

## **HISTORIC DISTRICT COMMISSION STAFF REPORT**

<b>PROJECT TITLE:</b>	Historic Residence - 612 Figueroa Street
<b>PROPOSAL:</b>	Nomination for listing on the City of Folsom Cultural Resources Inventory
<b>RECOMMENDATION:</b>	Determine the resource eligible for listing
<b>APPLICANT:</b>	The Heritage Preservation League of Folsom (nomination form prepared by Tory Swim)
<b>OWNER:</b>	Jerry and Susan Mehring
<b>LOCATION:</b>	Located on the north side of Figueroa Street at 612 Figueroa Street
<b>ASSESSOR'S PARCEL NO.:</b>	070-0111-015
<b>ZONING:</b>	The Figueroa Subarea/Two-Family Residence District (FIG/R-2)
<b>GENERAL PLAN DESIGNATION:</b>	Multi-Family Low Density (MLD)
<b>ADJACENT LAND USES AND ZONING:</b>	North: The west end of Peddlers Lane and retail development facing Sutter Street; SUTR/H-D South: Figueroa Street and The Landmark Baptist Church; FIG/R-2 East: Single-family residence; FIG/R-2 West: Single-family residence; FIG/R-2
<b>SITE CHARACTERISTICS:</b>	The residence at 612 Figueroa Street is located on a standard Theodore Judah lot (50'x 140'). The property is level and mature vegetation surrounds the structure.
<b>FUTURE ACTION:</b>	Add the nomination package to the City of Folsom Cultural Resources Inventory List that is available to the public at the planning counter.
<b>APPLICABLE REGULATION:</b>	The Historic Preservation Master Plan approved by Folsom City Council on November 24, 1998
<b>ENVIRONMENTAL DOCUMENTATION:</b>	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. 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.

**The Klumpp Family**

Jacob Klumpp purchased two lots and a residence along Figueroa Street in 1882 (Lots 11 and 12 of Block 34) and by 1890 Louis Klumpp had bought the two lots west of the property (Lots 9 and 10 of Block 34). The family originated in Germany but it is not known how Jacob and Louis were related. Jacob Klumpp later married Louisa Miller (raised at 607 Figueroa Street). In the 1900 Census, Louisa Miller Klumpp was listed as a pool mistress and in the 1910 Census, Louis Klumpp was listed as a saloon keeper.

**NOMINATION**

The Community Development Department has received a request for the listing of the historic residence at 612 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**

A residence may have been constructed at 612 Figueroa Street as early as 1859. However, by 1870 the Sacramento County Assessor's records indicate that a structure no longer existed on the property. By 1882, when Jacob Klumpp purchased two lots along Figueroa Street (Lots 11 and 12 of Block 34), a residential structure was again located at 612 Figueroa Street. The building shown on the 1899 Sanford Map is somewhat smaller than the residence at 610 Figueroa Street, but the two buildings appears to have the same front façade. A shed roof addition (similar to the addition along the east side of the residence at 610 Figueroa Street) has been added along the west side of the building.

It is not clear who lived in the residence at 612 Figueroa Street in the early days of Folsom, but in the 1950s the building was occupied by C. L. Ecklon and Robert W. Finley. The current property owners are Jerry and Susan Mehring.

**Current Building Description**

The original residence at 612 Figueroa Street has a Folk Victorian design with a front gable, a moderately pitched roof covered by composition shingles, wood plank siding and double-hung windows. The front porch has a shed roof supported by decorative posts and surrounded by railing. The living space that was added along the west side of the residence is covered by a shed roof and a bay window has been added along the Figueroa Street facade.

## **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 residential property at 612 Figueroa Street meets one of the criteria for listing, as established by the Historic Preservation Master Plan (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**

When a residence was constructed at 610 Figueroa Street (between 1882 and 1899), it was designed as the mirror image of the existing building at 612 Figueroa Street. Later building additions followed the same pattern.

Trees, shrubs and flowers around the residence at 612 Figueroa Street contribute to the overall impression of the historic property. A low picket fence with an arched gateway has been installed close to the front lot boundary.

## **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 historic residence at 612 Figueroa Street eligible for listing on the City of Folsom Cultural Resource Inventory with findings.

## **HISTORIC DISTRICT COMMISSION ACTION**

MOVE TO DETERMINE THE HISTORIC RESIDENCE AT 612 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**

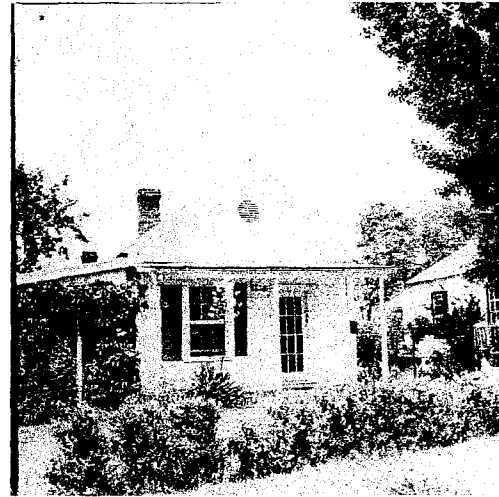
- D. THE PROPERTY EMBODIES DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, REGION, CONSTRUCTION METHOD, OR REPRESENTS THE WORK OF A CREATIVE INDIVIDUAL.
- E. THE INTEGRITY OF THE RESOURCE IN REGARDS TO LOCATION, DESIGN, SETTING, MATERIALS, WORKMANSHIP, FEELING AND ASSOCIATION HAS BEEN PRESERVED.

**HISTORIC PRESERVATION FINDING**

- F. THE HISTORIC RESIDENCE AT 612 FIGUEROA STREET 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.



**612 Figueroa – South Elevation**



**(Courtesy of the Folsom Historical Society, July 17, 1995 photograph, 612 Figueroa Street).**