

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.