



# Accessory Dwelling Unit Design Workbook

## Part II - Historic District

*A resource guide for homeowners, designers, and contractors for ADUs in the Historic District*

City of Folsom  
Community Development  
Department



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# Part II – The Historic District

ADU Design, Standards and Styles for the District

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# ADU Process in the Historic District

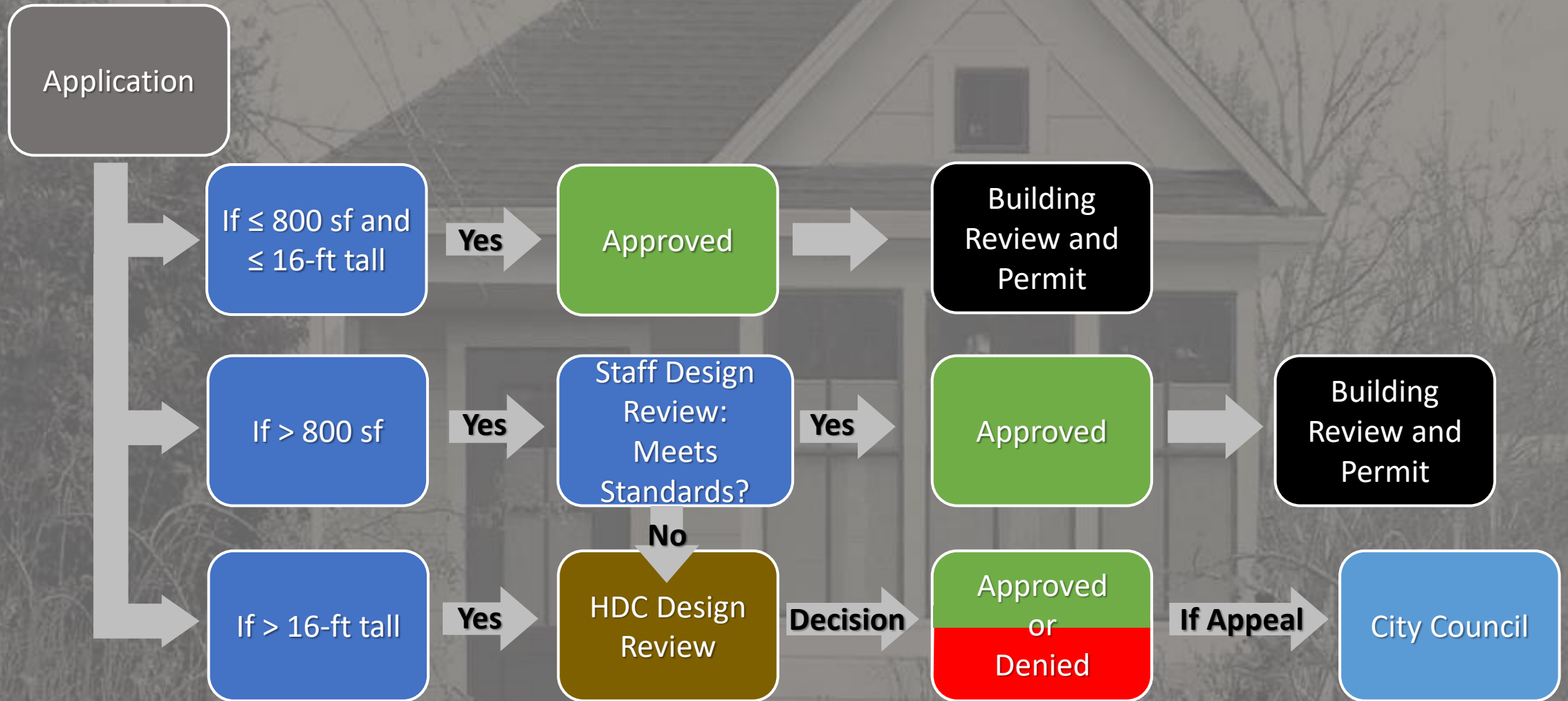
ADUs are permitted anywhere in the Historic District where residential development or residential mixed-use development is allowed. If your ADU is 800 square feet or less, 16 feet tall or less, and you meet the minimum side and rear yard setbacks of 4 feet, then no design review is required. You simply complete and submit a building permit application at the City's [ePermit Center](#), and you can begin the building plan review process. It's recommended, though not required, to follow the design guidance in this workbook or in the City's Historic District Design and Development Guidelines. Preserving the historic look and charm of the district is vital to maintaining the area as a unique part of Folsom.

As shown on the following chart, ADUs that are larger than 800 square feet must comply with design standards listed in the City's ADU Ordinance. This means selecting a historic architectural style as shown starting on page 12 of this workbook and following the basic standards identified in the Ordinance and illustrated in this workbook. Submit a Design Review Application to City Planning staff and staff will review your application quickly typically within a couple weeks. There is no hearing with this staff-level review and once approved you can submit a building permit application.

For ADUs taller than 16 feet, design review approval by the Historic District Commission is required and follows the process in [Section 17.52.300](#) of the Folsom Municipal Code. The ADU must meet the design standards set out in the ordinance and also demonstrate how the design will address issues such as privacy, scale, and massing. ADUs in the Historic District cannot be taller than 25 feet. An ADU located within 50 feet of a California or federally listed historic structure cannot be any taller than 16 feet. If approved by the Commission, you can then apply for a building permit.



# Historic District ADU Application & Review Process







# Historic District Background

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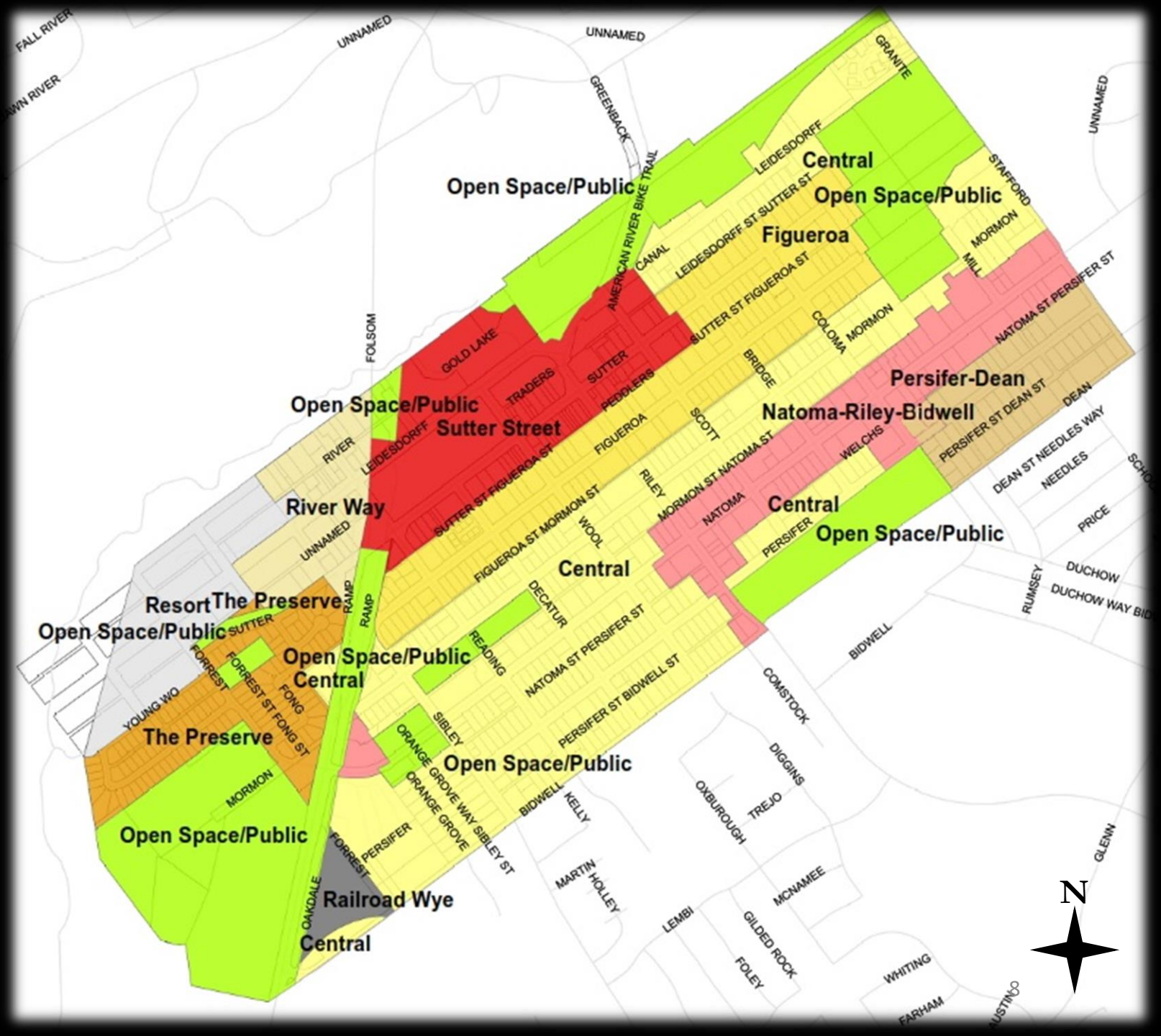
Originally laid out by Theodore Judah in 1855, Folsom's Historic District is a special place in the city that reflects not only the early history of the community, but also showcases many of the residential design styles over a hundred-year period from 1850 to 1950 including Craftsman, Queen Anne, Delta, Italianate, Spanish Eclectic, and Ranch.

As shown on the map on the following page, the Historic District has been divided into subareas. Each subarea has unique characteristics including different mixes of land use and predominant architectural design styles.

# Historic District Boundary & Subareas

## Subarea Name:

-  Central
-  Figueroa
-  Natoma-Riley-Bidwell
-  Open Space/Public
-  Persifer-Dean
-  Railroad Wye
-  Resort
-  River Way
-  Sutter Street
-  The Preserve



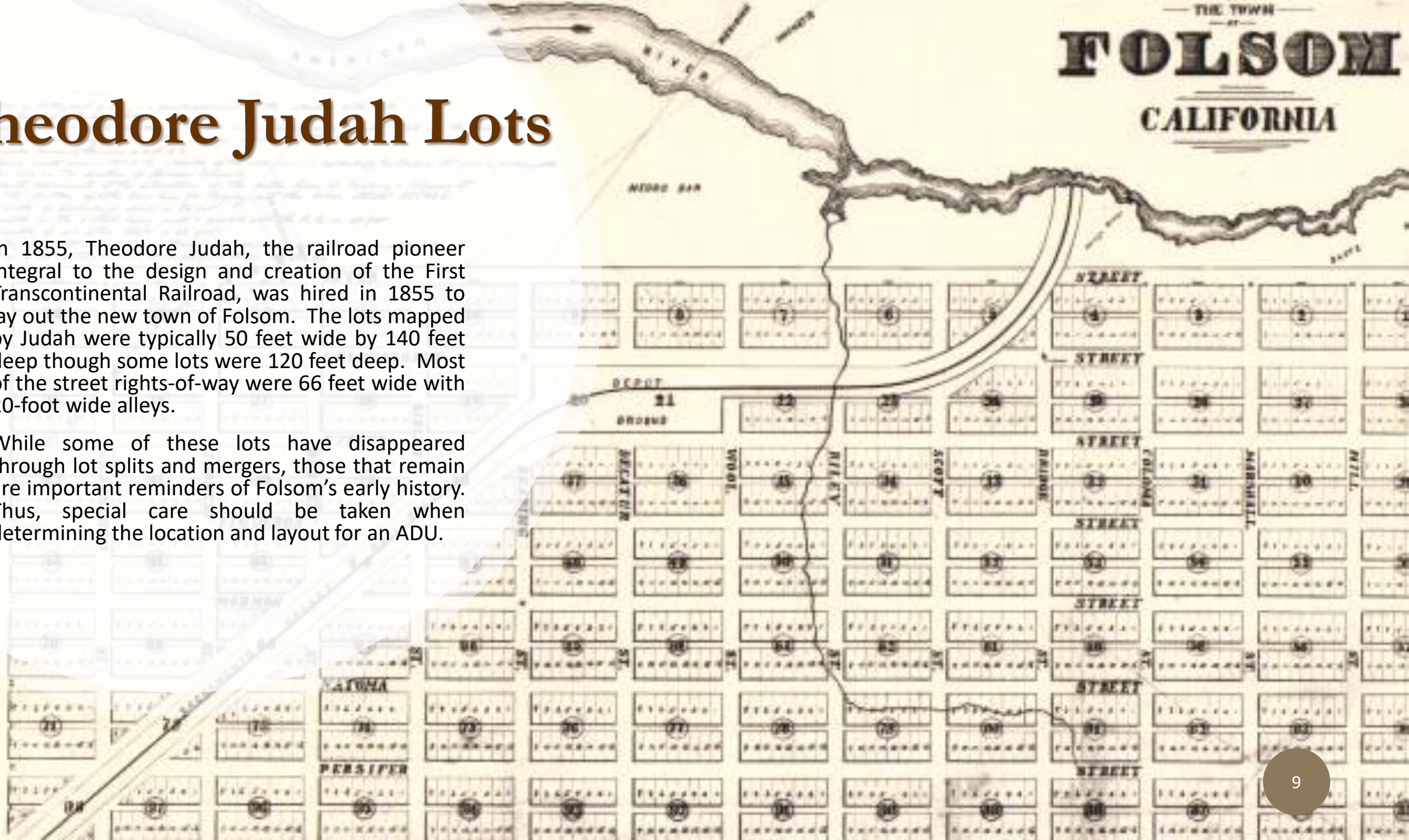


THE TOWN  
**FOLSOM**  
CALIFORNIA

# Theodore Judah Lots

In 1855, Theodore Judah, the railroad pioneer integral to the design and creation of the First Transcontinental Railroad, was hired in 1855 to lay out the new town of Folsom. The lots mapped by Judah were typically 50 feet wide by 140 feet deep though some lots were 120 feet deep. Most of the street rights-of-way were 66 feet wide with 20-foot wide alleys.

While some of these lots have disappeared through lot splits and mergers, those that remain are important reminders of Folsom's early history. Thus, special care should be taken when determining the location and layout for an ADU.



# ADU Location and Layout

Since many homes on Theodore Judah reflect the historic style and design from the period between 1850 and 1950, adding a new ADU should respect and reflect the Historic District Design and Development Guidelines.

On Theodore Judah lots, ADUs should:

- ❖ Be placed toward the rear of the property
- ❖ Have direct access to the alley or via a pathway from the front
- ❖ Be secondary in size and scale to the original home
- ❖ Similar in design and style to the original home or be based on a historical style existing in the District (i.e., Craftsman, Queen Anne, Italianate, etc.)

ADUs on top of garages should be located on the alley and the garage should open onto the alley not the street. ADUs on top of garages should design the structure to ensure the privacy of adjacent properties.

**ADU Layout Examples** (shown on right image):

**A – Above-Garage ADU:** While the ADU on the garage may be acceptable, garage entry should be on the alley not on the primary street. **DISCOURAGED.**

**B - Attached ADU:** Though ADUs that front on alleys are preferred, an Attached ADU built in the same style as the original home is acceptable. **ACCEPTABLE.**

**C - Detached ADU:** Separate from the original home but built in the same historic style and fronting on the alley, this ADU layout is preferred. **PREFERRED.**

**D - Above-Garage ADU:** Oriented to the alley with the garage entry facing the alley, this ADU on top of the garage is acceptable. **ACCEPTABLE.**





# Additional Considerations

**HISTORIC DISTRICT DESIGN STANDARDS:** ADUs larger than 800 square feet or taller than 16 feet must satisfy the historic design standards in the ADU Ordinance (refer to [Section 17.105.160](#) of the Folsom Municipal Code). You will need to select an historic architectural style appropriate for the subarea of the Historic District where your ADU is located. You will then need to include all the specific design standards for that style in the design of your ADU except those listed as “optional.” Deviations from any of these standards may result in additional review. The architectural styles appropriate for each subarea are listed in the Historic Styles and Subareas on this page.

**HISTORIC STYLES AND SUBAREAS:** Certain architectural styles are appropriate in different subareas of the Historic District. Craftsman, Queen Anne, Delta, Italianate, and Spanish Eclectic styles are acceptable in all Historic District zones and subareas. However, the 1950s Ranch Style and Contemporary Style are only acceptable in the Persifer-Dean subarea and The Preserve subarea (refer to the map on page 8 of this workbook). Examples of all these styles are shown beginning on page 12.

**ADUs NEAR HISTORIC STRUCTURES:** Any ADU proposed within 50 feet of the property line of a parcel with a structure listed on the California Register of Historic Resources cannot be any taller than 16 feet as measured from the finished grade to the peak of the roof. This is to ensure that views of historic structures are not blocked by tall ADUs.

**ADU AND REAR LOT COVERAGE:** An ADU that is larger than 800 square feet must not cover more than 40% of the rear yard. In addition, at least 45% of the entire lot must remain as pervious surface (refer to Glossary for definition). This means that the home and the ADU must not cover more than 55% of the lot. If your ADU covers more than is allowed, you may need to decrease the size of your ADU to satisfy this standard. In no case can the City require you to reduce your ADU below 800 square feet.

**ABOVE-GARAGE ADU:** An ADU on top of a garage can be an efficient way to maintain parking for the home and also provide additional housing without covering more of the yard. Like above-garage ADUs, carriage homes were a popular way of providing additional housing in the 19<sup>th</sup> and early 20<sup>th</sup> Century. These homes combined small living quarters above or next to space for the carriages (later automobiles). However, privacy and design are particularly important for these taller ADUs.

**HEIGHT AND PRIVACY:** Tall ADUs create unique design challenges related to privacy and building scale. To maintain the secondary nature of the ADU, a tall ADU should be designed to break up the building mass so that it does not overwhelm the original home. Refer to the standards in [Section 17.105.150](#) of the FMC. This can include stepbacks, recessed areas, and different materials. Interior staircases, screened landings for exterior staircases, glazed windows, and clerestory windows are just a few of the ways that you can ensure the privacy not only for your ADU residents, but also for your neighbors. For any ADU taller than 16 feet, Design Review approval by the Historic District Commission is required.

**INFRASTRUCTURE:** Refer to the discussion on page 13 in Part I of this workbook.

**PARKING:** Parking is not required for any ADU in the Historic District. However, you may provide a parking space for the ADU if you wish.

**DESIGN REVIEW FEE:** For any ADU larger than 800 square feet or taller than 16 feet, Design Review by Planning staff is required. The City’s Design Review fee for an ADU is \$58.

An architectural line drawing of a single-story house with a prominent front porch. The house features a gabled roof with a small dormer window in the center. The porch is supported by several square columns and has a decorative railing. The drawing is rendered in a classic architectural style with fine lines and shading to indicate depth and texture.

# Historic Design Styles

Examples of Historic Design Styles from the ADU Ordinance





# Historic District Styles

## CRAFTSMAN

**Craftsman** is an architectural style inspired by the American Arts and Crafts movement, which included interior design, landscape design, applied arts, and decorative arts, beginning in the last years of the 19th century. This style is seen throughout Folsom's Historic District as well as more modern interpretations elsewhere in the city. Key design features of the style include:

- A low roof pitch between 2/12 and 4/12
- Gable or side-gable roof with unenclosed eave overhang
- Exposed roof rafters or braces under gables
- Double hung windows with smaller panes above large pane
- Horizontal siding that is 3" - 4" inches wide
- Shed or gabled roof dormer
- Entry porch with roof supported by tapered columns with square bases that extend to the ground



# CRAFTSMAN

## Design Elements

Entry porch with tapered columns and square bases

Low-pitch gable roof with dormer



Exposed braces under gables



© 2020 Lumberjocks

Multi-pane sash window



© 2020 Tumbleweed Tiny Homes

© 2020 Anderson Windows





# Historic District Styles

## Delta

Characterized by its simple narrow, design and front porch, **Delta** style is evocative 19<sup>th</sup> century homes built not only in California's delta but also in communities along the Mississippi gulf. Simple and relatively easy to construct these homes were often built and occupied by the working class in Folsom. Key design features include:

- Elevated front porch with stairs
- Gable roof with pitch of between 6/12 and 12/12
- Square posts and rails
- Simple, square gable vent
- Tall, narrow windows
- Horizontal clapboard or board and batten siding





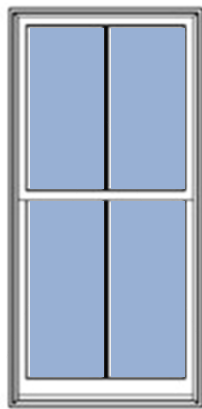
Low-pitched roof over porch



Single-front gable roof and front porch with square posts.



Simple rectangular gable-end vent



Tall narrow windows with simple trim

# Delta Style

## Design Elements





# Historic District Styles

## Queen Anne

The **Queen Anne** Style was popular in the United States in the 1880s in both urban and rural areas. Examples can be found in the Historic District, the most notable of which is the Cohn House. While the popularity of the Queen Anne Style waned by the 1900s, some elements continued to be found on buildings into the 1920s. The Queen Anne cottage style was a simpler interpretation of the original Queen Anne style. Queen Anne cottage homes are smaller and simpler homes. This style would work well for those looking to build an Accessory Dwelling Unit. Key characteristics of the style include:

- ❖ Hipped or gable roof
- ❖ Steep roof pitch between 8/12 and 18/12
- ❖ Scalloped shingles with window or vent at end of forward-facing gable
- ❖ Wrap-around or front entry porch with turned posts, decorative brackets, and spindlework
- ❖ Narrow horizontal siding
- ❖ Tall, narrow windows
- ❖ Angled bay (bay windows)
- ❖ Multiple gables and dormers



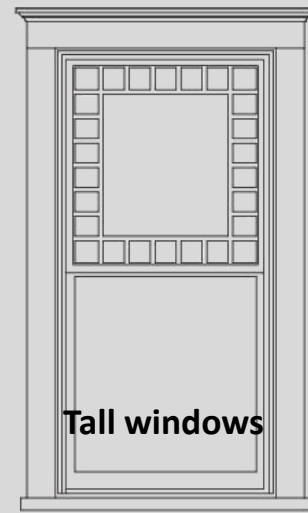


Porch with spindlework

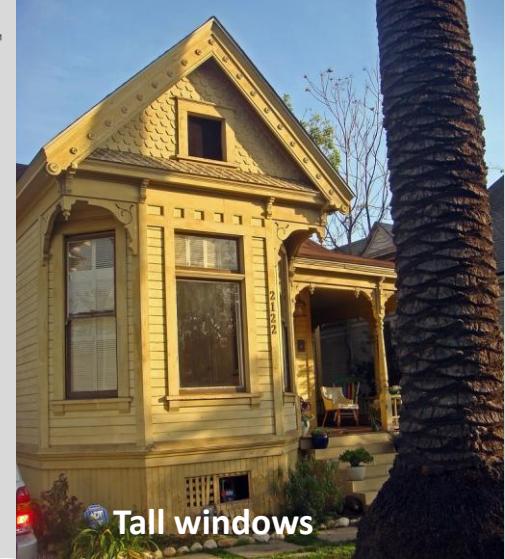
Scalloped shingles with window at end of forward-facing gable



# Queen Anne Design Elements



Tall windows



Tall windows



Angled bay



# Historic Design Styles

## *Italianate*

Italianate architecture is a design style that dates from the mid to late 19th-century and draws upon 16th-century Italian Renaissance architecture. This architectural style became quite popular between 1840 and 1885 due to its suitability for different building materials and budgets. Examples of Italianate architecture are seen in the Historic District. Since Italianate homes were typically two to three-stories, this design style may be less suitable for smaller ADUs, but one-story examples do exist in Folsom including this building on Figueroa Street that houses the offices of Trinity Episcopal Church. Key features of the Italianate style include:

- ❖ Low-pitched roof
- ❖ Tall narrow windows typically arched at the top
- ❖ Moderate to wide overhanging eaves
- ❖ Eaves supported by corbels or decorative brackets
- ❖ Angled bay (bay windows)
- ❖ Paneled doors
- ❖ Single-story entry porch
- ❖ Horizontal wood siding





Angled bay



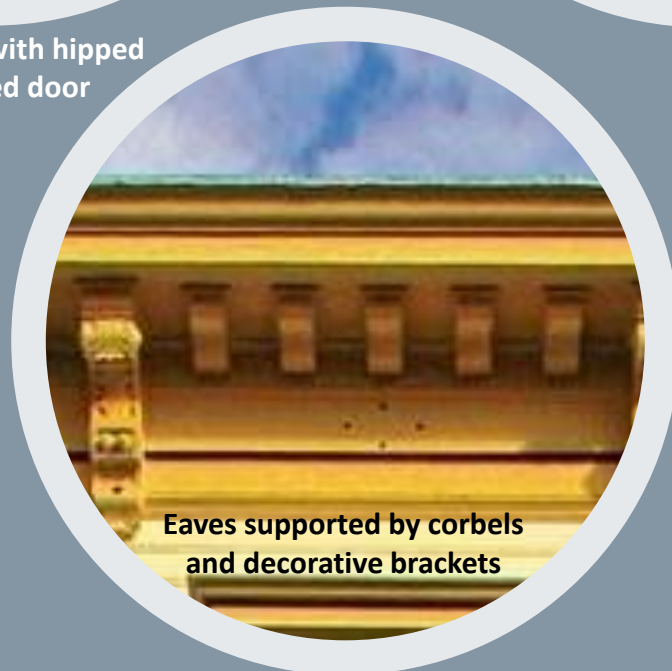
Single-story porch with horizontal wood siding and paneled door



Single-story porch with hipped roof and paneled door



Hipped roof with wide over-hanging eaves.



Eaves supported by corbels and decorative brackets



Tall, arched windows

# *Italianate*

## Design Elements



# Historic District Styles

## SPANISH ECLECTIC STYLE

Spanish Eclectic style, also referred to as Spanish Revival is an architectural style influenced by Spanish mission, Moorish, and Mediterranean design. Popular between 1915 and 1940, this style includes low-pitched red tile roofs, stucco covered exterior walls, and heavy wooden doors. Entries and windows often are framed by arches. Wrought-iron and tile are also used as decorative accents.

Examples of the Spanish Eclectic style are scattered throughout the Historic District. Though it lacks the typical red tile roof, the Granite School at 909 Mormon Street, which was designed by George C. Sellon, reflects the Spanish Eclectic design with its stucco exterior and arched windows and doorways. Several other examples can be found on Natoma Street such as at the northeast corner of Natoma and Scott Streets.



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# SPANISH ECLECTIC STYLE

## Design Elements



Low-pitched cross gabled red-tile roof with red tile vents with eaves that have only a little overhang.



Exterior stucco cladding with an arched doorway with a heavy wood door.



# Historic District Styles

## 1950's Ranch

First constructed in the 1920s, the ranch-style house is known for its low profile and wide-open layout. Inspired by the wide-open spaces of the American West, this house style became especially popular during the post World War II building boom. This casual style is most common in the Persifer-Dean area of the Historic District, where homes of this style were built in the late 1940s and the 1950s.

The Ranch style is characterized by:

- ✓ Single-story design
- ✓ Low to intermediate roof pitch
- ✓ Front-facing gables
- ✓ Simple, modest porch
- ✓ Soffited eaves
- ✓ Lack of decorative wall detailing
- ✓ Sliding glass doors

While this style is appropriate in the more recently developed areas of the Historic District like the Persifer-Dean and The Preserve subareas, it is not appropriate in older areas of the District.





# 1950's Ranch-Style Design Elements



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Single-story ADU with simple porch



Front-facing gable with soffited eaves



Low roof pitch with lack of decorative wall detailing



# Historic Design Styles

## Contemporary

Built in the 1950s to the 1970s, this architectural style is characterized by simple, clean lines with large windows without decorative trim. The exteriors are a mixture of siding, stucco, stone, and wood. The roof is typically flat or shallow pitched, often with large overhangs. This style does not have much detail or ornamentation. Instead the style focuses on clean and smooth textures and lines.

This style is confined to the edge of the Historic District and is only allowed in the Persifer-Dean subarea. The photo on the right shows a home located on Dean Way that exemplifies the contemporary design style in the District.





# Contemporary Design Elements

- Flat or slanted roof
- Plain door, near flush with wall
- Cantilevered soffited eaves
- Window near flush with wall casement
- Modest or no trim around windows



# Glossary

**ADU:** Accessory Dwelling Unit.

**Angled Bay:** Also, referred to as a “bay window” or “canted bay window,” this is an angled portion of the home that protrudes outwards from the facade typically with windows on the center and sides. The angle breaking the facade is less than a right angle, thus enabling a canted facade to be viewed as part of the home rather than an addition. Bay windows frequently have canted or angled sides.

**Cantilever:** This is a rigid structural element which extends horizontally from a flat vertical surface such as a wall and is supported at only one end.

**Corbel:** Projection jutting out from a wall to support the eave above it.

**Cross-Gabled Roof:** A gable roof, where two gable roof lines intersect at a 90-degree angle.

**Eave:** The part of a roof that meets or overhangs the walls of a building.

**Gabled roof:** A roof supported by roof trusses or rafters that consists of two roof sections that slope in opposite directions and placed such that the highest, horizontal edges meet to form the roof ridge. The pitch of the roof can vary greatly.

**HDC:** City of Folsom Historic District Commission.

**Hipped roof:** A roof with the ends inclined, as well as the sides.

**Pervious surface:** This is a surface that allows the percolation of water into the underlying soil. Pervious surfaces include grass, mulched groundcover, planted areas, other landscaped areas, or porches and decks erected on pier foundations that maintain the covered lot surface’s water permeability.

**Roof pitch:** This is the steepness of the roof expressed as a ratio of the number of inches the roof rises for every 12 inches of horizontal roof length (example: 4/12). The larger the rise, the steeper the roof (e.g., 10/12). Low pitch roofs are considered any ratio of 4/12 or less while a steep roof pitch is 9/12 or more.

**Soffit:** The underside of an architectural structural such as overhanging eaves. Soffited eaves are eaves covered in wood that extends out and connects the bottom edge of the eave with the building.

**Universal Design:** The design of buildings or environments to make them accessible to all people, regardless of age, disability or other factors.

# Historic District Resources

## Selected Bibliography:

City of Folsom. *Historic District Design and Development Guidelines*, 1998.

McAlester, Virginia Savage. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2014.

Whiffen, Marcus and Koeper, Frederick. *American Architecture 1607 – 1860*. 2<sup>nd</sup> Edition. Cambridge, MA: MIT Press, 1992.

## Online Resources:

AARP All About Accessory Dwelling Units. Website: [www.aarp.org/ADU/livable-communities/housing/info-2019/accessory-dwelling-units-adus.html](http://www.aarp.org/ADU/livable-communities/housing/info-2019/accessory-dwelling-units-adus.html)

Anderson Windows. *Anderson Architectural Collection Home Style Pattern Books*, 2018. Website: [www.andersenwindows.com/stylelibrary](http://www.andersenwindows.com/stylelibrary)

City of Folsom – ADU Website. Website: [www.folsom.ca.us/adu](http://www.folsom.ca.us/adu)

City of Folsom. [Historic District Design and Development Guidelines](#), 1998.

City of Folsom. Zoning Code: Chapter 17.52 – Historic District. Website: [www.codepublishing.com/CA/Folsom/#!/Folsom17/Folsom1752.html#17.52](http://www.codepublishing.com/CA/Folsom/#!/Folsom17/Folsom1752.html#17.52)

Home Stratosphere – Home Architecture Styles. Website: [www.homestratosphere.com/home-architecture-styles/](http://www.homestratosphere.com/home-architecture-styles/)

This Old House Online. Website: [www.thisoldhouse.com](http://www.thisoldhouse.com)

U.S. Department of the Interior, Historic Preservation Library. Website: [www.doi.gov/library/internet/historic](http://www.doi.gov/library/internet/historic)



# References

## ADU Information and Images:

AARP – The ABC’s of ADUs

[www.aarp.org/adu](http://www.aarp.org/adu)

Accessory Dwellings Blog

[www.accessorydwellings.org](http://www.accessorydwellings.org)

Builder House Plans

[www.builderhouseplans.com/collection/italianate-house-plans](http://www.builderhouseplans.com/collection/italianate-house-plans)

Building an ADU Blog

[www.buildinganadu.com/adu-photo-assortment](http://www.buildinganadu.com/adu-photo-assortment)

ePlans

<https://www.eplans.com/>

HomePlans

[www.homeplans.com/](http://www.homeplans.com/)

Marianne Cusato

[www.mariannecusato.com](http://www.mariannecusato.com)

Multiple Listing Service (MLS)

[www.mls.com](http://www.mls.com)

Tumbleweed Homes

[www.houseplans.com/exclusive/tumbleweed-tiny-house-company](http://www.houseplans.com/exclusive/tumbleweed-tiny-house-company)

Toblesky Green Architects

<https://tobleskygreenarchitects.com>

Zillow

[www.Zillow.com](http://www.Zillow.com)

For more information on Accessory Dwelling Units in Folsom's Historic District, visit:

[www.folsom.ca.us/adu](http://www.folsom.ca.us/adu)

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