



490

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Cosby, James Fielding House

other names/site number N/A

2. Location

street & number 510 Locke Haven Street not for publication

city or town Pasadena vicinity

state California code CA county Los Angeles code 37 zip code 91105

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

[Signature]
Signature of certifying official

6/21/11
Date

for
State Historic Preservation Officer
Title

California Office of Historic Preservation
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register determined eligible for the National Register
- determined not eligible for the National Register removed from the National Register
- other (explain:)

[Signature]
Signature of the Keeper

6/9/11
Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property
(Check only one box)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
		district
		site
		structure
		object
1	1	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Late 19th/Early 20th Century Development &
Architecture in Pasadena

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/Single Dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC/Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN/Queen Anne

Materials
(Enter categories from instructions)

FOUNDATION IS REINFORCED

foundation: RED CLAY BLOCK

walls: WOOD

roof: WOOD/COMPOSITION SHINGLES

other:

Narrative Description

Summary Paragraph

The two-and-a-half story, 4,340 square-foot house at 510 Locke Haven Street originally occupied two parcels (of approximately one-third of an acre) in the City of Pasadena (Los Angeles County): 5714-007-034 5714-007-035. The parcels have since been combined to become APN 5714-007-035. It is on the south side of Locke Haven Street, two parcels east of South Grand Avenue, on a relatively flat site with mature trees and houses generally similar in scale and setbacks. The house is oriented to the north; a driveway borders it to the east. A detached two-story garage with a studio, designed to simulate a late 19th-century carriage house, is at the rear of the house. Built in 1982, it is a non-contributing feature.

Constructed in 1893 and designed by architect William O. Merithew, the house was originally in the central downtown area of the city of Los Angeles (West 24th and South Flower Streets) and moved in 1902—just nine years after completion—to West 30th Street and South Figueroa near the University of Southern California. It was moved in 1982 to its current site. The elaborate ornamentation of the house is more characteristic of large urban houses from the period, such as those surviving in the Angeleno Heights and North University Park neighborhoods of Los Angeles and those formerly on South Orange Grove Boulevard in Pasadena. Typically sited on small lots or on small citrus ranches, Queen-Anne houses in Pasadena were often plainer than the house at 510 Locke Haven Street.

Narrative Description

An exuberant, high style example of the late nineteenth century Queen Anne style of architecture, the house has a richly textured exterior executed in wood. Set on a high foundation, it has tall windows with horned stiles. The verticality and the steeply pitched roofs are characteristic of Queen Anne houses. It has an irregular plan with asymmetrical massing. The off-center front entry (double doors with clear glass panels set beneath a transom with beveled and leaded glass) is recessed and enclosed by an elaborate porch with a gabled roof supported on large consoles. Framing the entry, within the porch, is an arcing beaded screen, which springs from two colonettes with Romanesque capitals, and frames the entry with a keyhole arch. Above the arched screen is a scrolled keystone in a frieze of running floriated ornament. Above the frieze is a stylized sunburst design—in relief—set into the pedimented face of the gabled roof. To the west of the entry porch is a polygonal bay with a center transomed window flanked by a spindle frieze and framed by engaged columns, raised moldings, and a low segmental arch. The slightly overhanging second floor, above the polygonal bay, rests on consoles and has flared ends. A window in the gabled projecting wing of the second floor is centered above a decorative pendentive, which has a low curving balustrade level with the window sill. The window is enriched with flanking pairs of colonettes and an arched pediment with floriated ornament. East of the projecting two-story wing is a recessed second floor porch. Spiral colonettes support a bellcast roof (with a pyramidal sheet-metal cap and finial) over the porch.

The roof, a complex composition of intersecting gables and hipped forms, has a low belvedere with a polygonal roof, brackets, and four arched openings. It is covered with wood shingles.

The exterior of the house has alternating bands of clapboards, sunken panels, wood shingles laid in a jogged decorative pattern, and wide friezes enriched with running carved wood ornament in high relief. It also has cornerboards and heavy bargeboards terminating in floriated medallions. Overhanging walls on consoles with pendants, projecting bays and gables, porches, and windows of varying sizes (including a tall stained-glass window in the main stairhall on the east elevation) enrich the secondary elevations.

Alterations

Alterations to the house include the new reinforced red clay block foundation, the front steps and porch railing, and replications of the original vertical board skirting at the foundation, and, on the west elevation, the red-brick chimney, which incorporates salvaged brick and threads through a small gable at the attic roofline. Most of the original art glass transoms in the house have been removed and replaced with clear glass. The glazed infill of the openings in the small belvedere is also an alteration. A two-story addition, with polygonal walls and a low tower with an elongated bellcast roof, occupies most of the south (rear) elevation. Like the two-story garage, this addition, which dates to the early 1980s, is a non-contributing feature.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Period of Significance (justification)

The Cosby House was originally constructed in 1893.

Criteria Considerations (explanation, if necessary)

The Cosby house was moved after its period of significance, therefore it must meet Criteria Consideration B: Moved properties. The Cosby House meets Criteria Consideration B because it is significant primarily for its architectural value. The Cosby House retains enough historic features to convey its architectural values. The House also retains integrity of design, materials, location, and setting, all requirements for meeting Criteria Consideration B.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1893

Significant Dates

1893 – house construction

1902 – house relocation

1982– house relocation

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Merithew, William O. (architect)

Statement of Significance Summary Paragraph

The James Fielding Cosby House, built in 1893, is a locally significant example of the Queen Anne subtype of the single-family residence property type identified in the Multiple Property Documentation Form "Late 19th/Early 20th Century Development and Architecture in Pasadena." It meets registration requirements listed in the Multiple Property Documentation Form under National Register Criterion C as a notable example of the Queen Anne subtype of the single-family residence property type. The house is also an important example of the work of a prominent regional architect, William O. Merithew.

Narrative Statement of Significance

The James Fielding Cosby House is exceptional as an example of high style Queen Anne architecture as applied to a single-family house. It retains an outstanding degree of integrity on its primary and side elevations, where, apart from the loss of colored glass transoms and portions of the front and side porches, nearly all of the ornamental and character-defining features are intact. The setting, though non-historic, enhances the historic character of the house by surrounding it with mature plantings and trees; moreover, the scale and the setback of the house are congruent with the overall feeling of the neighborhood, which has a large inventory of historic dwellings. This house appears as though it were originally constructed on the site.

The house meets the registration requirements in the Multiple Property Documentation Form "Late 19th/Early 20th Century Development and Architecture in Pasadena" under Criterion C. As noted, it is a locally rare and notable example of high style Queen Anne architecture, which has retained an extraordinary amount of its profuse ornamentation, wall materials, fenestration, roof forms, and other defining features of the style. As a picturesque composition of late nineteenth-century design, the house has high artistic value and embodies the distinctive characteristics of Queen Anne style domestic architecture.

Developmental history/additional historic context information (if appropriate)

N/A – Historic context documented in Multiple Property Documentation Form "Late 19th/Early 20th Century Development and Architecture in Pasadena."

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form)

Permit research materials and assessor's records in files, Planning Department, City of Pasadena (referenced in August 2010).

Permit records and historical documentation provided by Ken and Kathleen Grobecker, compiled in July 2010.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been Requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data, Verbal Boundary Description:

Acreage of Property 0.28
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>11</u> Zone	<u>393010</u> Easting	<u>3777890</u> Northing	3	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
2	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing	4	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing

Verbal Boundary Description (describe the boundaries of the property)

The property is bound by Locke Haven Street on the north and property lines of 510 Locke Haven Street on the east, west and south. The two Los Angeles County Assessor's Parcel Numbers originally associated with the property are 5714-007-034 and 5714-007-035 and the boundaries are depicted on the attached Sketch map: "Proposed Individual Properties in Southwest Pasadena." Note that the parcels have since been combined to become APN # 5714-007-055

Boundary Justification (explain why the boundaries were selected)

The boundaries were selected because they encompass the extent of resources associated with the Cosby House.

11. Form Prepared By

name/title Jeff Cronin, Principal Planner
organization City of Pasadena date August 30, 2010
street & number 175 N. Garfield Avenue telephone 626-744-7806
city or town Pasadena state CA zip code 91101
e-mail jcronin@cityofpasadena.net

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map:** "Proposed Individual Properties in Southwest Pasadena."

Photographs:

The following is the same for all photographs:

Name of Property: James Fielding Cosby House
 City: Pasadena
 County: Los Angeles
 State: California
 Name of Photographer: Kevin Johnson
 Location of Original Digital Files: 175 N. Garfield Avenue, Pasadena, CA 91101

1. Looking southeast, April 2009
2. Looking southwest, January 2010
3. Porch detail, looking south, January 2010
4. Balcony detail, looking south, January 2010
5. Porch detail, looking southeast, August 2010
6. Column detail, looking south, August 2010
7. Window header/sill detail looking south, August 2010
8. Bay/console detail—side elevation, looking south, August 2010
9. Stained glass detail, looking west, August 2010
10. Side elevation, looking southeast, January 2010
11. Non-contributing garage/studio, looking south, August 2010
12. Historical photo
13. Historical photo

Property Owner:

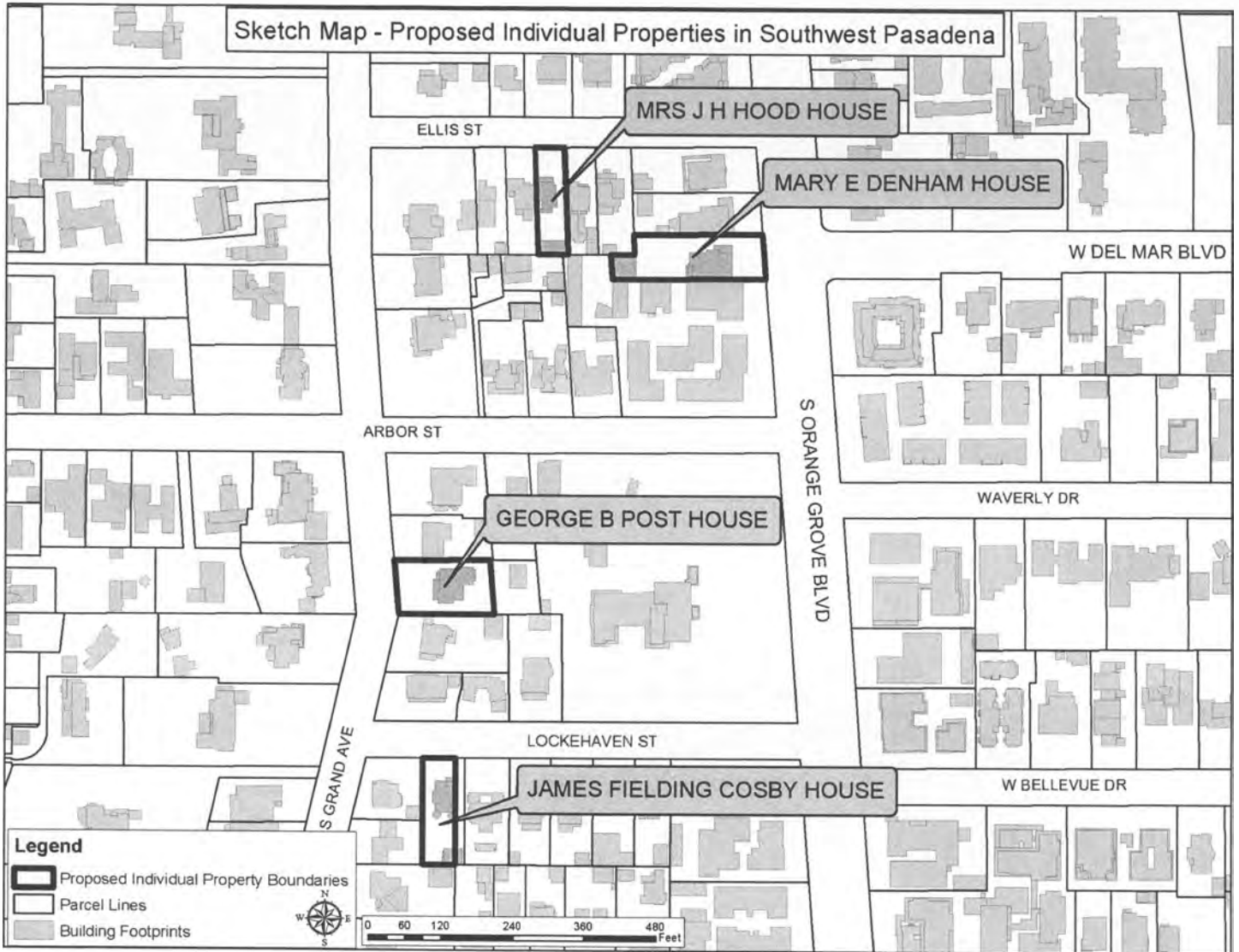
(complete this item at the request of the SHPO or FPO)

name Kenneth & Kathleen Grobecker
 street & number 510 Locke Haven Street telephone 626-440-9572
 city or town Pasadena state CA zip code 91105

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

SKETCH MAP



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section _____ Page _____

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 11000490

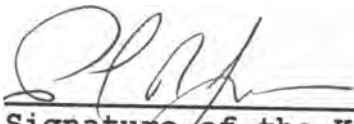
Date Listed: 8/9/2011

Cosby, James Fielding, House
Property Name

Los Angeles CA
County State

Late 19th & Early 20th Century Development and Architecture in
Pasadena, MPS
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of the Keeper

8/9/11

Date of Action

=====

Amended Items in Nomination:

Significance:

The Significant Dates 1902 and 1982 are deleted from the nomination. [The significant dates in a nomination must conform to the period of significance and cannot postdate the period. In the case of the Cosby House, the dates 1902 and 1982 reflected dates associated with the relocation of the house to new sites and have nothing to do with the historic significance of the property under Criterion C (Architecture), as a fine example of late nineteenth century residential design.

These clarifications were confirmed with the CA SHPO office.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Cosby, James Fielding, House

MULTIPLE NAME: Late 19th and Early 20th Century Development and Architecture in Pasadena MPS

STATE & COUNTY: CALIFORNIA, Los Angeles

DATE RECEIVED: 6/24/11 DATE OF PENDING LIST: 7/20/11
DATE OF 16TH DAY: 8/04/11 DATE OF 45TH DAY: 8/09/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000490

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

___ ACCEPT ___ RETURN ___ REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

The James Fielding Cosby House is locally significant under National Register Criterion C (Architecture). Built in nearby Los Angeles in 1893, the house is an excellent regional example of high-style, Queen Anne-style residential design, an increasingly rare commodity in the area. Despite its relocation to Pasadena in 1982 the building conveys important characteristic features of the residential designs of the period created for affluent citizens. While not a direct product of Pasadena's developmental history, the resource none-the-less conveys significant aspects of the broad patterns of regional development and architectural design from a period of dynamic regional growth. The relative rarity of the property type merits consideration as a moved resource on a compatible site.

RECOM./CRITERIA Accept Criterion C

REVIEWER Paul R Lusignea DISCIPLINE Historic

TELEPHONE _____ DATE 8/9/11

DOCUMENTATION see attached comments Y/N see attached SLR (Y)N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

Recommendation: SLR Return Action: SLR Return None

Documentation Issues-Discussion Sheet

State Name: CA County Name LA Resource Name Cosby, James Fielding, House

Reference No. 11-490 Multiple Name Pasadena mms

Solution:

See SLR PMC e/9/11

Problem: Moved. Date outside of signif period.

Resolution:

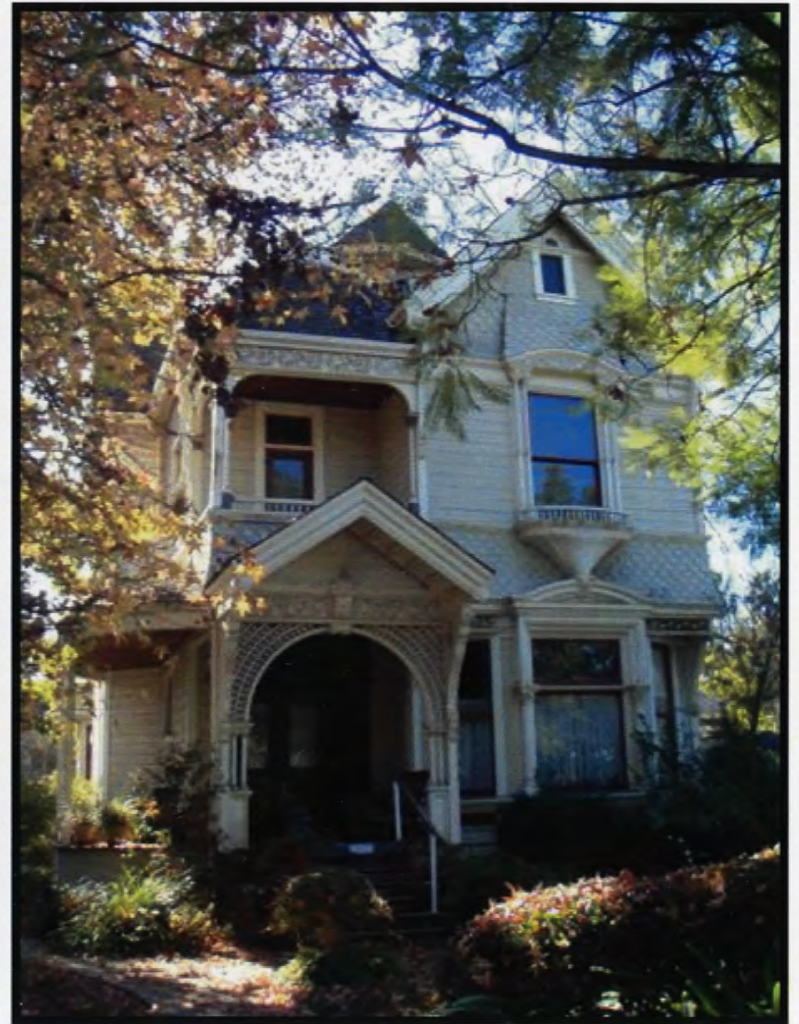
SLR: Yes No

Database Change:

James Fielding Cosby House Pasadena, Los Angeles County, CA

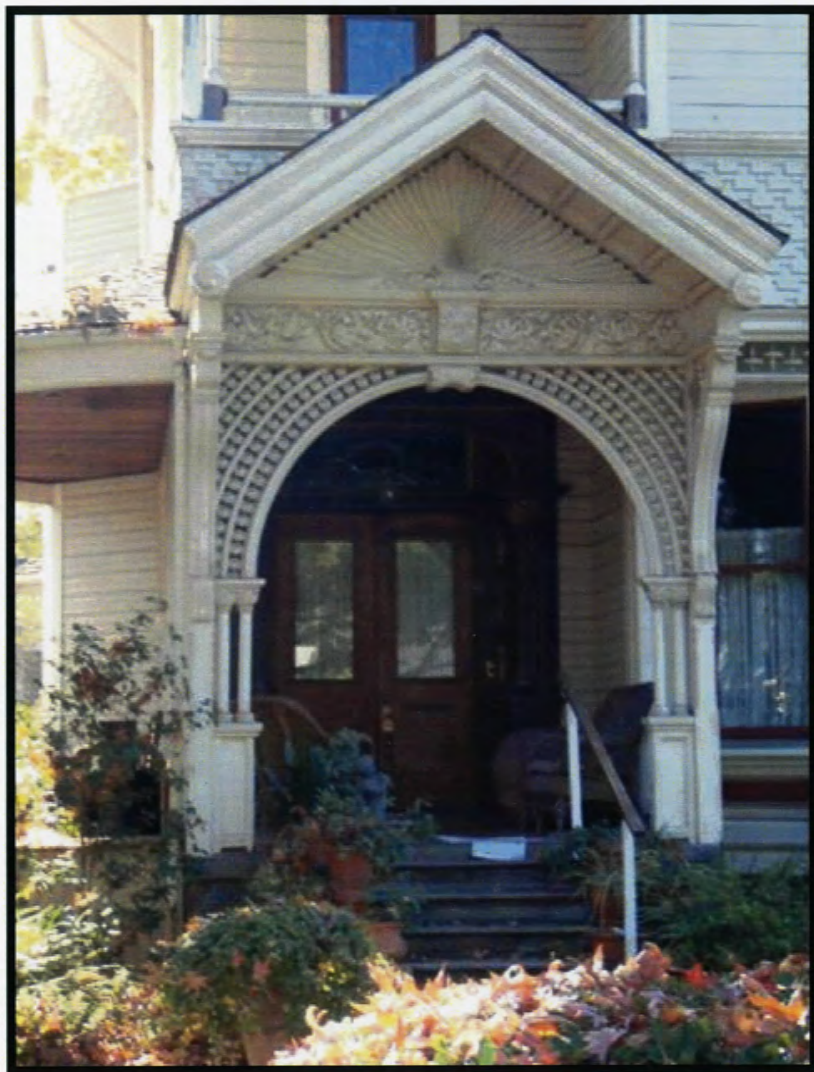


CA_Los Angeles County_James F Cosby
House_0001

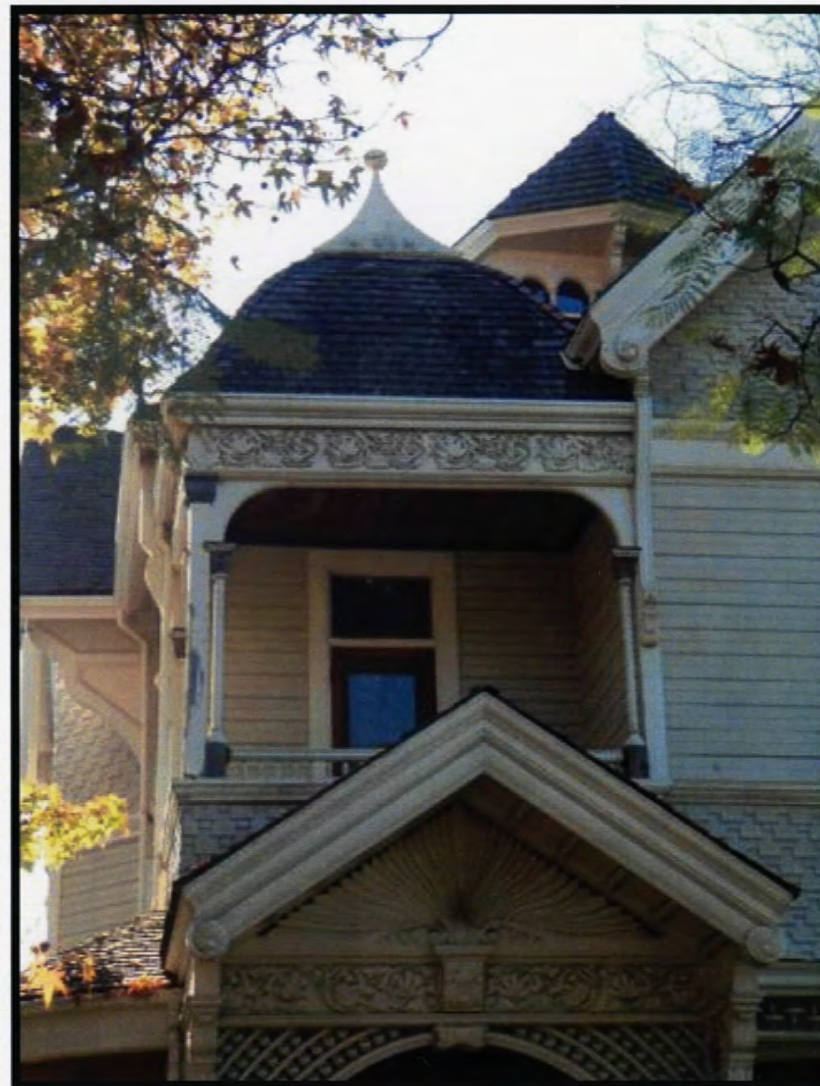


CA_Los Angeles County_James F Cosby
House_0002

James Fielding Cosby House
Pasadena, Los Angeles County, CA



CA_Los Angeles County_James F Cosby
House_0003

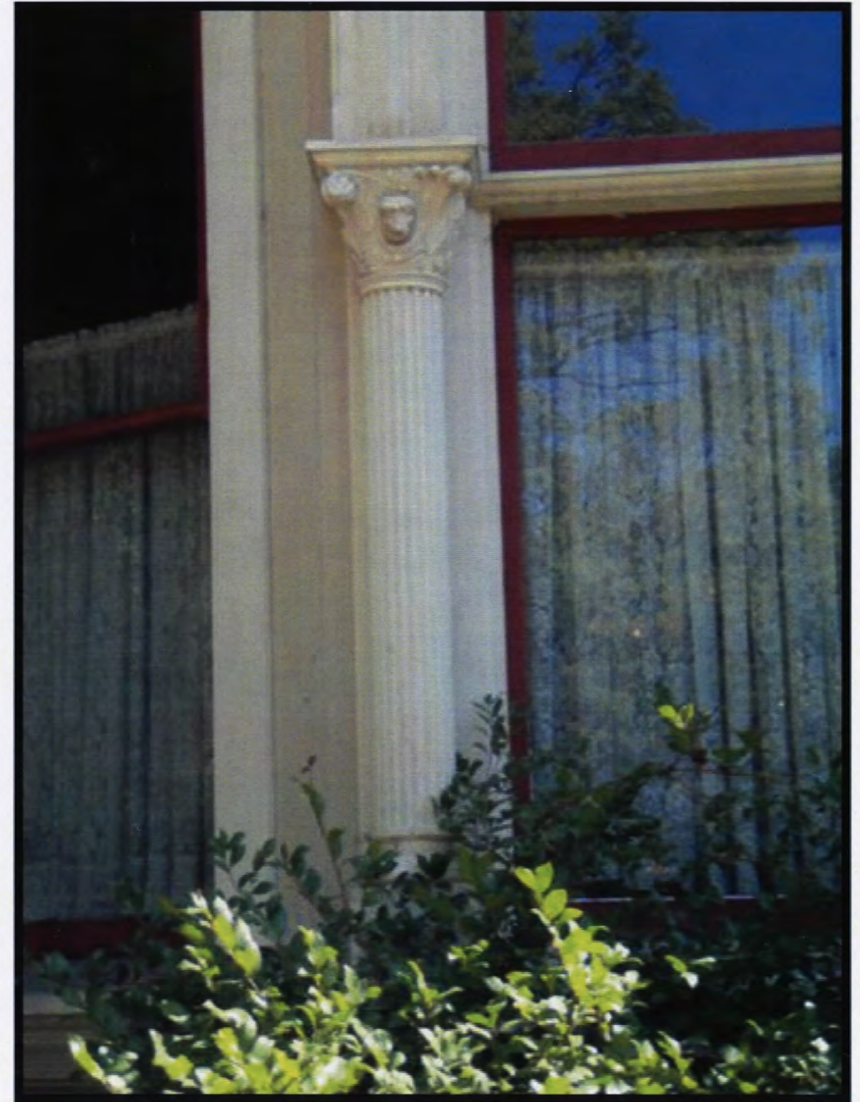


CA_Los Angeles County_James F Cosby
House_0004

James Fielding Cosby House
Pasadena, Los Angeles County, CA



CA_Los Angeles County_James F Cosby
House_0005



CA_Los Angeles County_James F Cosby
House_0006

James Fielding Cosby House
Pasadena, Los Angeles County, CA

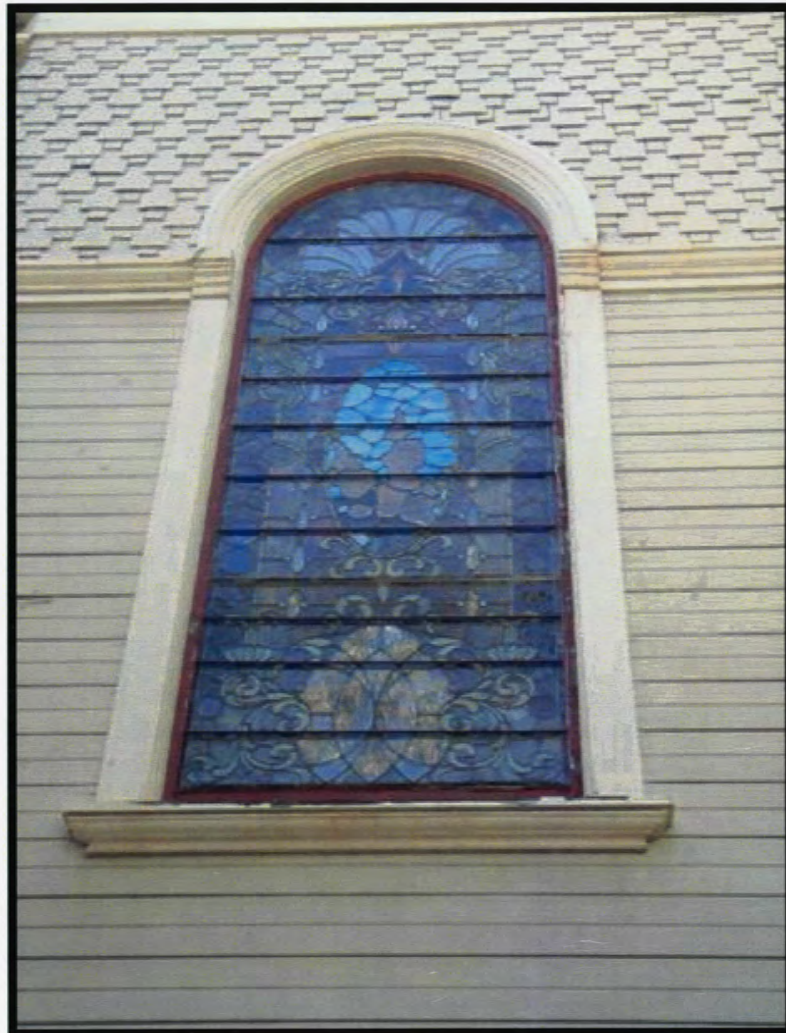


CA_Los Angeles County_James F Cosby
House_0007



CA_Los Angeles County_James F Cosby
House_0008

James Fielding Cosby House
Pasadena, Los Angeles County, CA



CA_Los Angeles County_James F Cosby
House_0009



CA_Los Angeles County_James F Cosby
House_0010

James Fielding Cosby House

Pasadena, Los Angeles County, CA



CA_Los Angeles County_James F Cosby
House_0011



CA_Los Angeles County_James F Cosby
House_0012

James Fielding Cosby House
Pasadena, Los Angeles County, CA



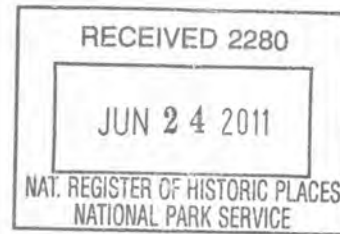
CA_Los Angeles County_James F Cosby
House_0013

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64501116

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

1725 23rd Street Suite 100
SACRAMENTO, CA 94296-0001
(916) 445-7000 Fax: (916) 445-7053
calshpo@ohp.parks.ca.gov



June 21, 2011

Ms. Carol Shull, Keeper
National Register of Historic Places
National Park Service 2280
1201 I (Eye) Street, NW
Washington, DC 20005

Subject: **Late 19th and Early 20th Century Development and Architecture in Pasadena National Register of Historic Places Multiple Property Documentation Form and Nominations**

Dear Ms. Shull:

Enclosed please find the **Late 19th and Early 20th Century Development and Architecture in Pasadena** multiple property documentation form (MPD), and National Register nominations for twelve properties submitted under cover of the MPD. On May 19, 2011, at its regular quarterly meeting, the California State Historical Resources Commission unanimously approved the MPD and the following nominations:

**Mrs. J. H. Hood House
John S. Hartwell House
House at 1360 Lida Street
George B. Post House
Benjamin Jarvis House
New Fair Oaks Historic District**

**Mary E. Denham House
James Fielding Cosby House
Hillmont
Friend Lacey House
Raymond-Summit Historic District
Bristol-Cypress Historic District**

The City of Pasadena is a Certified Local Government (CLG) and also the applicant. The MPD and district nominations were prepared with the assistance of a CLG grant from the California State Historic Preservation Office. Notably, the Historic Preservation Office received no letters of objection for these nominations.

If you have questions regarding this nomination, please contact Jay Correia of my staff at 916-445-7008 or jcorr@parks.ca.gov.

Sincerely,

 Milford Wayne Donaldson

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

Enclosures