

## **HISTORIC DISTRICT COMMISSION STAFF REPORT**

<b>PROJECT TITLE:</b>	Historic Residence - 708 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>	Don and Yvonne Sturm
<b>LOCATION:</b>	Located on the north side of Figueroa Street at 708 Figueroa Street
<b>ASSESSOR'S PARCEL NO.:</b>	070-0105-014
<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: Alley and commercial development; SUTR/H-D South: Figueroa Street and undeveloped grassland; FIG/R-2 PD East: Undeveloped land with a drainage swale; FIG/R-2 West: A commercial office building; FIG/R-2
<b>SITE CHARACTERISTICS:</b>	The residence at 708 Figueroa Street is located on a property that includes two standard Theodore Judah lots (100'x 140'). The east part of the property is designated to a substantial drainage swale that carries seasonal run-off along Riley Street and outfalls in Lake Natoma
<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

**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. Sanford Insurance Maps from 1899, 1910 and 1925
4. Rumsey Insurance Map from 1904

**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 Original Property Owner**

Rinaldo Joseph Ronchi moved to Folsom in 1921 and soon purchased a grocery store. He built a home at 708 Figueroa Street in 1926. Over the years, he worked as a prison guard and later became a Folsom Judicial District Court judge. As a part of his involvement with the community, Mr. Ronchi served as a Fire Commissioner, the Commander of the Folsom Volunteer Fire Department, the first president of the Folsom Chamber of Commerce and the president of Folsom Lions Club. Rinaldo Ronchi passed away in 1965.

**NOMINATION**

The Community Development Department has received a request for the listing of the historic residence at 708 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**

On the 1899 Sanford Map, a structure that appears to be a barn is shown in the front yard area of the residential property at 708 Figueroa Street. In 1910 this structure had been replaced by a larger accessory building at the back of the property. On the Sanford Map that was prepared in 1925, a new workshop had been constructed close to the rear alley.

The existing home at 708 Figueroa Street is the first residence on this property. Based on the slope of the lot, a carport, a concrete retaining wall has been constructed close to Figueroa Street. A low fence is located at the top of the retaining wall and a concrete staircase provides access from Figueroa Street. It is not clear if the building has been altered after the construction in 1926. The current property owners are Don and Yvonne Sturm.

**Building Description**

The two-story home at 708 Figueroa Street has a Tudor Revival design with a steep roof and dormers. The front façade of the L-shaped building includes a gabled building segment with wide fascia trim and an

accent window. The remaining windows along the front façade and have wood frames and are double-hung. Among the exterior building materials that have been used are weatherboard siding and composition shingles. A metal awning has been added in the front entrance area after the construction of the original building.

### **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 708 Figueroa Street meets two of 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 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**

Because the Tudor Revival building style was used between 1890 and 1940, the design of the home at 708 Figueroa Street is consistent with the recommended pre-1910 building design for the Figueroa Subarea. The mature trees, and shrubs around the residence at 708 Figueroa Street also contribute to the overall impression of the historic property.

### **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 708 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 708 FIGUEROA STREET ELIGIBLE FOR LISTING ON THE CITY OF FOLSOM CULTURAL RESOURCE INVENTORY WITH THE FOLLOWING FINDINGS:**

**GENERAL FINDINGS**

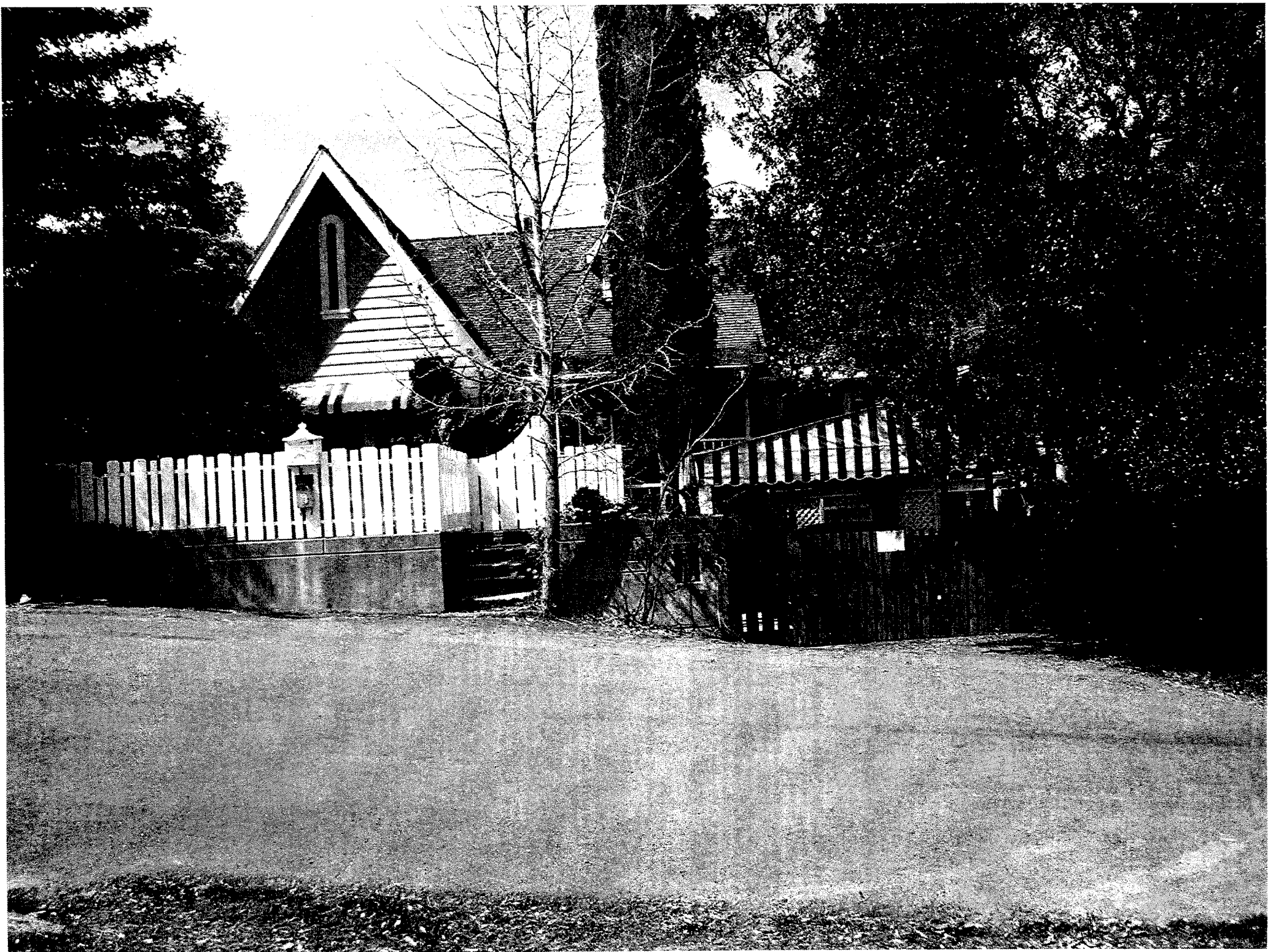
- A. NOTICE HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY THE CITY OF FOLSOM HISTORIC PRESERVATION MASTER PLAN.
- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND THE ZONING CODE.
- C. THE PROJECT IS EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CALIFORNIA 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 HISTORIC RESIDENCE AT 708 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.



708 Figueroa St.