

HISTORIC DISTRICT COMMISSION STAFF REPORT

PROJECT TITLE:	The Hyman 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:	The Englehart Family Trust
LOCATION:	Located at the southwest corner of the intersection of Figueroa Street and Scott Street at 603 Figueroa Street
ASSESSOR'S PARCEL NO.:	070-0112-016
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: The Burnham House historic residence; FIG/R-2 South: Alley and single-family residential development; CEN/R-2 East: Scott Street and single-family residential development; FIG/R-1-M West: Single-family residential development; FIG/R-2
SITE CHARACTERISTICS:	The Hyman House occupies three Theodore Judah lots that have been merged (150'x 140'). The property is level and mature vegetation surrounds the home.
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. Rumsey Map from 1904
4. 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.

Jacob Hyman

Jacob Hyman was born in Poland in 1830. He arrived to California in 1854 and was employed as a store clerk at Mormon Island. Within a short amount of time he became the owner of the store. In 1860 Jacob Hyman moved to Folsom and started a partnership with S. Zekind. In 1866 the partnership dissolved and Jacob Hyman became the sole owner of the Sutter Street business (J. Hyman & Co. Dry Goods). For a period of time in the later part of the 19th century, Jacob Hyman owned the residence at 814 Leidesdorff Street, generally referred to as 'Emma's Place'.

NOMINATION

The Community Development Department has received a request for the listing of the Hyman House at 603 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.

Property History

As one of the 'leading merchants of Folsom' Jacob Hyman purchased several lots in the prestigious Nob Hill area of Folsom. In 1881 he built a two-story Italianate home at 603 Figueroa Street. According to some records, Jacob Hyman also owned the lots south of his residence (across the rear alley). On this property, a carriage house was built to store Mr. Hyman's automobile (one of the first in Folsom). Today the carriage house may be located in the rear yard of the residential property at 606 Mormon Street.

In 1969 a tool shed was built west of the Hyman residence. The current resident of the Hyman House; Mrs. Bob Englehart, has owned the property since the 1980s.

Property Description

The front façade of the Hyman House appears to have remained relatively unchanged since the home was constructed in 1881. Horizontal boards cover the facades and the low-pitch roof is supported by bracket rafters. Corinthian style columns support the portico above ornate double doors at the main entrance to the residence. Bay windows dominate the front façade of the two-story building and the remaining narrow double-hung windows are framed by elaborate wood trim.

The current owner has added an enclosed porch along the rear elevation. A white double-rail fence lines the front property boundary.

The mature trees, shrubs and lawn areas around the Hyman House contribute to the overall impression of the historic property. At one time the garden area was surrounded by a picket fence.

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 Hyman House meets two the criteria 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

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 Hyman House at 603 Figueroa Street eligible for listing on the City of Folsom Cultural Resource Inventory with findings.

HISTORIC DISTRICT COMMISSION ACTION

MOVE TO DETERMINE THE HYMAN HOUSE PROPERTY AT 603 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.

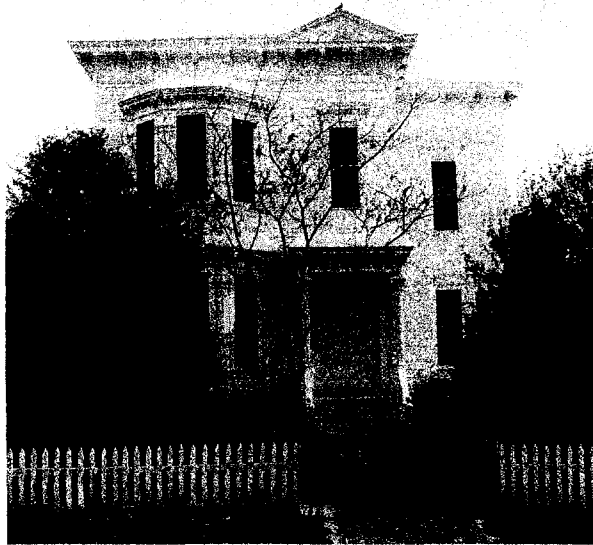
- C. THE PROJECT IS EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CALIFORNIA CODE OF REGULATION TITLE 14, SECTION 15061 (REVIEW OF EXEMPTION).

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 HYMAN 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.



(Courtesy of the Folsom History Museum, 603 Figueroa Street)