

HISTORIC DISTRICT COMMISSION STAFF REPORT

PROJECT TITLE:	Historic Residence - 712 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:	Ms. Lois Briggs
LOCATION:	Located on the north side of Figueroa Street at 708 Figueroa Street
ASSESSOR'S PARCEL NO.:	070-0105-016
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: Alley and commercial development; SUTR/H-D South: Figueroa Street and single-family residential development; FIG/R-2 East: A commercial office building; FIG/R-2 West: Single-family residential development; FIG/R-2
SITE CHARACTERISTICS:	The residence at 712 Figueroa Street is located on a standard Theodore Judah lot (50'x 140'). The property is level and a solid wood fence obscures the view of the property from Figueroa Street.
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 Owner

The earliest known owner of the residence at 712 Figueroa Street was William Berry. The home appears to have been built in the 1860s. It is possible that the home was built by Mr. Berry, who was a carpenter by trade. Between the 1870s and 1920s the home was occupied by Folsom merchant R. A. Reed and between 1923 and 1937, merchant Charles Higgins lived in the home with his wife. Mr. Higgins was the co-owner of Kipp and Higgins Grocery on Sutter Street. The Higgins family later resided at 802 Figueroa Street.

NOMINATION

The Community Development Department has received a request for the listing of the historic residence at 712 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

After the construction in the 1860s, few alterations appear to have been done to the residence at 712 Figueroa Street. A small addition along the rear of the building can be seen on the 1925 Sanford Map. A shed along the alley had been replaced by a larger accessory structure by the time the 1910 Sanford Map was prepared. The current property owner is Ms. Lois Briggs.

Building Description

The design of the one-story home at 712 Figueroa Street can be considered 'folk-influenced' architecture. A gable with a moderately pitched roof is facing Figueroa Street. The front porch is covered by a hipped roof with a slight slope. A small ornamental gable detail has been incorporated with the porch roof and four rectangular columns support the roof structure. Two double-hung windows with wood frames are located along the front façade. Among the current exterior building materials are asbestos siding tiles and shiplap shingles in the raised gable area.

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 712 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

A low solid wood fence has been installed along the front boundary of the nominated property. The public right-of-way area between the residential lot and Figueroa Street has been covered by gravel in order to serve as a parking area. Mature trees, and shrubs around the residence 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 712 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 712 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 712 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.



712 Finney St.