

HISTORIC DISTRICT COMMISSION STAFF REPORT

PROJECT TITLE:	Historic Residence – 709 Figueroa Street
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:	Mr. Ted Williams
LOCATION:	Located on the south side of Figueroa Street at 709 Figueroa Street
ASSESSOR'S PARCEL NO.:	070-0106-011
ZONING:	The Figueroa Subarea/Two-Family Residence District Planned Development (FIG/R-2 PD)
GENERAL PLAN DESIGNATION:	Multi-Family Low Density (MLD)
ADJACENT LAND USES AND ZONING:	North: Figueroa Street and a commercial office building; FIG/R-2 South: Alley and single-family residential development; CEN/R-2 East: Undeveloped land with a drainage swale; FIG/R-2 PD West: Single-family residence; FIG/R-2
SITE CHARACTERISTICS:	The residence at 709 Figueroa Street is located on a standard Theodore Judah lot (50'x 140'). The east part of the property slopes down towards a substantial drainage swale that carries seasonal run-off along Riley Street and outfalls in Lake Natoma
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. 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 Owners

The Hansen family moved from Denmark to California in the early to mid-1880s. In the early part of the 1900s Christian Hansen and his wife Laura built a family home at 709 Figueroa Street. In the 1900 U.S. Census, he was listed as homeowner and a farmer. The family had two children: Chris and Carrie. Chris later married Alma Miller (who grew up at 607 Figueroa Street) and Carrie married Ray McFarland (who grew up at 806 Figueroa Street). The daughter of Carrie and Ray McFarland (Margaret McFarland) lived at 709 Figueroa Street between 1937 and 1952.

NOMINATION

The Community Development Department has received a request for the listing of the historic residence at 709 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

A residence was constructed at 709 Figueroa Street around year 1900. The original building design included a porch that wrapped around the north and east façades. In 1948 half of the porch along the east side of the building was enclosed. When the 1925 Sanford Map was prepared, an accessory structure had been built along the rear alley. This building still remains. The current property owner is Ted Williams.

Building Description

The home at 709 Figueroa Street has a Bungalow design with a hipped roof that incorporates the wrap-around porch. Dormers with sliding windows provide light to the attic space. The porch is supported by square columns and enclosed with railing. One of the three double-hung windows along the front façade has narrow side windows. Among the exterior building materials that have been used are lap siding and composition shingles.

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 709 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

At some point in time the rear accessory structure was remodeled into a second unit. This residence is accessed from the alley and is minimally visible from Figueroa Street.

A lawn covers the front yard of the property and the steps to the front porch have been built from cobbles. Mature trees grow along the side of the residence and in the rear yard area.

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 709 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 709 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 709 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.



709 Flower St