerdesign.com  
 916.607.3321

**LICENSURE ARCHITECT**  
 LAURA A. MILLER  
 No. C-93317  
 WFO 439025  
 STATE OF CALIFORNIA

*Miller*

**THE COTTAGES AT FOLSOM**  
**1212 BIDWELL ST**  
**FOLSOM, CA**

Rev	Date	Description

Drawn by: **TITLE SHEET**

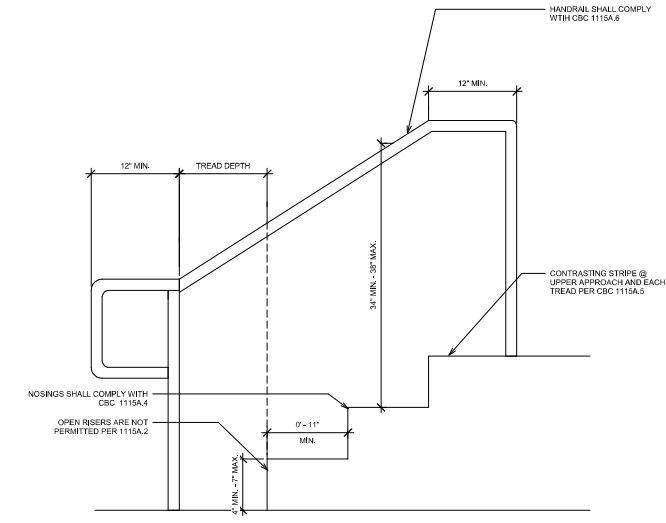
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Approved by: **OWNER**

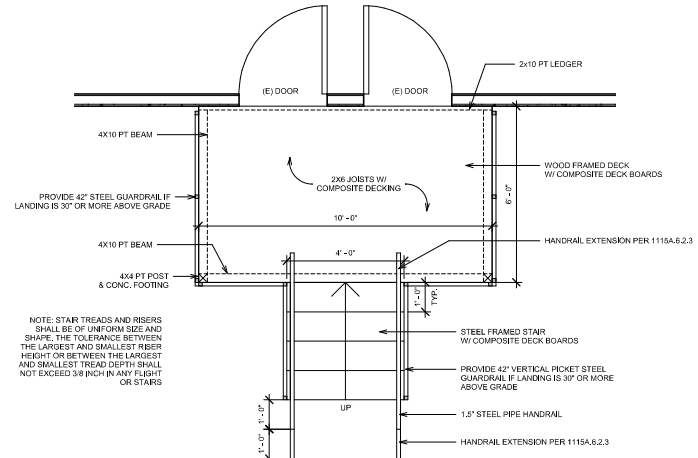
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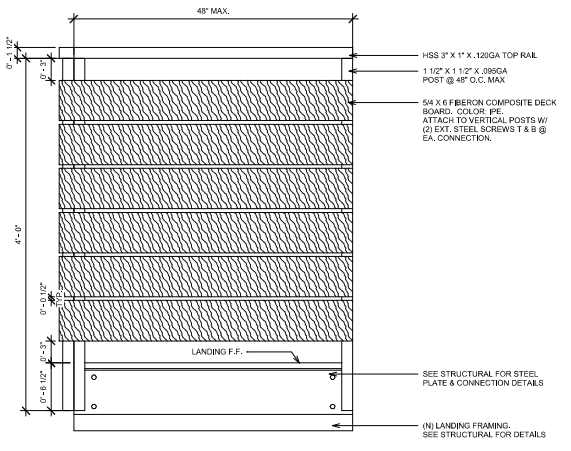




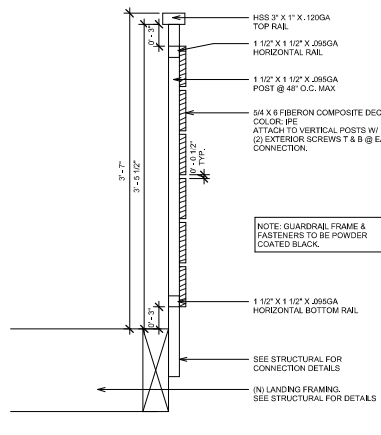
① STAIR DETAIL  
1 1/2" = 1'-0"



① ENTRY STAIR & DECK PLAN  
1/2" = 1'-0"



② LANDING GUARDRAIL ELEVATION  
1 1/2" = 1'-0"



③ LANDING GUARDRAIL SECTION  
1 1/2" = 1'-0"

**ACCESSIBLE STAIR NOTES:**

- THE REQUIRED CAPACITY OF STAIRWAYS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT THE MINIMUM WIDTH SHALL BE NOT LESS THAN 44 INCHES

**EXCEPTIONS:**

**STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES.**

- STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE NOSINGS OF ADJACENT TREADS. RECTANGULAR TREAD DEPTHS SHALL BE 11 INCHES MINIMUM MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS NOSING.
- OPEN RISERS ARE NOT PERMITTED ON EXTERIOR STAIRWAYS.
- NOSING SHALL NOT PROJECT MORE THAN 1/4 INCHES PAST THE FACE OF THE RISER BELOW. RISERS SHALL BE SLOPED OR THE UNDERSIDE OF THE NOSING SHALL HAVE AN ANGLE NOT MORE THAN 30 DEGREES (0.52 RAD) FROM THE VERTICAL.
- ALL TREAD SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT, AND SHALL COMPLY WITH SECTION 1123A.3. TREADS SHALL HAVE SMOOTH, ROUNDED OR CHAMFERED EXPOSED EDGES, AND NO ABRUPT EDGES AT THE NOSING (LOWER FRONT EDGE).
- OUTDOOR STAIRWAYS AND OUTDOOR APPROACHES TO STAIRWAYS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.
- EXTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND ALL TREADS MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. THE STRIPE SHALL BE A MINIMUM OF 2 INCHES WIDE TO A MAXIMUM OF 4 INCHES WIDE PLACED PARALLEL TO, AND NOT MORE THAN 1 INCH FROM, THE NOSE OF THE STEP OR UPPER APPROACH. THE STRIPE SHALL EXTEND THE FULL WIDTH OF THE STEP OR UPPER APPROACH AND SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP-RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIPE SHALL BE ACCEPTABLE. GROOVES SHALL NOT BE USED TO SATISFY THIS REQUIREMENT.

**HANDRAIL NOTES:**

- HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS.
- EXCEPTION: STAIRWAYS SERVING AN INDIVIDUAL DWELLING UNIT MAY HAVE ONE HANDRAIL, EXCEPT THAT STAIRWAYS OPEN ON ONE OR BOTH SIDES SHALL HAVE HANDRAILS ON THE OPEN SIDE OR SIDES.
- TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE 34 INCHES MINIMUM AND 38 INCHES MAXIMUM VERTICALLY ABOVE WALKING SURFACES, STAIR NOSINGS, AND RAMP SURFACES. HANDRAILS SHALL BE AT A CONSISTENT HEIGHT ABOVE WALKING SURFACES, STAIR NOSINGS, AND RAMP SURFACES.
- HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4 INCHES MINIMUM AND 2 INCHES MAXIMUM.
- HANDRAIL GRIPPING SURFACES AND ANY SURFACES ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.
- HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
- AT THE TOP OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.
- AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. THE HORIZONTAL EXTENSION OF A HANDRAIL SHALL BE 10 INCHES LONG MINIMUM AND A HEIGHT EQUAL TO THAT OF THE SLOPING PORTION OF THE HANDRAIL AS MEASURED ABOVE THE STAIR NOSINGS. EXTENSION SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

**GUARDRAIL NOTES:**

- GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING MEZZANINES, EQUIPMENT PLATFORMS, STAIRS, RAMPS, AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS SHALL BE ADEQUATE IN STRENGTH IN ACCORDANCE WITH SECTION 1607.8.
- REQUIRED GUARDS SHALL NOT BE LESS THAN 42 INCHES HIGH, MEASURED VERTICALLY AS FOLLOWS:
  1. FROM THE ADJACENT WALKING SURFACES
  2. ON STAIRS, FROM THE LINE CONNECTING THE LEADING EDGES OF THE TREAD NOSINGS
  3. ON RAMPS, FROM THE RAMP SURFACE AT THE GUARD
- REQUIRED GUARDS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT.
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE 7, (CBC 1607.8.1)
- HANDRAILS AND GUARDS SHALL ALSO BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE 7, (CBC 1607.8.1.1).

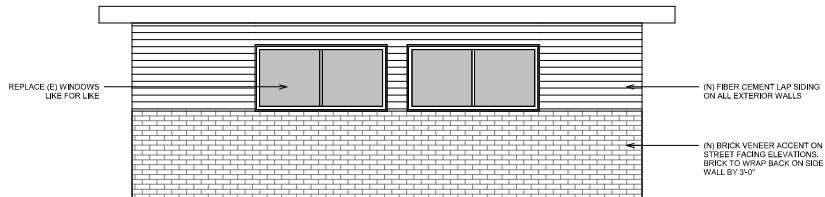
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 REGISTERED ARCHITECT  
 LAURA A. MILLER  
 No. C-39317  
 WELLS 439025  
 STATE OF CALIFORNIA

THE COTTAGES AT FOLSOM  
 1212 BIDWELL ST  
 FOLSOM, CA

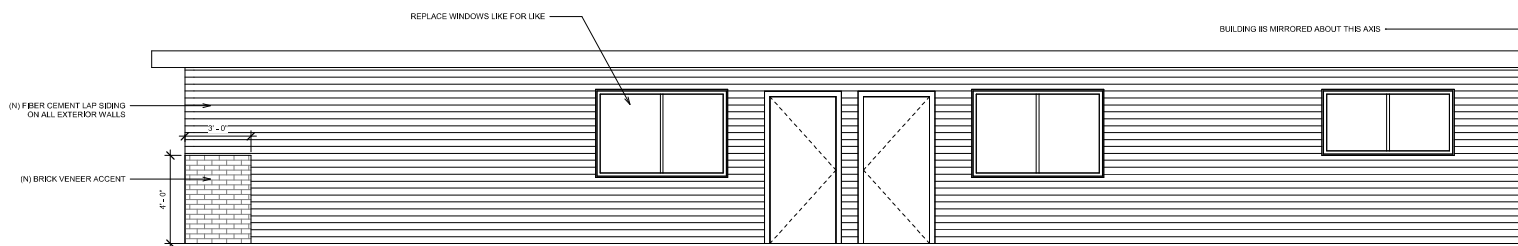
ENTRY DECK  
 PLAN & DETAILS

As indicated  
 10/26/23  
 LM  
 LM  
 ARCHITECT  
 OWNER

A-1.0



① TYPICAL FRONT ELEVATION  
3/8" = 1'-0"



② TYPICAL SIDE ELEVATION  
3/8" = 1'-0"

LAURA MILLER  
DESIGN  
ARCHITECTURE + INTERIOR  
8885 Folsom Ave, Suite 102  
Folsom, CA 95630  
916.437.1521  
laura@lauramillerdesign.com  
lauramillerdesign.com



*Miller*

THE COTTAGES AT FOLSOM  
1212 BIDWELL ST  
FOLSOM, CA

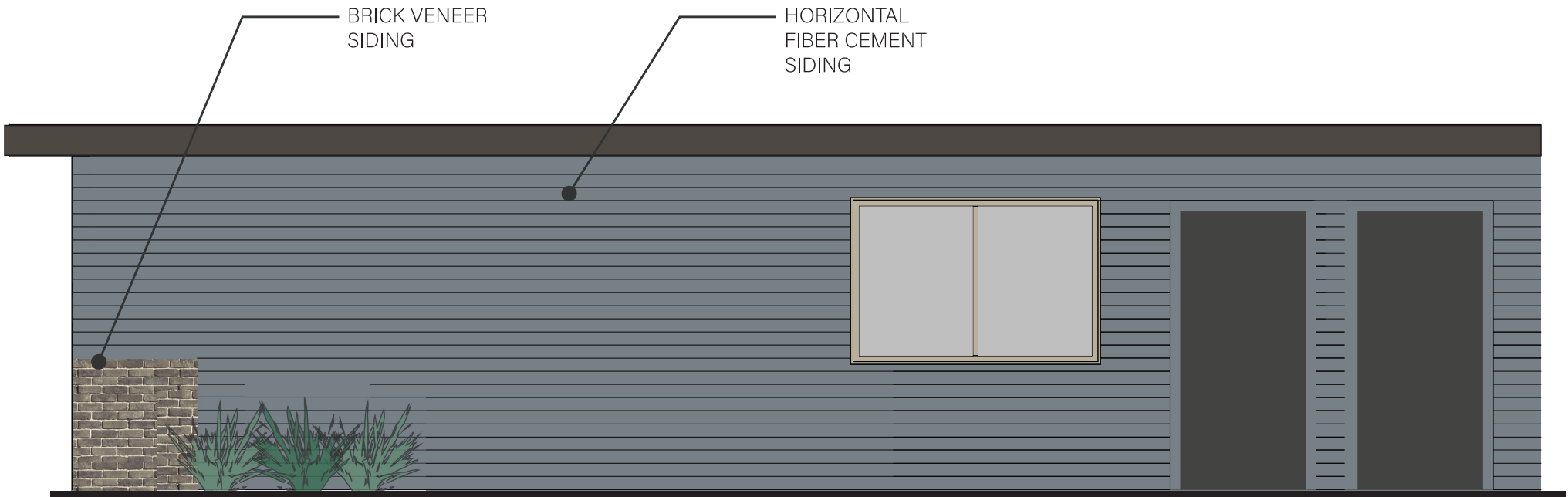
Rev	Date	Description

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EXTERIOR  
ELEVATIONS

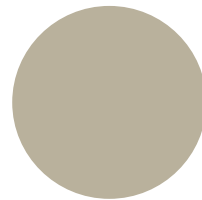
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LM  
Reviewed by:  
OWNER  
Sheet Number:

A-2.0

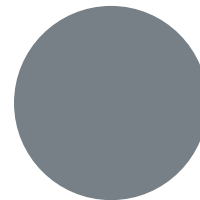
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TYPICAL SIDE ELEVATION



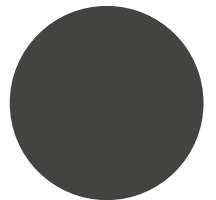
WINDOWS  
VINYL  
CLAY



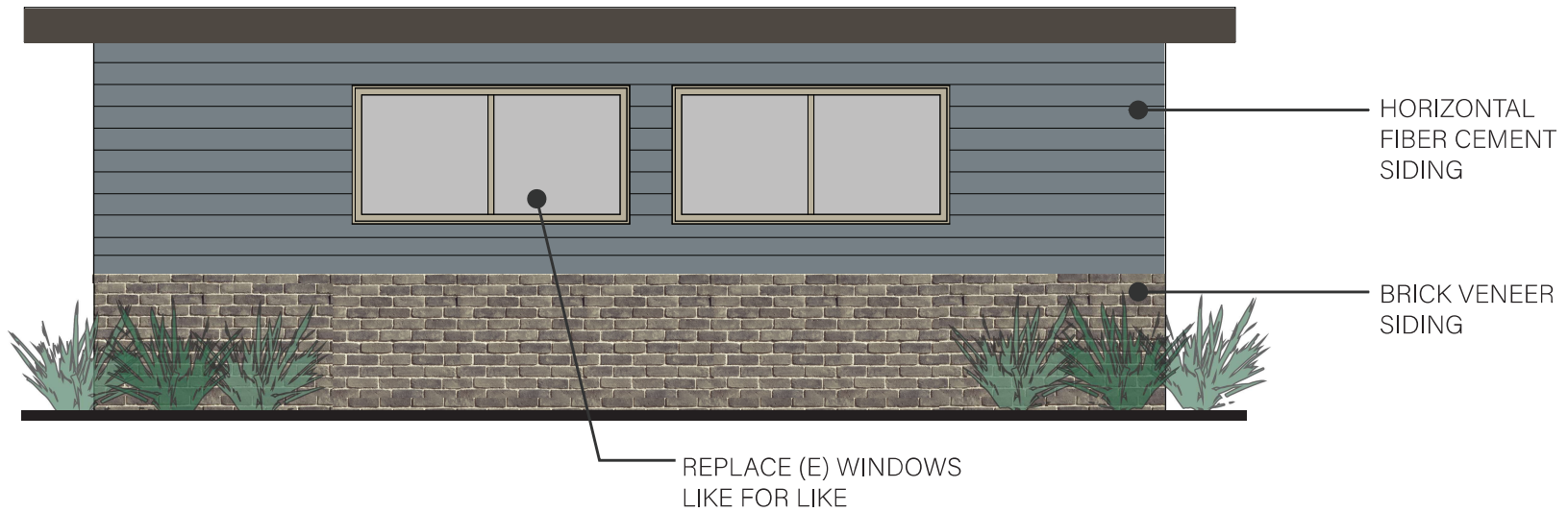
LAP SIDING  
DOWNING SLATE  
SW 2819



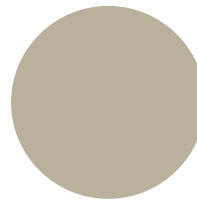
BRICK VENEER  
EL DORADO STONE  
TUNDRA BRICK  
ASHLAND



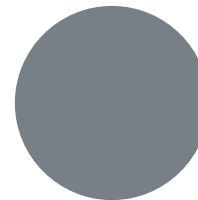
TRIM & DOORS  
IRON ORE  
SW 7069



TYPICAL STREET FACING ELEVATION



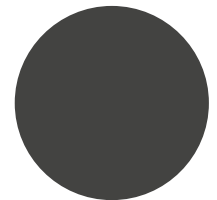
WINDOWS  
VINYL  
CLAY



LAP SIDING  
DOWNING SLATE  
SW 2819



BRICK VENEER  
EL DORADO STONE  
TUNDRA BRICK  
ASHLAND



TRIM & FASCIA  
IRON ORE  
SW 7069



## **Historic District Commission Staff Report**

50 Natoma Street, Council Chambers  
Folsom, CA 95630

**Project:** Historic District Commission Design Determination on Garage Doors  
**File #:** SPEC23-00167  
**Request:** Recommend approval of Resolution No. HDC23-002  
**Location:** Historic District  
**Parcel(s):** N/A  
**Staff Contact:** Desmond Parrington, AICP, Planning Manager, 916-461-6233  
dparrington@folsom.ca.us

**Recommendation:** Staff respectfully requests that the Commission approve Resolution No. HDC23-002 delegating authority to the Community Development Director to conduct design review for new and replacement garage doors on residential properties and directing the Director to allow for metal garage doors with panels and/or windows if they replicate garage door styles associated with the time period of the Historic District (1850-1950).

**Project Summary:** On October 4, 2023, Planning staff shared the issues they have encountered with roof and garage door materials and design as well as possible changes to design interpretations. The Historic District Commission (HDC) requested that staff return with a report seeking formal direction from the Commission on the issue of appropriate garage door designs and materials. This report and resolution identify new standards for garage door design and materials that staff believe would be appropriate in the Historic District. Staff is seeking authorization from the Commission under Folsom Municipal Code (FMC) Section 17.52.395 and Section 17.52.400(D) to handle the design review of new garage doors and the replacement of existing garage doors at staff level using the criteria set out in the resolution in furtherance of the purpose and intent of FMC Chapter 17.52 and as identified in FMC Section 17.52.010(B)(5).

Submitted,

PAM JOHNS  
Community Development Director

### **ATTACHMENTS**

1. Resolution HDC23-002
2. Recommended Metal Garage Door Types for the Historic District

## DESCRIPTION/ANALYSIS

**Summary:** Section C.4(e) of the Historic District Design and Development Guidelines' (DDGs) Appendix C (Historic Residential Design Criteria) states that for garage door materials:

“Wooden garage doors resembling those found during the design period of the Primary Area or Subarea are preferred. If a roll up or metal door is used, it should be plain not paneled and windows are discouraged.”

As a result, staff has directed applicants that wish to use metal garage doors on residences to use plain garage doors. However, the fabrication process has improved significantly since 1998 when the DDGs were adopted. Metal garage doors can recreate the look of traditional wood doors at a lower cost (refer to Figure 1). In addition, plain garage doors often have an industrial or modern appearance compared to new metal garage doors with a traditional design such as carriage style doors. The illustrations below show garage doors used in California from the 1910s to the 1930s which came from magazines and brochures from that time period (refer to Figures 2 to 3 on the following page). In these illustrations garage doors of that period did include windows and some also had panels.

**Figure 1**  
**Comparison of Wood and Metal Carriage Style Garage Doors**

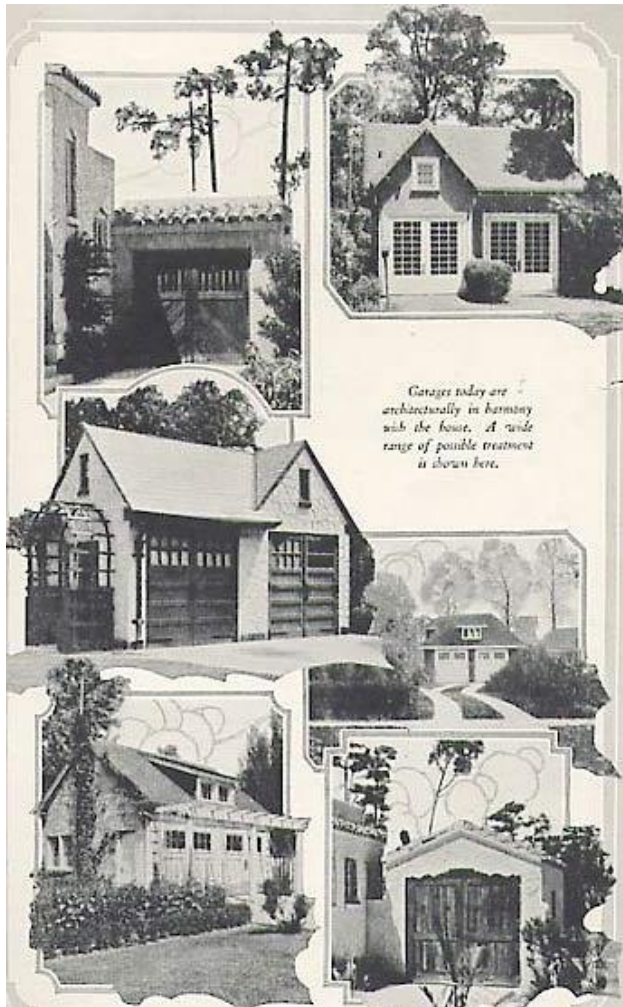


**Wood Example**

**Metal Example**



**Figure 2**  
**Historic 1920 to 1930 California Garages**



**Figure 3**  
**Historic 1924 "Kit" Garages**



Staff believes that continuing to require applicants to use plain metal doors and requiring that they go to the Commission for approval of garage door change-outs will ultimately result in two situations: 1) non-compliance where applicants install the metal paneled garage doors without guidance from Planning staff or the Commission; and 2) the use of plain metal garage doors where it is not architecturally or historically appropriate. Given these concerns, staff is recommending that the Commission adopt a resolution with an updated design interpretation, which would allow for the use of metal garage doors so long as the design and style of the metal garage door meet the following criteria:

1. The use of metal garage doors is acceptable on residential properties if the metal garage door:
  - a. Is similar in appearance to traditional wood garage door;
  - b. Uses the carriage garage door style, which includes metal hinges and door handles; and
  - c. For two-car garages, uses two sets of hardware to make one large door appear as two carriage style doors.
2. If windows are part of the garage door then they must:
  - a. Be used only on the top two rows of the garage door;
  - b. Contain clear glass; and
  - c. Be similar to window styles used in traditional wood garages doors (i.e., square or rectangular window panes).
3. In the Persifer-Dean Subarea, for properties built with residences in styles popularized in the 1950s (e.g., ranch, mid-century modern, or contemporary), more paneled metal garage door styles are acceptable so long as they imitate the design styles from the 1950s. For those styles, acceptable garage door types include:
  - a. Plain garage doors.
  - b. Paneled garage doors.
  - c. Garage doors with windows.
4. Garage door styles that are not acceptable anywhere in the Historic District include modern garage doors that are primarily glass or translucent glass or that are of a style in use after 1960.

Attachment 2 provides examples of metal garage door styles that would be appropriate in the Historic District. It also includes examples of garage door styles that are not acceptable given their modern style.

Based on Commission feedback from the meeting on October 4, 2023 and staff's research and review of historically appropriate designs styles for garage doors, staff is recommending that the Commission in Resolution HDC23-002 delegate its authority to the Community Development Director to conduct design review for the replacement of garage doors. Garage doors that are part of new residences or additions would still be subject to design review by the Commission.

Under FMC Section 17.52.395, the Historic District can delegate its design review authority to the Community Development Department (formerly known as the Planning,

Inspections and Permitting Department) under certain circumstances as noted in the Policy/Rule section of this report. Since the City Council adopted the Historic District Design and Development Guidelines (DDGs) in 1998 and design review is solely within the purview of the Commission for projects within the Historic District, the Commission can delegate its authority in this instance.

In addition, under FMC Section 17.52.400(D), the Historic District Commission can also establish an exception to the design standards in the adopted DDGs “when unique individual circumstances require the exception in order to comply with the purposes of this chapter.” In this situation, the unique individual circumstances are that: 1) an increasing number of homeowners are installing metal garage door without review or input from Planning staff or the Commission; 2) plain metal garage doors are often not architecturally appropriate and do not accurately reflect the design styles of garage doors in use between 1850 and 1950; and 3) manufacturing techniques have improved since the adoption of the DDGs such that metal garage doors can accurately imitate the appearance of traditional wood garage doors from the 1850 to 1950 time period. However, FMC Section 17.52.400(D) can only be used if it complies with the purposes set out in FMC Section 17.52.010 (Purpose and intent). The proposed design determination complies with subsection B5, which states that one of the purposes is:

*To ensure that new residential and commercial development is consistent with the historical character of the historic district as it developed between the years 1850 and 1950.*

## **POLICY/RULE**

The following are the policies from the City’s 2035 General Plan and current Zoning Code that relate to the proposed change in design interpretation for garage doors.

LU 6.1.2 Historic Folsom Residential Areas: Preserve and protect the residential character of Historic Folsom’s residential areas.

NCR 5.1.6 Historic District Standards: Maintain and implement design and development standards for the Historic District.

In addition, the following rules from the FMC also apply:

17.52.395 – Delegation of Design Review: The Historic District Commission may delegate its authority to review compliance with this chapter and any adopted design and development guidelines to the Planning, Inspections and Permitting Department under the following conditions:

- A. The City Council has adopted specific design and development guidelines for the historic district; and
- B. Approval of the design of the project is the only matter within the jurisdiction of the

Historic District Commission; and

- C. The posting of notice required in Section [17.52.320](#) will consist of notice of the project, where a person can review documents concerning the project and the right to request a public hearing concerning the project by a date certain, which date will not be less than five days from the date the notice is posted. If a person requests a public hearing within the time allotted, the matter will be referred to the Historic District Commission for review; and
- D. The Planning, Inspections and Permitting Department may only approve a project where it believes that the project clearly conforms to standards set forth in this chapter and the design and development guidelines. If the Planning, Inspections and Permitting Department determines that the project does not clearly conform to such regulations, approval of the design of the project shall be referred to the Historic District Commission; and
- E. The Planning, Inspections and Permitting Department shall review the design of all approved projects with the Historic District Commission at its regular monthly meeting. Such review will allow the commission to provide input to the department concerning the appropriateness of the approvals and help the commission and the department develop a consistent approach to design review; and
- F. If the Planning, Inspections and Permitting Department approves the design of a project under such delegated authority, the Historic District Commission may not overturn the decision of the Planning, Inspections and Permitting Department unless an appeal has been filed pursuant to Section [17.52.700](#).

17.52.400(D) – Exceptions to Design Standards: Exceptions to the design standards stated herein or in any subsequently adopted design and development guidelines may be permitted by the historic district commission when unique individual circumstances require the exception in order to comply with the purposes of this chapter or when necessary to allow for historical reconstruction of a previously existing structure or feature.

In addition, the Historic District Design and Development Guidelines include the design direction to be used for development in the District.

### **ENVIRONMENTAL REVIEW**

Under Sections 15061(b)(2) and 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, this project is categorically exempt under CEQA.

**Attachment 1**  
**Resolution HDC23-002**

**RESOLUTION NO. HDC23-002**

**A RESOLUTION OF THE CITY OF FOLSOM  
HISTORIC DISTRICT COMMISSION DETERMINING  
THAT PANELED GARAGE DOORS AND THOSE  
WITH WINDOWS MAY BE USED IN THE HISTORIC  
DISTRICT SUBJECT TO SPECIFIC DESIGN  
STANDARDS AND DELEGATING DESIGN REVIEW  
AUTHORITY TO THE COMMUNITY DEVELOPMENT  
DIRECTOR FOR THE REVIEW OF GARAGE DOORS  
IN THE HISTORIC DISTRICT**

**WHEREAS**, the City Council adopted the 2035 General Plan on August 28, 2018, which set forth policies LU 6.1.2 (Historic Folsom Residential Areas) and NCR 5.1.6 (Historic District Standards) to protect the character of the district and implement design standards for the area; and

**WHEREAS**, in 1998 the City Council adopted the Historic District Design and Development Guidelines to provide guidance to staff and the public with respect to appropriate design in the Historic District reflecting the 1850-1950 time period for the area; and

**WHEREAS**, the Design and Development Guidelines have not been updated since 1998 and since that time manufacturing techniques have improved markedly, which has allowed many non-traditional materials including metal garage doors to replicate the look of more traditional materials that were used between 1850 and 1950; and

**WHEREAS**, the Folsom Municipal Code under Section 17.52.400(D) allows the Historic District Commission to establish exceptions to the design standards when that exception complies with the purpose of the Historic District chapter (Chapter 17.52); and

**WHEREAS**, staff has determined that the exception involving the new design determination for garage doors complies the purpose of ensuring residential and commercial development is consistent with the historical character of the historic district as it developed between the years 1850 and 1950; and

**WHEREAS**, the Folsom Municipal Code under Section 17.52.395 allows the Historic District Commission to delegate design review to the Community Development Department; and

**WHEREAS**, the new design determination for garage doors and the delegation of design review authority to the Community Development Department is exempt from the



California Environmental Quality Act (CEQA).

**NOW, THEREFORE, BE IT RESOLVED** that the Historic District Commission of the City of Folsom has made a design standard exception to the Historic District Design and Development Guidelines that allows for the use of metal garage doors so long as the design and style of the metal garage door meet the following criteria:

1. The use of metal garage doors is acceptable on residential properties if the metal garage door:
  - a. Is similar in appearance to traditional wood garage door;
  - b. Uses the carriage garage door style, which includes metal hinges and door handles; and
  - c. For two-car garages, uses two sets of hardware to make one large door appear as two carriage style doors;
2. If windows are part of the garage door then they must:
  - a. Be used only on the top two rows of the garage door;
  - b. Contain clear glass; and
  - c. Be similar to window styles used in traditional wood garages doors (i.e., square or rectangular window panes).
3. In the Persifer-Dean Subarea, for properties built with residences in styles popularized in the 1950s (e.g., ranch, mid-century modern, or contemporary), more paneled metal garage door styles are acceptable so long as they imitate the design styles from the 1950s. For those styles, acceptable garage door types include:
  - a. Plain garage doors.
  - b. Paneled garage doors.
  - c. Garage doors with windows.
4. Garage door styles that are not acceptable anywhere in the Historic District include modern garage doors that are primarily glass or translucent glass or that are of a style in use after 1960.

**NOW THEREFORE, BE IT FURTHER RESOLVED** that the Historic District Commission of the City of Folsom:

Delegates its design review authority for the review of replacement garage doors for residential structures in the Historic District to the Community Development Director.

### **GENERAL FINDINGS**

- A. GENERAL PLAN POLICY LU 6.1.2 STATES THAT THE CITY SHALL PRESERVE AND PROTECT THE RESIDENTIAL CHARACTER OF HISTORIC FOLSOM'S RESIDENTIAL AREAS AND GENERAL PLAN POLICY NCR 5.1.6 STATES THAT THE CITY SHALL MAINTAIN AND IMPLEMENT DESIGN AND DEVELOPMENT STANDARDS FOR THE HISTORIC DISTRICT.

- B. FOLSOM MUNICIPAL CODE SECTION 17.52.400(D) ALLOWS FOR THE COMMISSION TO ESTABLISH EXCEPTIONS TO DESIGN STANDARDS.
- C. FOLSOM MUNICIPAL CODE SECTION 17.52.395 ALSO ALLOWS THE HISTORIC DISTRICT COMMISSION TO DELEGATE DESIGN REVIEW AUTHORITY TO THE COMMUNITY DEVELOPMENT DEPARTMENT.
- D. AN EXCEPTION TO THE STANDARD IN FOLSOM MUNICIPAL CODE SECTION 17.52.330(B) REQUIRING CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES AS IT RELATES TO THE USE OF PLAIN METAL GARAGE DOORS FOR RESIDENCES BECAUSE UNIQUE INDIVIDUAL CIRCUMSTANCES REQUIRE THE EXCEPTION IN ORDER TO COMPLY WITH THE PURPOSES OF CHAPTER 17.52 OF THE FOLSOM MUNICIPAL CODE. THE UNIQUE INDIVIDUAL CIRCUMSTANCES ARE AS FOLLOWS: 1) AN INCREASING NUMBER OF HOMEOWNERS ARE INSTALLING METAL GARAGE DOORS WITHOUT REVIEW OR INPUT FROM PLANNING STAFF OR THE COMMISSION; 2) PLAIN METAL GARAGE DOORS ARE OFTEN NOT ARCHITECTURALLY APPROPRIATE AND DO NOT ACCURATELY REFLECT THE DESIGN STYLES OF GARAGE DOORS IN USE BETWEEN 1850 AND 1950; AND 3) MANUFACTURING TECHNIQUES HAVE IMPROVED SINCE THE ADOPTION OF THE GUIDELINES SUCH THAT METAL GARAGE DOORS CAN ACCURATELY IMITATE THE APPEARANCE OF TRADITIONAL WOOD GARAGE DOORS FROM THE 1850 TO 1950 TIME PERIOD. AS THE PROPOSED DESIGN DETERMINATION IS CONSISTENT WITH AND FURTHERS THE PURPOSE OF CHAPTER 17.52 AS SET FORTH IN SECTION 17.52.010(B)(5), AN EXCEPTION TO THE REQUIREMENT IN SECTION 17.52.330 (B) OF CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES IS APPROPRIATE TO COMPLY WITH THE PURPOSES OF CHAPTER 17.52 OF THE FOLSOM MUNICIPAL CODE.

**CEQA FINDINGS**

- E. IN ACCORDANCE WITH CEQA GUIDELINES SECTIONS 15061(b)(2), AND 15301 THE EXCEPTION TO DESIGN STANDARDS AND THE DELEGATION OF DESIGN REVIEW TO THE COMMUNITY DEVELOPMENT DEPARTMENT IS EXEMPT FROM ENVIRONMENTAL REVIEW.

**PASSED AND ADOPTED** on this 6th day of December 2023, by the following roll-call vote:

**AYES:** Commissioner(s)

**NOES:** Commissioners(s)

**ABSENT:** Commissioner(s)

**ABSTAIN:** Commissioner(s)

ATTEST:

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Kathy Cole, COMMISSION CHAIR

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Karen Sanabria, Commission Clerk

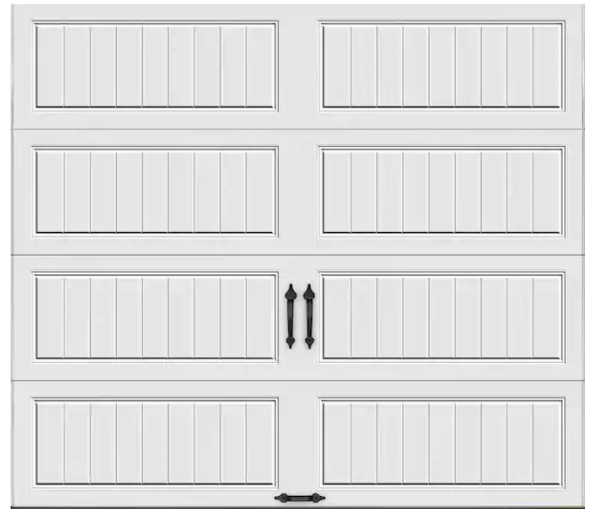
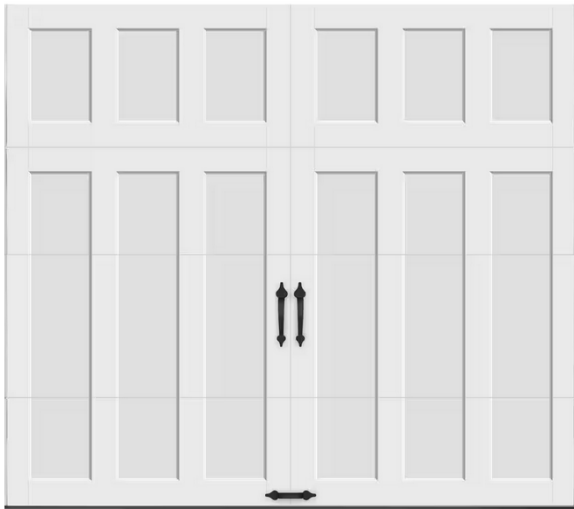
## **Attachment 2**

### **Examples of Garage Door Styles**

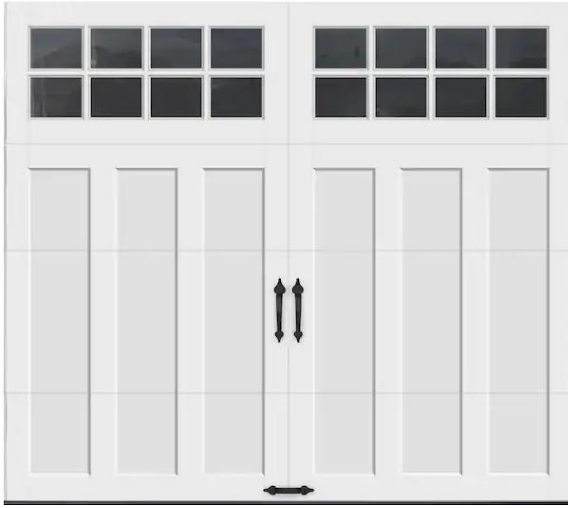
## Historic District - Appropriate Garage Door Styles

### Single Garage Door Examples

Below are some examples of the style of single carriage style garage doors acceptable in the Historic District. Similar styles matching the design criteria established by the Historic District Commission may be acceptable. Colors may vary but should either contrast with the home color significantly or match the home color exactly. Except in the Persifer-Dean Subarea, windows shall have square or rectangular panes and shall only be located in the top two rows of panels. Whenever the garage is located on the same side as the primary entrance for the house, the focus of the home design should be on the entry and not the garage door.



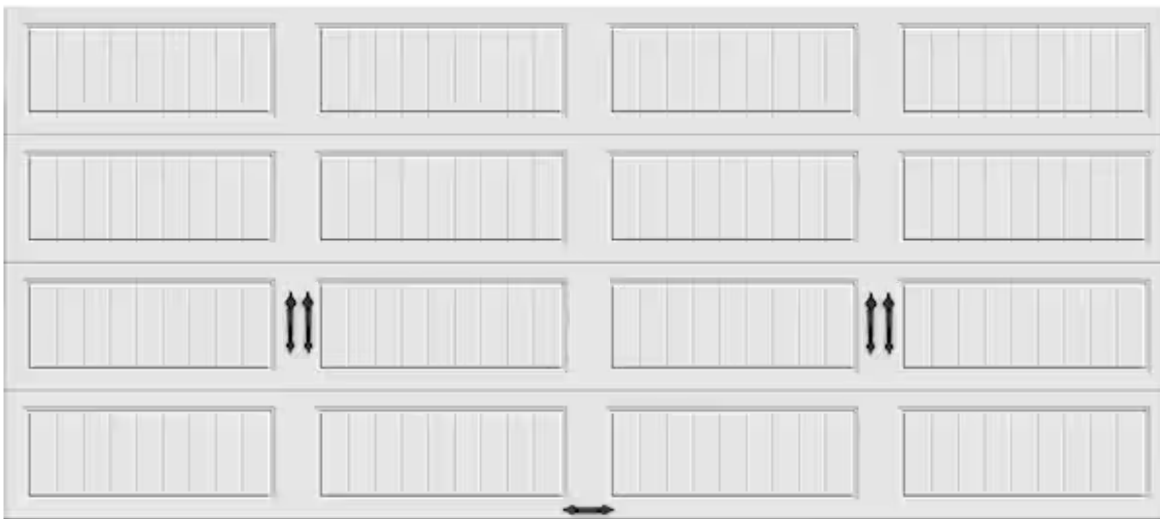
Historic District Commission  
Garage Door Design Determination  
December 6, 2023

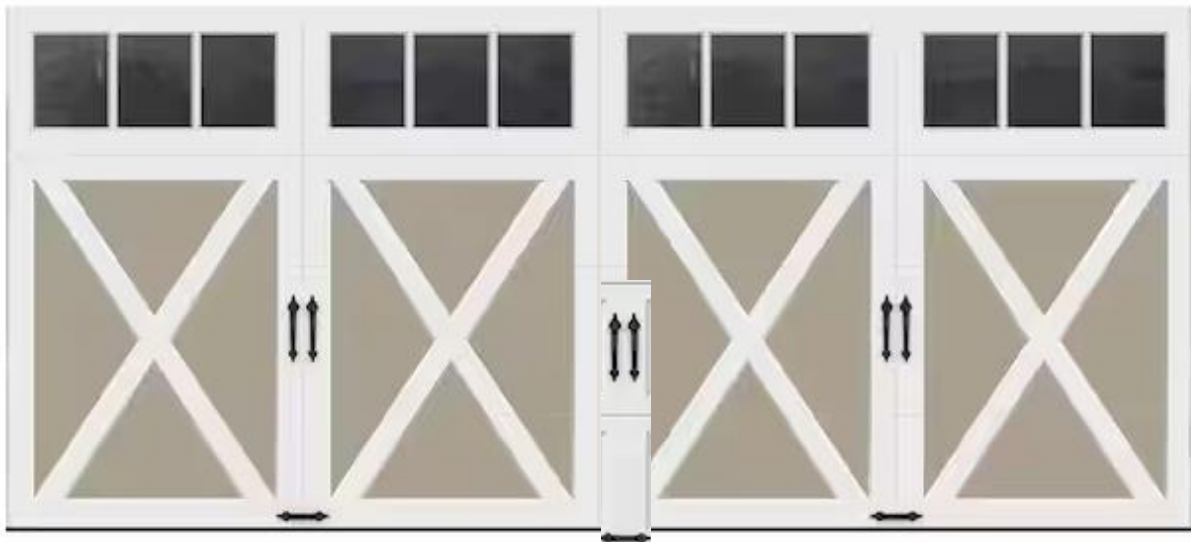




### Double Garage Door Examples

Below are some examples of the style of double garage doors acceptable in the Historic District. Similar styles matching the design criteria established by the Historic District Commission may be acceptable. Homes with large double garage doors fronting a public street or alley are encouraged to match the color of the home to minimize the appearance of the garage door. Except in the Persifer-Dean Subarea, windows shall have square or rectangular panes and shall only be located in the top two rows of panels. Double garage doors shall have two sets of hardware to mimic the appearance of two single garage doors. Whenever the garage is located on the same side as the primary entrance for the house, the focus of the home design should be on the entry and not the garage door.

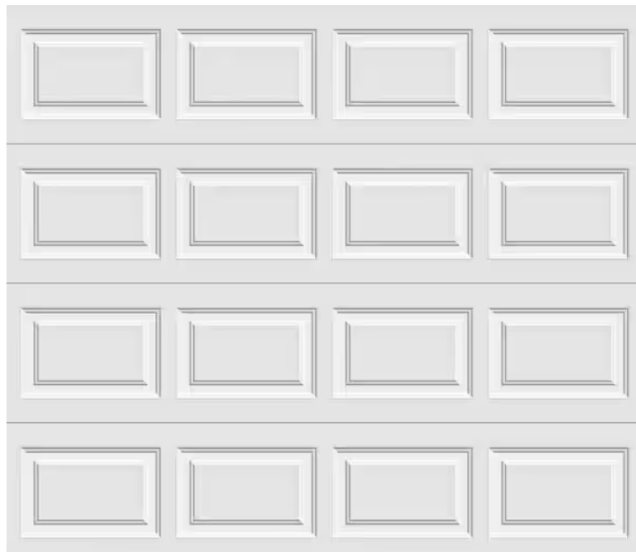






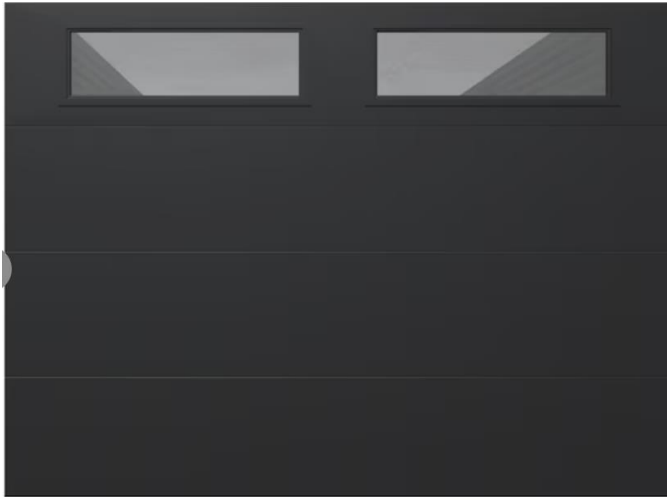
## Persifer-Dean Subarea – Additional Appropriate Garage Door Styles

The garage styles listed previously for the rest of the Historic District are appropriate for architectural styles developed before the 1950s (e.g., Craftsman, Queen Anne, Italianate, Spanish Colonial, and Delta). However, for properties in the Persifer-Dean subarea with residences built in styles popularized in the 1950s (e.g., ranch, mid-century modern, or contemporary), more metal garage door styles are acceptable so long as they are compatible with the design styles from the 1950s including plain and paneled doors as shown below.



## Historic District - Inappropriate Garage Door Styles

The following garage door styles or similar modern styles are not allowed in any subarea of the Historic District.









The type of classic paneled garage door below would only be acceptable in the Persifer-Dean subarea if it was consistent with the architectural style of the home.

