

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections



**1. Name**

historic Cohn House RECEIVED  
NOV 7 1980  
and/or common Cohn House OHP

**2. Location**

street & number 305 Scott Street \_\_\_ not for publication  
city, town Folsom \_\_\_ vicinity of congressional district X 3  
state California code 06 county Sacramento code 067

**3. Classification**

<b>Category</b> <input checked="" type="checkbox"/> district <input type="checkbox"/> building(s) <input type="checkbox"/> structure <input type="checkbox"/> site <input type="checkbox"/> object	<b>Ownership</b> <input type="checkbox"/> public <input checked="" type="checkbox"/> private <input type="checkbox"/> both <b>Public Acquisition</b> <input type="checkbox"/> in process <input type="checkbox"/> being considered	<b>Status</b> <input checked="" type="checkbox"/> occupied <input type="checkbox"/> unoccupied <input type="checkbox"/> work in progress <b>Accessible</b> <input checked="" type="checkbox"/> yes: restricted <input type="checkbox"/> yes: unrestricted <input type="checkbox"/> no	<b>Present Use</b> <input checked="" type="checkbox"/> agriculture <input type="checkbox"/> commercial <input type="checkbox"/> educational <input type="checkbox"/> entertainment <input type="checkbox"/> government <input type="checkbox"/> industrial <input type="checkbox"/> military	<input type="checkbox"/> museum <input type="checkbox"/> park <input checked="" type="checkbox"/> private residence <input type="checkbox"/> religious <input type="checkbox"/> scientific <input type="checkbox"/> transportation <input type="checkbox"/> other:
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**4. Owner of Property**

name Glenn and Sharon Fait  
street & number 305 Scott Street  
city, town Folsom \_\_\_ vicinity of state California 95630

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Sacramento County Recorder  
street & number 801 G Street  
city, town Sacramento state California 95814

**6. Representation in Existing Surveys**

title has this property been determined eligible? \_\_\_ yes  no  
date \_\_\_ federal \_\_\_ state \_\_\_ county \_\_\_ local  
depository for survey records  
city, town state

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

### Describe the present and original (if known) physical appearance

The 100' x 140' property contains essentially four structures; the large 1890's house; the original 1860's house and barn, attached to the later house and serving as its kitchen/service area; and a small outbuilding in the garden to the north of the house.

The original house on the property was built in the 1860's along with the barn which is attached to the rear of the building. The two buildings are one-story wood frame structures with gabled roofs. The house contains windows with four lights over four and is constructed of shiplap siding. Posts with modest molding decoration support the porch. The barn building at its rear is also gabled and surfaced in shiplap. These buildings are somewhat deteriorated in appearance on the exterior but contain contemporary living spaces on the interior and serve as the family kitchen and dining areas.

In the mid-1890's, the large Queen Anne style house was built adjacent to the original house and barn. This new house was consciously designed and built to incorporate the original house which was then remodeled on the interior to serve as the family kitchen. The later building was connected to the original house by a one-story passageway.

The 1890's house is a two and a half story building with a full story basement at the rear and a tower that extends an additional story above the second floor. The building is formed principally of two intersecting gables with the tower projecting from the inside corner of their intersection. A shallow gabled bay projects to the northwest from the facade gable, and a three story wing with a truncated gabled roof extends from the rear of the building. The two story gable on the southeast contains a projecting square bay on the first floor with decorative woodwork at the cornice.

The foundation of granite block extends to one story in height at the rear forming a basement. The porch wraps almost around three sides of the house and contains a delicate spindle work frieze below the canopy, punctuated by small pedimented gables on the west and southwest elevations, and supported by delicately proportioned and turned columns. The first floor of the house is surfaced with shiplap siding while the upper floors employ fish scale shingles. The tower contains different window types and styles including two large arched and multipaned openings, and a row of smaller rectangular windows that encircle it beneath the pyramidal roof. A finial tops the composition. The asymmetrical design, surface treatment, and essential form of the building derives from the Queen Anne style. However there are influences of Stick, Shingle and Classical Revival styles incorporated into the design as well. The structure is in good condition.

Old photographs show a large and elaborately landscaped garden with gazebo to the northwest of the building. This area now contains lawn, considerable foliage, and a small outbuilding that may have functioned as a servant or garden cottage.

This cottage is a small rectangular one-story wood frame structure surfaced in shiplap siding. Ornamental features include some decorative bracketing and a rectangular vent. The structure appears to date from the construction of the Queen Anne house, and is currently quite deteriorated.

The interiors of the 1890's house contain two original fireplaces, some fine decorative woodwork, particularly in the stairway and balustrades, some original burlap and wallpaper surfacing, clear redwood trim, hand painted

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plate rails, and decorative plaster picture molding.

Some minor alterations to the structures have taken place. A bathroom was added to the rear of the passageway connecting the original and Queen Anne style houses. A bathroom and closets have been added on the second floor interior. The brick foundation of the porch is a recent replacement, and the open window areas at the top of the tower have been glazed (as in current photo). The stairs and front porch railing have been removed for replacement.

The structure is currently being rehabilitated by the owners and plans are to restore it to its original appearance with no exterior changes. The porch balustrade and stairs will be replaced according to early photographs in the possession of the owners. The kitchen will be jacked up and made level for restoration, the house exterior will be repainted to the original color scheme, the gazebo will be reconstructed, front walkway replaced, the remainder of unrestored windows will be completed, tower doors replaced, new gutters and downspouts provided, and the added-on bathroom removed.

A room at the rear of the house, reached by the encircling porch, serves as a law office for one of the building's owners. The couple resides in the house with their two children.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** Early 1860s; mid-1890s **Builder/Architect** Unknown

### Statement of Significance (in one paragraph)

Built in the mid-1890's, the Cohn House is a particularly fine local representative of late 19th century residential architecture. The complex juxtaposition of forms and the great variety of architectural detail of this Queen Anne style structure establish its fine design qualities. Its large size and impressive siting on a hill overlooking the town and valley below add to its visual importance. Derived from a published architectural "pattern book", the design of the building reflects the widespread and established practice of building according to published designs. The two buildings still incorporated into the larger house represent a rare vestige of working class housing of the city's earliest decades.

The structure also possesses some historic values through its associations with owner-builder Simon Cohn's son-in-law Phillip, a resident, who served in the California State Senate from 1912-1920. Phillip was a highly prominent local businessman and member of the Jewish community.

The Cohn House is a decorative and well executed vernacular architectural example of its type. While the overall design of the structure reflects a combination of the several architectural modes characteristic of the late 19th century, and expresses them in an asymmetrical and cumulative Queen Anne composition, a few design elements and the somewhat formal demeanor of the building show some Classical architectural influences.

Due to the relative isolation of the West and its lack of trained designers, relatively few residential structures of the mid-to-late 19th century in California were designed by architects. The source of many house designs were, instead, published "pattern books" containing standard building designs that could be constructed anywhere, with or without local modifications. The Cohn House was one of these pattern book designs, apparently chosen from a book by the owner's builder's granddaughter.

The original house and barn connected to the Queen Anne house are small vernacular utilitarian buildings, constructed in the early decades of the city's founding. They are simple in design but reflect the modest functional structures that characterize the working class strata of the early city and of which few examples remain. Now overshadowed by the later, grander, structure, they still represent remnants of this era of the city's past.

Simon Adolph Cohn, a native of Poland who came to California in the early 1850's, built the oldest house on the property in the early 1860's. Cohn's general store on Folsom Street, opened in 1856, grew and prospered through the years and in the mid-1890's construction began on the large new house. This new residence became part of Folsom's "Nob Hill", a group of mansions near the intersection of Scott and Figueroa Streets.

The most notable occupant of the house was Phillip Cohn, the son-in-law of Simon Cohn by marriage to Simon's Daughter Alice. Phillip's successful

## 9. Major Bibliographical References

- "Simon Cohn Came to Folsom 1856", The Telegraph 110th Anniversary Edition, August 1966, page 52  
 "Ghostly Mansion" Sacramento Union, May 15, 1960, page 17  
 "Restoration Project Challenges Couple", Sacramento Bee, March 19, 1967, page L26

## 10. Geographical Data

Acreeage of nominated property .32  
 Quadrangle name Folsom

Quadrangle scale 7 1/2' (1:24000)

### UMT References

A 110 658860 4282500  
 Zone Easting Northing

B           
 Zone Easting Northing

C         

D         

E         

F         

G         

H         

**Verbal boundary description and justification** The current parcel contains all of the original buildings and garden of the nominated property. The parcel extends from the NE corner of the intersection of Sutter and Scott Streets SE along the street boundary for 140' to the alley between Sutter and Figueroa Streets;

List all states and counties for properties overlapping state or county boundaries (See Continuation Sheet)

state    code    county    code   

state    code    county    code   

## 11. Form Prepared By

name/title Paula Boghosian

organization Historic Environment Consultants date November 6, 1980

street & number 2306 J Street telephone (916) 446-2447

city or town Sacramento state California 95816

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature K. Mellon

title State Historic Preservation Officer date 10-13-81

For HCRS use only

I hereby certify that this property is included in the National Register

for Acting Shelona Byers  
 Keeper of the National Register

Entered by the National Register date 1/21/82

Attest:    date   

Chief of Registration

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enterprises and business acumen became one of his political platform appeals when campaigning for state office, and he was elected to the State Senate from 1912-1920.

The Cohn House was the scene of many gala social events, whose guests included many prominent Northern Californians, among them members of the famed San Francisco Bohemian Club. The home remained in the Cohn family until the 1960's, completing a six generation span of Cohn residence in the home. Present owners, Glen and Sharon Fait have owned the property since 1966.

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ITEM NUMBER 10

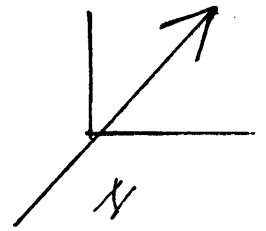
PAGE

1

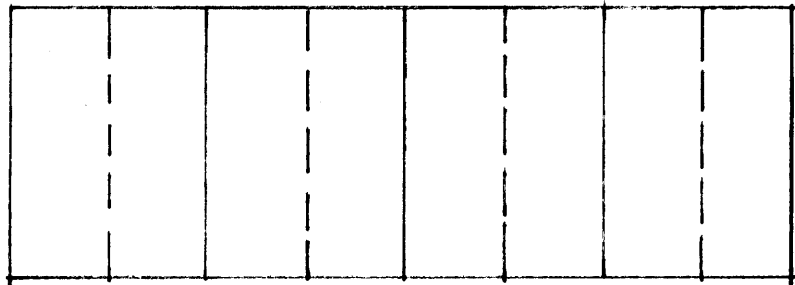
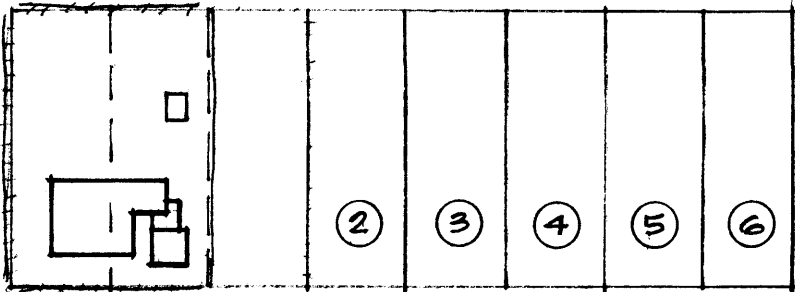
Thence along the alley to the NE for 100'; from that point to the NW for 140' on a line parallel to Scott Street until reaching Sutter Street; from that point proceeding SW along Sutter Street for 100' until reaching the original point at the intersection of Sutter and Scott Streets.

70-11

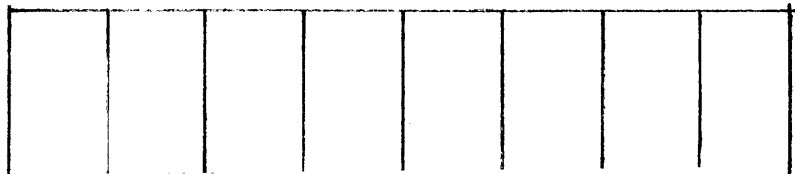
SEC 35, T.10N, R.7E. M.D.B & M.



SUTTER ST.



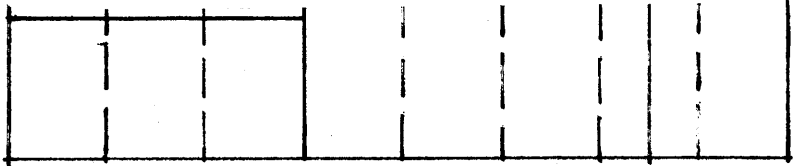
FIGUEROA



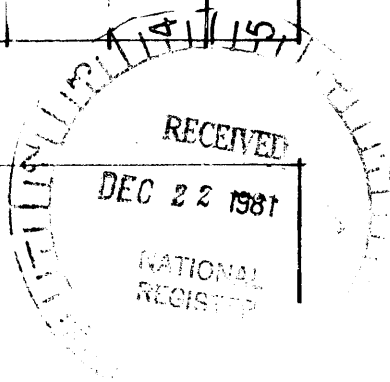
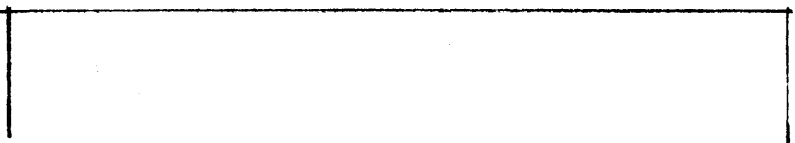
SCOTT

Cohn House  
Boundaries: From the NE corner of Sutter and Scott SE for 140' to alley, along alley for 100', NW for 100', to the NW for 140' parrallel to Scott until reaching Sutter, SW along Sutter for 100' until reach original point

BRIDGE



MORMON



JAN 1 1982