

## **HISTORIC DISTRICT COMMISSION STAFF REPORT**

<b>PROJECT TITLE:</b>	Historic Residence – 713 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>	Robin and Cindy Pharis
<b>LOCATION:</b>	Located on the south side of Figueroa Street at 713 Figueroa Street
<b>ASSESSOR'S PARCEL NO.:</b>	070-0106-003
<b>ZONING:</b>	The Figueroa Subarea/Two-Family Residence District Planned Development (FIG/R-2 PD)
<b>GENERAL PLAN DESIGNATION:</b>	Multi-Family Low Density (MLD)
<b>ADJACENT LAND USES AND ZONING:</b>	North: Figueroa Street and single-family residential development; FIG/R-2 South: Alley and single-family residential development; CEN/R-2 East: Single-family residence; FIG/R-2 West: Single-family residence; FIG/R-2
<b>SITE CHARACTERISTICS:</b>	The residence at 713 Figueroa Street is located on a standard Theodore Judah lot (50'x 140'). The property is level and the residence has a larger than average front setback (25-feet from the Figueroa Street right-of-way area)
<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 Owners**

When the first generation of Folsom-born residents grew up along Figueroa Street new family ties developed. In 1906, Ray McFarland (who grew up at 806 Figueroa Street) married Carrie Hansen (who grew up at 709 Figueroa Street). Shortly after, the couple built a home at 713 Figueroa Street (next door to Carrie's parents). After Carrie's untimely death in 1915, her husband's sisters (Mary and Hazel) moved into the residence to help raise Ray's three young daughters. Mary McFarland also managed the Folsom Telegraph (between 1896 and 1942). Hazel McFarland assisted her sister with the management of the Folsom Telegraph and later became Folsom's first female postmaster in addition to the first City Clerk of Folsom.

**NOMINATION**

The Community Development Department has received a request for the listing of the historic residence at 713 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 713 Figueroa Street around year 1910. Since that time no major building alterations have been done. In the 1980s the current property owners, Robin and Cindy Pharis enclosed the rear porch.

**Building Description**

The home at 713 Figueroa Street has a Bungalow design with wide overhanging eaves, and side gables. Wide columns with brick bases support the porch roof and the chimney is constructed from brick and river rock. The front porch wraps around a portion of the east side of the building. Stained glass and leaded glass has been incorporated with the windows along the front and east side of the residence. A transom window is located above the front door. 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 713 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**

In 1984, the current owners added a detached garage and a tool shed close to the rear alley. Mature trees are located on the property. The low picket fence around the front yard area, contributes to the overall impression of the historic residence.

## **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 713 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 713 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 713 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.



713 Figueroa St