

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street & number 510 Locke Haven Street not for publication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 of certifying official Date

Title 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 of the Keeper Date of Action

James Fielding Cosby House
Name of Property

Los Angeles County, CA
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public - Local
- public - State
- public - Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- 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 occupies two parcels (of approximately one-third of an acre) in the City of Pasadena (Los Angeles County): 5714-007-034 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.

James Fielding Cosby House
Name of Property

Los Angeles County, CA
County and State

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.

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)

Period of Significance (justification)

The Cosby House was originally constructed in 1893.

Criteria Considerations (explanation, if necessary)

Although the building was moved to the current site in 1982, because it is significant for its architectural value, this fact is not an impediment for listing. When evaluating integrity under Criterion C, location and setting are less important than the

James Fielding Cosby House
Name of Property

Los Angeles County, CA
County and State

original design, workmanship and materials - all of which are evident in this property. Several high-style single-family residences from the late nineteenth and early twentieth centuries are in the immediate vicinity.

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):	Primary location of additional data:
<input type="checkbox"/> preliminary determination of individual listing (36 CFR 67 has been Requested)	<input type="checkbox"/> State Historic Preservation Office
<input type="checkbox"/> previously listed in the National Register	<input type="checkbox"/> Other State agency
<input type="checkbox"/> previously determined eligible by the National Register	<input type="checkbox"/> Federal agency
<input type="checkbox"/> designated a National Historic Landmark	<input type="checkbox"/> Local government
<input type="checkbox"/> recorded by Historic American Buildings Survey # _____	<input type="checkbox"/> University
<input type="checkbox"/> recorded by Historic American Engineering Record # _____	<input type="checkbox"/> Other
	Name of repository: _____

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

James Fielding Cosby House
Name of Property

Los Angeles County, CA
County and State

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	_____	_____	_____	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
2	_____	_____	_____	4	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	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 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."

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

James Fielding Cosby House
Name of Property

Los Angeles County, CA
County and State

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:

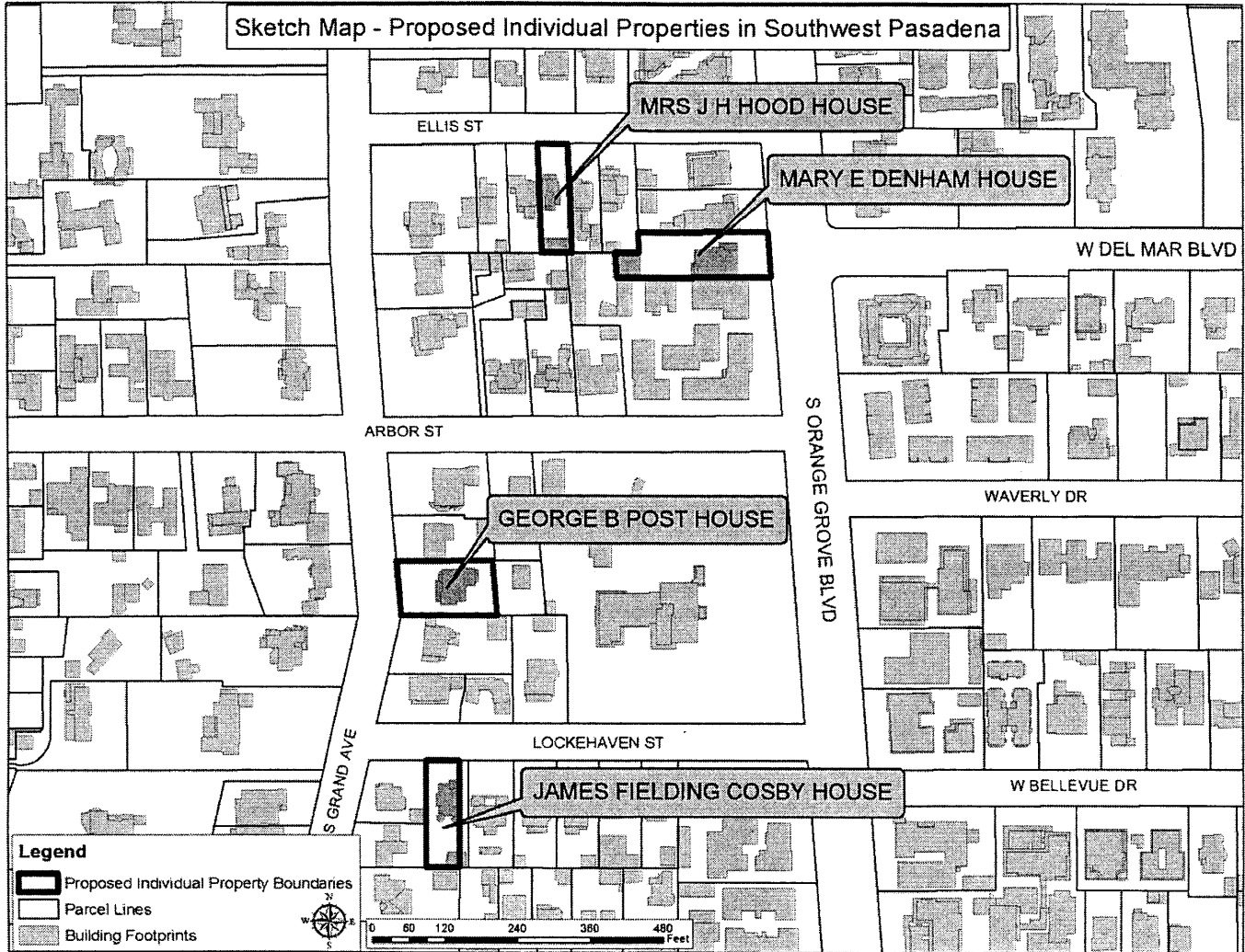
(complete this item at the request of the SHPO or FPO)

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



James F 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 F 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 F 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 F 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 F Cosby House, Pasadena, Los Angeles County, CA



CA_Los Angeles County_James F Cosby House_0009

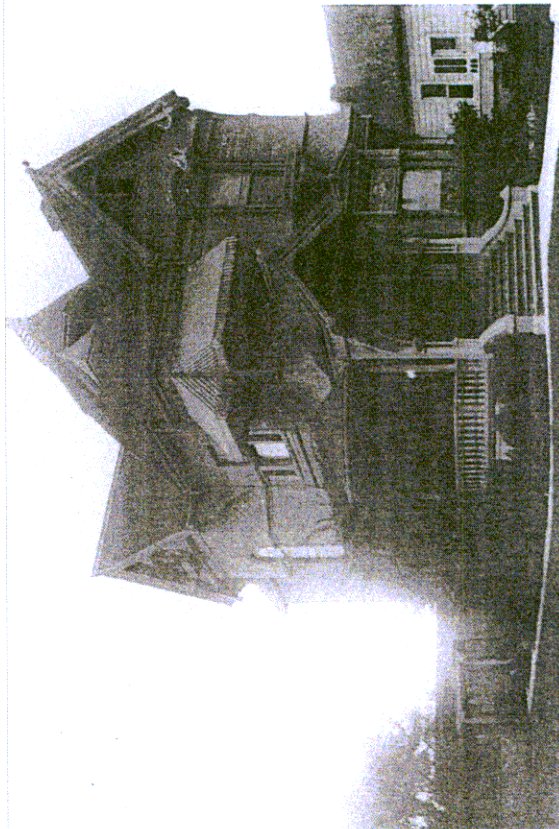


CA_Los Angeles County_James F Cosby House_0010

James F 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 F Cosby House, Pasadena, Los Angeles County, CA



CA_Los Angeles County_James F Cosby House_0013

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 Post, George B. House

other names/site number N/A

2. Location

street & number 360 S. Grand Avenue 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 of certifying official _____ Date _____
Title _____ 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 of the Keeper _____ Date of Action _____

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public - Local
- public - State
- public - Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
2	0	buildings
		district
		site
		structure
		object
2	0	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/Shingle Style

Materials
(Enter categories from instructions)

foundation: CONCRETE
walls: WOOD
roof: ASPHALT
other:

Narrative Description

Summary Paragraph

This two-and-one-half story, 4,648 square-foot Shingle Style house was designed by architect Joseph J. Blick and built in 1903. The flat site is on the east side of South Grand Avenue between Arbor Street and Locke Haven Street, in a neighborhood of large, stately single-family houses on large lots. The house, at the front of the lot, is set back approximately 60 feet from the sidewalk, similar to other houses on the street. A detached one-and-one-half story garage, originally built as a carriage house, is at the rear of the property, and is a contributing feature. A concrete driveway in the north side yard connects the rear yard with the garage to the street.

Narrative Description

The two-and-one-half story Shingle Style house has an irregular plan and a shallowly sloped cross-gabled roof. Gable ends have no eaves, but the eaves on the sides of the gables are deep and have exposed rafters with rounded ends. Attached to the north end of the west (street-facing) elevation is a two-story flat-roofed polygonal bay. To the south of the bay is a partial-width front porch with a shed roof where it connects to the bay and a hipped roof at the opposite end supported by heavy square posts topped with four stylized and elongated brackets, an Arts and Crafts feature, one on each side of each post. The porch is bordered by a simple wood railing which extends to the concrete stairs and ends in newel posts. The attic window of the front elevation has a horizontal grouping of four recessed windows set between curved walls. The house has a composition shingle roof; walls clad in rectangular wood shingles; a brick foundation; wood casement and double-hung windows, many grouped in twos, threes or fours, as well as fixed-pane windows in wood-framed openings; and a wide wood front door with multi-pane lights in a wood-framed opening. The north elevation has a projecting rectangular shed roof bay and, separately, a rectangular oriel with corbels below.

To the rear of the house is a carriage house, now on a separate legal lot with an address of 358 S. Grand Avenue, with a rectangular plan, a steeply sloped hipped roof with a central projecting gable, multi-light windows and walls clad in rectangular wood shingles. The gable end has a hayloft door with a divided light transom and a projecting arm at the peak. City assessor's records indicate that the carriage house may predate the main house, with an estimated (but unverified) construction date of 1898.

A small addition at the rear of the house was constructed in 2001. The porch railing has also been replaced; photographs in city files from 1986 depict a more open railing with cross-diagonals and, at the stairs, a top and bottom rail only (also likely non-original). The carriage house has new doors with a large horizontally oriented multi-light window at the top that are compatible in design to the house.

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.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1898 - 1903

Significant Dates

1898 – carriage house construction

1903 – house construction

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Blick, Joseph J. (architect)

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 house at 360 S. Grand Avenue was constructed in 1903. The carriage house was built in 1898.

Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph

The George Post House, built in 1903, is a locally significant example of the Shingle Style 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 Shingle Style subtype of the single-family residence property type. The house is also an important example of the work of a prominent local architect, Joseph J. Blick.

Narrative Statement of Significance

The George Post House is locally significant under Criterion C. Under this criterion, the house is a notable example of the Shingle Style 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," designed by Pasadena architect Joseph J. Blick. The house exhibits elements of the Shingle Style subtype including two-story height; irregular plan; asymmetrical facades; multi-gabled roofs with a low, broad pitch and no eaves; wood shingle siding; tripartite, bay and double-hung windows with small panes; and inset windows with curved jambs. The house also exhibits features of the two-story Arts and Crafts period house property type identified in the Multiple Property Documentation Form, "Residential Architecture of Pasadena, CA 1895-1918: Influence of the Arts and Crafts Movement" in portions of the roof with deep overhanging eaves and in the large support brackets under the porch roof. It has a high level of architectural integrity through its location, design, setting, materials, and workmanship and feeling. It is in its original location, which is identified in the MPDF as an area with a high concentration of Shingle Style houses, and retains original materials and a carriage house that dates from the late 19th century period. The elements and proportions of the house that represent its design are intact as are the materials used in its original construction. The house exhibits evidence of techniques employed in residential construction in the late 19th century in Pasadena and clearly expresses the historic sense of this time period as designs began to transition to those of the American Arts and Crafts movement.

The alterations are relatively minor and do not adversely impact the overall integrity of the house. The house possesses the essential character-defining features of the Shingle Style subtype including roof form, wall materials, fenestration and decorative detailing.

Joseph J. Blick's career is described in detail in the Multiple Property Documentation Form. He worked in multiple architectural styles and the George Post house is one of his master works of domestic architecture and is one of his earliest extant works. Other later works by Blick include the Star-News Building, the Hall of Justice, the Scottish Rite Cathedral and the Standard Fireproof Storage Company (which has since been substantially altered).

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

Permit research materials and assessor's records in files, Planning Department, City of Pasadena (referenced in August 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: _____

George B. Post House
Name of Property

Los Angeles County, CA
County and State

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

George B. Post House
Name of Property

Los Angeles County, CA
County and State

Photographer:

Date Photographed:

Description of Photograph(s) and number:

1 of ____.

Property Owner:

name Boland & Margaret Morrow

street & number 360 S. Grand Avenue telephone 213-220-6177

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.

George B. Post House, Pasadena, Los Angeles County, CA



CA_Los Angeles County_George B Post House_0001



CA_Los Angeles County_George B Post House_0002

George B. Post House, Pasadena, Los Angeles County, CA



CA_Los Angeles County_George B Post House_0003



CA_Los Angeles County_George B Post House_0004

George B. Post House, Pasadena, Los Angeles County, CA



CA_Los Angeles County_George B Post House_0005

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 Jarvis, Benjamin House

other names/site number N/A

2. Location

street & number 531 N. Raymond Avenue not for publication

city or town Pasadena vicinity

state California code CA county Los Angeles code 37 zip code 91103

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 of certifying official Date

Title 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 of the Keeper Date of Action

Benjamin Jarvis House
Name of Property

Los Angeles County, CA
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public - Local
- public - State
- public - Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
2	0	buildings
		district
		site
		structure
		object
2	0	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 19th AND 20th CENTURY REVIVALS

Colonial Revival

Materials
(Enter categories from instructions)

foundation: STONE

walls: WOOD

roof: ASPHALT

other:

Narrative Description

Summary Paragraph

This two-and-one-half story, 2,400 square-foot Colonial Revival house was designed by architect Louis Kwiatkowski and built in 1895. The site, a flat 0.31-acre interior lot, is on the west side of North Raymond Avenue between East Villa Street and Esther Street, in a neighborhood of mixed single-family houses. The house, at the front of the lot, is set back approximately 30 feet from the sidewalk, similar in setback to other houses on the street. A detached one-and-one-half story garage, originally built as a carriage house, is at the rear of the property, and is a contributing feature. A brick driveway in the north side yard connects the rear yard with garage to the street.

Narrative Description

The house is an example of the Colonial Revival style. It is two-and-one-half stories in height and roughly rectangular in plan. It has a gabled roof, oriented toward the street, with two cross gables extending from either side at the location of two projecting two-story bays that are polygonal on the first floor and rectangular above, with curvilinear consoles with pendants on the underside of the second floor. The transition from the upper gables to the second floor is marked by a wide, plain frieze, while the transition between first and second floor is corniced. The primary gable has a recessed portion that results in the formation of a shed roof at the base, in the center of which is a pair of double-hung windows. The house is highly symmetrical, with the exception of a second-story half-width balcony that extends from the northern portion of the east elevation over the façade-length front porch. The front porch has a hipped roof supported by Tuscan columns, a simple wood railing and a dentiled fascia. The house has a composition shingle roof; walls clad in alternating bands of rectangular wood shingles and wood lap siding with mitered corners; an Arroyo stone foundation; wood fixed, transom and double-hung windows in wood-framed openings that are pedimented on the first floor; and an original wood front door with a rectangular light, also in a pedimented opening. Above the front door is and leaded and stained glass transom with the number 531 in a stylized font. The original brick chimney was replaced in 1983.

A detached one-and-one-half story carriage house is at the rear of the property. It has a steeply-pitched gabled roof which transitions to a shed roof at the northern end. The structure is of box-and-strip construction with matching board-and-batten doors that have exposed metal hinges and straps. Most of the doors are hinged swinging doors; one large door at the north end slides on a metal track. Near the peak of the gabled portion of the structure is a projecting arm, originally used to lift hay bales to the interior loft. Below this arm is a window opening that originally had a pair of double-hung windows which have been replaced with a single fixed pane, below which is an upper story hayloft door. Records indicate that it was built as a carriage house at the time of the house.

The brick driveway was recently replaced with new bricks set in concrete (it was previously brick set in sand); at the intersection of the driveway and the walkway leading to the house is a freestanding concrete step, presumably used to access a carriage. Several other examples of original concrete work remain on the property, including steps, walkways and curbs with decorative elements at transitions between straight and curving portions.

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.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1895

Significant Dates

1895

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Louis Kwiatkowski

Period of Significance (justification)

The Benjamin Jarvis house was constructed in 1895.

Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph

The Benjamin Jarvis House, built in 1895, is a locally significant example of the Colonial Revival 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 Colonial Revival subtype of the single-family residence property type. The house is also an example of the work of a prominent local architect, Louis Kwiatkowski.

Narrative Statement of Significance

The Benjamin Jarvis House is locally significant under Criterion C. Under this criterion, the house is a notable example of the Colonial Revival 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," designed by Pasadena architect Louis Kwiatkowski. The house exhibits elements of the Colonial Revival subtype including two-story height, rectangular plan, symmetrical facades, gabled roofs with shallow eaves, a combination of wood shingle and clapboard siding, double-hung windows, and a porch with classical columns. The house has a high level of architectural integrity through its location, design, setting, materials, and workmanship and feeling. It is in its original location and, remarkably, retains original accessory structures, paving patterns and concrete designs. The elements and proportions of the house that represent its design are intact as are the materials used in its original construction. The house exhibits evidence of techniques employed in residential construction in the late 19th century in Pasadena and clearly expresses the historic sense of this time period.

Benjamin Jarvis (1835 – 1916) was a Civil War veteran and a photographer who recorded much of nineteenth century Pasadena. He had a studio in Old Pasadena for a number of years. Architect Louis Kwiatkowski's career is documented in detail in the Multiple Property Documentation Form. He was educated in Vienna, Austria and moved to Pasadena in 1893. The Benjamin Jarvis House is one of his few extant works.

Developmental history/additional historic context information

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).

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

Benjamin Jarvis House
Name of Property

Los Angeles County, CA
County and State

10. Geographical Data

Acree of Property 0.31

UTM References

(Place additional UTM references on a continuation sheet)

1
Zone Easting Northing

3
Zone Easting Northing

2
Zone Easting Northing

4
Zone Easting Northing

Verbal Boundary Description

The property is bound by North Raymond Avenue on the east and property lines of 531 N. Raymond Avenue on the west, north and south. The Los Angeles County Assessor's Parcel Number of the property is 5725-006-016 and the boundaries are depicted on the attached Sketch maps, "Proposed Historic Districts & Nearby Individual Properties."

Boundary Justification

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

11. Form Prepared By

name/title Kevin Johnson, 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 kevinjohnson@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 Historic Districts & Nearby Individual Properties."

Benjamin Jarvis House
Name of Property

Los Angeles County, CA
County and State

Photographs:

The following is the same for all photographs:

Name of Property: Benjamin Jarvis 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 northwest, February 2010
2. Second floor detail, looking west, August 2010
3. Entry detail, looking west, August 2010
4. Entry transom detail, looking west, August 2010
5. Bay & console detail, looking southwest, August 2010
6. Carriage house, looking west, August 2010
7. Carriage steps, looking west, August 2010
8. Concrete curb detail, looking southwest, August 2010
9. Concrete steps detail, looking west, August 2010
10. Historical photo, looking west, April 1977
11. Historical photo, carriage house, looking west, April 1977

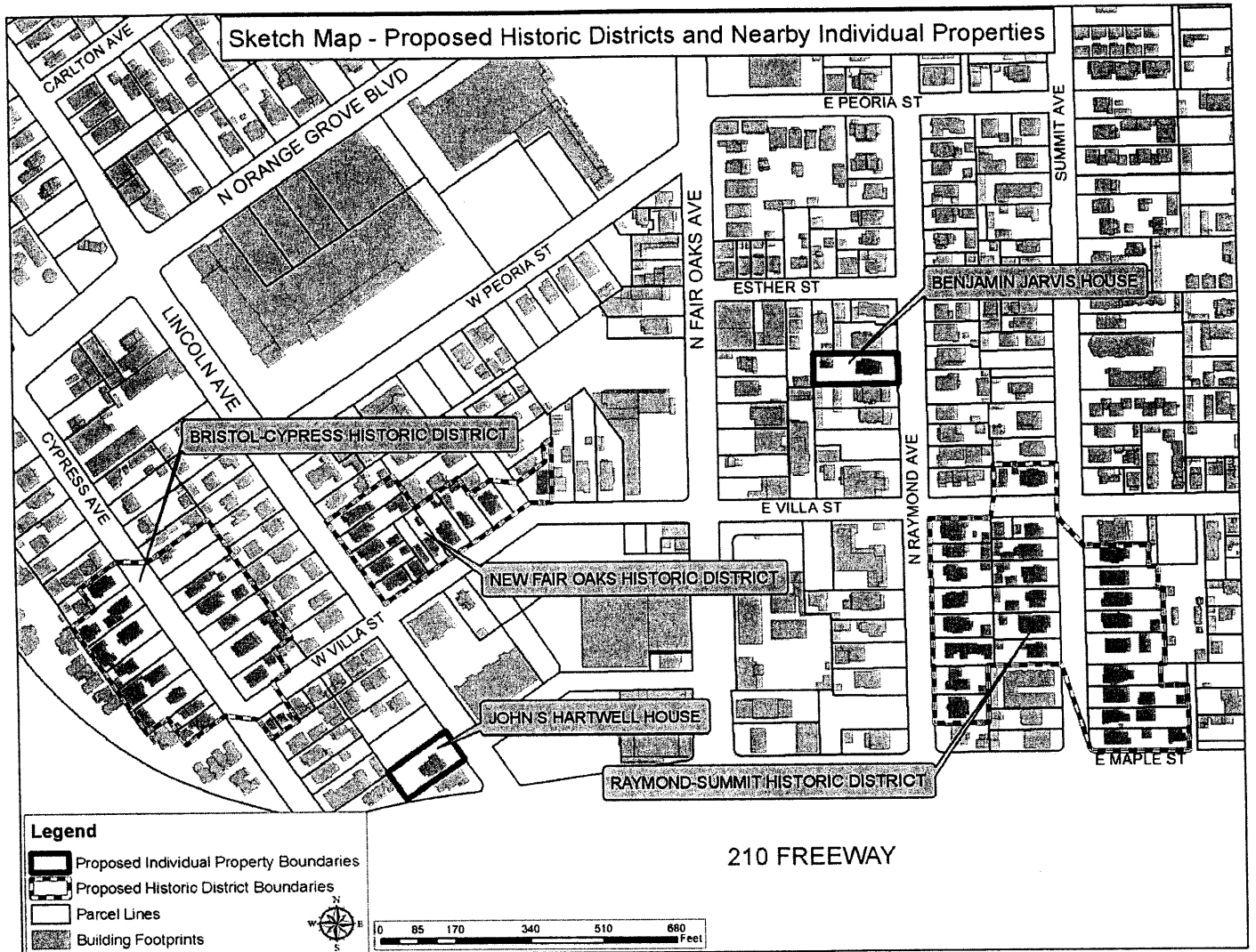
Property Owner:

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

name Victor Rodriguez
street & number 531 N. Raymond Avenue telephone 626-449-8275
city or town Pasadena state CA zip code 91103

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



Benjamin Jarvis House, Pasadena, Los Angeles County, CA



CA_Los Angeles County_Benjamin Jarvis House_0001

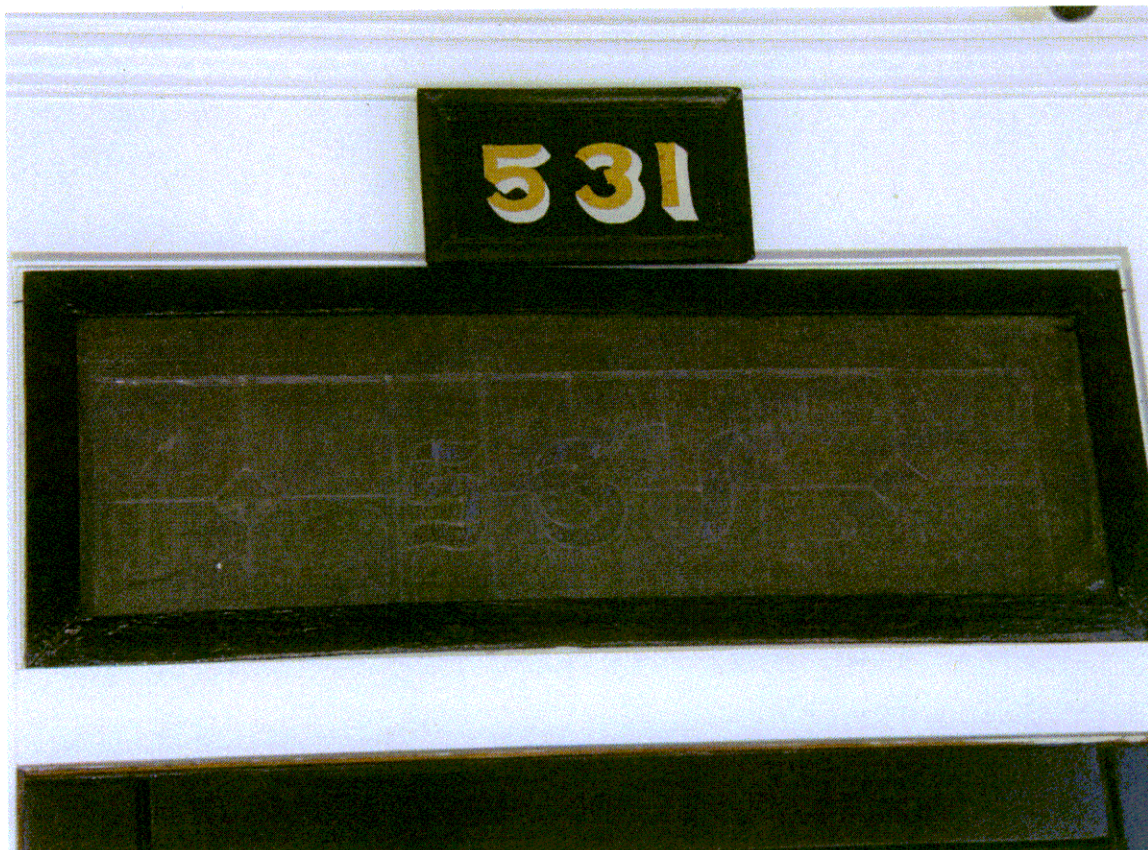


CA_Los Angeles County_Benjamin Jarvis House_0002

Benjamin Jarvis House, Pasadena, Los Angeles County, CA



CA_Los Angeles County_Benjamin Jarvis House_0003



CA_Los Angeles County_Benjamin Jarvis House_0004

Benjamin Jarvis House, Pasadena, Los Angeles County, CA



CA_Los Angeles County_Benjamin Jarvis House_0005



CA_Los Angeles County_Benjamin Jarvis House_0006

Benjamin Jarvis House, Pasadena, Los Angeles County, CA



CA_Los Angeles County_Benjamin Jarvis House_0007



CA_Los Angeles County_Benjamin Jarvis House_0008

Benjamin Jarvis House, Pasadena, Los Angeles County, CA



CA_Los Angeles County_Benjamin Jarvis House_0009



CA_Los Angeles County_Benjamin Jarvis House_0010

Benjamin Jarvis House, Pasadena, Los Angeles County, CA



CA_Los Angeles County_Benjamin Jarvis House_0011