

## **HISTORIC DISTRICT COMMISSION STAFF REPORT**

<b>PROJECT TITLE:</b>	Historic Residence - 802 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>OWNERS:</b>	John Rodgers and Patrice Surritt
<b>LOCATION:</b>	Located at the northwest corner of the Figueroa Street/ Wool Street intersection at 802 Figueroa Street
<b>ASSESSOR'S PARCEL NO.:</b>	070-0103-011
<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 single-family residential development; FIG/R-1-M East: Single-family residential development; FIG/R-2 West: Wool Street and single-family residential development; FIG/R-2
<b>SITE CHARACTERISTICS:</b>	The residential lot at 802 Figueroa Street is located on a property that includes two standard Theodore Judah lots (100'x 140'). A second freestanding residential unit with access from Wool Street and the rear alley was recently constructed on the same property. The merged lots slope towards the north boundary and the rear alley.
<b>PREVIOUS ACTION:</b>	PN06-145; Conditional Use Permit for the construction of a second unit approved by the Historic District Commission on June 7, 2006
<b>FUTURE ACTION:</b>	Add the nomination package to the City of Folsom Cultural Resources Inventory that is available to the public at the planning counter and on the City's web site.

**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
5. Site Plan and Elevations for the new residential unit -  
Approved by the Historic District Commission on  
June 7, 2006

**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.

**Ownership History**

The residence at 802 Figueroa Street was constructed in 1937 by Charles Higgins. Mr. Higgins was born in Oroville and moved to Folsom year 1900. Between 1909 and 1946, Mr. Higgins was the co-owner of Kipp and Higgins grocery store on Sutter Street. The Higgins family originally resided at 712 Figueroa Street. Charles Higgins lived at 802 Figueroa Street until he passed away in 1958. The current property owners are John Rodgers and Patrice Surritt.

**NOMINATION**

The Community Development Department has received a request for the listing of the historic residence at 802 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**

The 1899 and 1910 Sanford maps show two residences on the double lot at 802 Figueroa Street. However, when the 1925 Sanford Map was prepared only one residence was located on the lot (in the rear half of the property). After the current home was constructed in 1937, few building alterations appear to have been done. Sometime after 1948, an ancillary building was constructed close to the rear building façade.

In 2006, the Historic District Commission approved a Conditional Use Permit for the construction of a second unit in the rear half of the property.

## **Building Description**

The design style of the residence at 802 Figueroa Street is Spanish Revival. A hipped roof with Spanish tiles cover the stucco building. Three arches frame the recessed porch along the south elevation (facing Figueroa Street) and a low stucco wall creates a courtyard outside the porch area. A large chimney dominates the east façade (facing Wool Street). The original, steel frame windows with divided windowpanes are built into the walls. Along the south elevation, windows in vinyl frames have been installed.

In the rear half of the property a second unit is under construction. The façade materials that have been used for this structure include hung windows in wood frames, lap siding and composition shingles. A porch wraps around the southeast corner of the 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 802 Figueroa Street meets two of the criteria for listing, as established by the Historic Preservation Master Plan (associated with 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**

The Spanish Revival style evolved in the late 1800s and was most common between 1905 and 1910. The building style was based on Spanish Colonial style that was built in Florida and Mexico (including California) during the 17<sup>th</sup> and 18<sup>th</sup> Century. The property is therefore consistent with the pre-1910 building design that is required for the Figueroa Subarea.

Mature citrus trees and olive trees are incorporated with the property and contribute to the overall impression of the historic property. Roses are planted along the courtyard enclosure in the front yard area (facing Figueroa Street).

## **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 802 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 802 FIGUEROA STREET ELIGIBLE FOR LISTING ON THE CITY OF FOLSOM CULTURAL RESOURCE INVENTORY WITH THE FOLLOWING FINDINGS:

### **GENERAL FINDINGS**

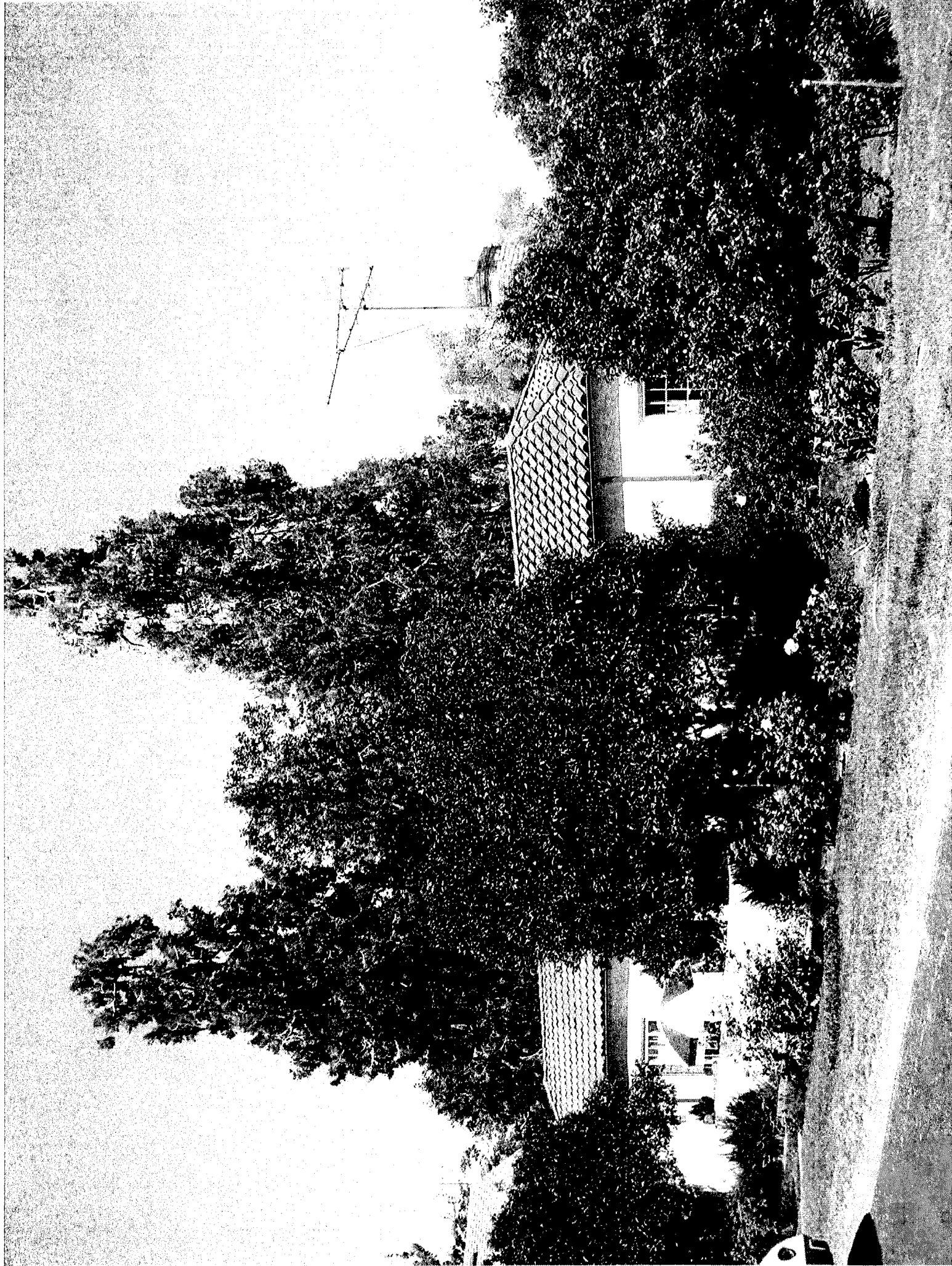
- A. NOTICE HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY THE CITY OF FOLSOM HISTORIC PRESERVATION MASTER PLAN.
- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND THE ZONING CODE.
- C. THE PROJECT IS EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CALIFORNIA 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 802 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.



809 Fauvea St.