

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PHO 693 146

FOR NPS USE ONLY

RECEIVED DEC 7 1978

DATE ENTERED JAN 25 1979

**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

SLOCUM HOUSE

RECORDED
SEP 14 1978

AND/OR COMMON

(SAME)

LOCATION

STREET & NUMBER

7992 California Avenue

NOT FOR PUBLICATION

CITY, TOWN

CONGRESSIONAL DISTRICT

Fair Oaks

VICINITY OF

3

STATE

CODE

COUNTY

CODE

California

06

Sacramento

067

CLASSIFICATION

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

DISTRICT

PUBLIC

OCCUPIED

AGRICULTURE

MUSEUM

BUILDING(S)

PRIVATE

UNOCCUPIED

COMMERCIAL

PARK

STRUCTURE

BOTH

WORK IN PROGRESS

EDUCATIONAL

PRIVATE RESIDENCE

SITE

PUBLIC ACQUISITION

ACCESSIBLE

ENTERTAINMENT

RELIGIOUS

OBJECT

IN PROCESS

YES: RESTRICTED

GOVERNMENT

SCIENTIFIC

BEING CONSIDERED

YES: UNRESTRICTED

INDUSTRIAL

TRANSPORTATION

NO

MILITARY

OTHER:

OWNER OF PROPERTY

NAME

Ken Bansemer

STREET & NUMBER

7840 Madison Avenue

CITY, TOWN

Fair Oaks

VICINITY OF

STATE

California

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Sacramento County Court House

STREET & NUMBER

800 H. Street

CITY, TOWN

Sacramento

STATE

California

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

NONE

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION

CHECK ONE

CHECK ONE

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

UNALTERED
 ALTERED

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

In 1925, Mr. Arthur Broadley built the famous Slocum House for the Slocum family, one that bears many memories of the early days of the Fair Oaks colony. It was built for Charles Henry and Sara Ann Slocum and their five children, Walter, Donald, Hazel, Ruth, and Jenny.

The Slocum house is located on California Street in Fair Oaks, next to the present post office and across from the Community Clubhouse. It is on its original site, a site probably carefully chosen by both Slocum and Broadley as the location of an important residence. Prior to the restoration process, the house and grounds were generally in a run down condition with considerable deferred maintenance. (Photo No. 1 Before).

The architecture of the house can probably best be characterized as Colonial Bungalow. (Photo No. 2 After). It has a remarkable resemblance both in general exterior appearances and certain aspects of its detailing and the interior floor plan to the house plans, (Model No. 1583 L.A.) included in Distinctive Homes distributed in 1923, by the Sacramento Lumber Company and as compiled by Fred E. Unnes, Manager. (Photo No. 3, 4 Before).

The majority of the building was and still is a California bungalow with some particular and unique elements being representative of many classical styles.

The house carries a distinctive feature as part of the entry way, (Photo No. 2) a small portico, including a clean arch supported by two sets of three Tuscan style columns. The door and transom treatment is similar to that found in Federal or Adamnsque style.

The basic original construction material and fenestration was a common characteristic of many of the house plans contained in the many books and catalogues being distributed at the time that Broadley was doing his construction activity. Being an excellent craftsman, Broadley adapted the standard plans by combining building elements of several plans to suit his own tastes and those of his client.

Traditionally, the exterior was usually redwood and was either stained or painted. (Photo No. 5 During). If painted, white was a dominate suggested color.

The building maintained its original features prior to the preservation and adaptive use treatment. (Photo No. 6 North elevation).

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The following original features have been preserved and are still in use:

1. Exterior wood siding
2. Windows
3. Chimney
4. Dormer
5. Fireplace
6. Interior molding and trim
7. Interior wallpaper
8. China cabinets in diningroom
9. Etc.

A necessary part of the adaptive use/preservation process was the addition of two wings to house the utilitarian aspects of the adaptive use i.e. a restaurant. (Photo No. 7, 8, 9 After).

In adding on to the original historic building, great care was taken in matching the existing. All additions were made to be compatible with the design and the feeling of the house.

The following specifics are only some that were included in the plans for the addition.

1. All wood trim around the new doors and windows to match existing trim. (North elevation).
2. Where new construction, new siding to match existing, maintain same face plane, feather boards into existing siding.
3. The existing kitchen windows were relocated and re-used.
4. Existing windows from rear porch area were re-used.
5. The existing windows were relocated and re-used. (West elevation).
6. Restoration of the existing concrete foundation and support members.

The necessary addition of landscaping, parking, and garbage storage has all been accomplished without sacrificing or damaging any of the mature oak trees. (Photo No. 9 After).

The landscaping has become a key ingredient in the presentation of the entire historic building.

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CONTINUATION SHEET DESCRIPTION ITEM NUMBER 7 PAGE 3

The house today has been authentically furnished and restored to the delight of the restaurant customers. The customers are served meals in the various rooms of the home with the original kitchen still being used for cooking. The beautiful backyard patio seats customers waiting to be served inside. (Photo No. 10, 11, 12 After).

In addition, the walls of the facility are displaying a unique collection of historic photographs of the Fair Oaks area. The Slocum House and these photographs are the strong connecting link with the past in an area that is rapidly changing from a pastoral, rural, and agricultural setting to urbanization.

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 type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) Associated with A Founding Father of the Local Community
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

1925

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The key characteristic of the Slocum House as the Statement of its Significance, is its association with a strong community leader and that it is one of only a few remaining residential structures of the early twentieth century in this rapidly growing and changing portion of the Sacramento area . Mr. Slocum made significant contributions to the early agricultural, commercial, and community growth and development of Fair Oaks.

Fair Oaks History

On November 20, 1895, a group of excursionists arrived in Fair Oaks on a special train from Chicago. Many were railroad executives, some were representatives from communities who had been sent to look over land and report on it, and most of them arrived to purchase land. There were so many in the party that tents were pitched about the grounds of the Old Hotel to accommodate everyone.

At that time, Fair Oaks was being advertised as a colony and a place in which to retire. This type of advertising led to the coming of people to buy land, have it planted, return east, and come back at a later date to land with a full bearing orchard.

Land was sold for this purpose in five to twenty acre tracts, and prior to 1895, the Fair Oaks Development Company was formed to take care of these tracts and raise the trees until the various owners would return to live.

One of the reasons for so many orange orchards in Fair Oaks was that the people coming to this area saw the prosperous trees in Orangevale. That neighboring community had been started about 10 years ahead of Fair Oaks.

Another selling point for Fair Oaks was the fact that in 1893, there had been big freezes in Florida and Southern California which ruined their oranges. Consequently, the whole area was in demand.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

- 1.) San Juan Record, Fair Oaks, California - Edited by Seldon Menefee, Patricia Fitzgerald, and Geraldine Fitzgerald, 1958.
- 2.) Farm, Field & Fireside Publication, Fair Oaks, California - Letter from James W. Wilson, November, 1895.
- 3.) "San Juan Area History", Edwin Muldrow
- 4.) "Early Articles About Fair Oaks", S. E. Kieffer
- 5.) "Memories of Fair Oaks", Grant Vail Wallace
- 6.) "Fair Oaks in Retrospect", John E. Hoist

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .87 Acres

QUADRANGLE NAME Citrus Heights, California

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 1,0 | 6,50 | 74,0 | 4,2 | 7,8 | 1,9,0

B | | | | |

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C | | | | |

D | | | | |

E | | | | |

F | | | | |

G | | | | |

H | | | | |

VERBAL BOUNDARY DESCRIPTION

(See Continuous Sheet)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
N/A			
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Ken Bansemer/Edwin S. Astone

August 31, 1978

ORGANIZATION

DATE

Owner/Consultant

STREET & NUMBER

TELEPHONE

7840 Madison Avenue

966-2020/446-1472

CITY OR TOWN

STATE

Fair Oaks

California

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 National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Kenn M. Ellison

11-29-78

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE 1-25-79

ATTEST:

KEEPER OF THE NATIONAL REGISTER

DATE 1-21-79

CHIEF OF REGISTRATION

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CONTINUATION SHEET SIGNIFICANCE ITEM NUMBER 8 PAGE 2

Early Settlers

The town of Fair Oaks, California, owes its existence to this agricultural land promotion. Charles Henry and Sara Ann Slocum arrived on December 23, 1896, to make their new home in Fair Oaks, a scenic area with an agreeable climate. The first settlers at Fair Oaks arrived November 20, 1895, just one year before the Slocum family. The Slocums had three girls and two sons, all migrating from the State of Iowa. Members of the Slocum family still reside in the Fair Oaks area.

Slocum, The Businessman

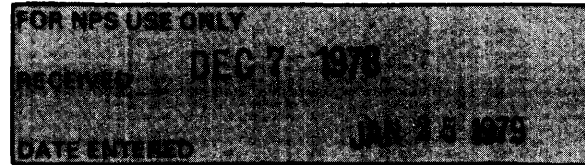
Charles Henry Slocum was a fine businessman, always ready to help in any improvements for Fair Oaks. He established the Slocum and Gore General Merchandise Store. He was the one responsible for establishing the Fair Oaks Bank, making it no longer necessary for people to travel to Folsom or Sacramento to do their banking. The bank was established in 1912, where Mr. Slocum worked there as manager and cashier until his death, July 19, 1925.

Mr. Slocum owned the first lumber yard in the village at the northwest corner of Main and California Streets. He also built a hardware store adjacent to the lumber yard. Children enjoyed playing on and among the lumber piles, the relatives recall.

As Fair Oaks was essentially an agricultural community, the Fair Oaks Fruit Company was especially significant. On November 2, 1902, the Fair Oaks Fruit Company was incorporated with an authorized capital of \$25,000. By 1923, it included steam equipment for sterilizing purposes, an almond bleaching warehouse, an olive-oil mill and an orange house. Orange orchards were in great demand in the early 1900's due to the high prices put on oranges when frost in Florida and Southern California destroyed the crops. As more orchards were planted and prospered, farming became the very most important and profitable enterprise in and around Fair Oaks. When Slocum arrived, there were 300 people, one thousand acres of land had been cleared and planted in orchards and there were 75 dwellings and buildings. Mr. Slocum was a director of the Fruit Company for many years. Some of the orchards he planted in the early 1900's still stand today.

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CONTINUATION SHEET SIGNIFICANCE ITEM NUMBER 8 PAGE 3

Slocum - Community Spirit

Slocum and his family were very community minded. They welcomed new families into the community with fruit and flowers. They had many friends and were loved for their sense of humor. Slocum gave the land for the first Fair Oaks library and helped form the Library Association. He served as a Board Member for many years. The Slocums were active members of the first Fair Oaks church, a Methodist Church. They later helped organize the Federated Church and for many years were members of the choir.

Slocum - War/Service Commendation

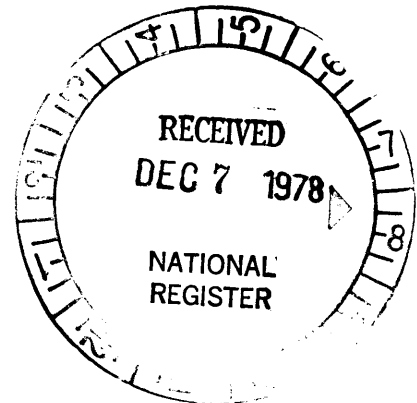
During World War I, Charles Henry Slocum received a letter of Commendation and a medal from the United States Government for services rendered to his country during the war.

This building is the last remaining structure that is linked with Charles Henry Slocum.

Legal Description

A portion of Lots 1, 2 and 3 and the abandoned alley, all in Block 24, as shown on the "Map of Fair Oaks City", recorded November 30, 1897, in Book A of Surveys, Survey No. 48, records of said County, described as follows:

Beginning at a 1½" iron pipe stamped L.S. 2217, marking the Northwest corner of that certain parcel of land described in the Deed recorded September 10, 1946, in Book 1282 of Official Records, at page 282; thence, from said point of beginning, North 187.00 feet to the Southwest corner of that certain parcel of land conveyed to George O. Kellam, et ux, by Deed dated December 10, 1945, and recorded December 29, 1945, in Book 1200 of Official Records, at page 93, said Southwest corner being marked by a ¾" iron pipe; thence, East along the South line of said Kellam property a distance of 79 feet to the Southeast corner thereof; thence, along the East line of said Kellam property North 62 feet to a similar monument in the Southwesterly line of California Street, from which the Northwest corner of said Block 24 bears North 46° 21' 17" West 8.23 feet and West 192.37 feet; thence, South 46° 21' 17" East 173.74 feet along the Southwesterly line of said California Street to a point; thence, South 37° 25' West a distance of 112.53 feet to a 1½" iron pipe stamped L.S. 2217; thence, South 39.27 feet to a similar monument in the North line of that certain parcel of land referred to above as being recorded in Book 1282 of Official Records, at page 282; thence, South 89° 49' West 136.35 feet along said line to the point of beginning.

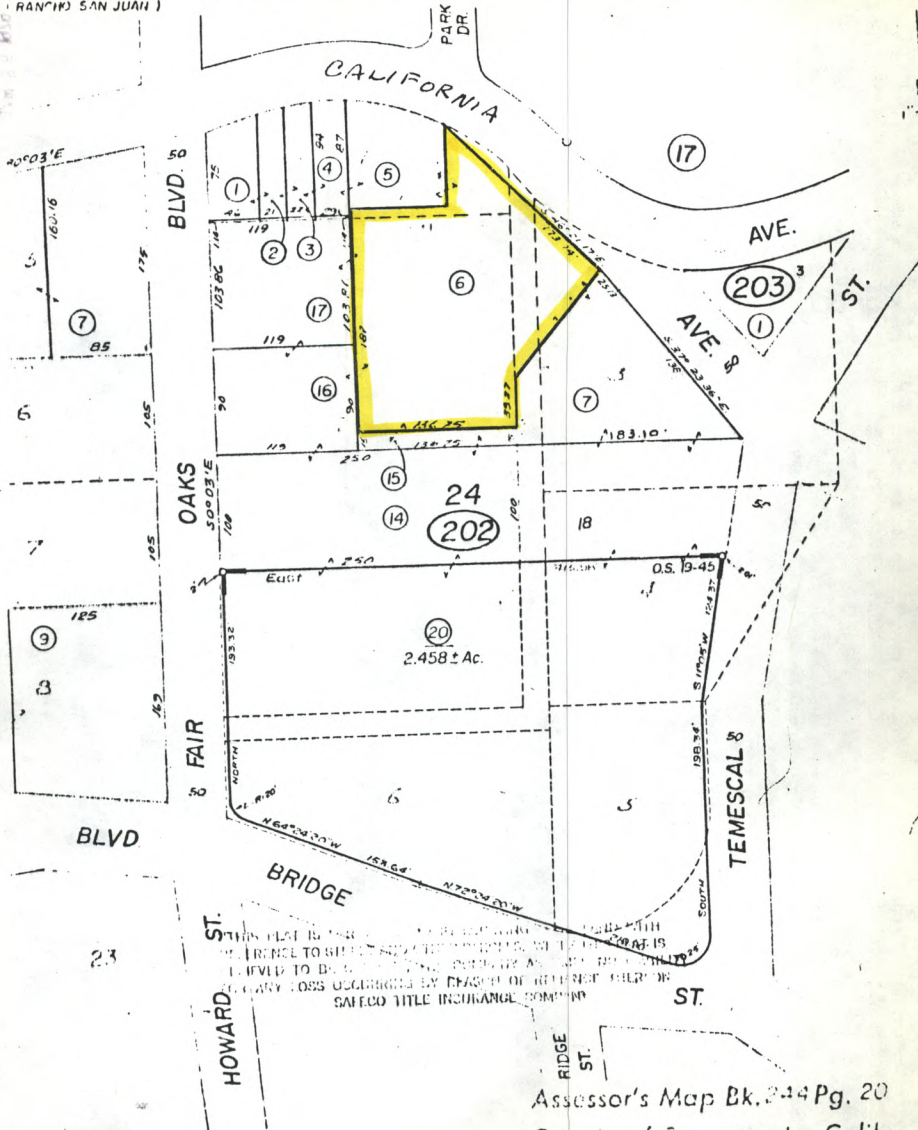




POINT REES NATIONAL SEASIDE RECREATION AREA
Map of this area is available

For an enlarged map of San Francisco and vicinity see map on page 10

RANCHO SAN JUAN



Assessor's Map Bk. 2-4 Pg. 20
County of Sacramento, Calif.

45 (12-7-62)

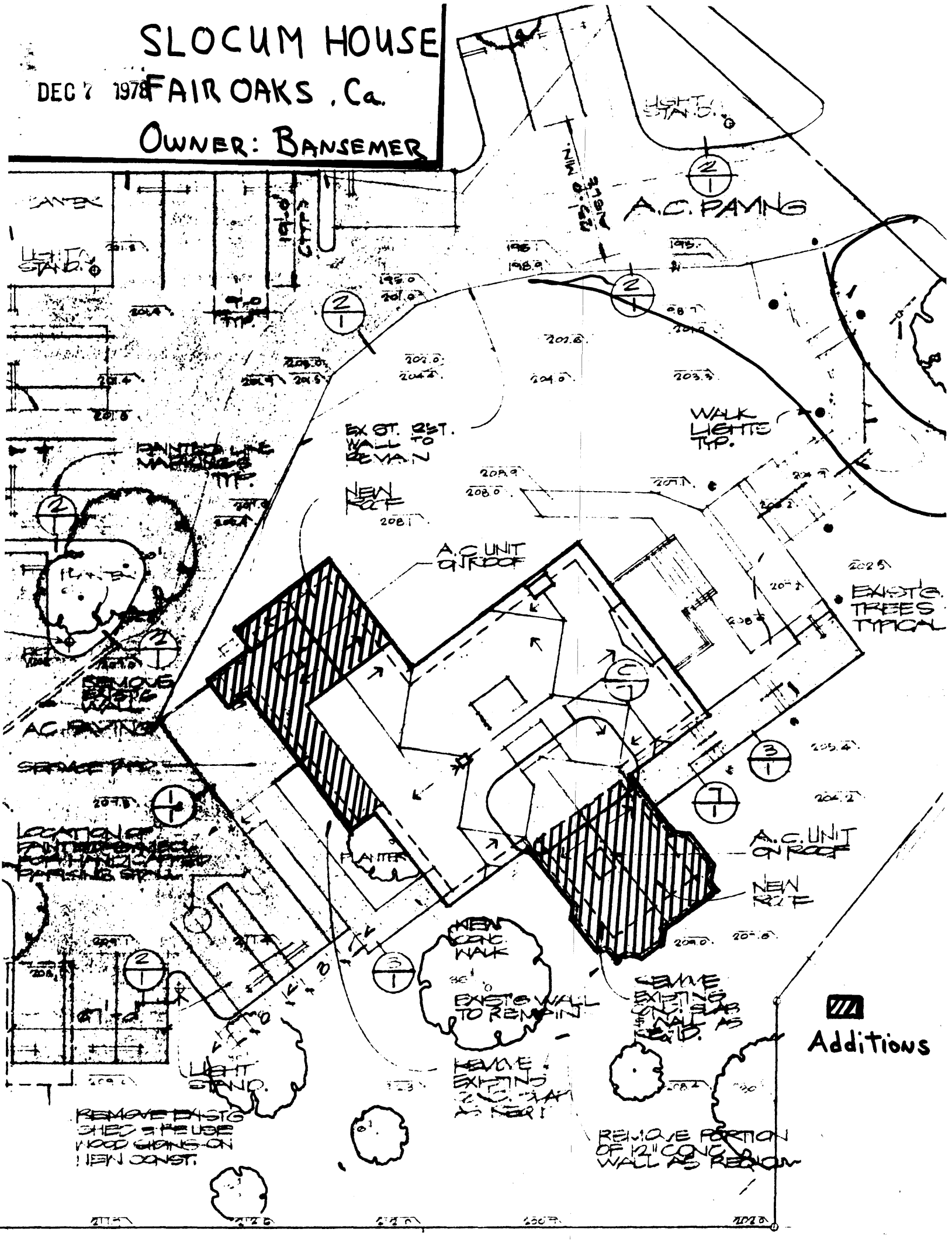
8 DEC 7 1972 Check Numbers Shown in Ellipses



SLOCUM HOUSE

DEC 7 1978 FAIR OAKS, Ca.

OWNER: BANSEMER



LIGHT STAND.

A.C. PAVING

WALK LIGHTS TYP.

A.C. UNIT OUTDOOR

EXIST. TREES TYPICAL

A.C. UNIT ON ROOF

NEW ROOF

 Additions

NEW ROOF WALK
EXIST. WALL TO REMAIN

REMOVE EXISTING WALLS AS SHOWN

REMOVE PORTION OF 12" CONC. WALL AS SHOWN

REMOVE DISG. SHED & REUSE WOOD GIANS ON NEW CONST.