

# Appendix D



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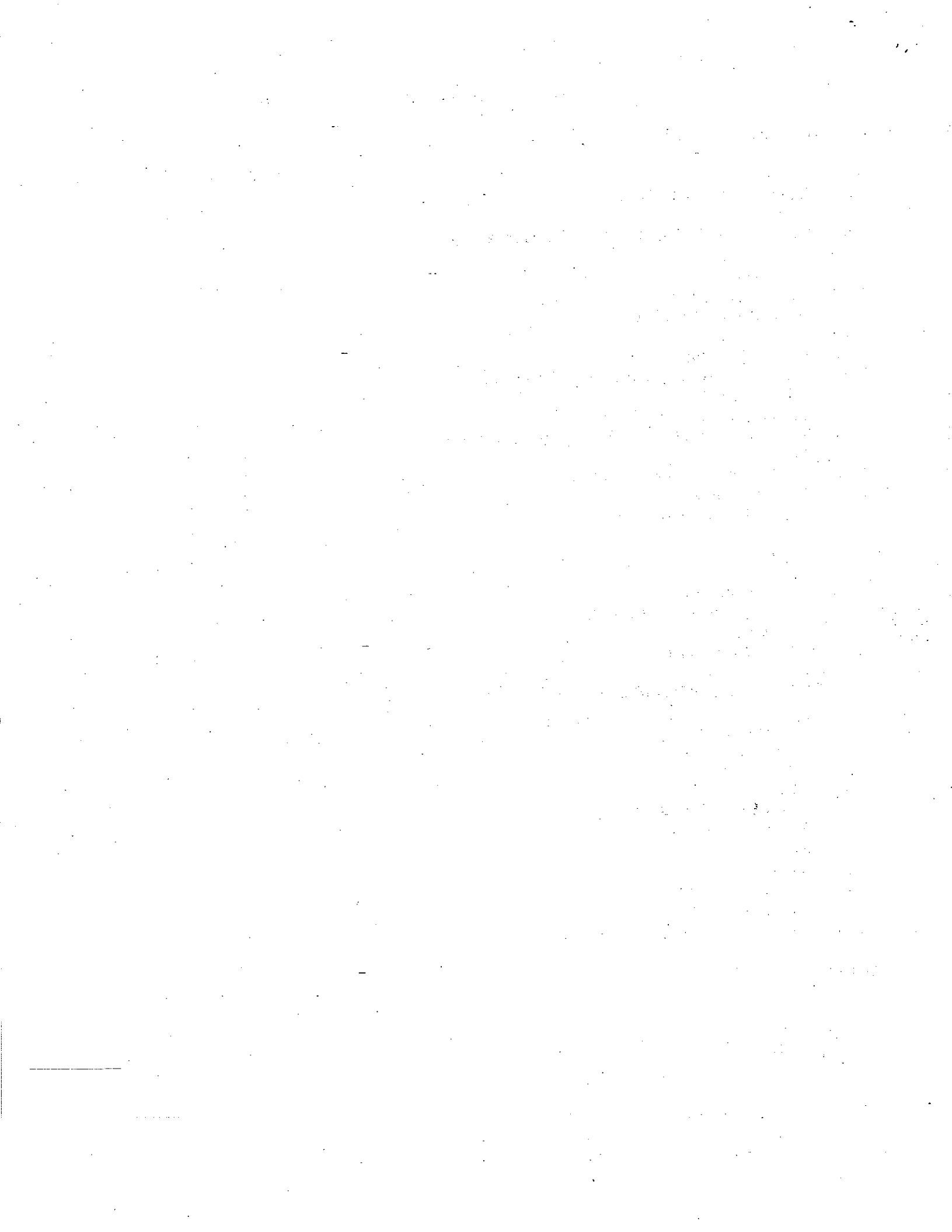
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## **A. Districtwide Design Criteria**



## A. DISTRICTWIDE DESIGN CRITERIA

### A.1. General Design Intent

#### a. ***Period Restoration***

*To ensure that building restorations reflect the actual design style in which the building was constructed.*

*To ensure quality restoration which enhances a building and conforms to the Primary Area's and/or Subarea's period and the intent of original building design.*

Restoration is most appropriate when the building's design is appropriate for the area in which it is located.

#### b. ***New construction***

*To retain and enhance the attributes that make the Historic District unique while providing a basis for change.*

*To ensure that new development is integrated with renovation and upgrading of existing historic structures wherever feasible and appropriate.*

*To provide a basis upon which new development can be constructed consistent with preservation and upgrading of the existing building stock.*

*To ensure that new construction reflects the residential scale and character of neighborhoods.*

#### c. ***Remodeling, past and present***

*To ensure that building renovations respect design styles that have occurred at various stages in the life of the structure and the community.*

Many of the existing structures in the Sutter Street Subarea were built in the late 1800s; commercial structures in the other commercial Subareas are either of a much newer design style or converted historic residential.

Some structures were remodeled after their initial construction. These buildings provide examples of subsequent eras in design and construction. Where, as determined by the Historic District Commission, the remodeling adds to the historic character of the District, the buildings may be restored

to conform with the period of the remodel and not necessarily to the original design.

Where earlier remodeling or original design efforts detract from the historic character of the Historic District, as determined by the Commission, the building should be restored to its original character or to a design style that reflects the period established for the Primary Area or Subarea. If the building is not restorable to the original design style, decisions will be made by the Historic District Commission on an individual project basis.

*d. Materials*

*To recognize that traditional high quality commercial grade materials (such as brick and ceramic tile) are appropriate to the historic context.*

These materials age gracefully, are durable and lend a sense of permanence to the building.

*To ensure that, for remodeling work, materials appropriate to the building traditions of the era in which the building was built or remodeled are used.*

*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.*

However, the use of these contemporary materials in the Historic District may pose additional challenges to the designer to successfully integrate these into the historic context.

The order of preferred materials is as follows:

- 1) Use of same or salvaged original material
- 2) Use of like materials
- 3) Use of contemporary like materials
- 4) Use of contemporary similar materials

*To ensure that landscaping and site elements contribute to the nature of the Primary Area or Subarea in which the project is located. To allow for site planning and landscaping materials that are complementary to the streetscape.*

e. ***Standard of review***

*To hold projects involving the most historically or architecturally significant structures to higher standards for compliance with these design criteria and the intent of Folsom Municipal Code Chapter 17.52 and the Historic District Design and Development Guidelines than those involving structures with less significance.*

Even the most ordinary structures, however, are valuable to the historical context, and owners are encouraged to upgrade.

f. ***Pedestrian orientation***

*To ensure that the Historic District remains pedestrian friendly.*

Historically, the businesses in the Sutter Street Subarea were meant to be approached on foot. In the other Subareas, businesses came during a later period and tended to be more automobile-oriented. The Historic District, however, remains a special opportunity to create an inviting urban, pedestrian-oriented commercial area with roots in the local traditions of Folsom.

A.2 **Historical Building Elements**

a. ***Existing buildings***

The removal or alteration of any historic architectural feature is discouraged. Deteriorated features shall be replaced by new materials that match the material being replaced in composition, design, color, texture and other visual qualities.

b. ***Previously remodeled buildings***

When original design can be documented, buildings undergoing rehabilitation should attempt to correct building features that deviated from the buildings' original design period or composition (i.e., if a mansard roof was added to a "Craftsman" style building in the 1960s and the roof structure is being replaced, it should be replaced with a traditional "Craftsman" gable roof).

c. ***New buildings***

New construction must be compatible with the existing Subarea and responsive to the period and predominant building styles.

## **B. Historic Commercial Design Criteria**

## B. HISTORIC COMMERCIAL DESIGN CRITERIA

### B.1 Applicability

The Historic Commercial Design Criteria apply to three Subareas of the Historic Commercial Primary Area: the Sutter Street Subarea, the Railroad Wye Subarea, and the Resort Subarea, except that in cases where the original style of a structure was residential, and that style is being maintained, Section C may provide design guidance.

### B.2 Building Design

#### a. *Intent*

*To encourage:*

- *Preservation and restoration of original storefronts*
- *Appropriate placement, size and construction of windows*
- *Appropriate storefronts and doors*
- *Entries oriented toward main streets*
- *Covered walkways*
- *Pedestrian-scale building design at street level*
- *Recessed entries with visible display windows.*

#### b. *Restoration or remodel design*

*Preserve original.* Where original building elements remain (e.g., walls, storefronts, porches, etc.), their appearance should not be altered. Such building elements should be restored and preserved.

*Retain and restore original materials.* As much original material and detail should be retained in the restoration as possible. Wood or stone steps, stone sills, window and door frames, glazing, trim, cornices and other elements that contribute to the character of the storefront should be preserved.

Restoration work shall not destroy the distinguishing qualities or character of the structure and its environment. The removal or alteration of any historic material or architectural features shall not be allowed on significant structures; removal or alteration of any historic material or architectural features should be held to a minimum on less significant structures.

Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material

should match the material being replaced in the composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of original features, substantiated by physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural features from other buildings.

Distinctive, stylistic features or examples of skilled craftsmanship, which characterize historic structures and often predate the mass production of building materials, shall be treated with sensitivity.

*Restore to the original design.* Where storefronts have been altered, they should be restored if possible. The original design should be determined by examining photographs from the period, which may be on file with the Folsom History Museum, and by investigating any original architectural fabric that remains beneath the earlier changes.

*Remodel with respect to historical context.* Where the original design cannot be determined or where financial considerations preclude full-scale restoration of a storefront that has already been altered, a design that is not a pure restoration but is in keeping with the design of the rest of the building may be appropriate. In this case the use of materials visually similar to the original materials may be appropriate. City assistance may be available to cover costs for a higher level of renovation.

*Avoid contemporary materials not appropriate in restoration.* Use of materials not in existence when a storefront was built is discouraged in its "restoration."

*Minimize alterations.* Every reasonable effort shall be made to use a structure for its originally intended purpose or to provide a compatible use which will require minimum alteration to the structure and its environment. New additions or alterations to structures shall be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

*Recognize historical appropriateness.* Changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected. All structures and additions shall be recognized as products of their own time. Alterations to create an earlier architectural style are discouraged (e.g. a Victorian era addition to a Spanish eclectic style building would not be appropriate).

c. ***New construction design***

*Design context.* In any new construction, the context for design evaluation will be the buildings along the same street adjacent to the property being developed or the predominant style for the Subarea.

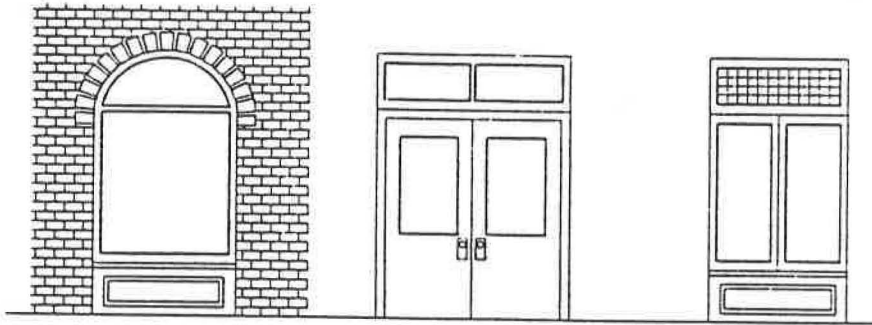
*Design principles.* New construction details and materials should follow the patterns and principles of the historic architectural design.

*Articulation.* Windows, doors, cornices and other architectural elements shall be designed with respect to the entire facade and shall relate to the adjacent buildings. The proportions of elements shall work together to relate the facade to a human scale. The individual building elements are discussed in following sections.

B.3 **Guidelines for Openings**

The original proportions of wall openings should be retained.

Blocking of portions of existing openings to accommodate standard sash, glass sizes or doors, to hide ceilings lowered beneath the tops of existing windows, or for other reasons is in conflict with historic consistency and is not acceptable.



Typical Storefront Doors and Windows

B.4 **Storefront Windows**

a. ***Intent***

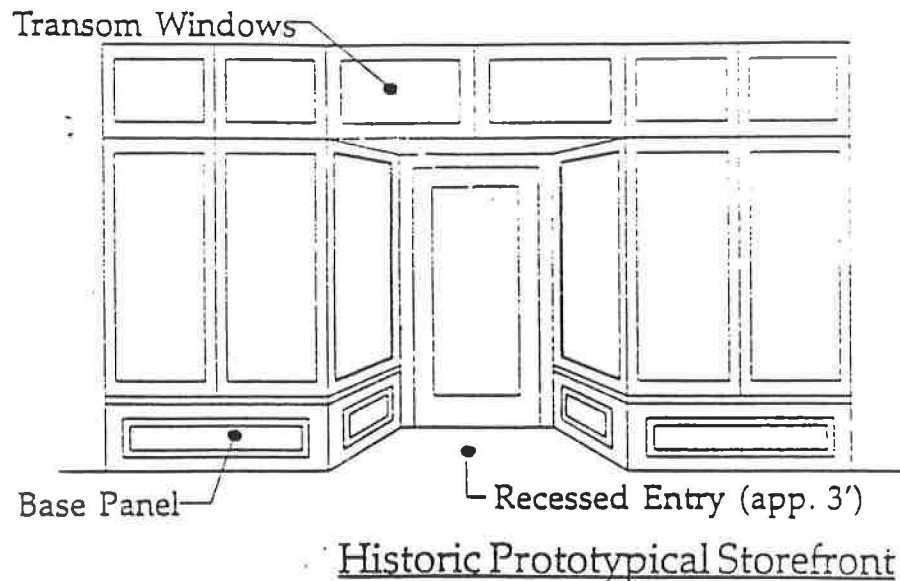
*To ensure that street level windows are large and transparent, allowing for displays which will draw the interest of the passerby.*

b. *Sutter Street Subarea*

*Preserve original.* Where original, old storefronts remain, their appearance should not be altered. Such storefronts should be restored and preserved.

*Retain and restore original materials.* As much original material and detail should be retained in the restoration as possible. Wood or stone steps, stone sills, window and door frames, glazing, trim, cornices and other elements that contribute to the character of the storefront should be preserved.

*New design.* Proper placement on the building, suitable design and correct proportions are important design elements. (See graphic "Follow the Pattern," Section B.11, for more detailed guidance.)



c. *Outside the Sutter Street Subarea*

A contemporary storefront with simple lines sympathetic to the building design predominant to the Subarea may be acceptable. The general proportions, materials, colors, rhythm of solids to voids, repetition of design elements, and direct expression (the effect of verticality or horizontality) common to the immediate context should be followed in designing new storefronts.

d. *Glazing*

*Divided lites.* In restoration, the **original number of panes** in glassed areas should be used. The window shall be constructed with **true divided lites** as opposed to snap in or surface-applied **false mullions**.



*Clear glass.* Glass in windows, doors, and transoms shall be clear except where documentary evidence indicates the original use of colored glass. No dark-tinted or reflective glass shall be allowed.

*Energy efficiency.* To the extent possible given technological constraints, dual pane windows should be utilized for energy efficiency. However, historic authenticity takes precedence over energy efficiency in restoration of significant structures

e. ***Sizes and shapes***

*Panes.* With the exception of transoms, windows with multiple small panes are not appropriate to buildings constructed in the late nineteenth and early twentieth centuries.

*Historical prototype.* Historically, storefront glazing areas were as large as possible given the constraints of the technology of the times. New construction in the Historic District must respond to the design style that is a result of these historic construction traditions. The historic precedent of typical Sutter Street commercial buildings, in combination with descriptions in these criteria, shall be the design evaluation guidance.

*Shapes.* Irregular, polygonal, circular and trapezoidal shaped windows are not appropriate unless historically documented.

f. ***Window sills and base panel***

*Historical prototype.* The historical prototype storefront provides a decorative base panel in the wall area below the storefront windows. Appropriate materials for the base panel are durable commercial grade materials such as glazed ceramic tile, brick, or high quality stone veneers or wood panels with moldings.

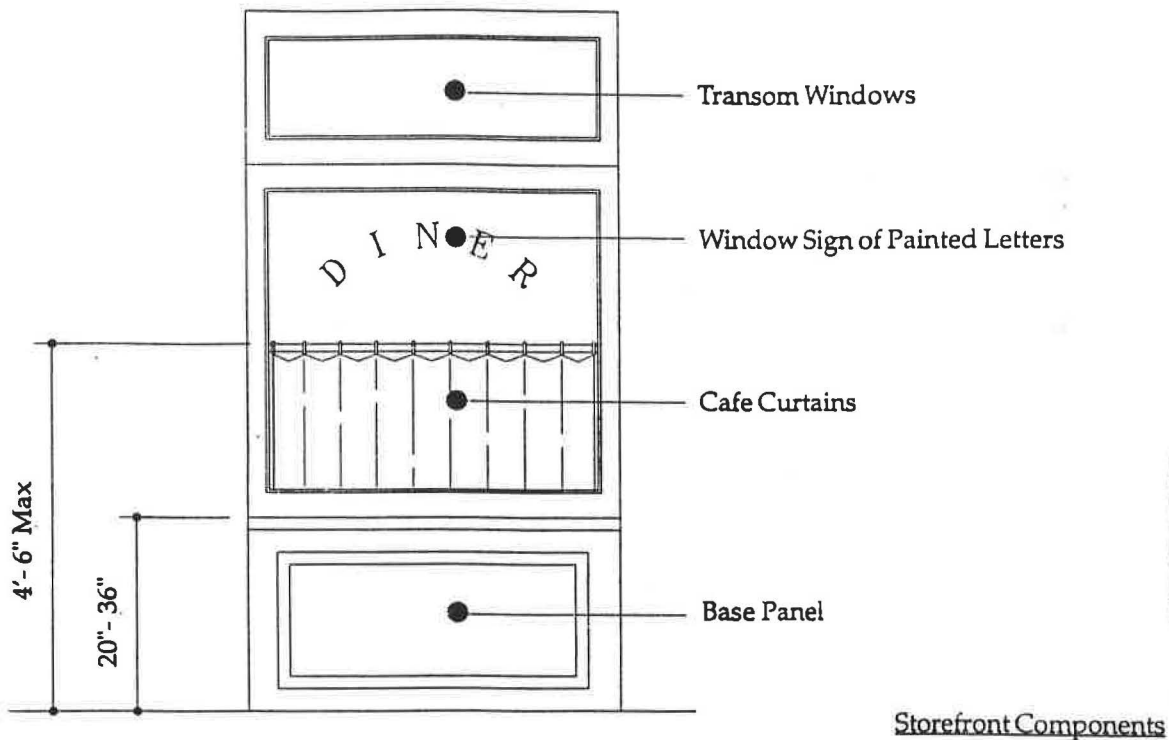
*Height.* Sills should be 20 to 36 inches above the level of the adjacent sidewalk.

*Renovation and remodel.* Modifications to existing buildings should retain and restore existing historic sill and base panel materials. Existing finished materials shall be preserved and restored and not be painted over (such as unpainted brick masonry).

*New construction.* For new construction, sill materials similar to the historic tradition are encouraged. Brick veneers or detailed and finished

exterior cement plaster finishes are acceptable. Wood panels and moldings may be appropriate to the design of some specific buildings.

*Inappropriate materials.* Synthetic stone veneers, plywood panels and other residential finish materials, highly reflective surfaces such as opaque or reflective spandrel glass panels, exposed concrete block, and corrugated metal siding are difficult to successfully incorporate into a quality design and are discouraged.



**g. Window coverings**

Windows at the street level should not be completely covered. Alternatives that allow for privacy without totally obscuring views should be developed. Partial shades or cafe curtains are two common means of accommodating these needs.

**h. Transom windows**

*Materials.* Transom windows shall not be obscured, covered with siding or filled with materials other than glass. Existing transoms with many small panes of glass is the common pattern for buildings in the area.

*Sun control.* As it may be desirable to control heat and sunlight, sun control devices may be installed on the interior rather than the exterior.

i. ***Window sash and trim***

*Historical prototype.* The historical prototype for storefront sash consists of thin vertical division bars which break up the glass. Wood muntins are used to combine two or more large sheets of glass to make larger composite windows, surrounded by substantial wood trim. This assembly creates a visual frame for the activity and displays behind the storefront.

*Preserve and restore original materials.* Where they still exist, the original window framing materials—such as sills, lintels, frames, sash, muntins—and glass of windows and transoms, shall be preserved. Decorative wood or metal lintels, brackets, and any other window or doorway trim shall be preserved and restored where possible.

*New construction.* For new construction "division bar" components similar to the historic prototype are available. These elements combined with wood sash or wood frame sash alone are the preferred frame material.

*Materials, finishes, and colors.* Wood sash and frame are the required material for restoration, remodel, and new construction in the Sutter Street Subarea. Wood windows shall also be required for other Subareas when a historic restoration is involved.

The use of an accent color different from the building body color is desirable.

In Subareas where aluminum sash is allowed, it shall be dark bronze or black anodized finish or a darker colored enamel. Metallic finishes including clear anodized aluminum are not acceptable.

B.5 **Upper Floor Windows**

a. ***Intent***

*To reinforce the historical pattern or historical prototype for commercial buildings which commonly had individual double-hung windows spaced along the exterior wall at the upper floors, in contrast to the typically open and continuous storefront glazing below.*

b. ***Openings***

*Scale.* Upper floor windows shall be individual recessed or "punched" openings, as opposed to flush set or "strip" windows. The maximum width shall be five feet per window with 18 inches minimum of wall surface between openings.

*Curtain wall.* Continuous "strip" or butt glazing, or contemporary aluminum storefront "curtain wall" construction typical of office buildings and convenience stores shall be prohibited.

*Glazing.* Reflective or dark tinted glass is not allowed. In restoration, the original number of panes in glassed-in areas shall be used.

c. ***Sash***

*Historical prototype.* New windows shall be consistent with the historical prototype of a commercial wood frame double-hung window. Vertical proportions, either alone or combined in sets of windows, can be used to form larger composite windows.

***Quality and Materials.*** Windows that are residential in quality, proportion, or design are not allowed. Residential-type windows with "snap in " or "glued on" fake muntin bars applied to the window in an effort to create the "look" of true divided-lite windows are not allowed. Aluminum "sliding" windows are not acceptable. Wood sash and frame are the required material for the Sutter Street Subarea and also for other Subareas when a historic restoration of a significant structure is involved.

d. ***Finishes and colors***

Finishes for aluminum windows where permitted at upper floors shall be colored enamel.

e. ***Screens***

Where aluminum screens are to be used, they are to be set in wood sash which matches the frames and sash of the windows.

B.6 **Walkway Coverings in the Sutter Street Subarea**

a. ***Intent***

*To create a pleasing pedestrian environment and Subarea continuity.* Walkway coverings are traditional to the Sutter Street Subarea of the

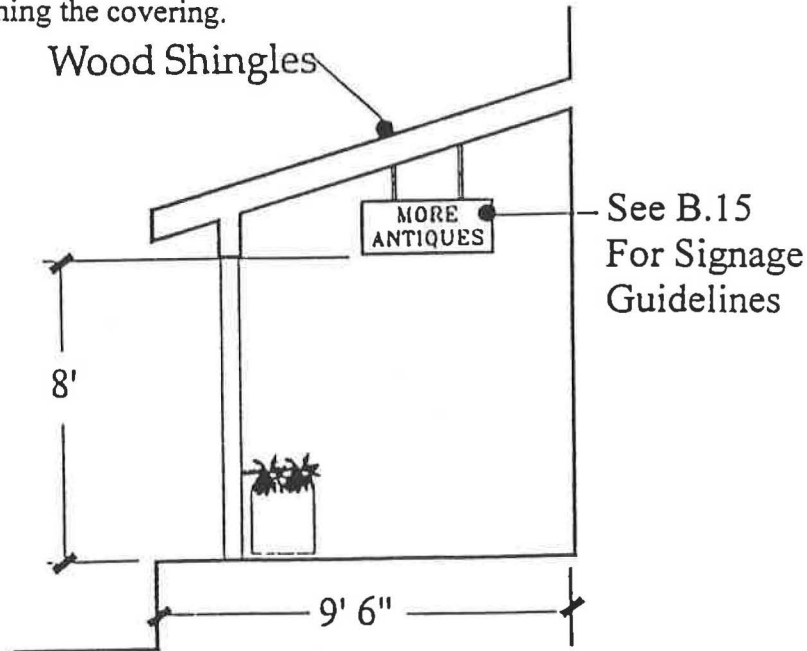
Historic District. These are primarily intended to protect shoppers and window displays from sunlight, and they also provide protection from inclement weather. Distinctive design can further enhance the storefront.

b. *Sidewalk canopies and awnings*

*Retain and restore original designs.* Canopies or other types of walkway coverings shall be retained or shall be replaced with new materials consistent with the original design of the building.

*New construction.* New construction on Sutter Street shall provide a walkway covering over the sidewalk.

*Reinforce building rhythm.* Walkway coverings in the Sutter Street Subarea shall not appear to be continuous from building to building; instead, the covering should provide a clear distinction between buildings by providing an actual gap, change in height, or change in architectural detail. Effect on the pedestrian environment should be considered in designing the covering.



Historic Materials and Designs  
for Canopies are Encouraged

*Context.* Canopies should be coordinated for compatibility with nearby canopies.

*Appropriate materials.* The most appropriate type of covering in the Sutter Street Subarea is wood shingles. Canvas awnings and other types of metal or wood frame canopies may be appropriate to the design of

various buildings in the other commercial Subareas. Canopy materials, color, pattern and height shall be carefully coordinated with the overall building facade design and with canopies on nearby buildings. Historic materials and designs are encouraged.

*Inappropriate materials.* Wood shakes and composition shingles are not appropriate finishes for sidewalk canopies in the Sutter Street Subarea. Glossy, leatherette finished vinyl is not compatible with historic storefronts and should be avoided. Backlit awnings and residential aluminum prefabricated awnings are not allowed. Uniformity of awning or canopy colors throughout the commercial Subareas is discouraged.

*Maximum projection.* With an encroachment permit, sidewalk canopies and awnings in the Subarea are allowed to project a maximum of 9 feet 6 inches beyond the property line (so long as they do not project into the traffic lane), with a minimum of eight feet of clearance to the sidewalk below.

## B.7 Storefront Entries

### a. *Intent*

*To preserve and enhance the accessibility and pedestrian oriented character of the street.*

*To focus activity and circulation on the main streets, rather than on secondary areas such as alleys, by formalizing street entries.*

*To carefully integrate emergency exits and primary and secondary entries into the overall building design.*

### b. *Doors*

*Glass.* Doors are to have glass to increase transparency. Wood-frame, commercial-grade glazed doors are acceptable.

*Quality and theme.* Residential wood panel doors, hollow-core flush veneer doors, and heavily carved "theme" doors (e.g., "Mediterranean style") are not allowed.

Contemporary aluminum narrow-stile storefront doors and other types of hollow metal commercial doors that are incompatible with the context of the Historic District are not acceptable.

The original doorway elements, including sills, lintels, frames, screen doors, as well as the doors, shall be retained. When they must be replaced, the replacements shall duplicate the original in design and materials.

*c. Recessed storefront entries*

Recessed storefront entries and display areas shall be retained and renovated. Storefront entries shall be recessed a minimum of 3 ft.

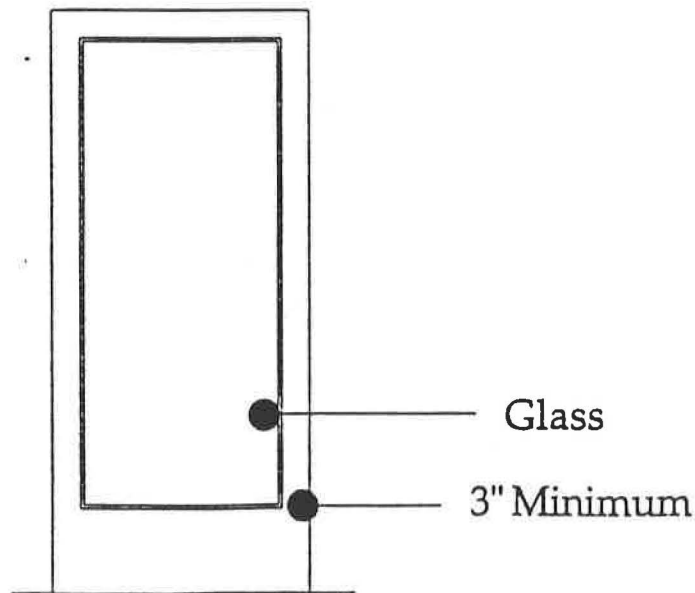
Design for new construction shall maintain the pattern of the street by incorporating recessed entryways to shops and upper floor residences and businesses.

*d. Upper-floor entries*

*Street entrance.* Entries to upper floors should access directly from the main street frontage. (Exception : converted residential structures and sites where the historic character would be compromised.)

*Integration into the building design.* These doorways shall be integrated into the overall composition of the building facade and be compatible with the design of the storefront of which they are contributing elements.

*Door type.* Commercial quality doors compatible with the historic character of the Subarea are acceptable. Doors with glazed panels are preferred.



B.8 **Entries to Residential Complexes**

a. ***Intent***

*To focus activity on the main streets and to provide security for residents.*

b. ***Main entry***

The main entry to a project shall be clearly identified and must relate directly to the main street frontage.

c. ***Rear entry***

Rear entries to residential uses shall be developed as secondary access points and shall not be used as the main building entry.

d. ***From parking***

Primary access to buildings via parking garages is not allowed.

e. ***Porches***

Single-family detached residences shall have a front porch and/or balcony oriented to the main street.

B.9 **Secondary Entrances and Emergency Exit Doors**

a. ***Materials***

Emergency exit doors and side exit doors shall be designed with high quality materials.

b. ***Screen from view***

Emergency exit doors and side exit doors located on the street facade should be screened from view when feasible.

B.10 **Cornices**

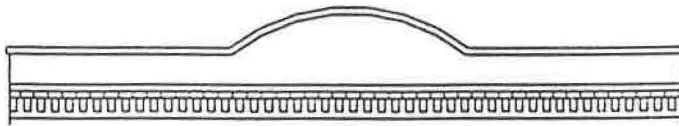
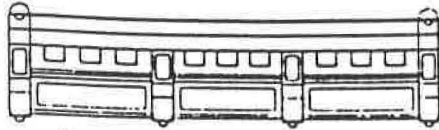
Cornices should be restored to their original appearance using original materials (wood or metal) where possible or duplications of the original where necessary.

In some instances, duplication of the original cornice using contemporary materials may be necessary.



Where restoration with original material is not feasible, surviving cornice elements should be retained and repaired.

Where possible, brick corbels should be restored and treated in the same manner as brick wall surfaces.



### Common Cornices

#### B.11 Height and Volume of Structures

a. *Intent*

*To maintain the existing scale and pattern of the Historic District.*

*To prevent disharmony caused by a marked difference in floor-to-floor heights between existing buildings and proposed new construction.*

*To ensure that new construction maintains the continuity of existing rows of buildings or helps to establish such continuity.*



Follow The Pattern



*b. Maximum height*

Refer to Folsom Municipal Code Chapter 17.52 for maximum height.

*c. Minimum height in the Sutter Street Subarea*

New buildings, including single-story buildings, shall have a facade that is a minimum of fifteen feet from adjacent street grade to the eave or parapet.

Although many existing storefronts are in reality one-story buildings, their parapets approximate the height of a two-story building. New buildings are encouraged to reinforce the traditional street wall.

*d. Floor-to-floor heights in the Sutter Street Subarea*

Standard contemporary floor to floor heights may need to be increased to avoid extreme contrast between new construction and existing older buildings. Sidewalk-level commercial spaces shall have a minimum finished ceiling height of ten feet from the floor.

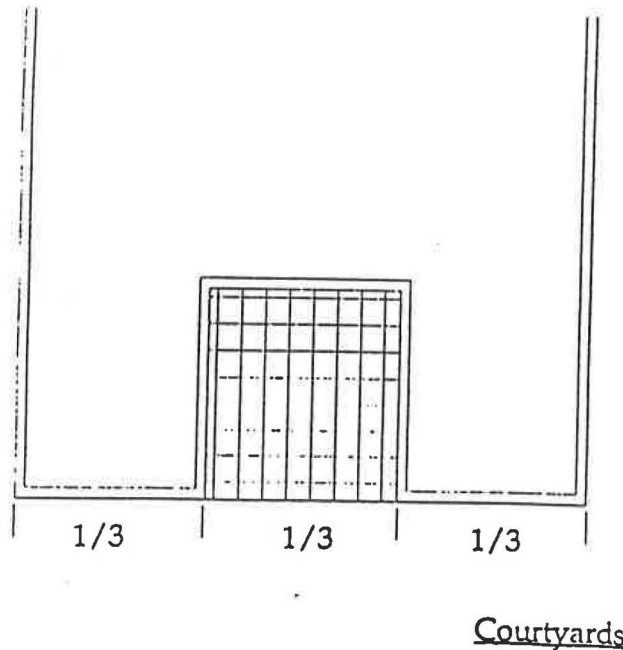
Arranging windows to give the illusion of greater floor-to-floor height is another way to blend a new building into the existing context.

b. *Street face*

*On Sutter Street.* In order to maintain the continuity of the streetscape, the entire street facade(s) shall be constructed at the property line(s) facing the street(s).

*On streets other than Sutter Street.* In order to maintain the continuity of the streetscape, the length of any courtyard facing onto a street shall not exceed one-third of the length of the building's facade at that street or 30 ft., whichever is less.

*Importance.* All visible building sides shall be treated with equal importance.

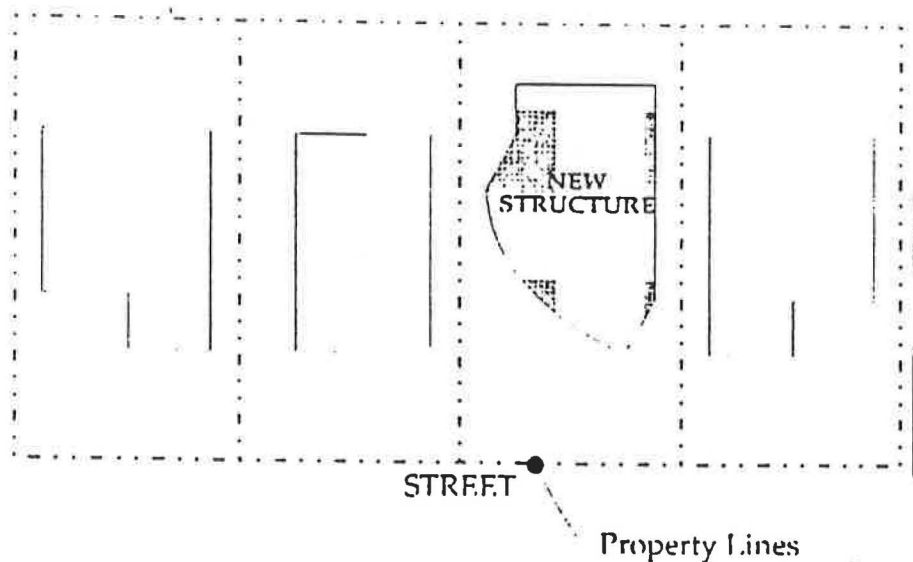


c. *Corner buildings*

Special emphasis on corner buildings is encouraged. The building's prominence may be enhanced by wrapping the walkway and walkway covering around the corner, or increasing the height of a portion, or developing more complicated forms, or richer and stronger decoration at the corner.

e. *Volume*

*Context.* The immediate context of the adjacent buildings shall be respected. The pattern of the existing predominant character of the block, as illustrated in the required streetscape elevation submission, shall provide a basis for design evaluation.



*Historic pattern.* On sites with more than 40 ft. of frontage, the building massing shall address the typical historic pattern of building widths. The Theodore Judah map and Sanborn maps shall serve as criteria for the typical building width.

*Relation to property line.* The front and side walls of new construction shall be parallel to the property lines.

*Shapes.* Odd and irregularly shaped polygonal and circular buildings are not allowed as they disrupt the continuity of the streetscape. Exception: On an odd shaped lot the walls may be parallel to the property lines.

B.12 Street Presence

a. *Intent*

*To reinforce the street wall which creates and defines the urban space.*

*To ensure that the corner of corner buildings is visually prominent.*

## B.13 Materials and Finishes

### a. *Intent*

*To develop a high level of quality and consistency with the existing historical context. Specifically the use of:*

- *Durable, high quality finishes.*
- *Commercial grade materials.*
- *Historically appropriate detailing and installation.*
- *New materials that are complementary to the historic context.*

*To develop the rear of buildings as an attractive area for pedestrian access to the main streets.*

*To encourage the innovative use of color and texture in order to create visual interest and enhance the streetscape.*

### b. *Quality*

*Appropriate finish materials.* Materials predominant in the Historic District are the most appropriate. Materials should be durable and of high quality. See Building Materials Palette in Attachment 2.

*Inappropriate materials.* Residential finish materials such as plywood siding, aluminum siding, aluminum awnings and exposed smooth-face concrete block are not allowed. The use of "fake" materials such as synthetic stone and imitation brick is not allowed on significant structures or on facades in public view.

### c. *Blank walls*

Large, uninterrupted and unarticulated monochromatic expanses of wall should be avoided.

### d. *Color*

Avoid bland color schemes where the values are all the same or very similar.

Fluorescent or "day-glow" colors are not allowed.

e. *Masonry buildings*

New brick buildings shall not be painted. Some older masonry buildings were constructed of brick that did not have a finished fired face and were therefore painted to create a durable maintainable surface. Modern brick manufacturing produces a durable finished surface that is best left unpainted.

Brick masonry is the dominant building material in the Sutter Street Subarea. Brick should be treated and maintained in a manner that will preserve it and should not be treated in a manner that will deface it or accelerate deterioration.

*Use mild solvents.* Brick may be cleaned by applying mild chemical solvents, by scrubbing with nonferrous wire brushes, or by spraying with water under high pressure. Steam cleaning may also be acceptable, although humidity will penetrate the buildings.

*Do not sandblast.* Sandblasting accelerates the deterioration of brick and should not be used. Sandblasting is an abrasive cleaning process that removes not only dirt and paint but also the exterior glaze of the brick. Because the exterior glaze no longer protects the brick from the weather, the brick erodes. Sandblasting also produces a porous and pitted surface that absorbs water.

*Previously sandblasted brick.* Brick that has already been sandblasted may be treated with clear silicone every two to four years to repel water. However, treatment with silicone is not the equivalent of retaining the original glaze. If water penetrates the brick through the mortar joints, the waterproof surface may trap salts and moisture between the surface of the brick and the silicone, causing efflorescence and eventual spalling (surface disintegration) of the brick. If the moisture freezes, consequent expansion and contraction may also cause spalling.

*Repointing mortar joints.* When repointing is necessary to replace deteriorated mortar or to stop water damage, loose mortar should be raked out to a depth of approximately one-half inch to one inch in both vertical and horizontal joints and the brick washed to remove small particles that remain. Joints should not be sawed because sawing cuts into the brick and chips edges and corners. Use of a hammer and chisel is the preferred way

to remove mortar. Repointing is not recommended for the do-it-yourselfer.

*New mortar to match existing.* The new mortar that is used should be mixed to approximate the proportions of lime and sand or other materials used in the old mortar. Approximately the same proportion is necessary not only to match the color and texture of the old mortar, but also to match its chemical composition. If the color of the mortar and the width of the joints are not matched, the new work will obviously differ from the old and the visual unity of the wall will be impaired.

*New brick patching to match existing.* When deteriorating brick must be replaced, replacements should match the old brick in color, texture, size, and coursing technique. Mortar should not only be applied to the edges of a replacement brick, but also to the surfaces that make contact with other bricks. A replacement brick should be placed flush with the rest of the facade. Mortar should be pointed to match existing joints. Replacement brick should be laid in the same pattern as the original.

*Repaint previously painted brick.* Repainting is preferred to stripping brick that has previously been painted. Historically, many buildings were constructed with brick as a building block that was not intended to be the finish color or material. Brick buildings were either painted or plastered to protect the wall from weather.

*Do not remove existing plaster to expose brick.* If buildings have been plastered, exterior cement plaster or stucco is very difficult to remove from brick, especially soft brick, and therefore its removal is not recommended. Though stucco may be removed laboriously by use of a hammer and chisel, the chisel marks often mar the brick. If wire mesh was attached to the brick to hold the stucco, the mesh may be pulled from the surface of the brick to remove the stucco. Excessive scars from attaching the mesh to the brick may or may not necessitate cosmetic work.

*Plaster skim coat to repair plastered brick.* The recommended treatment of plastered brick is smoothing the surface with a skim coat of cement plaster and painting it in an appropriate color.

*Inappropriate finishes.* Brick masonry should not be covered by synthetic brick or stone, asbestos or wood shingles, wood or aluminum siding, or other synthetic materials.

## B.14 Roofs

### a. *Existing roofs*

Roofs retaining their original shapes shall be maintained. In some cases where roof shapes have been altered, restoration to original appearance may be possible and is encouraged.

### b. *Roofing materials*

Roofs shall be of traditional materials including fireproof wood shingles and shakes, corrugated metal, composition fiberglass shingles, clay tiles, or others as determined by historic evidence. When visible, composition fiberglass roofing materials shall be heavy butt, 25 year guarantee minimum, architectural grade, in dark or neutral tones.

Colored standing seam metal roofs, glazed ceramic tile or imitation roofing materials including concrete shingles and imitation mission tile are currently inappropriate and will not be allowed. However, in the future new technology may, as determined by the Historic District Commission, develop acceptable alternative materials.

### c. *Roof forms*

Pseudo-mansard roofs applied to storefronts are incongruous with the historic character of the Historic District and are not allowed.

New commercial buildings in the Sutter Street Subarea shall not have exposed roofing, with the exception of the sidewalk canopy. Parapets should be used to screen roofing and roof top elements. Fake "mansard" roofs of metal, wood shakes, ceramic tile or any other material applied to storefronts are not allowed. New buildings in the other areas should maintain the predominant shape of that area.

## B.15 Signs

### a. *Intent*

*To allow signage design that is consistent with the historic character of the Historic District.*



*To encourage graphic design that attracts business and contributes to the quality of the historic commercial environment.*

*To ensure that sign lighting is unobtrusive, yet adequate to provide illumination for the sign.*

*To ensure that future signage is consistent with the design concept of a building.*

*To ensure that directional signs are designed to be unobtrusive yet accessible.*

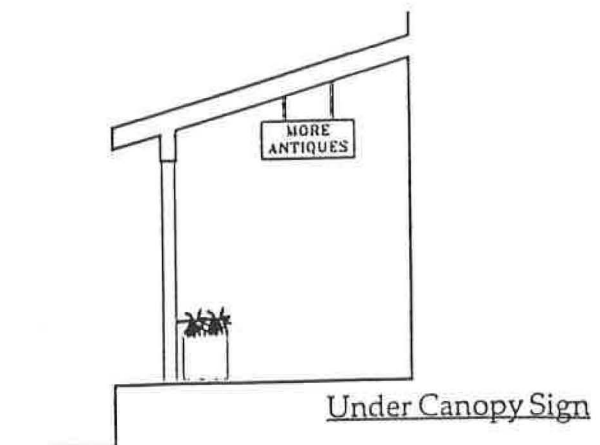
**b. Sign types**

For specific regulations regarding signage, refer to Folsom Municipal Code Chapters 17.52 and 17.59 and the Historic District Design and Development Guidelines.

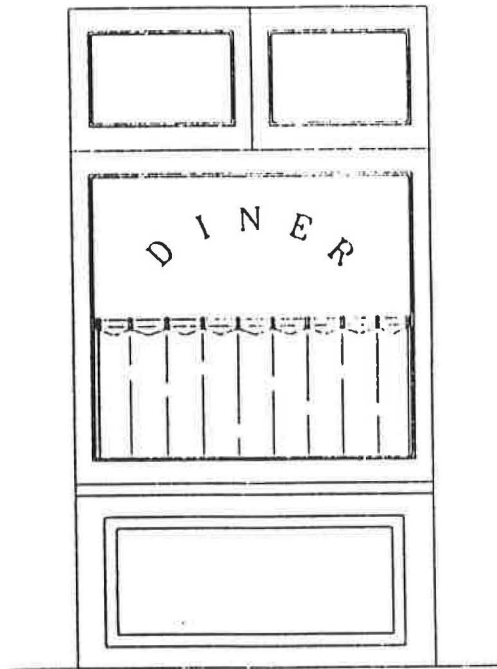
*On-site projecting signs in Sutter Street Subarea.* Traditional symbolic, three-dimensional signs (such as a barber pole) are encouraged. A business name, logo or symbol may be used as a projecting sign. When designing new signs or restoring existing projecting signs, lettering styles, colors and materials must be consistent with the historic prototypes existing in the Historic District.

*Canvas awning signs.* A business name or logo and address number applied to an awning valance or canopy fascia is allowed. Lettering style should be appropriate to the building design and era of construction. Lettering may be painted or applied to fabric awnings. Backlit vinyl awnings are inappropriate.

*Under-canopy signs.* A business name or logo may be applied to a small, pedestrian scaled sign attached to the underside of a canopy or awning over the sidewalk space.



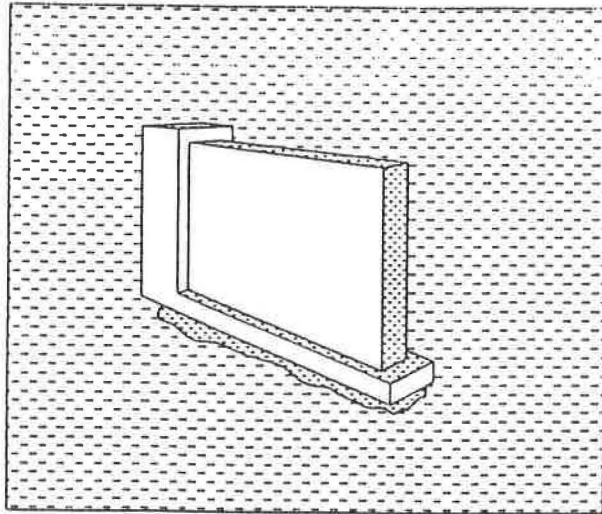
*Window signs.* A business name or logo and address number may be permanently applied or lettered directly onto window glass or glass in doors or may be placed in the window. Sign materials and lettering style must be appropriate to the historic context. Painted lettering or wooden signs are acceptable. The aggregate of all window signage, including charge card, open/closed, hours of operation, and the like, is limited to a maximum coverage of 25% of the total storefront window display area.



Window Signs

*Pennants and banners.* Pennants and banners are only allowed for the display of intermittent and temporary promotions or as part of a merchant association promotional program. The uses of pennants or banners must be given careful consideration.

*Directional signs.* Small freestanding signs located in landscaped areas or wall mounted signs are acceptable for directional signage. The sign shall not obscure sight lines for safe automobile circulation.



Directional & Freestanding Sign

*"Historic sign" wall graphics.* "Historic sign wall graphics" that display the symbol, logo, slogan, or trademark of national brands that do not comprise the bulk of the business transacted on the premises may be allowed if they are executed in a graphic style (i.e., lettering, colors, and illustration) appropriate to the traditions of the Historic District (for example: an appropriate era "Coca-Cola" sign, or a wall mural for locally grown produce may be appropriate). "Historic sign wall graphics" shall be considered as signage. The Historic District Commission may allow an "historic sign wall graphic" in addition to the allowable sign area if it is of benefit to the District as well as the individual business, by reason of its historicity or artistic value.

c. ***Sign characteristics***

*Materials.* Materials may be wood, metal, or other historically appropriate combinations of materials. The sign may be externally lighted. No internally illuminated plastic letters or cabinet signs are allowed. The most appropriate material for signs in the Sutter Street Subarea is wood.

*Size.* Refer to Folsom Municipal Code Chapters 17.52 and 17.59 and the Historic District Design and Development Guidelines.

*Style.* Graphic imagery (i.e., logos, lettering style, colors, product illustrations or cartoons, etc.) shall be compatible with the period in which the building was built. Simple contemporary graphic styles may also be appropriate as well as period revival styles of text. Simple graphic imagery and minimal text is encouraged. See Section B.14.d for appropriate and inappropriate lettering styles.

*Illumination.* Sign lighting must be subdued and indirect and may not create excessive glare. Flood lamps, if used to illuminate sign surfaces, must be concealed. Under canopy signs should be illuminated with shielded fixtures.

*Inappropriate signs.* Plastic or internally illuminated letters, or back lit cabinet signs are not allowed. In the Sutter Street Subarea, neon and blinking lights are not allowed. Also signage on the sidewalk canopies is not allowed.

*Signage program.* All multi-tenant projects must develop a Uniform Sign Program that defines guidelines for existing and future tenants. The sign program shall consist of a drawing showing the placement of all signs, a prototypical sign of each proposed size, the color scheme, lighting, and allowable typefaces and graphics. It is helpful if the signage program becomes a part of the leasing documentation for the building.

**d. Lettering**

*Appropriate Lettering Styles.* Contemporary type styles as well as historic lettering may be appropriate. If historic lettering styles are to be used, they must be appropriate to the history of Folsom and the historic era of the Folsom Municipal Code Chapter 17.52 and the Historic District Design and Development Guidelines. Classical lettering styles are elegant and have endured over time. Typefaces such as the ones illustrated here may be successfully incorporated in a variety of forms including italics, outline lettering or bold extended styles.

Simple contemporary styles such as Helvetica are neutral and unobtrusive, and can be used appropriately in the historic context.

XYZ **EFG** ABCD

ABC ABCD BCD

Appropriate Lettering Styles

*Inappropriate Lettering Styles.* The type styles in the first line are examples that allude to inappropriate historic eras or have foreign connotations that are inconsistent with the Historic District.



### Inappropriate Lettering Styles

Novelty type styles such as these in the second line tend toward kitsch, and while they may be fun at theme parks they are inappropriate for a downtown business district.

Other typefaces such as those illustrated in the third line are too highly stylized and are difficult to read.

The fourth line illustrates a variety of styles that look like they might be acceptable; however, these styles are inappropriate in the same way that the styles in group two are undesirable. They are exaggerated and overly ornate. This sort of "instant antique" look, as well as the novelty "western" styles are cliché.

## B.16 Lighting

### a. *Intent*

*To ensure that functional lighting provides adequate lighting levels for pedestrian safety under covered walkways, up stairs, etc.*

*To ensure lighting is discreet and unobtrusive.*

*To preserve the architectural integrity of buildings in the Historic District.*

*To highlight specific building features at night.*

*To provide lively and interesting displays for pedestrian enjoyment during evening activities.*

*To provide subtle, indirect general illumination with fixtures that are compatible with and complementary to the design and period of the building style.*

*To ensure that shop windows are well lit.*

*To provide security and amenity for evening users.*

**b. Exterior building lighting**

*Under-canopy and entries.* Under canopy and entry lighting shall be placed to illuminate the pedestrian walkway which may be shaded from street lights. Building entrances should be accentuated by brighter lighting. The building street number should be illuminated by the entry lighting.

*Concealed.* Low wattage spotlights from below may be used to accentuate building features. The light source shall be concealed from view. All exterior lighting shall be shielded or indirect fixtures, downlights in soffits or overhangs, or shaded fixtures that provide downward directed lighting. Exposed bulb fixtures may be used but shall have a 75-watt maximum lamp. External flood lighting must be arranged so that the light sources are screened from view.

*Interior lighting.* Fixed overhead spot lights, recessed incandescent ceiling fixtures, track lights or other concealed fixtures are recommended to light displays in the front window.

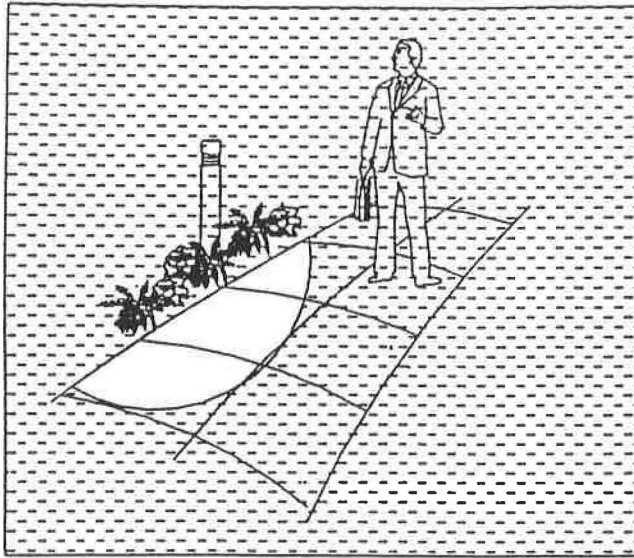
*Types of fixtures.* Designs appropriate to the years during which the buildings in the Historic District were constructed, as well as simple contemporary fixtures, are encouraged. Year-round use of holiday lighting is not appropriate. Fixtures that are residential in scale and quality may not be appropriate.

**c. Site lighting**

*Lighting of public areas.* Landscaped areas and walkways should be illuminated with pedestrian oriented/scaled fixtures. Lighting shall be

skillfully located to provide a safe, functional and visually stimulating system. Lights shall not be placed to cause glare or excessive light spillage onto adjacent sites.

*Types of fixtures.* All site lighting shall be shielded or indirect fixtures that provide downward directed lighting. Bollards (low post-mounted single fixtures) as well as building-mounted shaded fixtures, shaded pedestal fixtures, or pole fixtures are allowed. Fixtures should be of designs that are appropriate to the period during which the buildings in the Historic District were constructed and shall be compatible with the Historic District street lights. Simple contemporary styles may be approved at the discretion of the Historic District Commission.



### Bollard Type Lighting

*Landscape lighting.* Landscape lighting strategies include spot lighting of trees, lighting of shrubs from below with light sources shielded from view, and placing shielded walkway lights along paths and in planting areas. Landscape lighting fixtures shall be concealed-source fixtures except pedestrian-oriented accent bollard-type lights. Spot lighting of trees, uplighting of shrubs, path lights, step lights, and wall lights are encouraged.

*Signage and directory lighting.* Directories and directional signs may be subtly illuminated, with exterior fixtures.

*Parking lot lighting.* Parking lots are usually illuminated with pole-mounted fixtures which may be supplemented with building-mounted fixtures of a similar design. The pole-mounted fixtures shall be consistent or compatible with street lights in the public right of way. Refer to Historic District Design and Development Guidelines.

*Fixture height and size.* Shaded pedestal fixtures or indirect bollards shall be a maximum height of 3 ft., 6 in. Pole-mounted fixtures at parking areas shall be a maximum height of 14 ft.

## B. 17 Site Components

### a. *Intent*

*To provide a basis from which to develop a pedestrian friendly environment which will be cohesive and unique, and which will reflect the historical character and identity of the Historic District.*

*To ensure that new planting within the Historic District is incorporated in a manner consistent with the District's historical character.*

*To provide guidance for site furnishings and pedestrian amenities, such as benches, tables, and drinking fountains at the street frontages as well as within plazas, courtyards and at rear building entries, that are in keeping with the character of the Historic District.*

*To recognize historical basis for landscape treatments adjacent to public sidewalk in the Historic District.*

*To ensure that parking areas are planted with hardy, vigorous and durable plant material in a manner which provides shade and is aesthetically pleasing. Attachment 1 lists recommended plants.*

Note: Each property may incorporate two types of landscape zones: the public area zone and the parking area zone. The designation of separate areas will be useful in establishing objectives for each type of zone, although at times they may overlap.

### b. *Landscaping improvements*

*Landscaping at street frontages.* In the Sutter Street Subarea the street frontage of commercial buildings and covered walkways shall be as close to the street as possible, without landscaped setbacks. The street frontyard setback and resulting landscape area in the remainder of the Subareas shall be determined by the Historic District Commission (See Folsom



Municipal Code Chapter 17.52 and the Historic District Design and Development Guidelines for discussion for each Subarea). The setback area shall be landscaped.

*Semi-private outdoor spaces.* Landscape improvements should encourage the utilization of alleys as pedestrian linkages as well as for the traditional use for deliveries and secondary rear building access. Driveways, small plazas, courtyards, and pedestrian corridors within each block of the area should be landscaped as extensively as possible, incorporating plant materials from the lists in Attachment 1 including shrubs and ground covers.

*Plant materials.* Plant materials should be selected from the list provided in Attachment 1 or other historic varieties. Extensive use of turf and non-drought-tolerant plants shall be avoided. Accent planting beds with flowering annuals are encouraged. Annual color in planters and pots in public areas is to be properly maintained. It is recommended that annual color be replaced at least 3 times per year. Canopy trees should be used in these public areas to create "outdoor rooms" and to define spaces. Accent evergreen and flowering accent trees should be incorporated in appropriate locations to highlight positive features and to add visual interest to the landscape. Plant material selections and locations should demonstrate consideration of varying site and soil conditions, solar orientations and relationships to buildings and viewsheds.

*Site furnishings.* Site furnishings shall reflect the style and character of the building and its site. Historic reproductions and period pieces must represent the appropriate era, and shall be appropriate scale, quality and durability for a public space. Simple contemporary designs may also be acceptable.

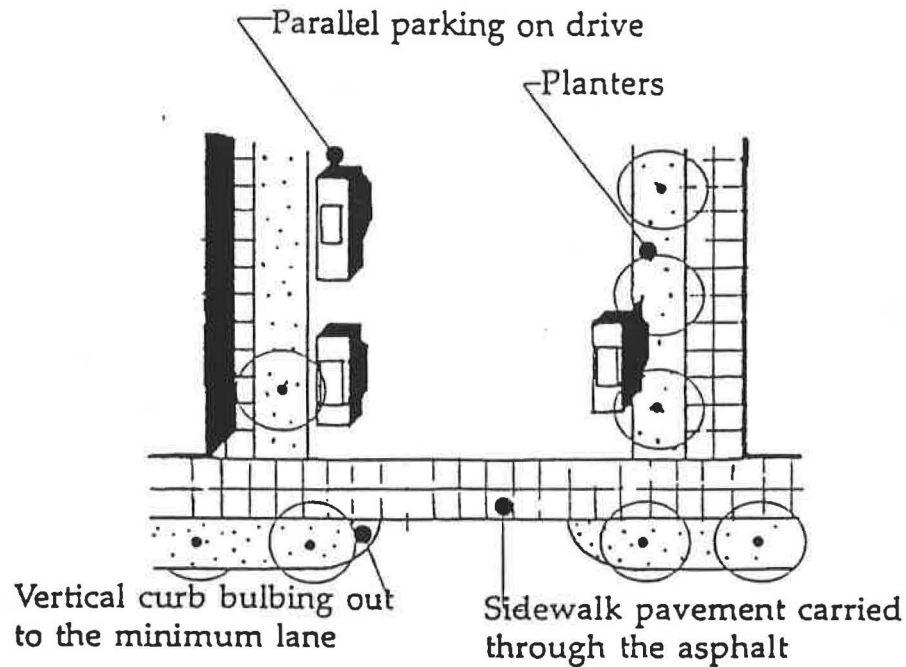
c. ***Parking areas***

*Shading ordinance.* Parking lots shall be designed with planter pockets as required per City shading ordinances for shade trees and shrubs. See the Parking Ordinance, Chapter 17.57, of the City of Folsom Zoning Code.

*Shade trees/ accent trees.* Parking areas should contain at least two varieties of trees, with at least one type being a large, high branching canopy tree to provide shade. The other tree variety shall be an accent or delineator tree to guide circulation patterns and to highlight entries. Accent trees should complement the selected shade trees and should provide visual interest in form and/or flower.

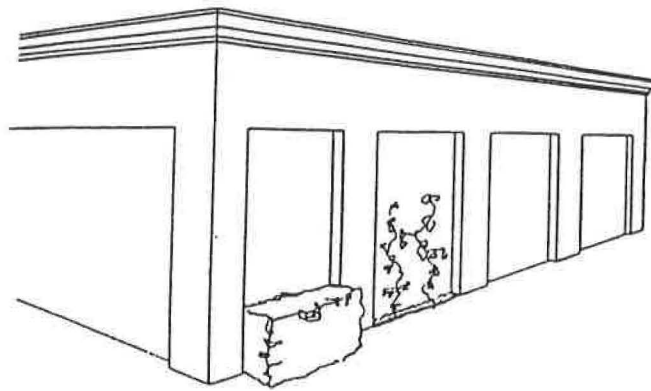
*Shrubs.* Shrubs should be clustered in masses or large groupings and shall be located so as not to interfere with vehicular or pedestrian sight lines.

*Enhanced paving.* Enhanced paving is encouraged at driveway entries to create a sense of arrival.



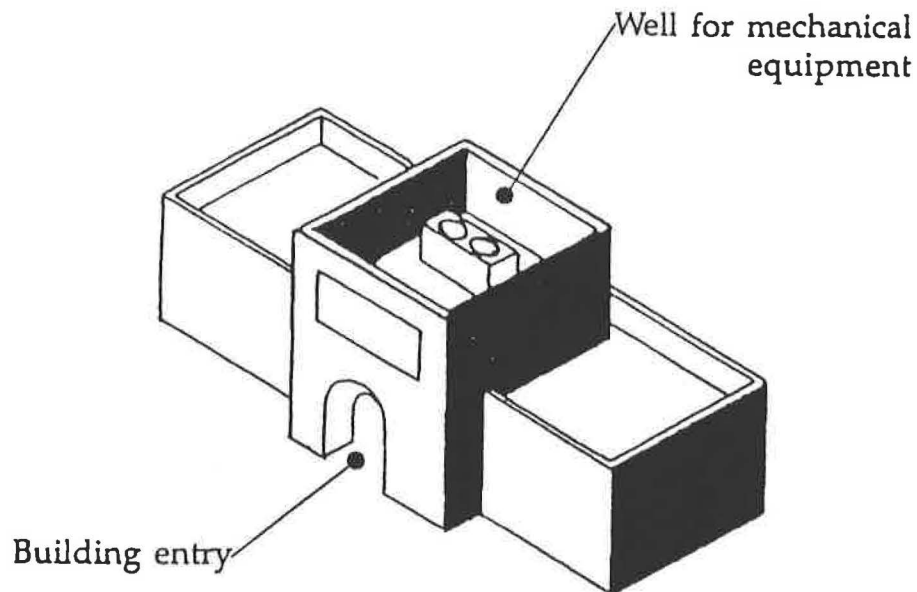
d. *Screening guidelines*

*Blank walls.* Large expanses of blank wall or fencing should be screened with upright shrubs and trellised vines. Trellises are to be constructed of sturdy, durable materials. Wood members should be at least 1-1/2 in. in depth, with infill having an absolute minimum dimension of 1/2 in. Typical redwood lath trellis is too flimsy and therefore unacceptable.



Screen Blank Walls with Landscape

*Rooftop mechanical equipment.* Roof-mounted mechanical equipment at new buildings shall be located and screened by parapets or roofs so that it is not visible to the public. Special consideration shall be given to the views from adjacent buildings on higher ground. Equipment shall be screened by enclosures, of materials compatible with the building.



### Screen Roof Top Equipment

*Parking lots (public and private).* Parking lots shall be screened from view through the use of plantings, or an architectural treatment integral to the overall building design. At a minimum, a planter space 3 ft. in width adjacent to the sidewalk with a 30 in. high solid screen wall with river rock, brick or cement plaster finish is acceptable. Wood and landscaping may be acceptable with the approval of the Historic District Commission.

*Site equipment.* Trash enclosures, loading, storage and service areas as well as site equipment such as transformers and irrigation equipment shall be screened from view from adjacent properties, public streets and building entries. Appropriate plant materials from Attachment 1 and/or screen structures may be used.

e. ***Irrigation concepts***

*Automatic systems.* All landscaped areas should be irrigated with an automatically controlled, underground irrigation system. Irrigation systems should be valved separately, considering site variables such as slope, solar orientation, and soil conditions, as well as the particular water requirements of selected plant species.

*Backflow prevention devices.* Backflow prevention devices shall be installed in conformance with all applicable codes and ordinances and shall be located so as not to pose any danger to public safety. Backflow preventers shall be screened so as not to be visible from the adjacent street or walkways through the use of plant materials or decorative screens which reflect the style and character of the architecture. Plant materials and screens shall not block views for motorists or pedestrians.

*Sprinklers.* The irrigation system shall be designed to minimize overspray onto buildings, walks, or other paved areas. Sprinklers in high pedestrian or vehicular traffic areas shall be "pop-up", drip, bubbler, or underground models only, and shall be invisible when not in use.

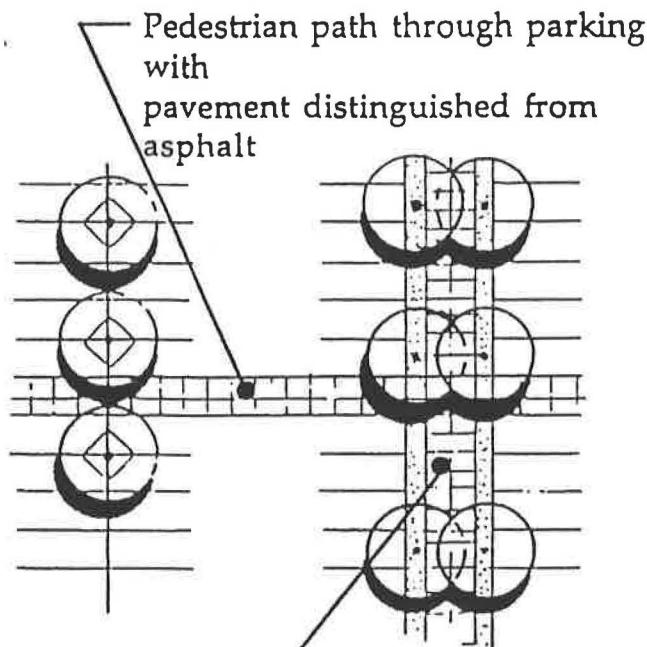
f. ***Pedestrian paving and finishes***

*Recommended locations.* Special paving treatments should be used to accentuate pedestrian ways on private land between buildings and within blocks, plazas, parking areas and rear building entrances.

*Materials.* Materials shall reflect the historical style and character of the adjacent streetscape, as they serve to link these spaces and contribute to the continuity of the Historic District's fabric. The preferred paving material is concrete paving with decorative scoring. The concrete should be seeded with black silica and then receive a light to medium sandblasted

surface finish. Other methods to replicate the aging process may be used subject to the approval of the Public Works Department.

*Remodeling/repairs.* When replacing portions of paving during remodeling or repairs, the new paving shall match the adjacent paving materials and detailing.



Pedestrian path through parking between rows of parking for

### Pedestrian Oriented Parking Lot

*Inappropriate materials.* Non-genuine paving materials that attempt to imitate historical paving finishes, such as precast concrete pavers and stamped concrete ("Bomanite") are not allowed.

**g. *Projection into the public right-of-way***

*Intent*

*To allow exceptions that are consistent with the historic context.*

*Permitted projections.* Existing bay windows and balconies are allowed to extend over the sidewalk space. Where adequate documentation indicates that such elements existed on the original building, such projections may be replaced. For new construction, projections such as balconies and bay

windows that are consistent with the existing context may be allowed subject to Building Code compliance and special review by the Historic District Commission.

*h. Disabled access*

Disabled access ramps and facilities must be designed to coordinate with the overall building design in location, materials and finishes and landscaping. "Tacked-on" wheelchair ramps are not acceptable.

**B.18 Services, Utilities, and Parking**

*a. Intent*

*To ensure that maintenance and delivery access does not create an unpleasant obstruction for other users.*

*To ensure that the backs of buildings are attractive and inviting. To ensure that the design and construction as well as placement of trash enclosures is compatible with the design of the building.*

*To ensure that service and mechanical equipment is as visually unobtrusive as possible.*

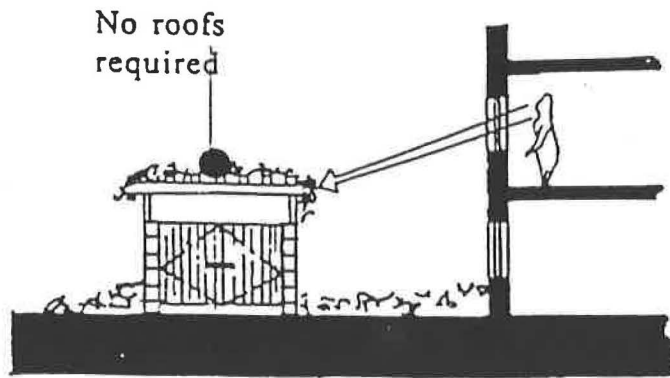
*b. Service vehicle access*

To the extent feasible all service access shall be oriented off of alleys, secondary streets, or parking lots.

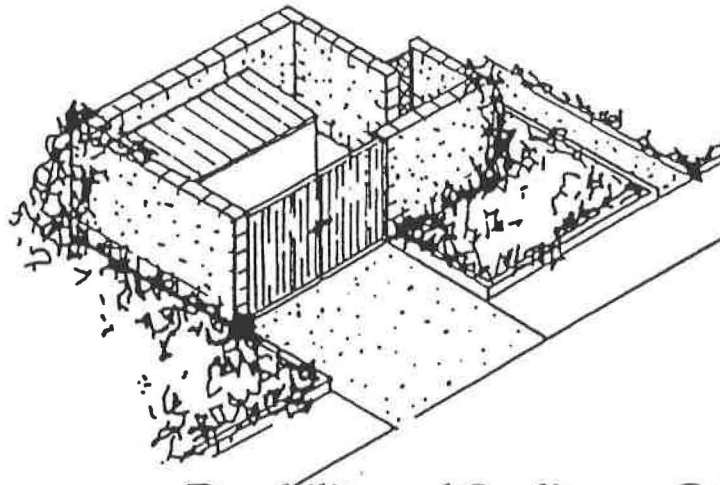
*c. Trash enclosures*

*Enclosures connected to the building.* In many cases, the preferred trash enclosure arrangement will be a structure connected to the building. The enclosure shall be integrated with the building through the use of compatible materials and detailing. For example, if the building is brick masonry, then the enclosure shall be masonry to match. In addition, landscape screening is desirable.

*Freestanding enclosures.* Enclosures may also stand apart from the building. In these cases the enclosure shall be constructed of substantial, durable materials that are compatible with the building finishes, as noted below, and shall be screened with landscaping in a planter which shall be along the entire trash enclosure wall perimeter.



Screen from above



Durability and Quality are Critical

*Appropriate materials.* Masonry is the most appropriate material for trash enclosures because of its extreme durability. The exterior shall be designed to be compatible with the building design. If the exterior of the building is primarily wood siding, the Historic District Commission may approve a wood enclosure provided the following guidelines are met.

- The walls are constructed of 2x4s at 16 inches on center.
- The walls shall sit on 6-inch-high concrete curb which shall extend into the interior of the enclosure, serving as a wheel stop to prevent the trash bin from coming in contact with the walls.

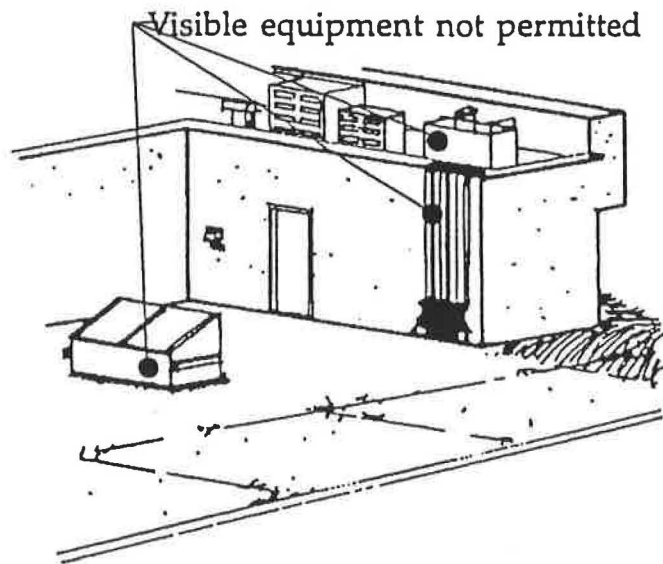
- The exterior shall be sided with the same material as the building.
- The interior shall be sheathed in ¾-inch plywood and painted to provide a washable surface.

*Inappropriate materials.* Wood fencing, chain link fencing and chain link with redwood slats are not acceptable trash enclosure materials.

*Joint facilities.* Whenever possible businesses and buildings shall develop joint facilities for shared use of trash enclosures.

d. ***Mechanical and electrical services***

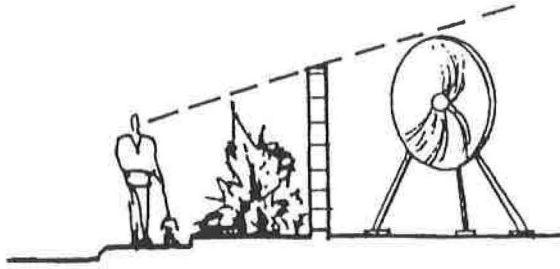
*Surface-mounted equipment.* Surface-mounted transformers exposed conduit or electrical lines are not allowed. Electrical switchgear, electrical and gas meters, etc., shall be undergrounded or screened whenever possible.



Screen Equipment

*Site equipment.* Site equipment such as transformers, gas and electric meters, irrigation controls, backflow preventers, fire department connections, sprinkler risers, etc., must be undergrounded or screened from view at both the front and rear of buildings by landscaping or an approved enclosure. In addition, locations must be carefully evaluated in terms of visual prominence as well as functional requirements.





### Screen Ground Mounted Equipment

*Water service.* Water spigots (hose bibs) with removable handles are to be provided at all street frontages to facilitate cleaning and maintenance of storefronts.

*e. Parking lots and garages*

Buildings should be placed as close to the street as possible, diverting parking to the interior or interior side of the site and, where appropriate, placed at the rear of lots.

Surface parking lots are not to be located on a site's public street frontages.

No new surface parking lots shall occupy the corner location at the intersection of any two streets. Existing corner parking lots are encouraged to develop the lot to eliminate the corner parking lot. (Alley corners are not included in this requirement).

Automobile access should be carefully considered for a clear and uniform traffic pattern through the project.

Parking lots should include pedestrian bulb-outs between stalls to enhance pedestrian access at building entrances.

Parking structures shall have active uses on the ground floor which abut the street or pedestrian walkways where it would be consistent with the surrounding uses.

Parking structures shall have stairways and elevator cabs and lobbies that are open to public view.

Parking areas should accommodate multiple uses by providing opportunities for activities within and around their perimeter. These can include providing spaces for outdoor eating areas and play areas for the children of shoppers.

Parking lot area lights shall be provided to provide 1 foot-candle light level in the parking areas and 0.25 foot-candle for walkways. Light standards shall be no taller than 14 feet high.

Low, bollard-type pedestrian lighting is to be provided along all required pedestrian paths. This lighting should be of a frequency and intensity such that it accents the path as a special location, and is directed to light the paving and immediate landscaping.

f. ***Other Modes of Transportation***

Bicycle lockers or "ribbon" racks are the preferred bike parking facilities.

Bicycle parking shall be placed such that it will not conflict with pedestrian circulation.

Bicycle lockers shall be fastened to the ground and can be either premanufactured or incorporated into the building. When premanufactured, they shall be consistent with the building design and not appear to be an afterthought.

Bicycle racks and lockers should be located at building entries and under-roof.

Site planning for new developments shall demonstrate an approach for integrating with existing and potential future transit.

Signage should be provided on site that clearly indicates transit stops and bicycle parking facilities.

**B.19 Circulation**

Commercial projects shall have direct and convenient access to adjoining neighborhood residential and commercial areas. If the adjacent uses are connected by property line and not directly by a public street, access across the shared property line should be provided. These connections should remain accessible at all times, and should not be fenced or gated.

If adjacent commercial or office buildings have similar setbacks, and side-to-side pedestrian/auto circulation is viable, then a direct site-to-site side property line crossing shall be developed.

Mid-site plazas/courtyards/gallerias shall have a public connection to the right-of-way.

Safe and convenient pedestrian connections shall be provided to adjacent transit stops, neighborhood commercial/recreational/public facilities, and schools.

B.20 Mixed-Use Projects

a. *Site planning*

Mixed use projects are encouraged and should consider siting and uses so as to avoid conflicts between commercial and residential uses. Generally, nonresidential uses should orient away from residential units and toward the most active area of the site or surrounding neighborhood.

Nonresidential uses shall not present their back to the front or side of any residential unit.

Sound and odor attenuation and visual privacy between uses must be maintained.

b. *Retail*

The design of the retail component of a mixed-use project should maintain a strong street presence through clear glass, interior lighting, display areas, signage, etc.

c. *Residential Access*

Easy access to the residential units on interior of the site as well as on the street should be provided.

d. *Articulation*

Design elements such as articulation or roof form should reinforce those forms found in the residential unit adjacent and/or above.

e. *Services*

Trash, waste, delivery service, and storage locations must be carefully considered so as to avoid conflicts with surrounding residential uses, on-site and off-site.

## **C. Historic Residential Design Criteria**

## C. HISTORIC RESIDENTIAL DESIGN CRITERIA

### C. 1 Applicability

The Historic Residential Design Criteria apply to the Historic Residential Primary Area, the Natoma-Riley-Bidwell Primary Area, and the River Way Subarea of the Historic Commercial Primary Area except that in cases where the original style of a structure is commercial, and that style is being maintained, Section B may provide design guidance. If there is a conflict between these criteria and the adopted Lake Natoma Shores Design Guidelines, the Lake Natoma Shores Design Guidelines shall take precedence. Criteria applicable to commercial projects are also applicable to multifamily developments of three or more units.

### C. 2 Important Design Elements

The existing design traditions should not only be retained and enhanced on existing buildings but will be encouraged in the design of new construction:

#### *a. Scale*

Buildings should be in scale with neighboring residential buildings in terms of height and mass.

#### *b. Setback*

Buildings should be constructed with front setback consistent with their neighbors, and they should face the primary street.

#### *c. Materials*

Exterior materials and finishes should be of residential grade, durable and of high quality and should include details appropriate for design period of the Subarea and building style.

#### *d. Contextual design*

The placement, size, and construction of windows and doors should be consistent with the residential character of the Subarea and building style.

#### *e. Historic preservation*

Historical or "period" building elements should be retained or replaced with materials compatible with the design context of the building style.

*f. Lighting*

New exterior lighting should utilize appropriate high quality fixtures compatible with the design context of the building style.

*g. Services*

Utilities and services should be located and screened to be inconspicuous.

C. 3 **Windows**

*a. Intent*

*To ensure that windows which are visible to the public are transparent in order to create a safer and more interactive environment.*

*To ensure that new and replacement windows are compatible with the building style.*

*b. Glazing*

Clear glazing only - no dark tinted or reflective glass.

*c. Window coverings*

Windows at the street level of commercial uses or offices should not be completely covered. Cafe curtains or partial wood shutters are two of the many alternative solutions to the need to provide a degree of privacy without creating a blank facade.

*d. Appropriate window types*

Wood frame double hung or casement windows are preferred. Vinyl clad windows may be used in less significant structures. The use of metal sash shall be confined to new construction or the remodeling of the least significant structures. In this case high quality aluminum, single-hung, double-hung, or casement windows are encouraged.

Aluminum frame sliding windows as replacement windows in the Persifer-Dean Subarea may be appropriate if there is historical evidence that sliding windows were used originally.

Windows shall be residential in proportion, scale, and design. Traditional style residential windows are preferred.

e. ***Inappropriate window types***

On significant hand crafted, older buildings (pre WWII), aluminum frame sliding windows as replacement windows are not appropriate. A dark anodized finish or colored enamel is acceptable for aluminum frame windows. In general, any obvious metallic finish, such as clear anodized aluminum, is not allowed.

Irregular, polygonal, circular and trapezoidal window shapes are discouraged. Radius top windows may be acceptable only if compatible with the building design (i.e., Spanish Eclectic and Italianate styles may have "arched" windows). The use of false or snap-in mullions is not appropriate.

f. ***Proportions***

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.

g. ***Restoration***

Whenever possible, original windows shall be restored. In restoration, the original number of panes in glassed areas shall be used.

C. 4 **Entries**

a. ***Intent***

*To ensure that new and replacement doors are compatible with the historic character of the neighborhood and the residential quality of the buildings.*

*To concentrate activity and pedestrian circulation at the main streets rather than from secondary areas such as alleys and parking areas.*

*To ensure that secondary doorways are carefully integrated into the overall building design.*

b. ***Doors***

*Door style.* Residentially scaled and detailed solid wood or glazed doors of many styles and types may be appropriate. Special consideration shall be given to the style of the door in relation to the style of the building.

*Inappropriate door types.* Flush veneer doors (except in the Persifer-Dean Subarea), heavily carved "theme" doors (i.e., "Mediterranean" style), and aluminum frame storefront entry doors are inappropriate door types.

c. *Front porches.*

To maintain the residential character of the Subarea front porches are encouraged in all new construction. At a minimum, each residentially designed building should have either a porch or balcony exterior space oriented toward a street. In addition to maintaining the residential character the front porch provides a clear designation of the building entrance. The porch delineates a defensible space between the public and private realms in which one can participate in the public street space, yet feel comfortable in his own territory. The front porch and balconies also serve as "architectural eyes" on the street, providing security through surveillance.

*Height.* The floor height of porches should be 1-2 feet minimum above grade.

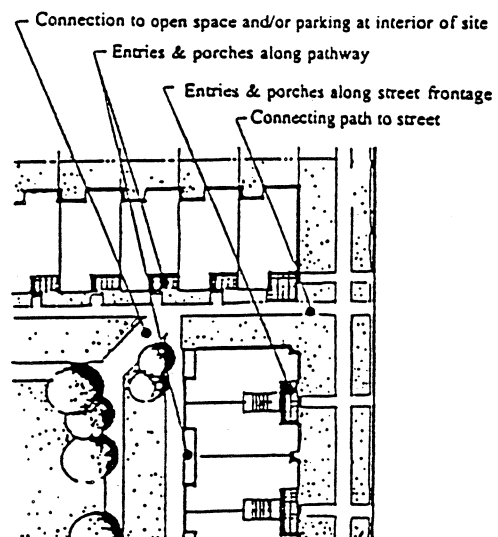
*Railing.* If the porch is less than 30" above the adjacent grade, the building code does not require a railing. Therefore the railing height can be less than the usual 36". A railing of approximately 24" in height is common in the porch construction of homes in the Historic District. This lower height is desirable because it provides a "more friendly" and better connection to the street.

d. *Main entry*

Main entry access from parking lots or garages is discouraged.

*Orientation to street.* The main entry to a project should be clearly identified and must relate directly to the main street frontage.

Pedestrian Connections





*Pedestrian connection to street.* Both commercial and residential units should have walkways from the sidewalk to the front entries. Primary access to multifamily buildings should be via internalized pathways.

*Secondary entries.* Rear entries and accessory dwelling unit entries should be subordinate to the main entry. Emergency exit doors and side exit doors must be designed with high quality materials. The placement of these elements on the building facade must be given careful consideration in order to complement the overall design.

e. **Garage Doors**

*Scale.* Garage doors should be broken up into smaller components. Two single garage doors are preferred over a double 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.

C. 5 **Building Height and Volume**

a. ***Intent***

*To ensure that new development relates to the scale of the existing neighborhood.*

b. ***Maximum height***

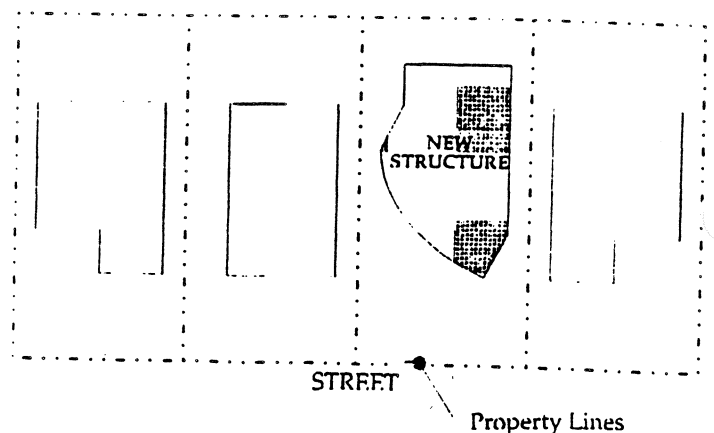
Refer to Folsom Municipal Code Chapter 17.52 and the Historic District Design and Development Guidelines, for maximum allowable height.

c. ***Volume and orientation***

*Volume.* In general, polygonal and circular buildings are not appropriate.

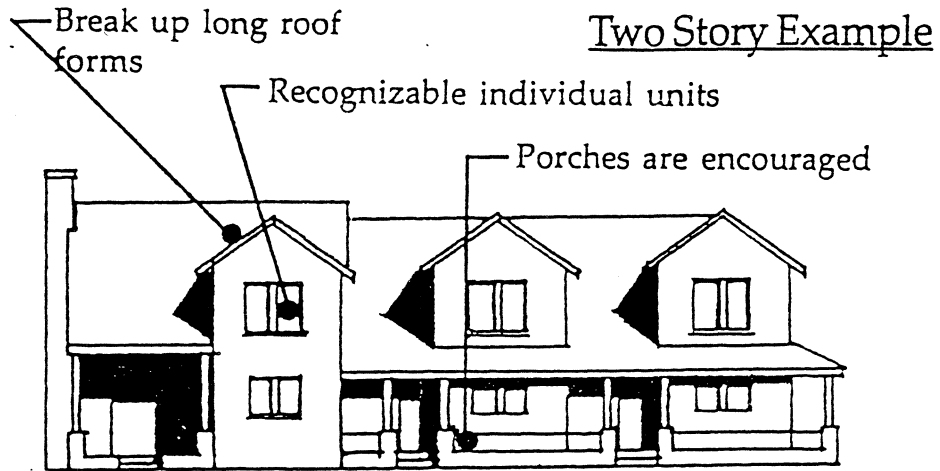
*Orientation.* The front and side walls of new construction should be parallel to the property lines.

**Inappropriate Building Form**



d. **Scale**

*Residential context.* For new projects and additions to existing buildings, the overall massing of the building forms must relate to the small scale and intimate nature of the existing residential context.

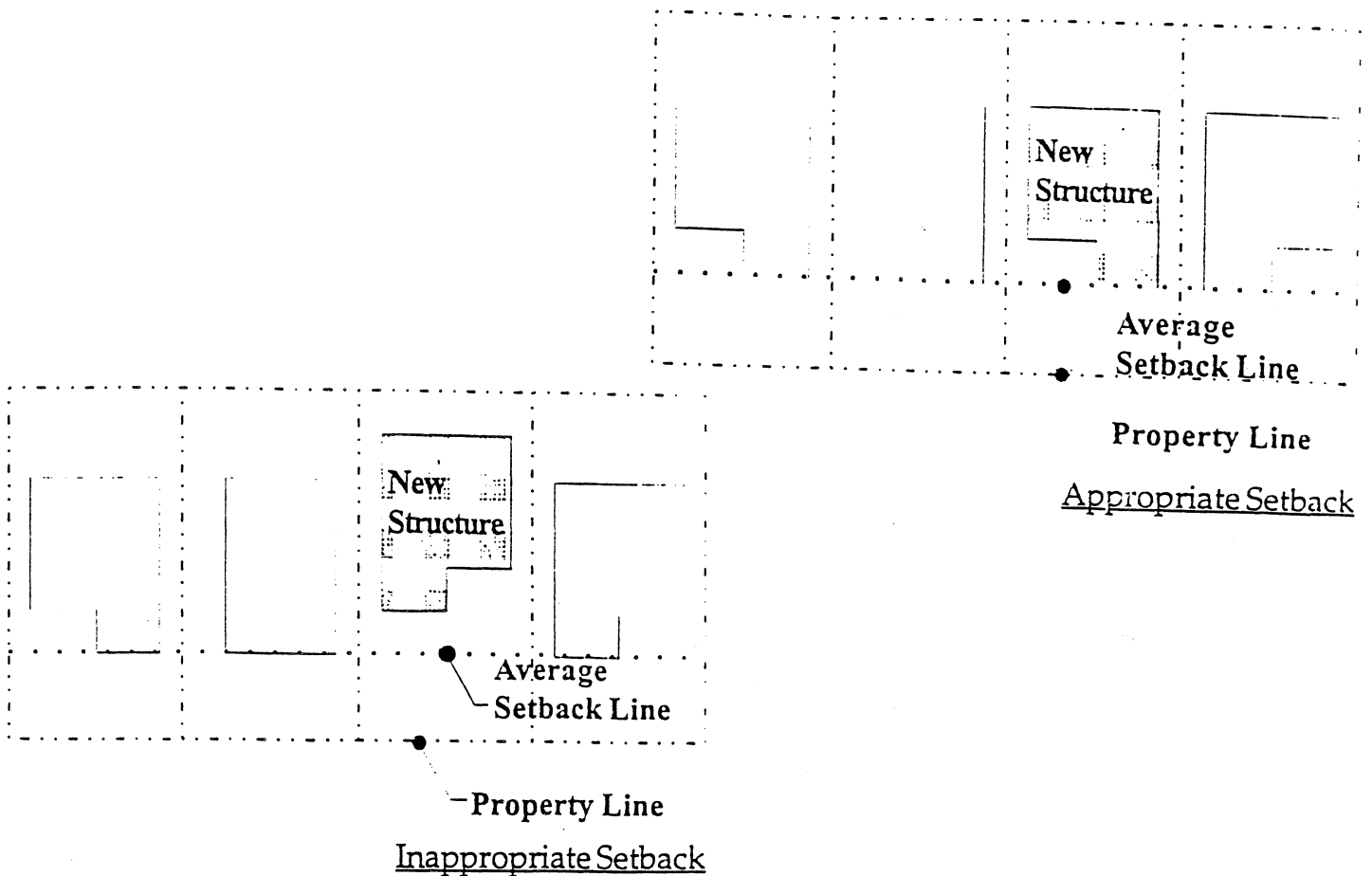


*Residential massing.* Building masses shall be broken up into smaller elements that conform to the rhythm of solids and voids of this traditional residential streetscape which is made up of individual buildings set apart from each other by landscaped side yards.

e. **Setbacks**

The intent is to ensure that building setbacks for new construction respond to the predominant pattern of building setbacks on the block. Refer to Folsom Municipal Code Chapter 17.52 and the Historic District Design and Development Guidelines.

*Parking lot setbacks and orientation.* Buildings shall not be separated from the street frontages by parking lots. No parking areas shall be allowed to face onto the "primary" streets. "Primary" streets are those streets to which the majority of the lots are oriented. These streets are all the streets parallel to Sutter Street and Natoma Street in the Historic District. (See graphic on following page).



C. 6 Materials and Finishes

See Building Materials Palette attached as Attachment 2.

a. *Materials*

*Predominant, high quality materials.* Materials shall be consistent with those predominant to the Primary Area or Subarea and building style. Materials should be traditional residential materials and of high quality.

*Inappropriate materials.* "Fake" materials such as synthetic stone, imitation brick, vinyl or aluminum "wood-look" siding are inappropriate. Unfinished or "generic" finish materials such as plywood siding, aluminum siding, aluminum awnings and exposed concrete block are difficult to successfully incorporate into a quality design and are discouraged. Commercial and industrial materials such as aluminum curtain wall or storefront construction, metal roofing, tilt-up and cast-in-place concrete construction or exposed structural steel constructions are, in general, inappropriate for the residential context and are discouraged.

*Accessory Structures.* Accessory structures should be constructed of the same materials as the main structure.

**b. *Finishes***

*Hierarchy of Facades.* Finishes shall be of consistent quality and detailing on all elevations. "Front facade only" design is discouraged.

*The rear of buildings.* In all cases, an alley elevation visible from the street requires particular consideration. In commercial projects the backs of buildings will be frequented by patrons arriving from parking located in lots at the rear of buildings. These rear elevations shall be designed to integrate into the overall building design. In commercial projects pedestrian access shall be developed to connect rear yard parking areas to the front entry and the sidewalk at the street. Secondary rear entries are allowed for commercial projects. Landscaping, awnings, lighting, signs and paving are elements that should be used to develop an attractive rear facade. Service equipment and trash areas shall be screened from view.

*Texture.* Building texture should create visual interest and enhance the streetscape.

*Multiple buildings.* Building complexes consisting of more than one main building should incorporate a variety of color themes that are compatible and yet allow for visual interest.

*Blank walls.* Large, uninterrupted and unarticulated monochromatic expanses of wall should be avoided. They can be broken up with the use of color, texture and architectural elements such as windows and trim.

Large expanses of blank wall or fencing should be screened with upright shrubs and trellised vines. Trellises are to be constructed of sturdy, durable materials. Although the common residential redwood lath trellis is allowed, more substantially sized members are encouraged for durability and longevity.

**C.7 Roofs**

**a. *Existing roofs***

*Original roof lines.* Original roof line shapes shall be maintained. Alterations and additions shall be consistent with the existing building design.

b. ***New roof design***

*Scale, design, and materials.* The design of roofs for new buildings shall be consistent with the small scale and residential materials that are prevalent in the neighborhood. Parapets are inappropriate and not allowed. False "mansard" roofs are not allowed.

*Articulation.* For larger scale new projects the overall massing shall reflect the small scale of the residential context. Large, unarticulated expanses of roof are not allowed. Large roof areas shall be designed to have roof forms that are broken up into smaller, traditional design elements.

c. ***Roofing materials***

*Appropriate materials.* Roofs shall be of traditional materials including fireproof wood shingles, corrugated metal, composition fiberglass shingles, clay tiles, or others as determined by historic evidence. Where roofs are visible, composition fiberglass roofing materials shall be dark or neutral tones.

*Inappropriate materials.* 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. However, in the future new technology may, as determined by the Historic District Commission, develop acceptable alternative materials.

C.8 **Signs**

a. ***Intent***

*To ensure that permitted signs are unobtrusive and modest.*

For specific regulations regarding signage, refer to Folsom Municipal Code Chapters 17.52 and 17.59 and the Historic District Design and Development Guidelines.

b. ***Site signs***

If required, directional signs and other required signs such as "one way," etc., should be as unobtrusive as possible. The graphics should be similar to the building signage graphics. Colors should be subdued.

c. ***Illumination***

Illuminated signs are to be illuminated from a concealed source. Internally illuminated or neon signs are not allowed.

C.9 **Exterior Lighting**

a. ***Intent***

*For commercial uses, to ensure functional lighting that provides adequate intensities to ensure pedestrian safety at side yard walkways, rear parking areas, up stairs, etc.*

*To provide subtle, indirect general illumination.*

*To ensure that fixture design is compatible with and complements the design and period of the building style.*

*To provide security and amenity for evening users.*

b. ***Commercial lighting***

*Pedestrian lighting.* Walkways and entry lighting shall be placed to illuminate the pedestrian walkway. These fixtures shall be 18" tall landscape lights, 42" tall bollard lights, recessed down lights or pendant fixtures set in the soffit or other wall mounted shaded fixtures.

*Windows.* Shop and business windows shall be subtly lit at night. Fixed overhead spot lights recessed incandescent ceiling fixtures are recommended.

*Entrances.* Building entrances should be accentuated by brighter lighting. The building street number should be illuminated by the entry lighting.

*Decoration.* Decorative lighting such as spotlights, neon, or string "twinkle" lights are not allowed on a permanent basis.

*Parking areas.* Parking lots may be illuminated with low bollard type fixtures which may be supplemented with building mounted fixtures of a similar design.

*Directional signs.* Directories and directional signs for parking and building access may be subtly illuminated.

*Glare.* All exterior lighting shall be shielded or indirect fixtures, downlights in soffits or overhangs, or shaded fixtures that provide downward directed lighting.

*Exposed bulb.* Exposed bulb fixtures such as "carriage lamps" may be used but shall have a 75-watt maximum lamp. External flood lighting must be arranged so that the light sources are screened from view.

*Design.* Fixture designs appropriate to the design period of the Primary Area or Subarea or the prevailing style during which the buildings were constructed are allowed. Simple contemporary designs are also allowed at the discretion of the Historic District Commission. Fixtures shall be residential in scale.

*Pole fixtures.* Pole mounted fixtures are discouraged. If used, poles shall be a maximum of nine feet (9'-0") tall. "Carriage lamp" fixtures with exposed bulbs cause glare and are discouraged.

**c. Residential lighting**

*Entrances.* Building entrances should be accentuated by brighter lighting. The building street number should be illuminated by the entry lighting.

*Decoration.* Decorative lighting such as spotlights, neon, or string "twinkle" lights are not allowed on a permanent basis.

*Exposed bulbs.* Exposed bulb fixtures such as "carriage lamps" may be used but shall have a 75-watt maximum lamp.

*Design.* Fixture designs appropriate to the years or the prevailing style during which the buildings were constructed are allowed. Simple contemporary designs are also allowed at the discretion of the Historic District Commission. Fixtures shall be residential in scale.

*Glare.* Glare or excessive light spillage onto adjacent sites shall be avoided by proper selection and placement of fixtures.

**C.10 Site Components**

**a. Landscaping**

*Intent.*

*To ensure that landscape design in this area is traditional in order to retain the residential and historical character of the neighborhood.*

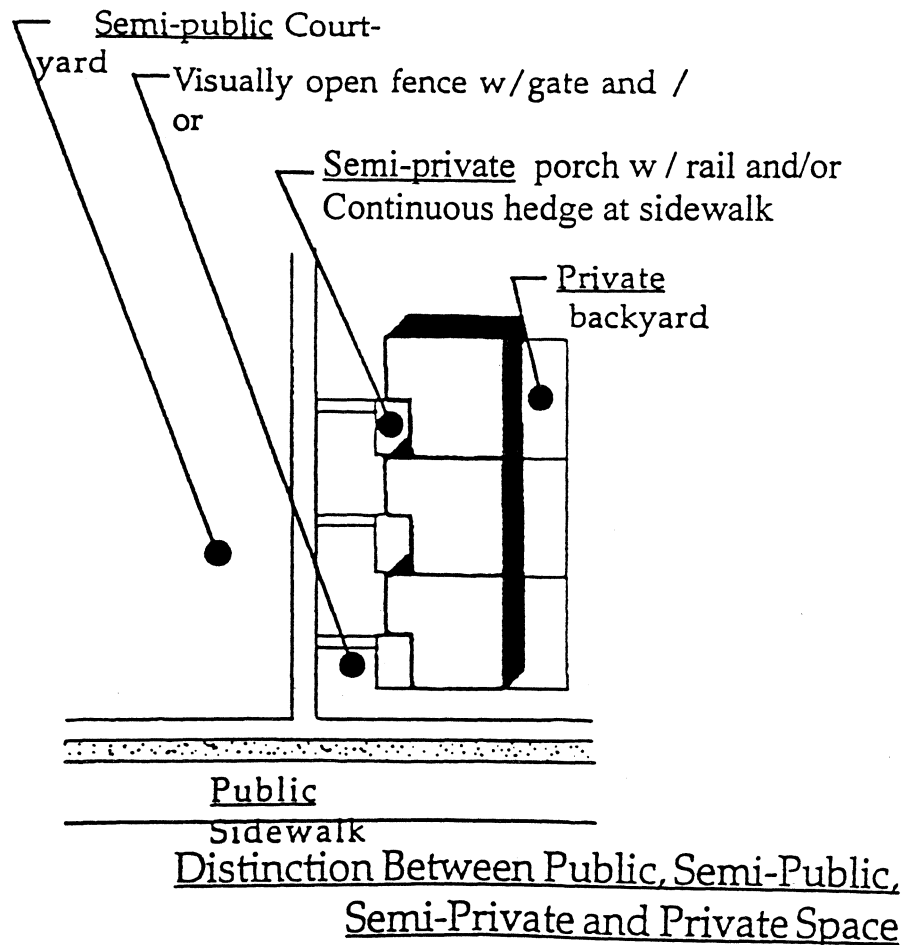
To ensure that landscape improvements for residential and specialized commercial or professional uses utilize alleys as pedestrian linkages as well as for deliveries and access to parking.

To ensure that new planting is incorporated in a manner that is consistent with the period designated for the Subarea.

To ensure parking areas utilize plant materials that are hardy, vigorous and durable.

b. **Public improvements**

**Street trees and treelawns.** Preserve all existing street trees. If street improvements are installed, guidance should be taken from the Historic District Design and Development Guidelines. New planting is to be consistent with period vegetation and should in no way disturb or endanger the growth of existing street trees.





*Landscaping at street frontages.* The street frontages of buildings shall be set back from the street by traditional landscaped yards. Plant materials should to be selected from the lists provided in Attachment 1.

c. *Private improvements*

*Outdoor spaces.* Commercial driveways, courtyards and pedestrian walkways within each block shall be landscaped as extensively as possible.

*Driveways.* Driveway improvements and other vehicular access requirements of new development shall be sensitive to the traditional if not historic character of the neighborhood and its existing features, and shall incorporate similar treatments. In general, accent pavements and oversized drives are not allowed within this context, although some scored concrete finishes may reflect the existing character of development.

*Site conditions.* Plant material selections and locations shall demonstrate consideration of varying site and soil conditions, solar orientations and relationships to buildings and viewsheds. Incorporation of drought-tolerant alternative planting schemes that fit in with the traditional residential landscape context are encouraged as an alternative to the extensive use of lawn for front yards and parkways. Although lawn is the traditional groundcover, it requires a substantial amount of water for irrigation. If used, lawn shall be a drought-tolerant variety, and it should be used sparingly.

*Site furnishing and features.* Site furnishings and pedestrian amenities such as benches and trash receptacles are encouraged, and shall reflect the style and character of the neighborhood. Designs shall be simple and traditional, and shall be of a scale and quality appropriate to the project. Historic reproductions may also be acceptable if the architectural context warrants such a treatment.

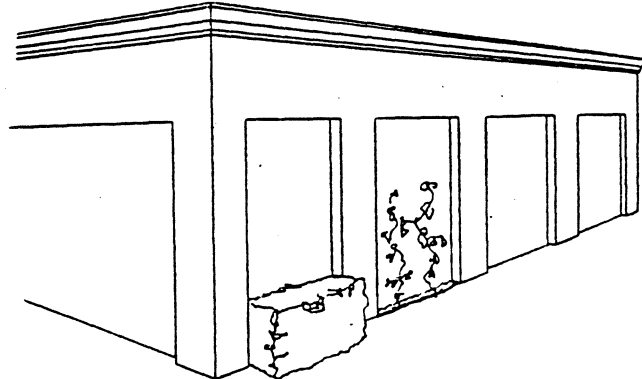
*Walls and fences.* Materials of walls and fences shall reflect the style and character of the building and its site. Where large expanses of blank building wall, retaining wall or fencing are unavoidably exposed, they should be screened with upright shrubs or trellised vines. Trellises are to be constructed of substantial, durable materials, but may incorporate redwood lath lattice. Inappropriate materials such as chainlink, split rail, and other non-historic fencing materials are not permitted.

d. ***Parking areas***

*Parking lots.* Commercial parking lots shall be designed with planter area for shade trees and shrubs. Parking areas with over six stalls should contain at least two varieties of trees, with at least one type being a large, high-branching canopy tree to provide shade in accordance with City requirements. The other type of tree shall be accent or delineator trees. These trees should guide circulation patterns and highlight entries. Accent trees should complement the selected shade trees and should provide visual interest in form and/or flower. Shrubs should be clustered in masses or large groupings and should be located as not to interfere with vehicular or pedestrian sight lines.

e. ***Screening guidelines***

*Blank walls.* Where large expanses of blank building wall, retaining wall or fencing are unavoidably exposed, they shall be screened with upright shrubs and trellised vines. Trellises are to be constructed of substantial, durable materials. Although the common residential redwood lath trellis is allowed, more substantially sized members are encouraged for durability and longevity.



**Screen Blank Walls with Landscape**

*Commercial parking lots.* Parking lots shall be screened from view through the use of an architectural or landscape treatment integral to the overall building design. At a minimum, a planter space four feet (4') in width adjacent to the sidewalk with a three-foot (3') high solid screen wall with a brick masonry or cement plaster finish is acceptable.

*Site equipment.* Trash enclosures which stand apart from the adjacent building, loading, storage and service areas, as well as site equipment, such as transformers and irrigation equipment, shall be screened from view from adjacent properties, public streets, and building entries. Appropriate plant materials from Attachment 1 and/or approved screen structures may be used. Chainlink fencing or chainlink with redwood slats is unacceptable as a screening device.

*f. Irrigation concepts*

*Automatic systems.* Although required in commercial projects only, an automated underground irrigation system is highly encouraged for all projects. Irrigation systems shall be valved separately considering site variables such as slope, solar orientation, and soil conditions, as well as the particular water requirements of selected plant species. The irrigation system shall be designed to minimize overspray onto buildings, walks, or other paved areas. Sprinklers in high pedestrian or vehicular traffic areas shall be "pop-up", drip, bubbler, or underground models only, and shall be invisible when not in use.

*Water conservation.* Water conserving irrigation systems, such as drip systems, are required.

*Backflow prevention devices.* Backflow prevention devices shall be installed in conformance with all applicable codes and ordinances and shall be located so as not to pose any danger to public safety. Backflow preventers shall be screened so as not to be visible from the adjacent street or walkways through the use of plant materials or decorative screens which reflect the style and character of the architecture. Plant materials and screens must not block views for motorists or pedestrians.

*g. Paving and finishes*

*Intent*

*To enhance the Historic District for pedestrian use.*

*Recommended locations.* Special paving treatments should be used to accentuate pedestrian ways between buildings and within blocks, courtyards, parking areas and rear building entrances.

*Appropriate materials.* Materials shall reflect the historical style and character of the adjacent streetscape, as they serve to link these spaces and contribute to the continuity of the Historic District's fabric. The preferred paving material is concrete paving with decorative scoring. The concrete should be seeded with black silica and then receive a light to medium sandblasted surface finish. Other methods to mimic aged material may be used upon the approval of the Public Works Department. When replacing portions of paving during remodeling or repairs, the new paving shall match the adjacent paving materials and detailing.

*Inappropriate Materials.* Non-genuine paving materials that attempt to imitate historical paving finishes, such as precast concrete pavers, or stamped concrete ("Bomanite") are not permitted in public view. Cobblestone and brick are to be used sparingly and only to provide accent details.

*h. Disabled access*

*Compatible design.* Disabled access ramps and facilities must be designed to coordinate with the overall building design in location, materials and finishes, and landscaping. "Tacked-on" wheelchair ramps are not acceptable.

**C.11 Parking, Services and Utilities**

*a. Automobile parking*

*Auto access entrances to off-street parking.* Driveways shall access off of alleys or secondary streets whenever possible.

*Parking lot location.* Parking areas shall be located to the rear of projects rather than prominently placed in the front. No parking lot shall front on a primary street. No new surface parking lots shall occupy the corner location at the intersection of two streets. Existing corner parking lots are encouraged to be developed to eliminate the corner parking lot. (Alley corners are not included in this requirement.)

*Parking Garages.* Unless no other physical solution exists, garages shall not be constructed to front onto a primary street.

*Parking for new multifamily residential projects.* Parking should be primarily internal semi-subterranean parking partially below grade. Parking with residential units above is preferred to surface lots.

*Service vehicle access.* All service access shall be oriented off of alleys or secondary streets.

*b. Trash enclosures*

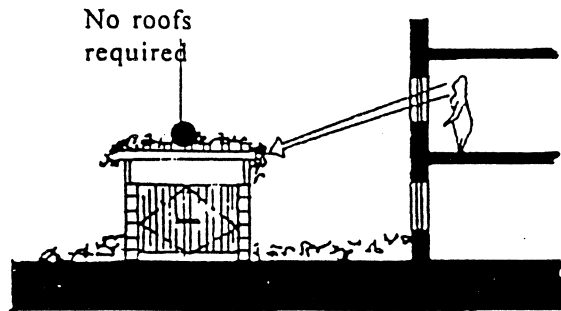
Refer to City of Folsom requirements for design and access specifications.

**Intent**

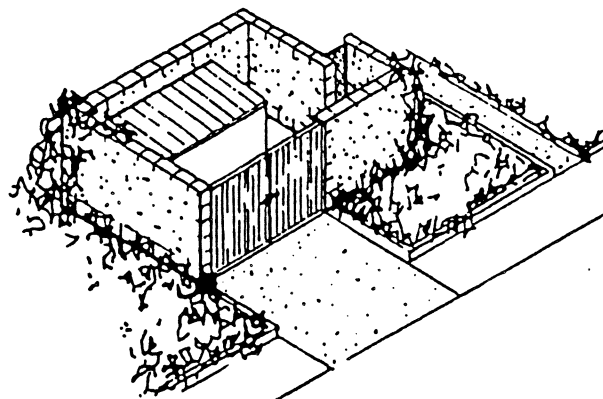
To ensure that the backs of buildings are attractive and inviting. To ensure that the design and construction as well as placement of trash enclosures is compatible with the design of the building.

*Enclosures connected to the building.* In many cases, the preferred trash enclosure arrangement will be a structure connected to the building. The enclosure shall be integrated with the building through the use of compatible materials and detailing; for example, if the building is shingle, then the enclosure shall be shingle to match. In addition, landscape screening is desirable.

*Freestanding enclosures.* Enclosures may also stand apart from the building. In these cases the enclosure shall be constructed of substantial, durable materials that are compatible with the building finishes, as noted below, and shall be screened with landscaping in a planter which shall be along the entire trash enclosure wall perimeter.



Screen from above



Durability and Quality are Critical

*Appropriate materials.* Masonry is the most appropriate material for trash enclosures because of its extreme durability. The exterior shall be designed to be compatible with the building design. If the exterior of the building is primarily wood siding, the Historic District Commission may approve a wood enclosure provided the following guidelines are met.

The walls are constructed of 2x4's at 16" on center

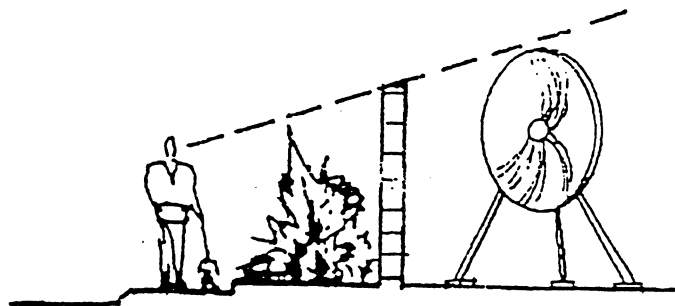
- The walls shall sit on 6" high concrete curb which shall extend into the interior of the enclosure, serving as a wheel stop to prevent the trash bin from coming in contact with the walls.
- The exterior shall be sided with the same material as the building.
- The interior shall be sheathed in 3/4" plywood and painted to provide a washable surface.

*Inappropriate materials.* Wood fencing, chain link fencing and chain link with redwood slats are not acceptable trash enclosure materials. Exposed concrete block may not be acceptable unless adequately detailed and screened.

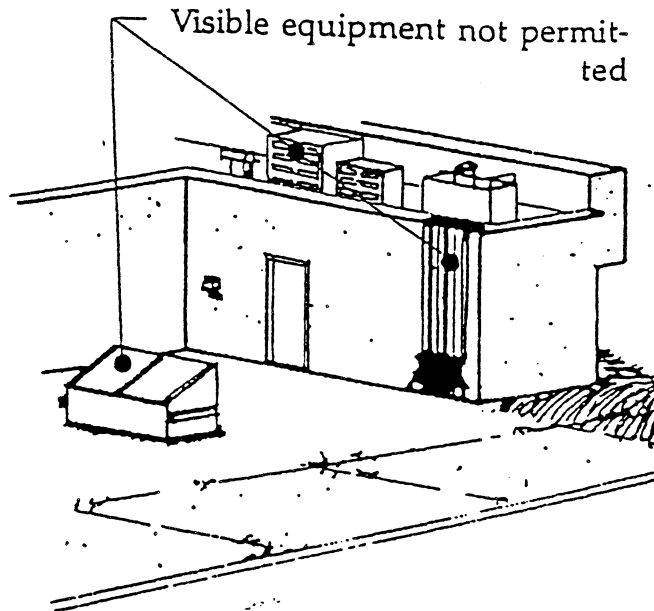
*Joint facilities.* Whenever possible, businesses and buildings shall develop joint facilities for shared use of trash enclosures.

c. *Mechanical and electrical services*

*Surface mounted equipment.* New surface mounted equipment including exposed conduit or electrical lines are not acceptable. Electrical switch gear, meters, etc., which are visible to the public must be undergrounded, screened, or housed in an enclosure that is compatible in design to the structure.



Screen Equipment



*Roof mounted equipment.* Roof mounted equipment must be thoughtfully located. Air conditioners, fans, vents, antennae, and other roof top equipment must be set back from the roof edge sufficiently to be out of the line of sight of a pedestrian on the opposite side of the street, or this equipment must be screened from view. Screening materials should be substantial, durable materials, compatible with the design and materials of the building. Wooden lattice or fence-like coverings may also be acceptable.

*Site equipment.* Site equipment such as transformers, gas and electric meters, irrigation controls, fire department connections, sprinkler risers, etc., must be screened from view at both the front and rear of buildings by landscaping and/or approved enclosures. In addition, locations should be carefully evaluated in terms of visual prominence as well as functional requirements.

## **D. Style**



## D. STYLE

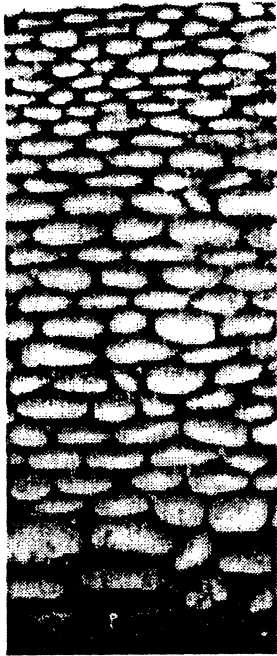
The following is the definition of architectural style from the Oxford English Dictionary: "a definite type of architecture, distinguished by special characteristics of structure and ornament."

Stylistic classifications are used to describe architecture and to relate buildings to one another. Additionally, stylistic categorization acknowledges that building is not just a craft; it is an art form that reflects the philosophy, intellectual currents, hopes and aspirations of its time.

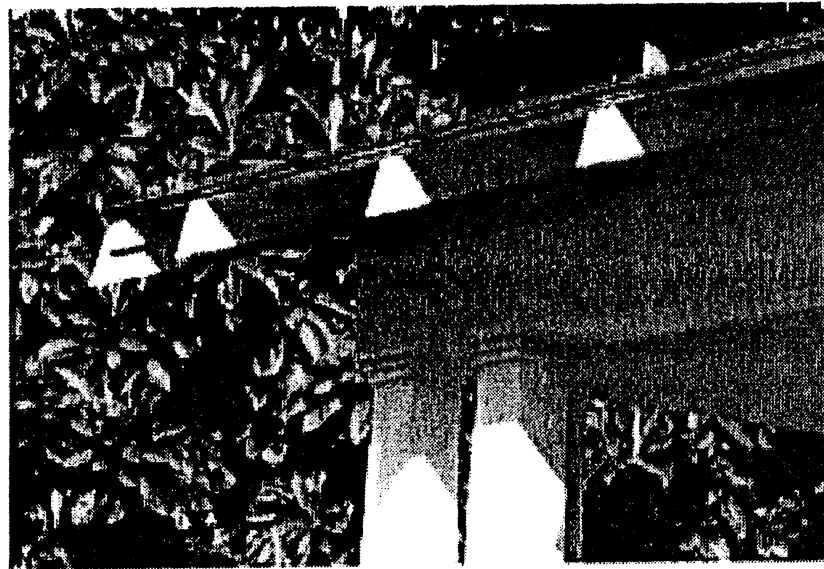
Identifying and using architectural styles is anything but an exact science. Many buildings defy stylistic labels. As with social change, architectural styles do not have sharp edges. Buildings may represent a transitional period, blending a previous style with the newer upcoming style of the period. Additionally many styles had periods of revival which were less faithful to the originals and may have combined different styles.

This document uses stylistic designations as an aid in:

- 1) identifying the building's style for the purpose of authentic renovation
- 2) identifying the building's style for the purpose of an authentic addition
- 3) describing the character of the Historic District; providing insight, not rules for new construction

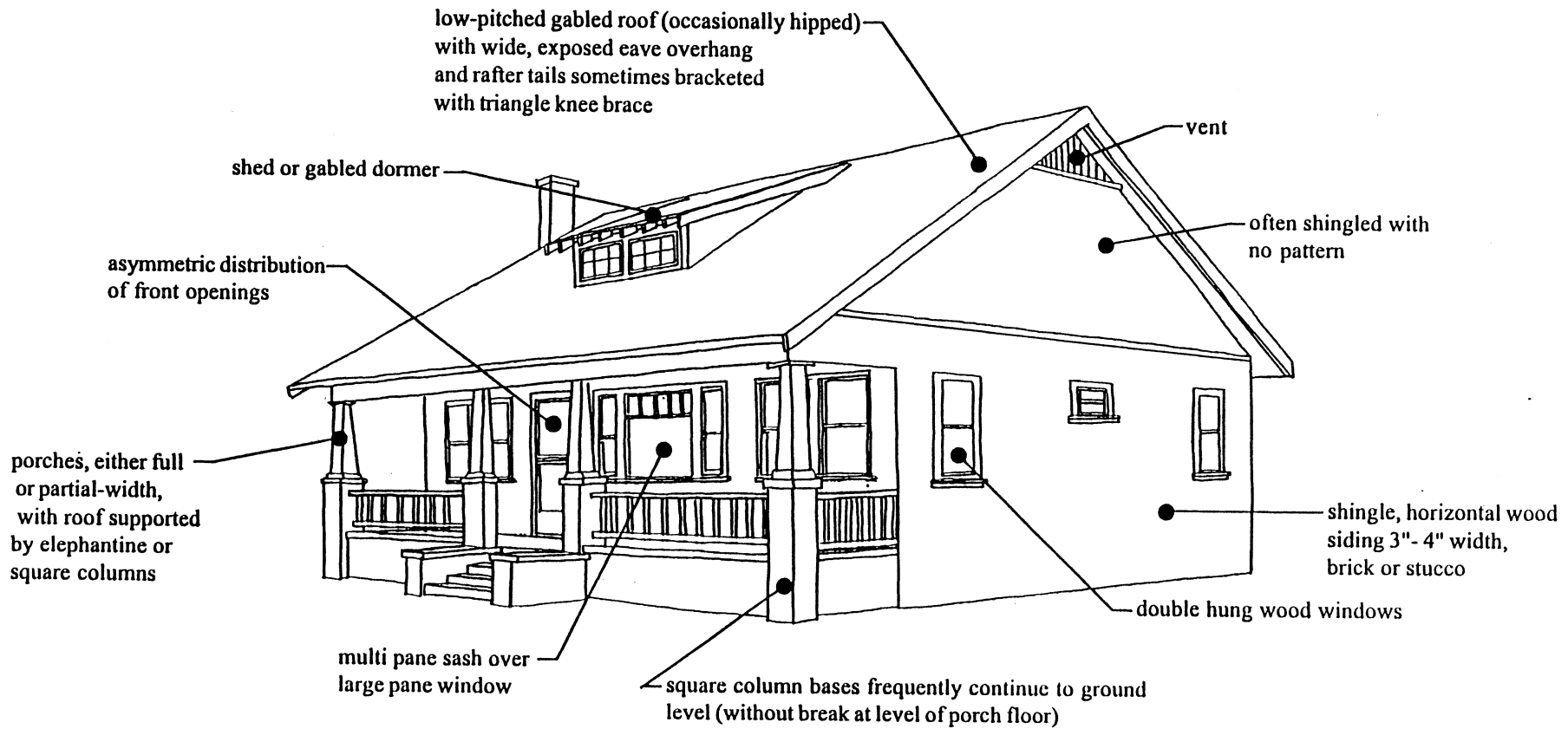


Use of local materials -  
river cobbles for  
foundation base

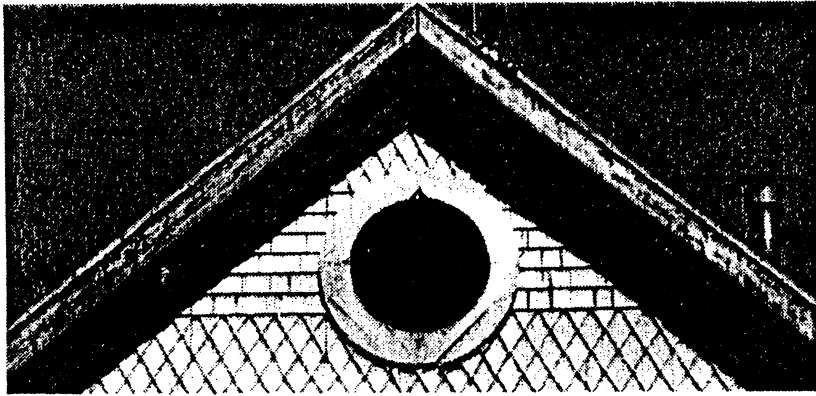


Open rafter eaves - expression of post and beam

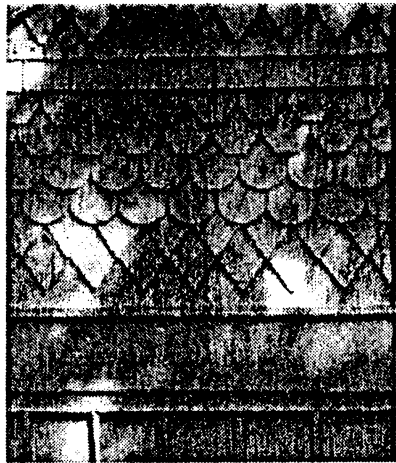
Craftsman Style



Craftsman Style



Typical shingle pattern



Typical shingle pattern

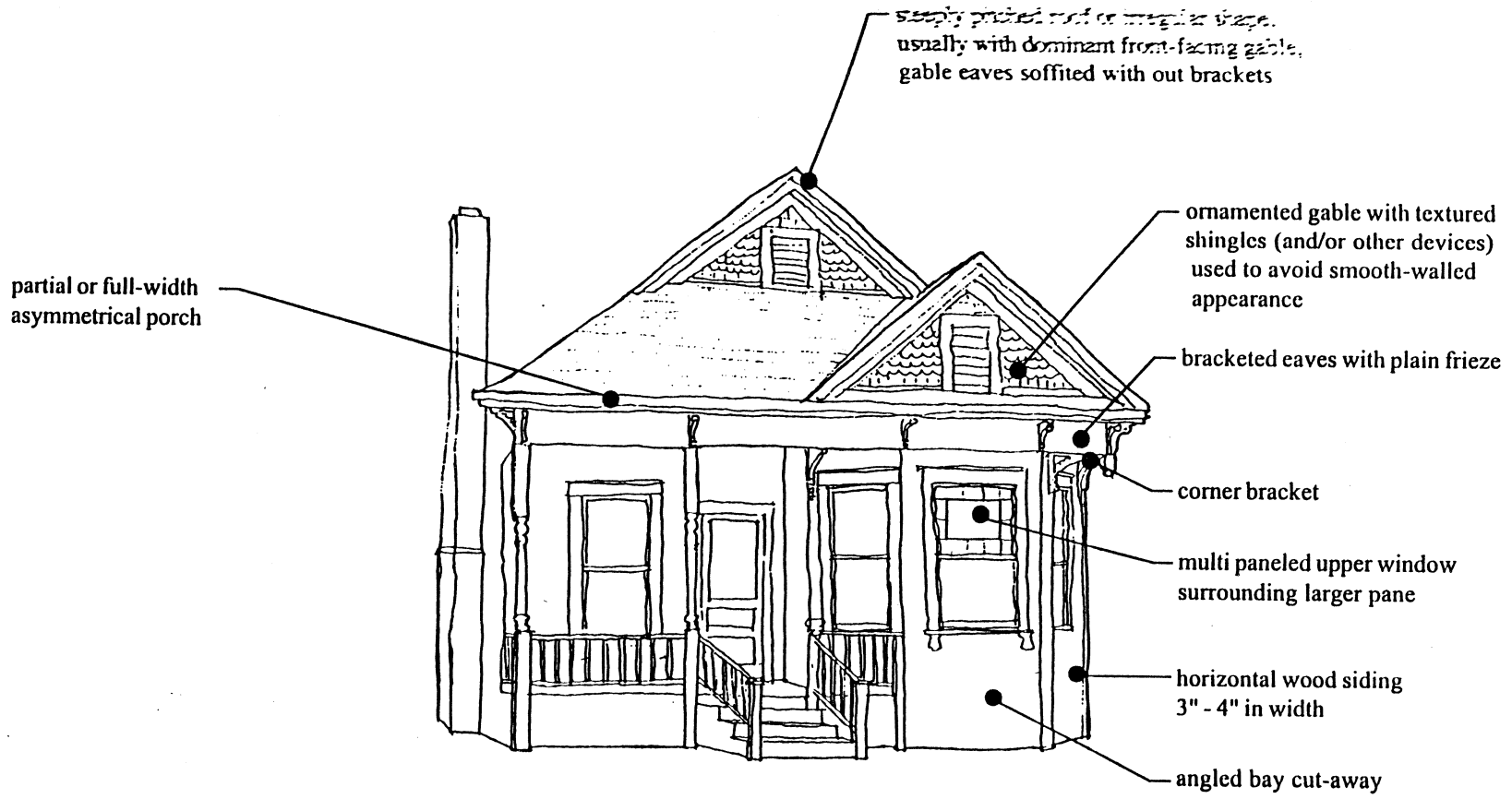


Window - tall proportions

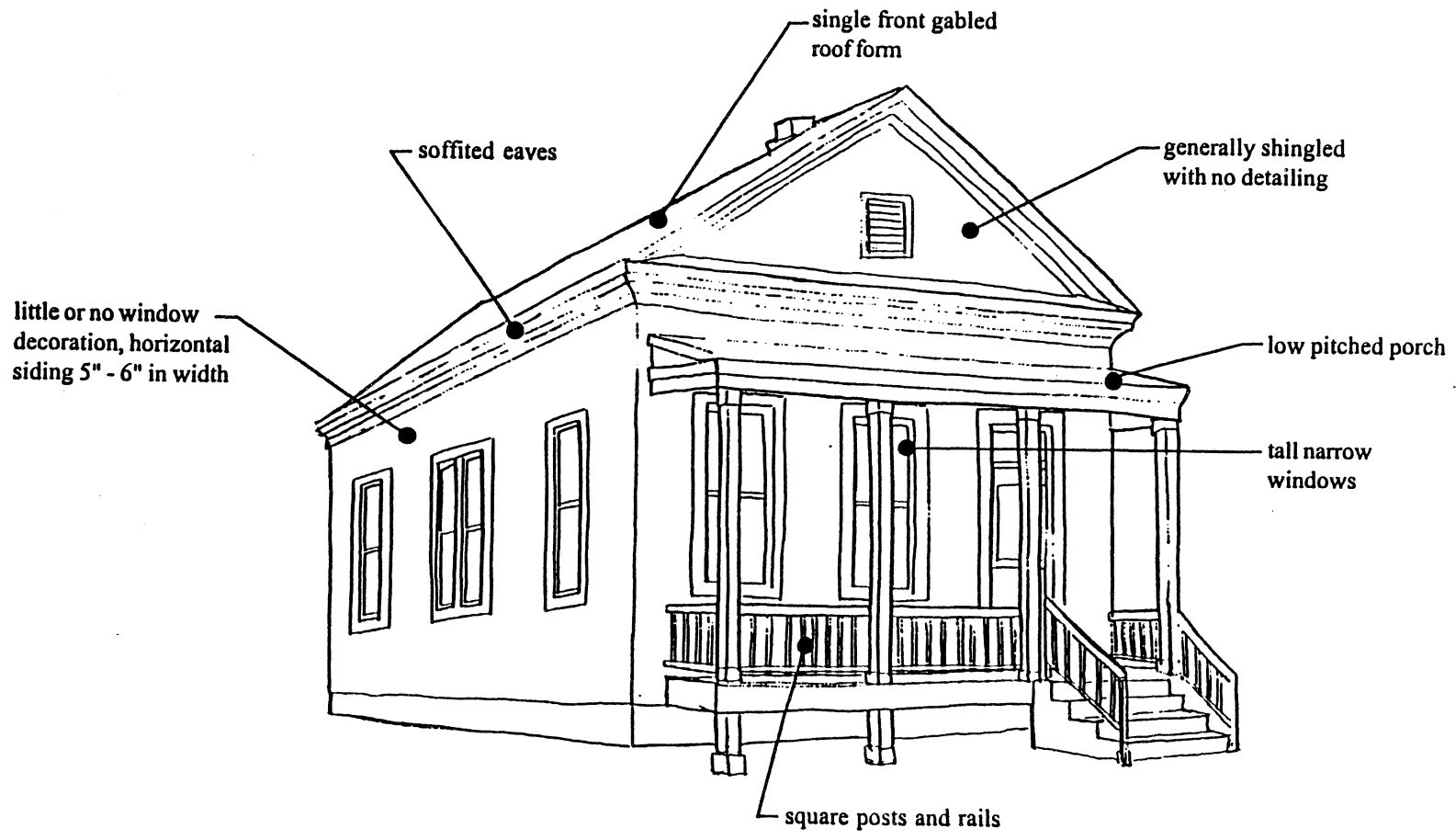


Decorative trim at corner window

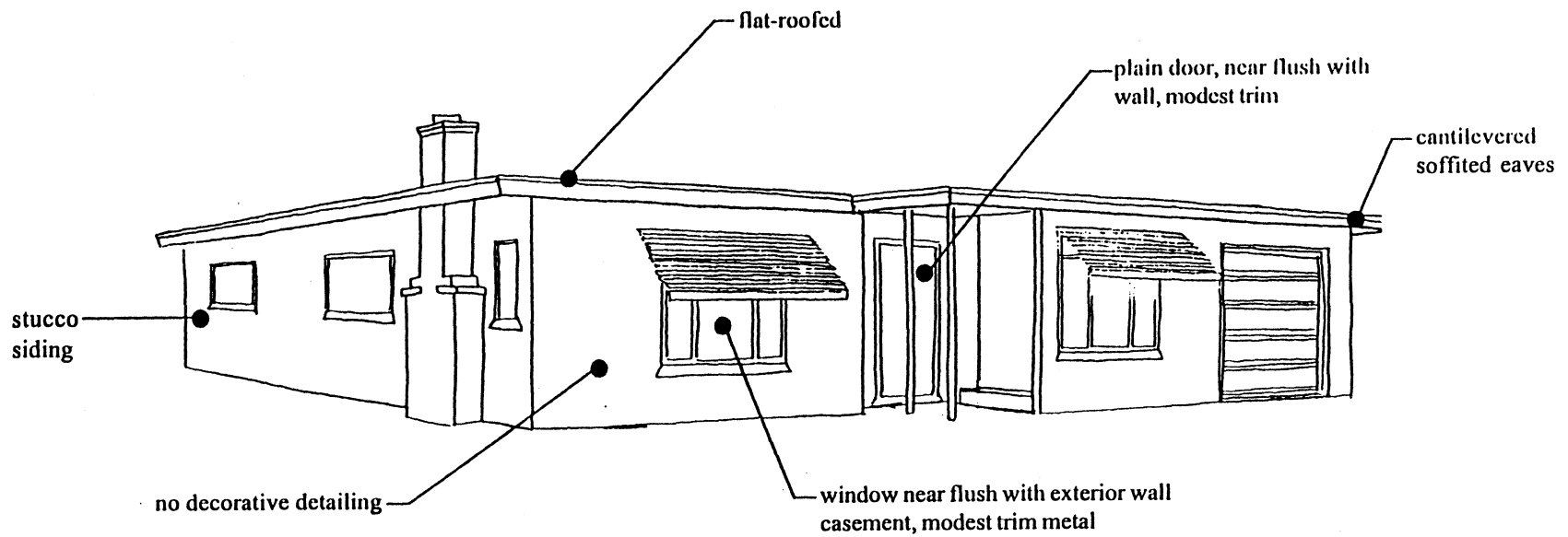
Queen Anne Style



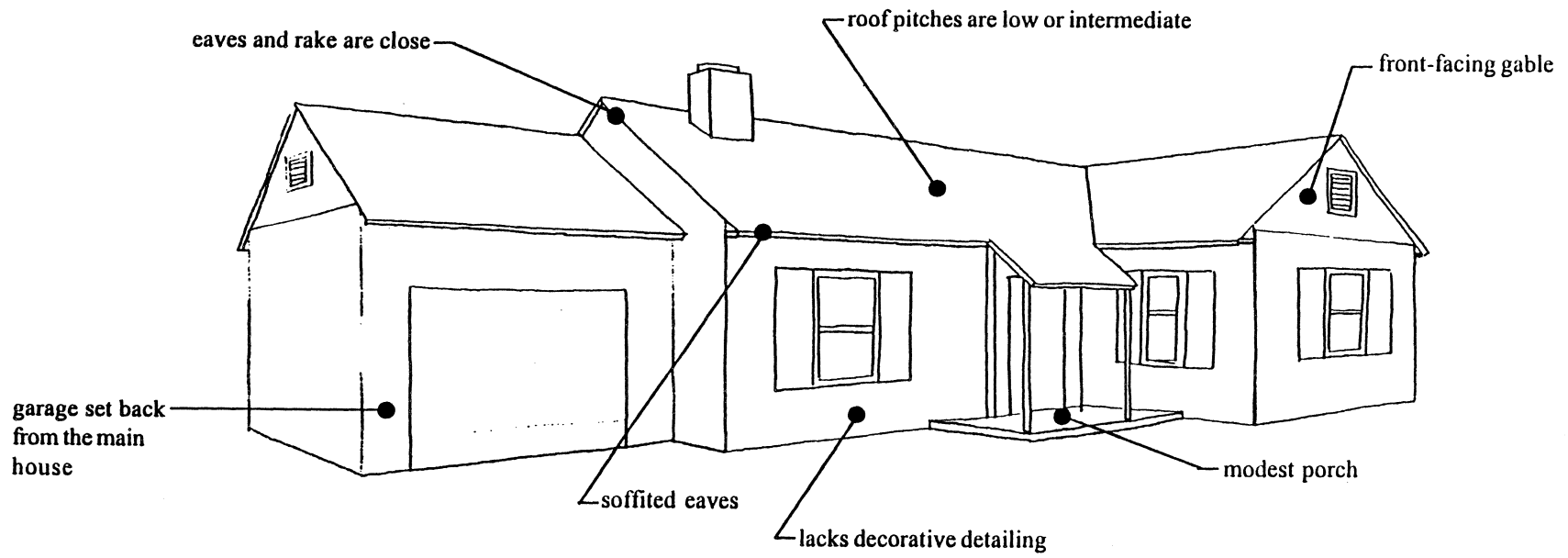
Queen Anne Style



Delta Style

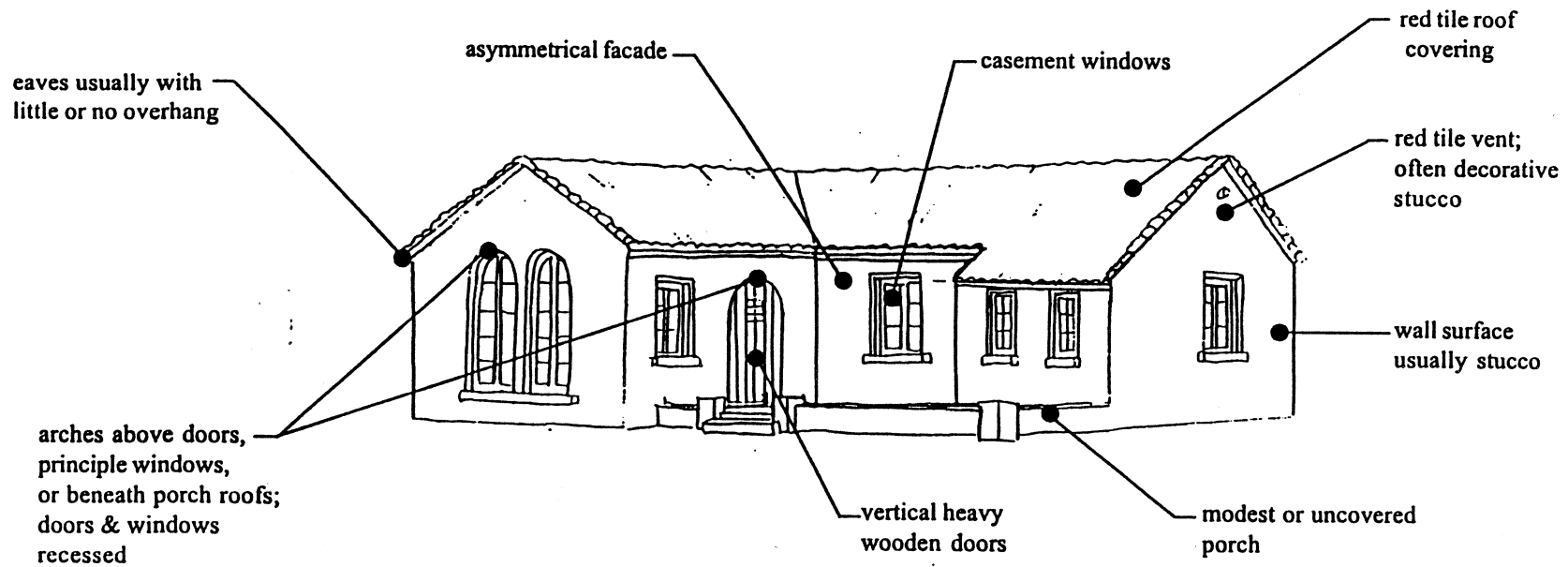


Contemporary Style

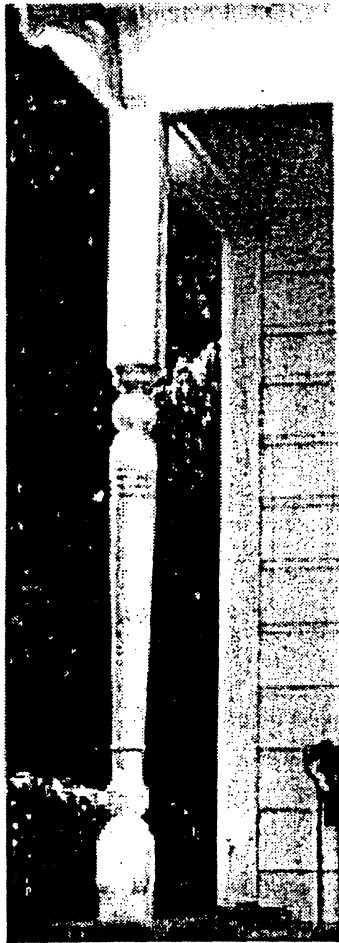


50s Ranch Style





Spanish Eclectic Style



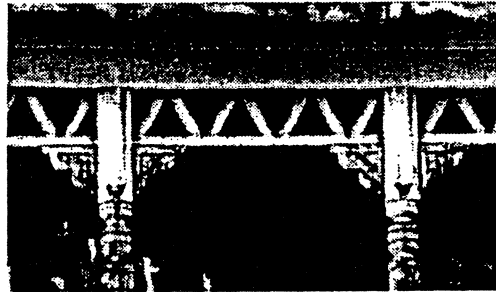
Turned wood post at front porch



Typical window



Typical trim

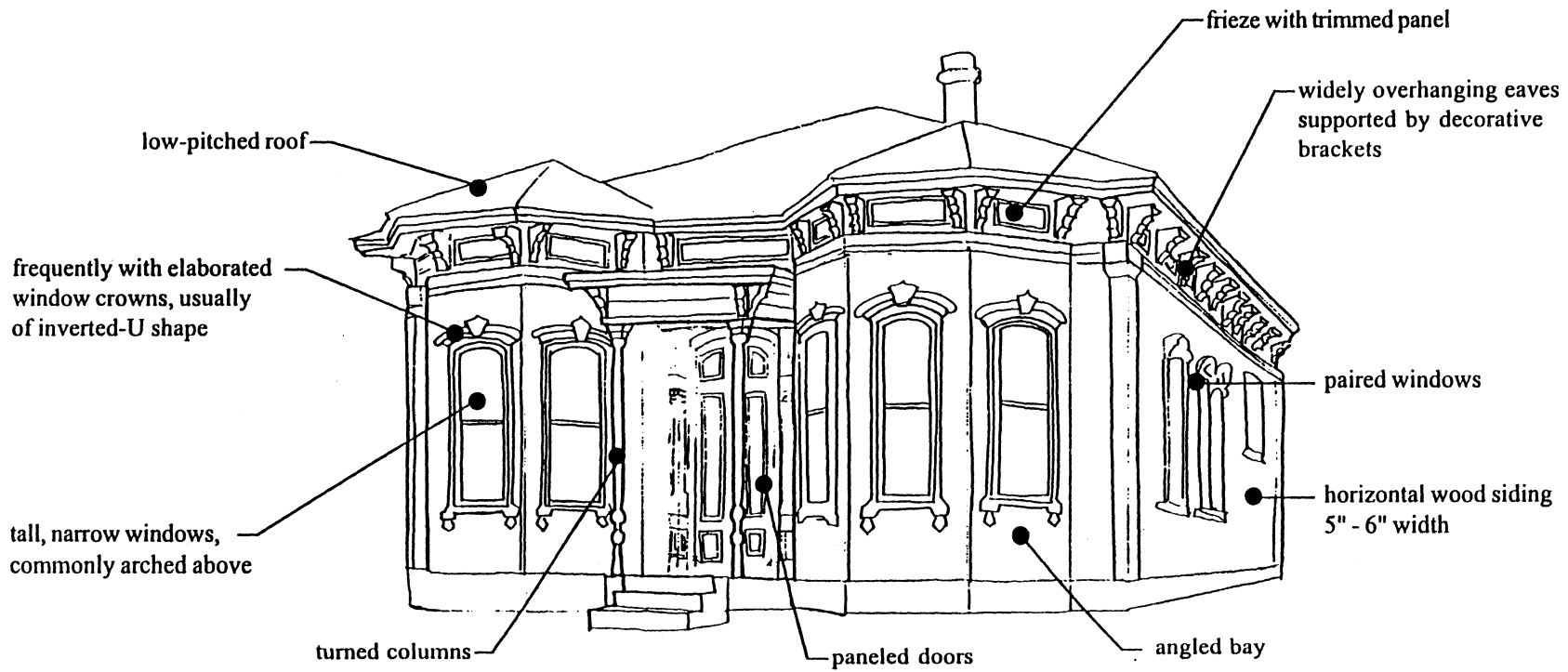


Decorative porch trim



Typical window trim

Italianate Style



Italianate Style

## **E. Glossary**

## E. GLOSSARY

### **Accessory Structures**

A structure detached from a principal building located on the same lot and customarily incidental and subordinate to the principal building or use.

### **Animated**

Describes the use of building elements, areas, and colors which create variety and a sense of activity in and around a building.

### **Arcade**

A continuous passage way, accessible and open to the public, parallel to and open to a street, open space, parking area, or building, usually but not necessarily covered by a canopy or permanent roofing.

### **Articulation**

The dividing or segmenting of building elements into smaller components to create a sense of finer detailing. The variations in the exterior of the building or massing of buildings in a development. Elements of articulation may be described in terms of roughness of surface material, numbers of openings, patterns within the material or of different materials, massing, etc. Articulation can reduce the scale of larger buildings by the use of small detailed patterns.

### **Bollard**

A vertical element designed to prevent the movement of vehicles across a roadway or into a pedestrian area.

### **Bar Scale**

(1) The relationship between distances on a map and actual ground distances; (2) The proportioned relationship of the size of parts to one another. Bar scale usually is represented by a graphic scale (a visual bar) or a ratio (or representative fraction) such as 1"=1 mile. Since maps are often enlarged and reproduced photographically, the bar scale is not affected by the map enlargement or reduction.

### **Breezeway**

A roof-covered passageway open to the outdoor area.

### **Bulb-Out**

The extension of a sidewalk, planter, or outdoor activity area into a parking lot or street. Bulb-outs are finished with material similar to adjoining sidewalks or open space, and include full curbs and gutter.

### **Cantilever**

A projecting beam or part of a structure supported only at one end.

**Cloud**

A cloud around a portion of a drawing that designates a change within that area of the drawing.

**Corbel**

A bracket or block projecting from the face of a wall that generally supports a cornice beam or arch.

**Cornice**

A projecting ornamental molding along the top of a building or wall.

**Delta**

A triangular symbol adjacent to the Cloud which designates the number of the change within the documents. This delta is also referenced with a date in the lower right hand corner of the drawing.

**Design Continuity**

A unifying or connecting theme or physical feature for a particular setting or place, provided by one or more elements of the natural or created environment. Consistency in scale, quality, or character between new and existing development so as to avoid abrupt and/or severe differences.

**Design Rhythm or Pattern**

The regular or harmonious recurrence of lines, shapes, forms, elements or colors, usually within a proportional system.

**Destinations**

The locations within a development project which draw users and visitors to them, creating the gathering place for passive or active use.

**Dripline**

An imaginary ground line around the outer edge of the canopy of a tree that defines the limits of the tree canopy and, roughly, the root zone.

**Elevations**

The external faces of the building.

**Facade**

The exterior wall of a building exposed to public view, or that wall viewed by persons not within the building.

**Lintel**

The horizontal beam spanning an opening.

**Massing**

The distribution of building volumes in regard to: 1. Its location on the site. 2. The height, width, depth of building elements relative to each other.

An example of the second aspect above would be "the bell tower and assembly building of the church" are separate masses.

**Monochromatic**

The use of one color.

**Mullion or Muntin**

A member which divides one window into multiple pieces of glass.

**Opaque**

A material that does not transmit light.

**Orientation**

The direction that various sides of a building face.

**Orthographic**

The drawing of a building elevation from one direction.

**Parapet**

The extension of the main wall of a building above the roof level.

**Paving**

Common terminology for surface materials. These can be asphalt paving, integral paving, stones, brick or concrete.

**Pedestrian Scale**

A design relating to the scale of an average person.

**Perspective**

The presentation of a building elevation from a three-dimensional orientation.

**Podium**

An elevated element over which a building is constructed. The base.

**Primary Streets**

Primary streets are those streets to which the majority of the lots are oriented. These streets include all the streets parallel to Sutter Street and Natoma Street in the Historic District.

**Public Art**

which is visible to the general public. It can be freestanding or a component of the overall building or development.

**Punched Windows**

Individual window elements as opposed to a continuous horizontal band of windows. Punched windows can be either in line with the exterior surface or more appropriately recede into the surface element.

**Rehabilitation**

To restore to a good condition.

**Remodel**

To reconstruct or alter from an original condition.

**Rendering**

The detailed colored presentation of a building elevation, perspective, or plan.

**Repair**

The reconstruction, restoration or mending of any part of an existing structure for the purpose of preserving or retaining the characteristics or operation of the structure.

**Repointing**

To replace deteriorated, substandard, or missing mortar between masonry units, such as brick.

**Restoration**

To bring back to a former, original condition.

**Sash**

A movable framework in which panes of glass are set.

**Secondary Frontage**

The side of a building which does not include the main entrance or does not face the primary street frontage.

**Setback**

The distance between the building and any lot line. The minimum setbacks in the zoning ordinance define the building envelope and establish the required yards - front, rear, and side. The ordinance also indicates what may be permitted in which yards: parking, fences, accessory buildings, patios, swimming pools, and so on. The set back may include certain projections, such as decks, chimneys, and bay windows.



**Shadow Casting**

The shade cast by a structure or building on the surrounding areas during the day and over various seasons.

**Shake**

A rough split piece of wood, typically red cedar, used for covering roofs and walls.

**Shall**

Those criteria which are required to be provided as part of the building or site development.

**Shingle**

A smooth cut piece of wood, typically red cedar, used for covering roofs and walls.

**Should**

Those elements which are desired to be provided as a component of the building or site design.

**Sill**

A horizontal member at the bottom of a window or door opening.

**Stile**

The vertical member of a panel door.

**Style**

A particular, distinctive form of design.

**Transitional Sites**

A site on which a land use or structure is located that has an intermediate intensity of activity or scale located between a more intensive and a less intensive use, or a change from one use to another.

**Transom Window**

A window which spans horizontally above doors and windows.

**Treelawn**

A treelawn is that portion of the public right-of-way located between the street pavement and the sidewalk, intended for planting of street trees and other landscaping materials.

**True Divided-Lite**

A window which is divided into smaller, individual panes of glass with mullions, as opposed to a window which has decorative mullions applied to one large glass pane.

**Veneer**

An overlay of an object or wall with a more costly material, to give an appearance of higher quality.



# **Attachment 1**

## **Plant Palette**

## RECOMMENDED TREES

Names	Height	Spread	Roots	Growth	Leaves	Flowers	Fruit	Fall Color	Soil
CERCIS occidentalis WESTERN ROSEBUD Deciduous	10-18'	10-18'	medium	moderate shrub or tree	heart-shaped	magenta spring	brown pods	yellow to red	most soils
CRATAEGUS phaenopyrum WASHINGTON THORN Deciduous	20-30'	20-25'	deep	moderate round head	simple alternate toothed	white clusters May-June	red berries	orange red	most soils
HETEROMELES aubatifolia TOYON CHRISTMAS BERRY Broadleaf evergreen	to 25'	to 20'	medium	moderate shrub or tree	simple toothed	white clusters June-July	red berries		most soils
LAGERSTROEMIA Indica CRAPE MYRTLE Deciduous	10-25'	10-20'	shallow	slow vase shape	simple opposite entire	pink panicles June-Sept.	brown woody capsule	red gold	most soils drained
CALOCEDRUS decurrens INCENSE CEDAR Conifer	50-150'	12-50'	deep lateral	slow narrow column	dark green scale		red brown cones		most soils poor
QUERCUS agrifolia COAST LIVE OAK Broadleaf Evergreen	30-75'	60-100'	deep	moderate round crown	simple alternate toothed	catkins	acorn shallow cup		most dry soils
QUERCUS coccinea SCARLET OAK Deciduous	60-80'	50-60'	deep spreading	rapid open head	simple alternate 7 lobed	catkins	acorn deep cup	scarlet	most soils
QUERCUS lobata VALLEY OAK-WHITE OAK Deciduous	50-70'	50-70'	deep	moderate round	simple alternate lobed	catkins	acorns shallow cup	yellow	deep

## RECOMMENDED TREES

Names	Height	Spread	Roots	Growth	Leaves	Flowers	Fruit	Fall Color	Soil
QUERCUS rubra RED OAK Deciduous	to 90'	to 90'	medium	fast round top	simple alternate 7 lobes	catkins	acorns	red brown orange	deep moist
UMBRELLARIA californica CALIFORNIA LAUREL-OREGON MYRTLE BAYTREE Broadleaf Evergreen	20-75'	30-50'	medium	rapid round crown	simple alternate entire	yellow clusters May-June	olive shape fruit		most moist Soils

## ANNUAL FLOWERS COMMERCIAL AREAS

The planting of annual flowers within public areas and on private commercial property is encouraged. For the most impact and to create continuity – a uniform planting program should be followed. The following annual flowers and schedule are recommended.

### SPRING PLANTINGS

Marigold, *Calendula officinalis*  
Iris, *Iris unguicularis*  
Dwarf Morning Glory, *Convolvulus tricolor*  
Impatiens, *Impatiens wallerana*

### FALL PLANTINGS

Marigold, *Calendula officinalis*  
Pansy, *Viola tricolor hortensis*  
Primrose, *Primula malacoides*

Flowers of the late 1800's include:

Bachelor Buttons,  
Columbine  
Daffodils  
Holly docks  
Lavender  
Lilies  
Marigolds  
Pansies  
Peonies

## **Attachment 2**

### **Building Materials Palette**

## BUILDING MATERIALS PALETTE

Building Element or Structure	Appropriate Materials	Building Class	Inappropriate Materials	Building Class
1. Exterior Walls	Wood clapboard (Smooth Cut)	All	Cinderblock	All
	Wood shingles	All	Firebrick	All
	Board and batten	All	Tile	All
	Cement Plaster	All	Poured Concrete	All
	Brick and mortar	All	Aggregate Panels	All
	Stone and mortar	All	Aluminum	All
	Masonite (Smooth Cut)	C,D,N	Vinyl	All
	Plywood	All		
	Enamel	All		
Metal	All			
2. Roof Materials	Wood Shingle	All	Aluminum	All
	Composition Shingles	All	Metal	All
	Composition Roll (not exposed)	All	Plastic or vinyl molded shingles or panels	All

**Building Classifications:**

A = National Historic Register (or potential)

B = Local Substantial Integrity

C = Local Significant Integrity

D = No Significance

S = Sutter Street

N = New Building



## BUILDING MATERIALS PALETTE

Building Element or Structure	Appropriate Materials	Building Class	Inappropriate Materials	Building Class
	Tile (Spanish Eclectic only)	All	Metal Shingles	
	Corrugated metal (Accessory bldgs. only)	All		
<b>3. Exposed Foundations</b>				
	Brick and mortar	All	Poured concrete	A
	Stone and mortar	All	Precast Concrete Units	A,B
	Wood posts	All	Steel	All
	Siding materials	All		
	Poured concrete	All but A		
	Precast Concrete units	C,D,N		
<b>4. Porches and Railings</b>				
	Same as exterior wall materials, plus wood elements of all types	All	Same as external wall materials	All
	Wood	All	Plastic and molded elements of any type are inappropriate	All
	Painted metals	All		
	Canvas awnings	All		

**Building Classifications:**

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## BUILDING MATERIALS PALETTE

Building Element or Structure	Appropriate Materials	Building Class	Inappropriate Materials	Building Class	
5. Exterior Steps	Brick and mortar	All	Cinderblock	All	
	Stone and mortar with concrete surface	All	Firebrick	All	
	Wood	All	Aggregate panels	A,B,C	
	Finished concrete	All	Plywood	All	
	Rubber step caps			Masonite	All
				Metal	All
				Plastic or vinyl Carpeting	All
				Aluminum Vinyl	All
				Carpeting	All
	6. Exterior Doors	Wood doors of all types, Including painted molded composition	All	Aluminum	All
Vinyl				All	
Plywood				All	
Glass inserts/ windows Metal hrdwr of all types	All All		Metal	A,B,C	
			Masonite, Aluminum Plain or anodized	All	

**Building Classifications:**

A = National Historic Register (or potential)

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## BUILDING MATERIALS PALETTE

Building Element or Structure	Appropriate Materials	Building Class	Inappropriate Materials	Building Class
7. Windows	Wood frame, glass and art glass glazing	All	Aluminum, plain or anodized	A,B
	Painted metal	C,D	Vinyl frames	A,B
	Canvas awnings	All	Vinyl or painted metal awnings	A,B
			Plastic or molded glaze	All
			Glass block	All
8. Shutters	Wood of all types	All	Plywood	All
			Masonite	All
			Vinyl or Plastic molded	All
			Aluminum	All
9. Eaves	Wood	All	Aluminum	All
	Plywood	C,D,N	Plywood	A,B
	Masonite soffits	C,D,N	Vinyl faces	All

**Building Classifications:**

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N = New Building

## BUILDING MATERIALS PALETTE

Building Element or Structure	Appropriate Materials	Building Class	Inappropriate Materials	Building Class
10. Gutters, and downspouts	Copper	All	Aluminum	All
	Painted metal	All	Plastic	All
11. Fences	Wood picket fences	All	Cyclone	All
	Vertical or horizontal board fences with minimum of 30% opening or staggered boards	All	Chicken wire	All
			Cedar post and rail	All
	Classic wire mesh (3" x 6")	All	Plywood	All
	Solid wood (Rear yard only)	All	Masonite	All
			Barbed Wire	All
			Snow fence Plastic or vinyl Bamboo or matting	All
			Grape stake	All
			Split rail	All

**Building Classifications:**

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D = No Significance

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N = New Building

**BUILDING MATERIALS PALETTE**

Building Element or Structure	Appropriate Materials	Building Class	Inappropriate Materials	Building Class	
12. Walls and retaining walls	Brick and mortar	All	Poured or finished concrete	A,B	
	Stone and mortar	All	Cinderblock	A,B	
	Treated wood	All	Railroad ties	A,B,C	
			Plastic or vinyl	All	
13. Accessory buildings	Same materials as exterior Walls, roofing, etc.	All	Factory built or site constructed aluminum, vinyl, plywood or metal buildings	All	
	Prebuilt wood structures	C,D,N			
14. Accessory appurtenances	A. Driveways B. Walks C. Exterior wiring D. Lighting	Brick, cobbles, blacktop or Concrete Brick, stone, blacktop, Concrete Underground preferable Fixtures in keeping with house style	All All All All	Gravel, grass, or exposed Soil	All
				Gravel, exposed soil, wood or bedding materials	All
				Exposed and overhead	All
				Excessively large fixtures Non-residential fixtures	All

Building Classifications:

A = National Historic Register (or potential)

B = Local Substantial Integrity

C = Local Significant Integrity

D = No Significance

S = Sutter Street

N = New Building

**BUILDING MATERIALS PALETTE**

**BUILDING MATERIALS PALETTE**

Building Element or Structure	Appropriate Materials	Building Class	Inappropriate Materials	Building Class
E. Fixtures	Benches, garden fixtures and items common to residential areas	All	Painted tires, automotive or farm or industrial parts	All

**Building Classifications:**

A = National Historic Register (or potential)

B = Local Substantial Integrity

C = Local Significant Integrity

D = No Significance

S = Sutter Street

N = New Building

## **Attachment 3**

# **Lake Natoma Shores Design Guidelines**

# LAKE NATOMA SHORES

## Design Guidelines August, 1990

### I. Purpose and Intent

The purpose and intent of these guidelines is to provide a set of flexible rules to insure that the project is developed in a manner consistent with the intent of the project proponents.

The primary specific architectural purpose is to reduce the visual impact of the garage. These guidelines encourage the de-emphasis of the garage.

### II. Standards and Design Guidelines

This section is divided into two sections, Setbacks and Design Guidelines.

#### A. Setbacks

##### 1. Building

The goal in setting standards for the building setbacks is to reduce the visual impact of the garage. In all cases the porch or entry feature will bring the dwelling closer to the sidewalk than the garage. The porch and entry will be allowed to within 12' 6" of the front property line, with a maximum front yard building setback of 20' and a minimum front yard building setback of 15'. The maximum setback shall not apply to lots with a front property line width of less than 45'. The side yard setback on the street side of a corner lot shall be 12' 6" minimum (see Figure 2). The

setback for lots which have property lines on Natoma Street shall be measured form 3' behind the back of the sidewalk; setbacks on all other lots shall be measured from the back of the sidewalk, See Figure 1 for sidewalk to property line relationship. See Figure 2 for setbacks and building configurations for Lots 41 of Unit 1 and 42-49 inclusive of Unit 2. See Figure 2A for setbacks and building configuration for Lot 36.

#### *Summary:*

A. Porch/Entry	12'-6" Min.
B. Building	15'-0" Min., 20' 0" Max.
C. Sideyard	5'-0" (both sides)
D. Rear Yard	15'-0" Min.
E. Sideyard (street side-corner lot)	12'-6" Min.

#### 2. Garage

The garage must be at least 5'0" behind the building line. The goal in controlling the garage placement is to reduce the visual impact of the garage from the street.

#### *Summary:*

A. Front	22'-6" Min. N/A Max.
B. Side	5'-0"
C. Rear	5'-0" or 4'-0" on alley

Three options are provided: a side drive to rear garage, a modified front garage position with a driveway that may be narrower at the street than at the garage doors, and rear garage off an alley.

(A) The side drive option can lead to an attached or detached garage located in the rear of the site no closer than 50'0" to the front property lot line. The driveway may be a single lane for the first 25'0". See Figures 2 and 3.

(B) The modified front garage location is required to be located 5'0" behind the facade line of the building and 10'0" behind the front of the porch or entry. It can be no closer than 22'6" to the front property lot line and may have a double car driveway. The driveway width at the street may taper evenly to a minimum width of 9 feet and a maximum of 12 feet. See Figure 4. This option will work well with lots that are narrow at the property line. See Figure 5. This configuration will also work with lots with wide frontage and which are shallow. See Figure 6.

(C) The alley option is also available in selected locations. In this case, the face of the garage would be located 14'0" from the center line of a 10'0" paved alley at the rear of the lot. 2'0" of the 4'0" between the garage and edge of alley would be landscaped for the non-drive area with a required 6'0" fence parallel to the garage face. See Figure 7.

#### B. Design Guidelines

##### 1. Exterior Materials

Variation in building facades should be achieved, in part, by using a variety of materials along each street, including, but not limited to, stucco, wood siding, stone and brick. Street elevations should be broken with reveals, recesses, trim elements and other architectural features to provide visual interest. In general, high quality materials are encouraged, and prefabricated inexpensive



materials are discouraged; T1-11 and metal are not allowed.

In order to avoid the appearance of a false applique, no material change is allowed at corners. Material changes must occur reverse corner or must return on the side wall to the privacy fence. In no case shall this return be less than 4'0". See Figure 8.

## 2. Fence and Fencing Material

Side yard, front wing, rear yard and alley fences should be 6'0" high. Architectural fences within front yard setbacks shall not exceed 30" in height. Front and side yard fencing materials must be consistent with the materials and architecture of the homes.

Visible fencing should be composed of wood, masonry and/or wrought iron. In no cases will cyclone or wire fencing be allowed. Alley fences must be coordinated to have unified material for the run of the alley. The material for the fence along the alley shall be redwood. The alley fence shall be 6' high and be constructed with 4 x 4 posts, 6' on center, with a 2 x 6 cap.

## 3. Roofs

The pitch of a roof shall be at least five feet in twelve feet; however, a roof with a pitch of less than 5 to twelve may be permitted, if the roof is harmonious with the overall and design is aesthetically pleasing. The maximum roof height shall be 35' and no more than 2-1/2 stories.

## 4. Projections and Bays

In order to encourage variety and scale in the facades, bays and projections of up to 3'0" will be allowed in the front yard setback. This paragraph shall in no way limit projections into either side yards or rear yards that are consistent with existing City Building code. These projections must be designed in such a way to avoid visual competition with front porches or entries. See Figure 9.

## 5. Mechanical Equipment and Utilities

All electric, gas, television, radio and telephone lines shall be placed underground. No heating, cooling, antennas or air conditioning equipment, including fans or similar devices, shall be placed on the building roof. All heating, cooling and other mechanical equipment shall be allowed only in backyards. Satellite dishes are not permitted.

## 6. Porches

It shall be a goal of this project to construct 50% of the houses with porch that will have a minimum depth of 5'0" and a minimum length of 50% of the primary front building facade. The primary front building facade is defined as the length facing the street of non-garage facade. The porch should provide space for the primary entrance to the house and be covered by a roof. The porch can be integrated with second floor elements to provide balconies and decks. Various types of roof supports are encouraged and cantilevered roofs are not allowed. See Figure 10.

## 7. Entries

In those models without porches a strongly articulated entry feature facing the street is encouraged. This feature should clearly mark the entry and provide a minimum sheltered area at the front door. It should provide a covered area of no less than 4'0" deep and 6'0" wide with no more than 2'0" of that depth recessed. Its architectural elements should be proportioned and detailed to create a sense of permanence and strength. See Figure 11.

Depth	4'0" Min.
Length	6'0" Min.

## 8. Landscape

The intent is to create a heavy "canopy" over the sidewalk. Specified street trees will be located 4'0" from the sidewalk edge and spaced according to an approved street plan at approximately 35' to 45' on center. See Figure 12.

A. Street Trees - Approximately 35' - 45' o.c., 4' from sidewalk.

B. 2' planter required at Alley.

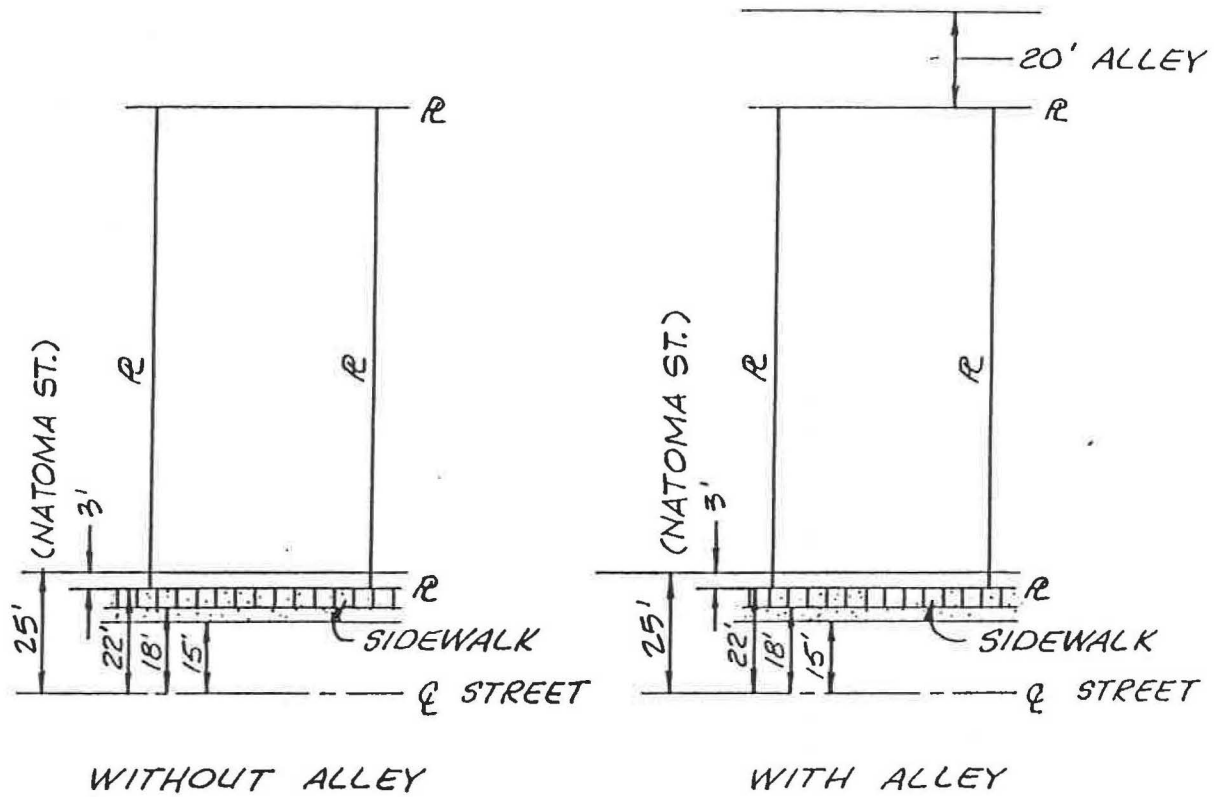
C. All trees must be of a minimum 24" box size.

## 9. Building Coverage

Maximum lot coverage by building structures shall not exceed fifty percent (50%) of the total lot area.

### III. Enforcement

The project owner shall appoint an Architectural Review Committee to insure compliance with these Guidelines and Standards. Building plans and plot plans shall be approved by the Architectural Review Committee prior to submittal to the City. Building plans shall then be submitted to the Planning, Inspections, and Permitting Department prior to submittal to City for building permit.



PROPERTY LINE EXHIBIT  
 FIGURE 1

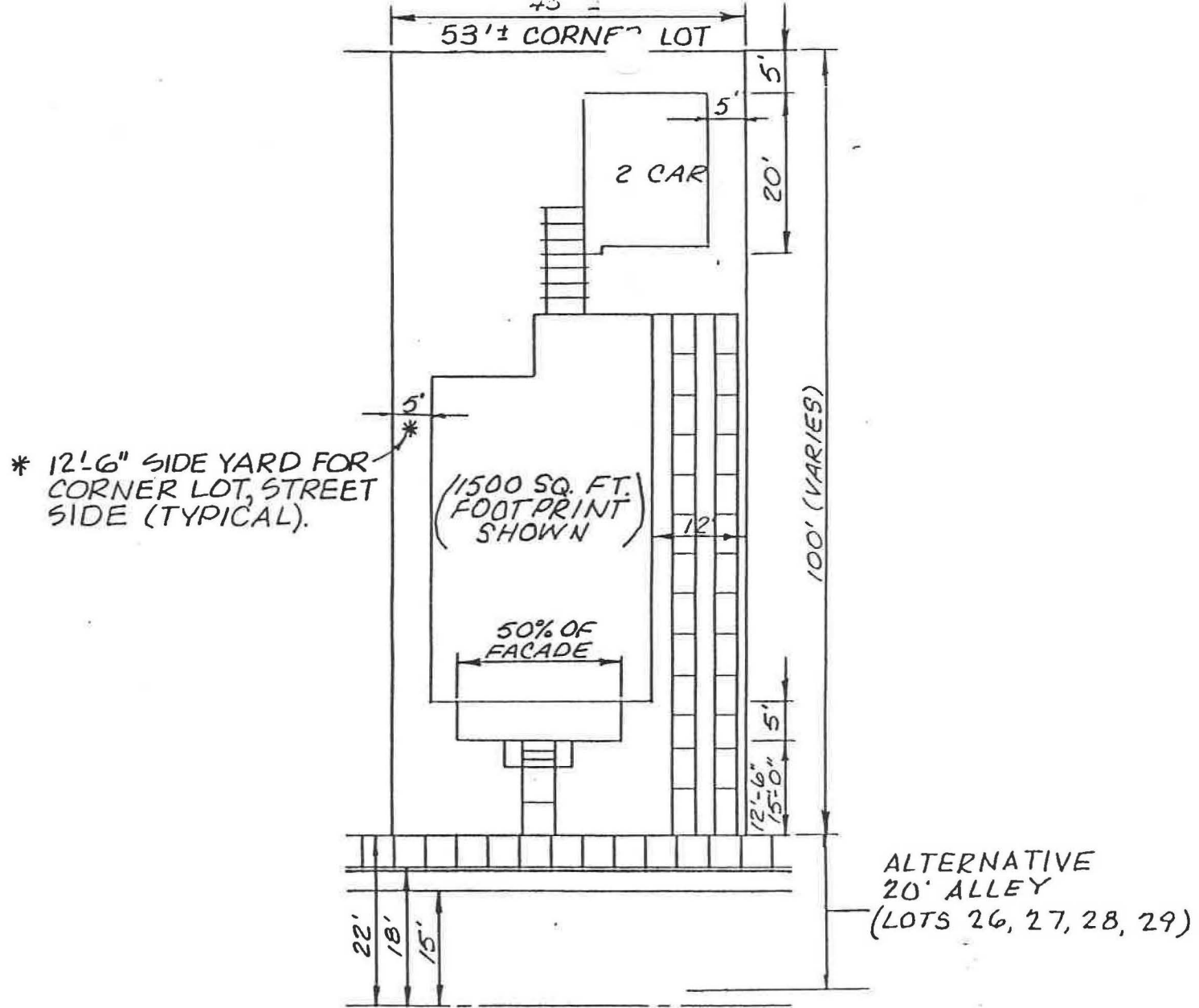


FIGURE 2

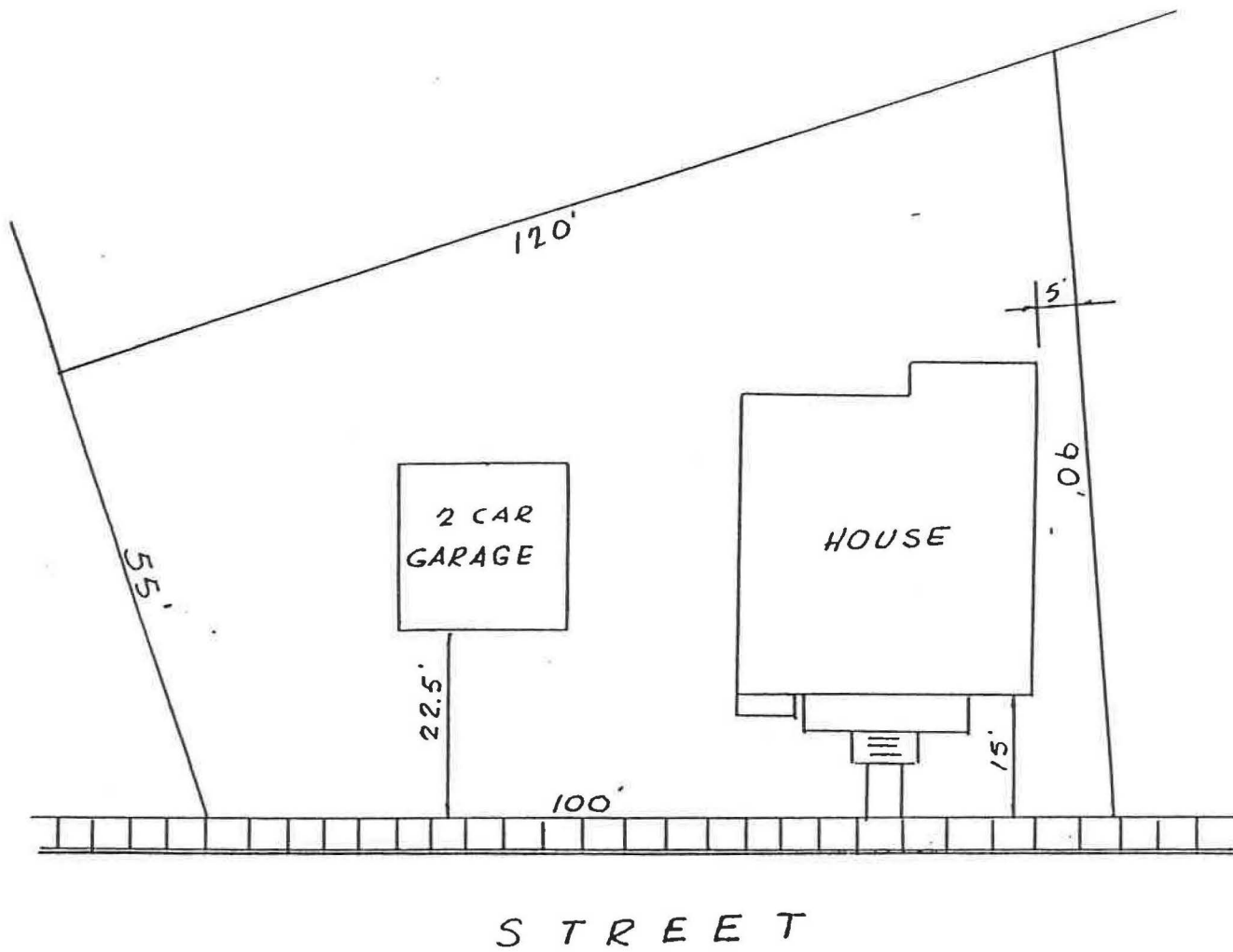


FIGURE 2A

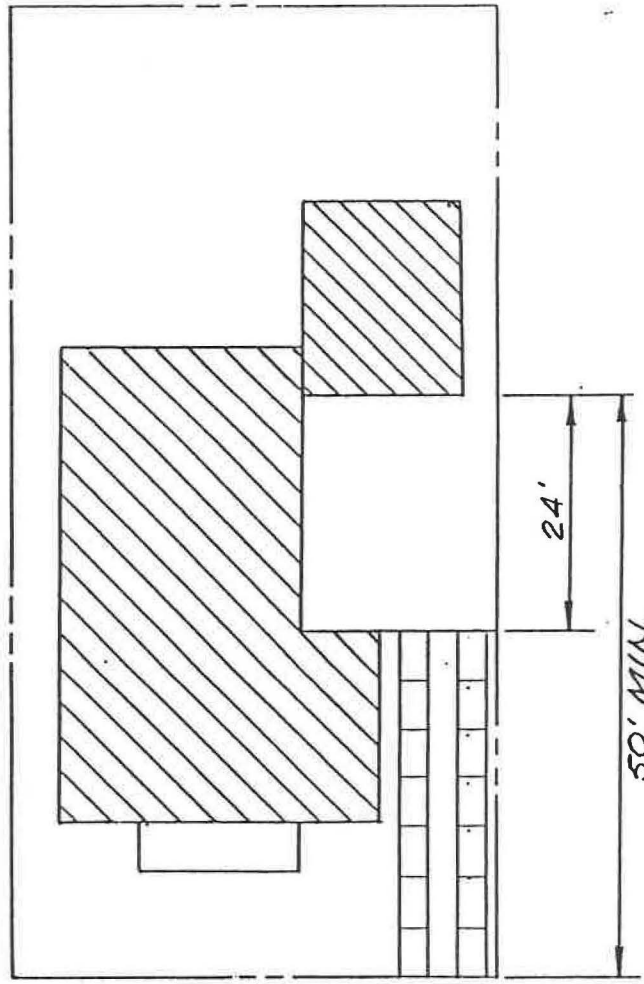


FIGURE 3

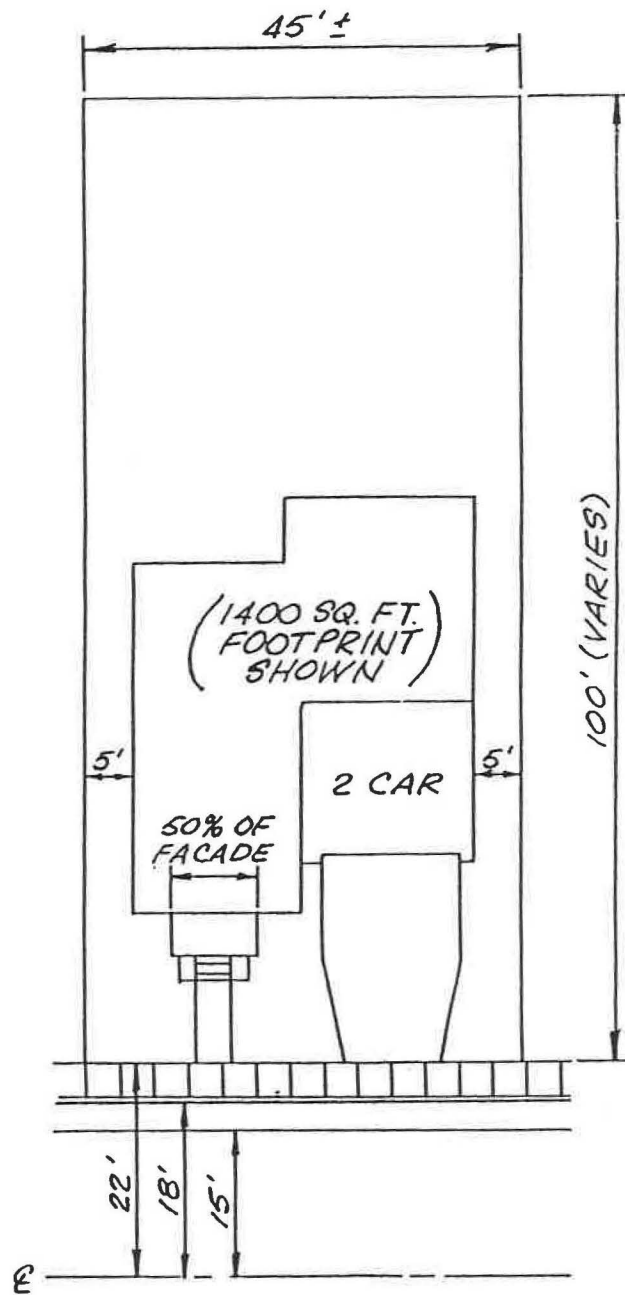


FIGURE 4

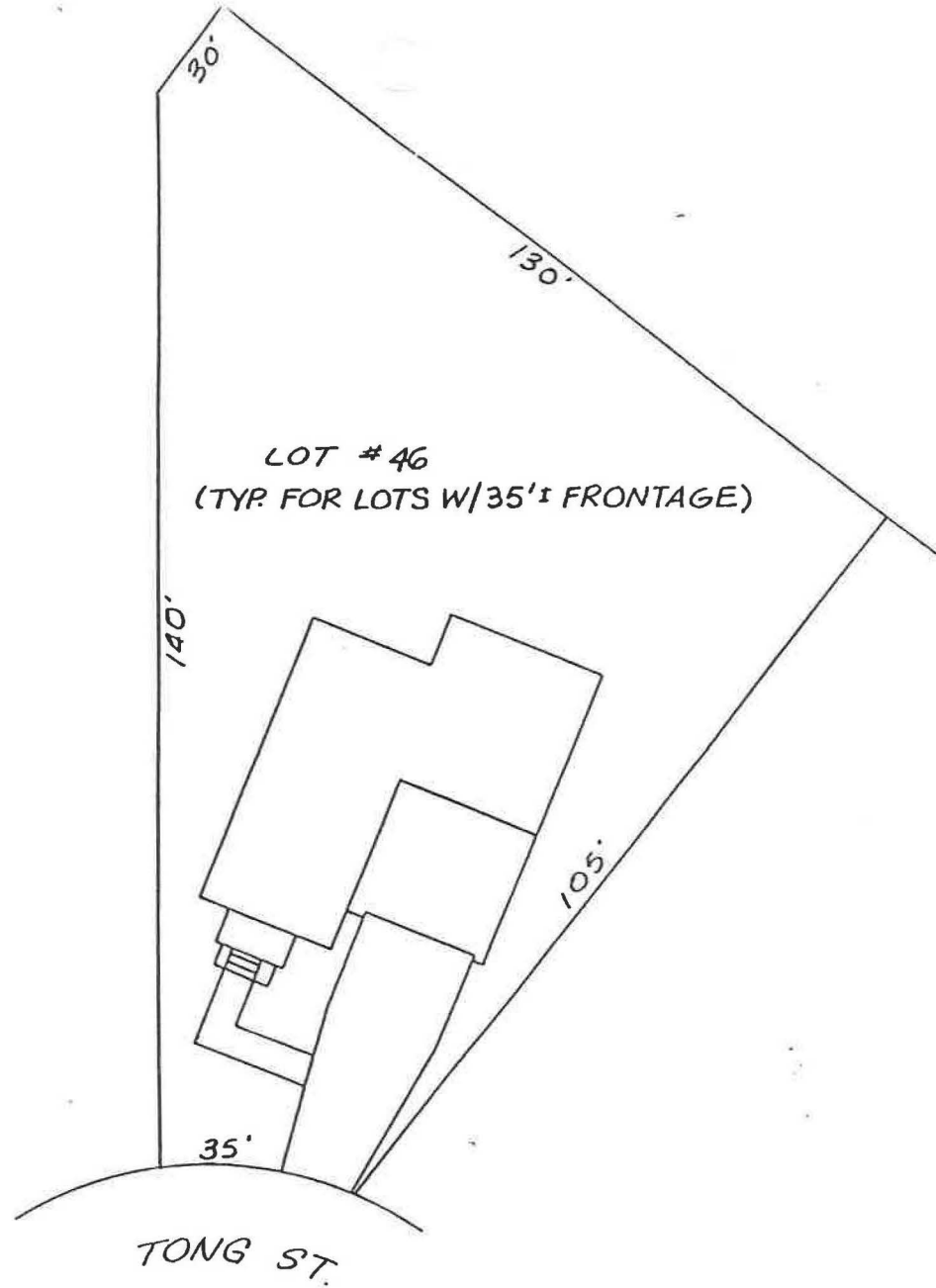


FIGURE 5



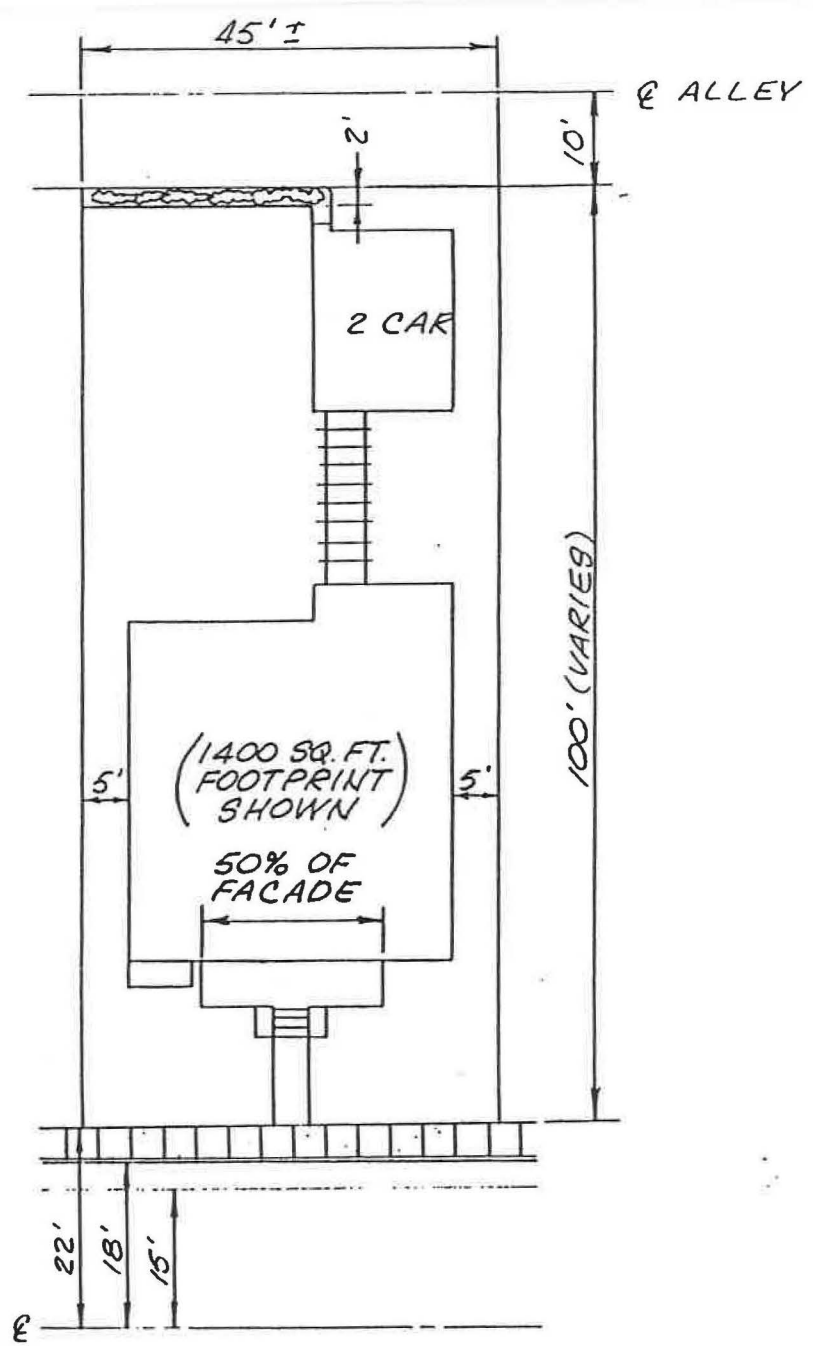
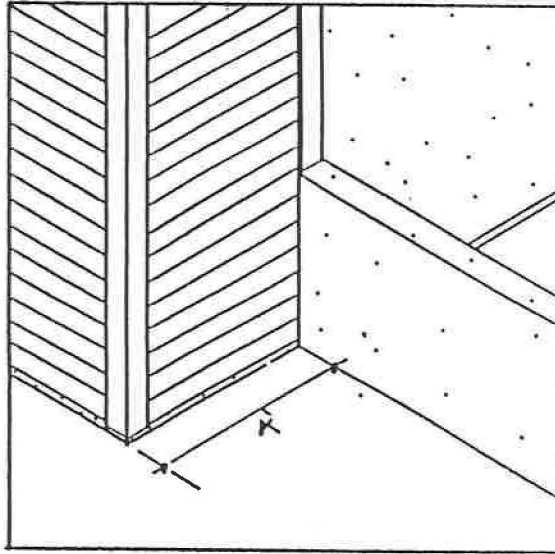


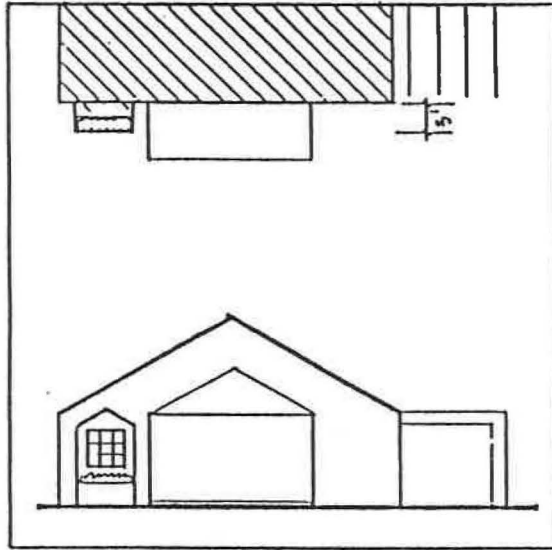
FIGURE 7

FIG. 8

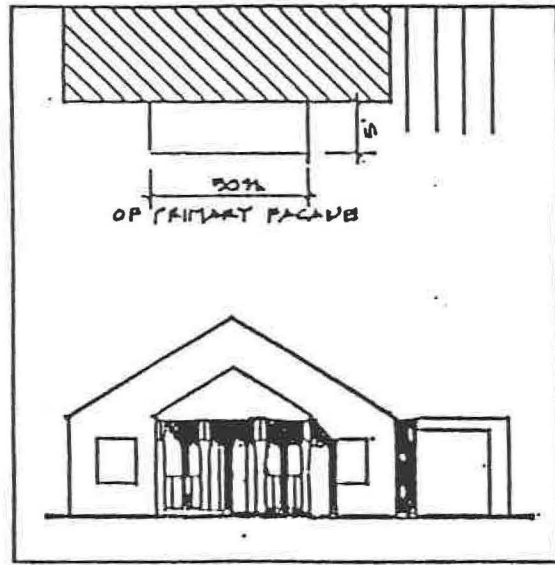


MATERIAL CHANGES

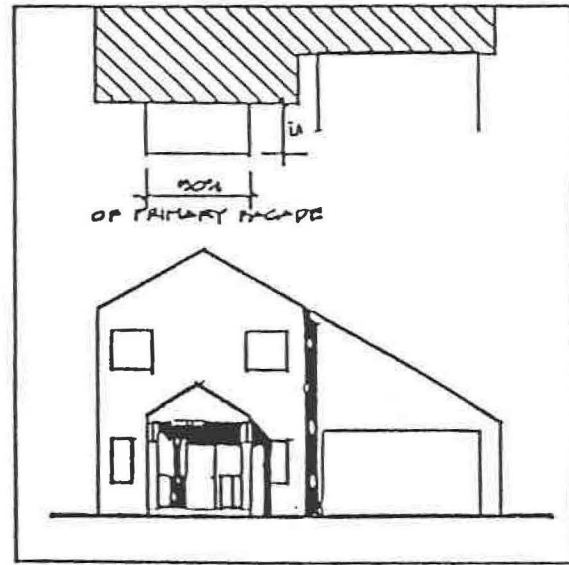
PK. 9



PROJECTIONS & RAYS

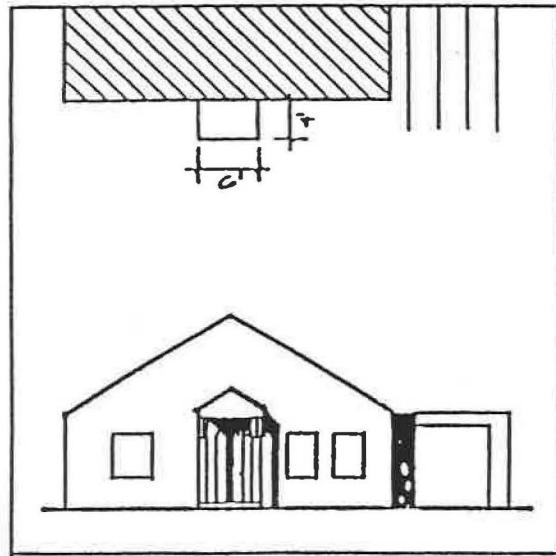


PORCH @ SIDE DRIVE

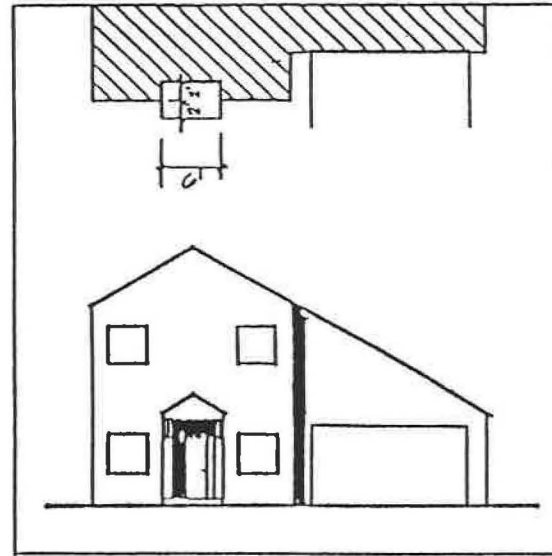


PORCH @ FRONT DRIVE

FIGURE 10



ENTRY @ SIDE DRIVE



ENTRY @ FRONT DRIVE (ACCESSED)

FIGURE 11