

HISTORIC DISTRICT COMMISSION STAFF REPORT

PROJECT TITLE: The Bradley House

PROPOSAL: Nomination for listing on the City of Folsom Cultural Resources Inventory

RECOMMENDATION: Determine the resource eligible for listing

APPLICANT/OWNER: Jerry and Susan Mehring

LOCATION: Located north of Figueroa Street between Riley Street and Scott Street at 606 Figueroa Street

ASSESSOR'S PARCEL NO.: 070-0111-013

ZONING: The Figueroa Subarea/Two-Family Residence District (FIG/R-2)

GENERAL PLAN DESIGNATION: Multi-Family Low Density (MLD)

ADJACENT LAND USES AND ZONING:
North: Peddlers Lane and single-family residential development; SUTR/H-D
South: Figueroa Street and single-family residential development; FIG/R-2
East: Single-family residence with a second unit; FIG/R-2
West: Single-family residence; FIG/R-2

SITE CHARACTERISTICS: The Bradley House occupies two Theodore Judah lots that have been merged (100'x 140'). The property is level and mature vegetation surrounds the structure.

PREVIOUS ACTION:
PC95-043; A Conditional Use Permit to install and operate a Bed and Breakfast Inn within a residential home.

PN97-250; Second floor bedroom enlargement and bathroom addition with an associated deck area.

PN97-308; Accessory structure with two bedroom units and garage/storage space.

FUTURE ACTION: Add the nomination package to the City of Folsom Cultural Resources Inventory List that is available to the public at the planning counter.

APPLICABLE REGULATION:

The Historic Preservation Master Plan approved by Folsom City Council on November 24, 1998

ENVIRONMENTAL DOCUMENTATION:

The project is exempt from the provisions of the California Environmental Quality Act pursuant to California Code of Regulation Title 14, Section 15061 (Review of Exemption).

ATTACHED REFERENCE MATERIAL:

1. Assessors Parcel Map and Sanborn Map dated 1925
2. Nomination Package
3. Photos of the Bradley House

PROJECT PLANNER:

Lisbet Gullone, Associate Planner

BACKGROUND

On November 5, 1998, the Folsom City Council approved the 'Historic Preservation Master Plan.' This document established goals and objectives for historic preservation within the City of Folsom, identified a process for the listing of locally significant historic sites and structures, and authorized the Historic District Commission to determine the eligibility of sites nominated for listing. As a part of the approved master plan, 73 locally significant historic sites were listed and identified on a map. The master plan also specified that properties that have been determined eligible for the National Register of Historic Places or the California Register of Historical Resources are automatically eligible for local listing. In this category, one additional historic structure has been added to the original list of locally significant resources (the Orangevale Avenue Bridge).

NOMINATION

The Community Development Department has received a request for the listing of the Bradley House at 606 Figueroa Street as a locally significant historical site. The submitted registration form was prepared by the property owners, Jerry and Susan Mehring. Historic information regarding the property was obtained from State and local museums and libraries, in addition to by researching historic news articles. The property has not previously been considered for historic listing.

CRITERIA FOR LISTING

The Historic Preservation Master Plan specifies criteria for listing a resource in the City's Cultural Resources Inventory:

- 1) Property is associated with events that have made a significant contribution to the broad patterns of our history;
- 2) Property is associated with the lives of persons significant in our past;
- 3) Property embodies distinctive characteristics of a type, period, region, or construction method, or represent the work of a creative individual; or
- 4) Property has yielded, or is likely to yield, information important in Folsom's prehistory or history.

The Bradley House property meets the criterions for listing as established by the Historic Preservation Master Plan. The residence was constructed in 1859 in the early 'second gold rush' era when the original gold prospectors were followed by businessmen and farmers. At this time the new settlers included families that became a part of the permanent population of Folsom.

Business partners Cyrus Bradley and John Seymour built the original residence in Colonial Revival style before they brought their families to Folsom from the State of New York. Many changes and additions of the residential structure were completed during the early part of the twentieth century (1900-1940), to accommodate the growing families. As a result, the building design now includes elements of the Craftsman building style as well. The Bradley family occupied the home until year 1867.

The residence was converted to an owner-occupied bed and breakfast inn in 1996. After two guest suites were established, the owners expanded the owners quarters towards the rear of the property and added a detached carriage house with two small guest units above a garage/storage space. The two additions match the design of the older part of the residential structure and are minimally visible from Figueroa Street.

DETERMINATION OF ELIGIBILITY

The original occupants of the Bradley House (Cyrus Bradley and John Seymour) were active in the early Folsom business community from 1859 to 1867. Both men were agents for insurance companies with headquarters in New York and San Francisco. In addition, Cyrus Bradley was a founding member of Folsom's first library and the local International Order of Good Templars. John Seymour was a charter member of Folsom's International Order of Odd Fellows and a trustee for the first public school in Folsom (the Folsom Institute).

The early additions and modifications of the Bradley House that resulted in the current vernacular building style are typical for early residential structures in Folsom. It can also be argued that the change from an east-coast inspired Colonial Revival building style towards a Craftsman style, illustrates the gradually emerging west coast architectural style. The walls of the original home consists of a solid row of 2"x 4" redwood planks, while the walls of later additions were constructed as open frames. More recent additions to the Bradley House are consistent with the mixed design of the original residence and the pre-1940 building expansions. The more recent expansion of the main building and the addition of an accessory structure do not impact the view of the property from Figueroa Street.

The large landscaped yard around the Bradley House reinforces the impression of a historic property. Many of the existing plants may date back to the time when the original residence was built. It is possible that the scarlet oak in the back yard was brought by the Bradley/Seymour families from the east coast. The large Strawberry tree in the side yard originates in southern Europe and may have been imported from Mexico. A chaste tree of substantial age is also growing at the property. A white picket fence with an arched entrance way supports several rose bushes along the Figueroa street frontage.

In summary, staff has concluded that the first residents of the Bradley House were associated with the early permanent population and business community in Folsom, the building reflects some of the early residential design styles and construction methods and the building is surrounded by a garden that matches the era of the residence.

ENVIRONMENTAL REVIEW

The project is exempt from the provisions of the California Environmental Quality Act pursuant to California Code of Regulation Title 14, Section 15061 (Review of Exemption), as it can be said with certainty that the project will not have a significant effect on the environment.

STAFF RECOMMENDATION

Staff recommends that the Historic District Commission determine the Bradley House at 606 Figueroa Street eligible for listing on the City of Folsom Cultural Resource Inventory with findings.

HISTORIC DISTRICT COMMISSION ACTION

MOVE TO DETERMINE THE BRADLEY HOUSE PROPERTY AT 606 FIGUEROA STREET ELIGIBLE FOR LISTING ON THE CITY OF FOLSOM CULTURAL RESOURCE INVENTORY WITH THE FOLLOWING FINDINGS:

GENERAL FINDINGS

- A. NOTICE HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY THE CITY OF FOLSOM HISTORIC PRESERVATION MASTER PLAN.
- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND THE ZONING CODE.
- C. THE PROJECT IS EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CALIFORNIA CODE OF REGULATION TITLE 14, SECTION 15061 (REVIEW OF EXEMPTION).

ELIGIBILITY FINDINGS

- D. THE PROPERTY MEETS A LEVEL OF SIGNIFICANCE WITHIN FOLSOM'S EARLY HISTORY.
- E. THE PHYSICAL INTEGRITY OF THE RESOURCE AND THE SURROUNDING PROPERTIES HAS BEEN PRESERVED.

HISTORIC PRESERVATION FINDING

- F. THE BRADLEY HOUSE BED AND BREAKFAST INN IS PROTECTED BY CITY CODES AND DESIGN STANDARDS FOR THE FIGUEROA SUBAREA OF THE HISTORIC RESIDENTIAL SUBAREA IN THE FOLSOM HISTORIC DISTRICT.

