

HISTORIC DISTRICT COMMISSION STAFF REPORT

PROJECT TITLE:	The Burnham House
PROPOSAL:	Nomination for listing on the City of Folsom Cultural Resources Inventory
RECOMMENDATION:	Determine the resource eligible for listing
APPLICANT:	The Heritage Preservation League of Folsom (nomination form prepared by Tory Swim)
OWNER:	Lauraine Vossen
LOCATION:	Located at the northwest corner of the intersection of Figueroa Street and Scott Street at 602 Figueroa Street
ASSESSOR'S PARCEL NO.:	070-0111-012
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: Scott Street and single-family residential development; FIG/R-1-M West: The Bradley House Bed and Breakfast Inn; FIG/R-2
SITE CHARACTERISTICS:	The Burnham 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:	PC95-028; Conditional Use Permit for a Bed and Breakfast Inn PN01-006; Demolition Permit to remove a carport
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
2. Nomination Package
3. Drawing of the Original Burnham House
4. Site Plan Submitted in 1995 for a Bed and Breakfast Inn
5. Article from Folsom Life, published June, 2006
6. Sanford Insurance Maps from 1899, 1910 and 1925

PROJECT PLANNER:

Lisbet Gullone, Associate Planner

BACKGROUND**The Cultural Resource Inventory**

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.

James H. Burnham

After spending a few years in Folsom as a child, James Burnham returned to settle in Folsom in the early 1860's. He soon established himself as the town's first pharmacist. In 1866 he married Mary Clark, and purchased a home at 602 Figueroa Street, in the prestigious Nob Hill area.

NOMINATION

The Community Development Department has received a request for the listing of the Bunham House at 602 Figueroa Street as a locally significant historical property. The submitted registration form was prepared by Tory Swim on behalf of the Heritage Preservation League of Folsom. Historic information regarding the property was obtained from local residents and historians, City and County records and the Folsom History Museum. The property has not previously been considered for historic listing.

Building History

When James and Mary Burnham were ready for a larger home in 1891, Mary's father; architect Rueben Clark (co-designer of the State Capitol building in Sacramento) helped with the design. The original home at 602 Figueroa Street was moved north across Peddlers Lane, and the Burnham's built a three-story, Queen Ann style residence with four fireplaces, stained glass windows and imported tile. The Burnham family lived in the home until 1918, when John Russi (a local butcher and County Supervisor), purchased the property. During the 1930s, the home changed hands several times and in 1942, it was purchased by Mr. and Mrs. E. W. Hill. The present owner, Lauraine Vossen, purchased the home in 1959.

Current Building Description

The Burnham House was originally constructed with three floors and a free roof form including many gables, chimneys and a round tower element. However, after the building was damaged by fire in 1975, the third floor of the building was not rebuilt and a low-pitch roof covered by composition shingles was installed over the second floor. Among the original features that have been preserved are the wrap-around porch with rounded supports, bay windows along the first floor and pairs of double-hung windows on the second floor, in addition to decorative trim and carved wood details.

CRITERIA FOR LISTING AND RESOURCE INTEGRITY

The Historic Preservation Master Plan specifies the following review criteria regarding the listing of a site or structure in the City's Cultural Resources Inventory:

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

In order to qualify for the Cultural Resources Inventory, a property must meet one of the four listed criteria. As demonstrated by the information provided in the nomination package, the Burnham House meets two the criterions for listing, as established by the Historic Preservation Master Plan (associated the lives of people significant in our past and embodies distinctive characteristics of a type, period, region, construction method, or represents the work of a creative individual).

The Master Plan includes guidelines for the assessment of potential resources. The significance of a resource is established by answering the questions: why, where and when the property is important and the integrity of a resource can be determined by evaluating: location, design, setting, materials, workmanship, feeling and association. In order to qualify for the Cultural Resources Inventory, a resource must have at least two types of integrity. The nominated residential property incorporates all the aspects of integrity that are identified in the Historic Preservation Master Plan

STAFF COMMENTS

An accessory structure with a garage on the first floor and an apartment on the second floor was constructed at the rear of the property around 1935. This building was not designed to match the main building.

The mature trees and shrubs around the Burnham House contribute to the overall impression of the historic property. At one time the garden area was also surrounded by a picket fence. The three large palm trees in the front yard area of the property may date back to the time when the residence was built.

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 Burnham House at 602 Figueroa Street eligible for listing on the City of Folsom Cultural Resource Inventory with findings.

HISTORIC DISTRICT COMMISSION ACTION

MOVE TO DETERMINE THE BURNHAM HOUSE PROPERTY AT 602 FIGUEROA STREET ELIGIBLE FOR LISTING ON THE CITY OF FOLSOM CULTURAL RESOURCE INVENTORY WITH THE FOLLOWING FINDINGS:

GENERAL FINDINGS

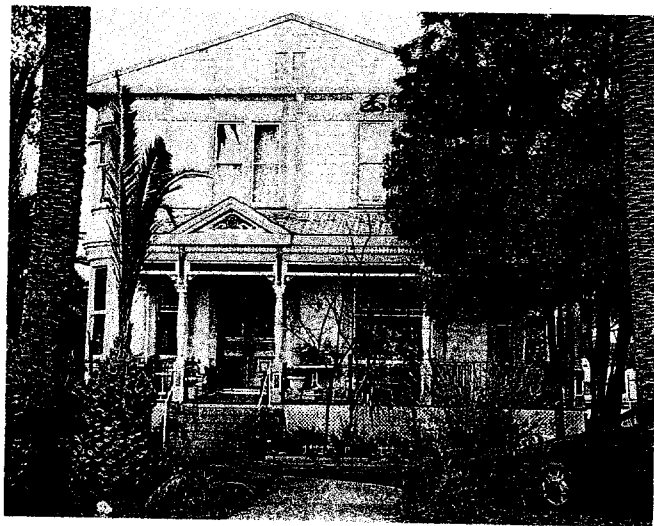
- A. NOTICE HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY THE CITY OF FOLSOM HISTORIC PRESERVATION MASTER PLAN.
- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND THE ZONING CODE.
- C. THE PROJECT IS EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CALIFORNIA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

ELIGIBILITY FINDINGS

- D. THE PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.
- E. THE PROPERTY EMBODIES DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, REGION, CONSTRUCTION METHOD, OR REPRESENTS THE WORK OF A CREATIVE INDIVIDUAL.
- F. THE INTEGRITY OF THE RESOURCE IN REGARDS TO LOCATION, DESIGN, SETTING, MATERIALS, WORKMANSHIP, FEELING AND ASSOCIATION HAS BEEN PRESERVED

HISTORIC PRESERVATION FINDING

- G. THE BURNHAM HOUSE IS PROTECTED BY THE FOLSOM MUNICIPAL CODE AND THE DESIGN STANDARDS FOR THE FIGUEROA SUBAREA OF THE HISTORIC RESIDENTIAL SUBAREA IN THE FOLSOM HISTORIC DISTRICT.



602 Figueroa Street – South Elevation