

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): Dascallos, Peña, West, Lane, Felts, Cole

NOES: Commissioners(s): Cabrera

ABSENT: Commissioner(s): None

ABSTAIN: Commissioner(s): None

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

ATTEST:



Karen Sanabria, Commission Clerk



Kathy Cole, COMMISSION CHAIR