

CHARLES H. COBB HOUSE
271 North Yosemite Avenue
(Moved from 437 North Fulton Street)
Fresno
Fresno County
California

HABS No. CA-2877

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Building Survey
Pacific West Region
National Park Service
U.S. Department of the Interior
San Francisco, California 94102

HISTORIC AMERICAN BUILDING SURVEY

CHARLES H. COBB HOUSE

HABS No. CA-2877

- Location:** 271 North Yosemite Avenue
(Moved from 437 North Fulton Street)
Fresno, CA 93701
- Present Owner:** State of California, Department of Transportation
(Caltrans), in 1992
- Present Use:** Residence
- Significance:** The Charles H. Cobb House is significant because it embodies the distinctive characteristics of the Colonial Revival style.
- Historians:** Margo Nayyar, Cultural Studies Office Research Assistant, Division of Environmental Analysis, California Department of Transportation; John Snyder, Historical Architectural Specialty Branch Chief, Cultural Studies Office, Division of Environmental Analysis, California Department of Transportation. Completed October 2011.
- Project Information:** The Cobb House recordation was completed as one of the mitigation measures for the Route 180 Freeway Extension project (Caltrans #06-Fre-180-R56.2/R58.4), and was prepared as stipulated in the Memorandum of Agreement submitted to the Advisory Council on Historic Preservation, in compliance with Section 106 of the National Historic Preservation Act of 1966, as amended. Photographs were taken by Don Tateishi in March 1992. The Cobb House was determined eligible for inclusion in the National Register of Historic Places on June 6, 1989 under Criterion C for its Colonial Revival architecture. It is also listed in the California Register of Historical Resources and is listed on the City of Fresno Local Register of Historic Resources as the Cobb Home (H.P. #135).

Part I. Historical Information

A. Physical History

- 1. Date of Construction:** ca. 1913
- 2. Architect:** Unknown.

The architect for the Charles H. Cobb house remains unknown; however, the structure is similar to the surrounding blocks of Colonial Revival style buildings designed by Alexander C. Swartz & Son and W.F. Bowen.

- 3. Original owner:** Charles H. Cobb

Born in 1869 on a farm about twelve miles north of Fresno, Charles H. Cobb was a first generation Californian. His father, Van Buren Cobb, and his mother, Minerva Cobb, emigrated from Indiana in 1868. Charles worked on the family farm until he was thirty-one, and in 1900 he moved to Fresno to join his brother Albert J. in managing the Armory Livery & Hack Company. Charles' first job with the Armory Stables was as a stock buyer. The Cobb brothers J Street livery business successfully launched Charles H. Cobb as an entrepreneur.

Charles moved to a residence on White Street in the Belmont Addition northeast of Fresno. Platted in 1887, the Belmont Addition developed as a working-class neighborhood for both residential and commercial use. In particular, the greater Belmont Addition neighborhood contained several blacksmiths, livery stables, and later, automotive repair facilities.¹ Albert lived south side of Belmont Street in the 400 block of the Yosemite Addition of 1888.

In 1906, the Cobb family enterprises expanded. Albert and Charles opened the Cobb-Evans Carriage Company on K Street in Fresno with Charles B. Evans. The Carriage Company specialized in "Carriages, Wagons, Harnesses, Whips, Blankets & Ropes," as well as "Carriage and Wagon Repairs."²

Two younger Cobb brothers, George C. and Ora V., took over as proprietors of the Armory Livery & Hack Company, and Walter D. Cobb opened the Fashion Stables on H Street. The livery businesses continued operation without change into 1910.

By 1907, Albert and Charles, who had founded the family livery, opened the Cobb-Evans Automobile Company. They offered "Everything for the Car."³ Charles ran the automotive business as President, with Charles B. Evans as Vice-

¹ Fragments of associated housing stock are still extant in the area bounded by Belmont, San Pablo, Thomas and Blackstone.

² Fresno City Directory, 1906.

³ Fresno City Directory, 1907.

President and Albert J. Cobb as salesman. The business opened as the second of twenty-seven listed in the local city directories, and sold the Overland and the Dodge automobiles.

In 1918 Charles H. Cobb built the Cobb Building at the corner of Van Ness and Tuolumne to showcase his cars. At about this time in 1915, the Cobb brothers invested in 800 acres of farmland in Clovis, a community northeast of Fresno.

By 1910 the Cobb family listed ten members living in Fresno, many of whom began moving out of the working-class neighborhoods. In 1909-10 George C. Cobb moved to 187 Forthcamp Avenue, today the 100 block of Fulton Street, part of the Forthcamp Addition. Several Colonial Revival large-scale dwellings remain on that street today. In 1913, Charles H. Cobb moved onto Forthcamp Avenue from White Street (three blocks north of his brother, George), in the North Park Addition.

The Cobb family continued to establish its civic presence in Fresno during the 1920s and 1930s. Known as active Democrats, the Cobbs were well respected in politics, and in 1926 the Fresno Republicans asked Charles H. Cobb to run as the successor to retiring Senator M. B. Harris. Cobb won the nomination for both Democrats and Republicans and was elected in November 1926. As Senator, Cobb served as chairman of the public morals committee in Sacramento. He also participated in local civic government by serving as a board member for the California Christian College (Los Angeles), the First Christian Church of Fresno, the Y.M.C.A., and Security-First National Bank. Cobb also became the first President of the Fresno Auto Dealers Association. He died in Fresno in 1934.

Of significant note, Fresno had maintained a leading Progressive edge in politics since the turn of the twentieth century. Dr. Chester Rowell founded the newspaper, the Fresno Republican and was a well-known civic figure. His nephew, Chester Harvey Rowell, became editor of the Republican and is credited with being one of two intellectual leaders for the Progressive party movement in California. Participating in the founding of the Lincoln-Roosevelt Republican League in 1907, Chester H. Rowell led statewide reform and was instrumental in the 1910 Republican California gubernatorial election of Progressive Hiram Johnson. Whether of Rowell Republican, Johnson Progressive, or later, Woodrow Wilson Democratic affiliation, individuals often discovered themselves united on issues of sweeping reform. Cobb participated actively in the reform movement. His choice of neighborhood in 1907 further reflected aspects of reformist intent.

Charles H. Cobb commissioned a large two-story dwelling (the subject of this historical and descriptive data) at 437 North Fulton Street in 1913. Located within the North Park Addition, the Cobb house was sited at the northwestern fringes of

the area. Undoubtedly, the Colonial Revival residence symbolized Cobb's financial success and served as his mid-life and mid-career statement.⁴

4. **Builder, contractor:** Unknown
5. **Original plans and construction:** The Cobb House appears to retain its original plan and construction from when it was built ca. 1913.
6. **Alterations and additions:** The north façade of the house has been completely re-sheathed in stucco.

Sometime after 1992, the house was relocated one block west and two blocks south from its original location to 271 North Yosemite Avenue.

B. Historical Context

Fresno incorporated as a city in 1885 and quickly expanded north of its city limits. Prior to the turn of the twentieth century, Fresno's upper and upper-middle class residents lived in a multi-block downtown area roughly bounded by Divisadero, Blackstone, Stanislaus and Broadway. Today this area is called the L Street Historic District. However, after the turn of the twentieth century, middle- and upper-middle class families moved from downtown to the newly fashionable suburbs; North Park was one of these suburbs.⁵

The suburbs were not exclusively for the wealthy, in fact, the first neighborhoods were designed for the working class starting in 1880. The Griffith's Addition (1880) and Griffith's Second Addition (1884) were the first two neighborhoods. They were platted in dense, narrow lots meant for modest working-class houses. Following the platting of the Griffith's Additions were the Park, Forthcamp, Elm Grove, Central and Kroeger's Additions. All of the additions, except for the Park Addition, were laid out in dense, narrow lots, intended for modest dwellings. The Park Addition (1885), north of the Elm Grove Addition, is the earliest with lots intended for large country estates. The lots measured 171 x 250 feet.⁶

⁴ All information derived from John Snyder, "Cobb House," rough draft. In the original essay form of this report Snyder had not included footnotes stating his sources. Sources used are in the bibliography.

⁵ Paul E. Vandor, *History of Fresno County, California*, v.2, Los Angeles: Historic Record Col., 1919; L.A. Winchell, *History of Fresno County and the San Joaquin Valley*, (Fresno: Fresno County Recorder's Office, 1933); "A Lot of Building," *Fresno Republican*, v.21:65, August 14, 1901, 7.

⁶ Andrea Galvin, "City of Fresno North Park Survey: Historic Context & Survey," (Galvin Preservation Associates Inc., Redondo Beach, California, November 2008), 1-115; Bole's North Park, County of Fresno, RS Book 2, Map 51, February 1903 (accessed at Fresno County Recorder's Office); Forthcamp's Addition No. 2, County of Fresno, December 1908 (accessed at Fresno County Recorder's Office); North Park, RS Book 2, County of Fresno, Map 14, January 18, 1902 (accessed at Fresno County Recorder's Office); North Park Extension, County of Fresno, Plat Book 2, Map 26, June 19, 1902 (accessed at Fresno County Recorder's Office).

The Central Addition (1887) stretches west to east for eighteen blocks along Divisadero, the city's original limit. Along the northern border of the Central Addition, from west to east, is the Kroeger's Addition (1888), Griffith's Addition (1880), Griffith's Second Addition (1884), Forthcamp Addition (1886), and the Elm Grove Addition (1887). The developed area formed a U shape, and the central core of the area remained unplatted and undeveloped until the North Park Addition in 1902.⁷

The North Park Addition was developed on land originally owned by Carlton Curtis and as the first neighborhood in the area designed for the upper- and middle-class residents of Fresno. By 1902, Fresno's wealthy downtown area between Divisadero, Belmont, West and Blackstone could not accommodate the growing middle- and upper-class families. These families eventually moved to the upcoming fashionable North Park suburb.⁸

Surrounded by working-class enclaves, the new neighborhood was platted as Fresno's first streetcar suburb by real-estate entrepreneur William G. Uridge (who is listed in the city directories as a capitalist) and Benjamin G. McDougall (architect and land speculator). North Park became a major central Fresno residential neighborhood heralded by the *Fresno Evening Democrat* in January 1903 as "Fresno's 'Nob Hill.'" Businessman Albert G. Wishon arrived in Fresno at this time to work as General Manager of the San Joaquin Light and Power Company, Director and Manager of the Fresno City Railway, and Vice-President and Manager of the Fresno Water Company. Fresno City Railway operated the electric streetcar line along Forthcamp (Fulton) Avenue, which was one of three routes developed in 1902 to connect the suburbs to downtown Fresno. Sunnyside and Recreation were the two additional routes. Wishon's streetcar service along Forthcamp consisted of a single track, but in 1909 they expanded service and doubled the track. Bounded by Forthcamp, Van Ness/College, Franklin and Mildreda, the original North Park plat quickly expanded with sequential subsequent plattings.⁹

The North Park Arts and Crafts neighborhood was so successful and desirable that it extended quickly between 1902 and 1915. The North Park Extension (1902) extended the neighborhood west, and the Bole North Park (1903) extended north. Furthermore, several extant late-nineteenth-century lots located near North Park were redeveloped as part of the greater North Park neighborhood. Within the original Forthcamp's Addition of 1886, the 100 block of both Fulton and Van Ness were redeveloped to become a part of the greater North Park neighborhood, and along the east side of Van Ness between Mildreda and Belmont (particularly between Mildreda and Franklin), growth patterns reflect an association with North Park. Additionally, the Sunset Tract of 1910 (a redeveloped section of the Griffith

⁷ Galvin, "City of Fresno North Park Survey," 57.

⁸ Sanborn Insurance Company, Fresno maps, 1906, 1918/19.

⁹ Fresno City Directories, 1904-1906; Sanborn Insurance Company, Fresno maps, 1906.

Addition), a narrow linear neighborhood along the west side of Broadway between Belmont and Voorman, reflects North Park's Arts and Crafts values. The Sunset Tract appears to have been coherently developed with large middle- and working-class bungalows for a community of emigrant and second-generation Germans, Swedes and Danes. However, each of the areas has contributed to the cohesive Arts and Crafts character of the greater North Park area. Boundaries for the area are generally Nevada, Van Ness, Belmont and Broadway.¹⁰

North Park is a distinctive Arts and Crafts neighborhood in Fresno where houses display personal values and lifestyle choices unique to the Arts and Crafts movement. The Arts and Crafts philosophy rejected the Victorian-era architectural layout of small, cluttered rooms and exterior ornamentation, and highlighted the importance of simple craftsmanship and connection with nature. Architectural historian, Andrea Galvin, explains the arts and crafts architecture as having a "fluid relationship between the interior and exterior by using natural materials and creating spaces to bring the outdoors inside."¹¹ The fluid relationship is architecturally displayed using pergolas, open-air sitting porches and screened sleeping porches. Often, there were multiple porches on multiple levels throughout a property. Furthermore, open floor plans and sliding doors created larger open spaces, and rooms often opened to the outdoors. The Sample Sanitarium (1912-13), located across the street from the Wishon House at 311 North Fulton Street, is indicative of the Arts and Crafts philosophy, with its multiple, wrap-around exterior porches. However, the sanitarium may have initiated an exodus by many residents, including the Wishons, who moved in 1915 to more northern suburbs.¹²

North Park consists mainly of Craftsman- and Prairie-style buildings with Colonial and Tudor Revival detailing. The styles often were combined, such as in the Wishon House, a Prairie style house with Colonial Revival detailing. The three styles also were combined; cobblestone, clinker brick, and interior fireplace tile were used in almost all dwellings. Most are wood-frame, two-story houses, and cost within the \$6,000 to \$10,000 range when first built. Architects noted for repeatedly designing in the greater North Park neighborhood include Alexander Culbertson Swartz, Henry F. Starbuck, and Eugene Mathewson.¹³

Residents of the North Park neighborhood represented the civic-business community and were often leaders within Fresno. The first occupants often were in real estate and the building industry, including architect Benjamin G. McDougall and capitalist William G. Uridge, who built houses early in North Park's development (McDougall at 314 North Van Ness and Uridge at 370 North

¹⁰ Galvin, "City of Fresno North Park Survey," 1-115.

¹¹ Galvin, "City of Fresno North Park Survey," 53.

¹² Galvin, "City of Fresno North Park Survey," 53; "Out-door sleeping," *Fresno Morning Republican*, August 1, 1907, 4.

¹³ Sanborn Insurance Company, Fresno maps, 1906, 1918/19.

Van Ness) to serve as an encouragement for others to invest in the land. Building became insurance for their direct financial interests in the success of North Park.

In 1904-05, other notable individuals in the immediate North Park neighborhood included Albert Graves Wishon (340 North Fulton), Matthew H. McIndoo (farmer; 345 North Van Ness), Emory A. Donahoo (of Donahoo, Emmons, and Co., sellers of hardware, paints, plumbing and bicycles; at 211 North Van Ness), Federic M. Lee (cashier at the California Raisin Growers Association; at 304 North Van Ness), F.A. Bool (manager at Sanger Lumber Co.; at 340 North Van Ness); R. B. Parker (president of Parker Roth Co., sellers of groceries and hardware; at 235 North Fulton), Frederick W. Fisher (president of Glassford Hardware Co. and the Pacific Investment Co., at 205 North Fulton), and William D. Coates (manager of Sperry Flour Co., at 264 North Van Ness). Coates' son, William D. Junior, worked as a draftsman for architect McDougal at this time.¹⁴

As advertised in *Builder and Contractor* in 1906-13, a second wave of residential settlement for North Park included Progressive civic leaders and agricultural farming families. Residents of this period included William W. Hanger, a successful "vineyardist," who became a buyer for the Earl Fruit Company (425 North Van Ness, 1906); Robert McIndoo, a prominent vineyardist and elder member of the successful farming McIndoo family (purchased architect McDougall's house at 314 North Van Ness in 1907); Benjamin M. Stone, a farmer who moved a farmhouse ca. 1878-95 onto the site at 408 North Fulton in 1907; John William Proffitt, a relocated Texas rancher turned citrus farmer with orchards near Sanger (405 North Fulton: 1909-13); Amazon Scholl Hays, vice-president of the Fresno National Bank and respected banker statewide, and Fresno civic leader (at 330 North Fulton: ca. 1907); Chester H. Rowell, editor of the Fresno *Republican* and nationally known leader within the Progressive movement (at 269 North Fulton: 1909); Newman J. Levinson, president of the Fresno Publishing Company (at 439 North Van Ness: 1911); Frank A. Homan, president-owner of Homan & Company Sporting Goods, and one term major of Fresno (at 820 East Mildreda: 1911); Charles H. Cobb, president of the Cobb-Evan Automobile Company (at 437 North Van Ness: 1913); and Ivan Carter McIndoo, rancher and son of elder-statesman William McIndoo (at 410 North Van Ness: 1913).¹⁵

Key to the Arts and Crafts character of the greater North Park, in addition to residential political leanings and civic involvement, was the streetscape and individual lot plantings, symbolically referencing the larger landscape of Yosemite and the vast surrounding raisin vineyards. Yosemite to the east offered a favorite retreat for San Francisco Bay Area Arts and Crafts participants; the magnificent natural setting gathered in artists, hikers, early Sierra Club members, and suffragists. Individuals living in Arts and Crafts enclaves such as North Park

¹⁴ Fresno City Directories, 1906, 1918/19.

¹⁵ Fresno City Directories, 1906, 1918/19.

brought the outdoor life home through their sleeping porches and screened sitting rooms. Living rooms typically featured a tiled or brick (clinker or pressed) fireplace, and Arts and Crafts living rooms like that of Porter's own house could sometimes be completely opened to the outside by opening the double French doors. Nighttime temperatures often dropped severely after mild spring and autumn days: a fire in an open room recreated the experience of camping without a real discomfort from true cold weather. Also deliberately behind-the-scenes were allusions to the cultivated landscape of the agricultural colonies. Acres of raisin vineyards defined outlying Fresno, just as acres of orange groves defined the Arts and Crafts communities of Pasadena, Redlands and Riverside to the south.

The "middle landscape" was a domesticated wild place, a popular image for the Arts and Crafts. The John William Proffitt, Benjamin G. McDougall, and Robert McIndoo houses are excellent examples of individual large-scale lot treatments within the neighborhood. Mr. Proffitt bought six lots on which he built a half-shingled Colonial Revival, late Queen Anne residence, with two lots initially landscaped as garden and orchard. Sanborn maps indicate that architect McDougall, too, designed his residence to be deep-set on its extensive Van Ness site likely surrounded by orchards and gardens planted and maintained by farmer-rancher Robert McIndoo. The primary North Park streetscape was that of Forthcamp (Fulton) Avenue. It, too, was landscaped in 1910 with deodar cedars, while the secondary streetscape along Van Ness Avenue was planted with sycamores.

Visions of high-speed travel also were emphatically a part of the imagery associated with the middle landscape. Originating in the Socialist futurism of Edward Bellamy's *Looking Backward* of 1887 and extending well into the early years of the early-twentieth-century with numerous published utopian novels, an Arts and Crafts idealization of the train and the streetcar often (with some irony) accompanied the rustic life. For greater North Park, Wishon's Forthcamp streetcar line of 1903 (expanded in 1909) completed the "creation of place." Unfortunately, the streetcar line also destined Forthcamp Avenue to become a major thoroughfare into the business core of Fresno as the suburbs continued to expand during the twentieth century. The linear extension of the streetcar service first carried residents farther out: original Arts and Crafters moved as styles changed and idealism waned. Of interest, Albert G. Wishon, Porter, William Hanger, and Ivan Carter McIndoo, all moved in 1915-17. In the latter cases, the families only lived in the neighborhood about five to six years, relocating yet farther north in, for that era, avant-garde Prairie Style houses. At intersections like that of Forthcamp and Belmont, streetcar business nodes developed and encroached upon the residential character of the neighborhood. The large, airy houses one by one became boarding houses, much as their late-nineteenth-century predecessors had in the true downtown of the city. By 1918, Sanborn maps noted a number of North Park houses as having "furnished rooms."

With the civic and cultural fragmentation generated by both world wars, and the new focus on the automobile, the streetcar Arts and Crafts neighborhood continued its demise. In 1939, the streetcar line was removed from Forthcamp Avenue, and the boulevard-like thoroughfare was renamed Fulton Street. Ironically, the very gracious, untended landscaping of the 1902-15 period, enhanced the abandoned aura of the neighborhood. Later Sanborn maps show vacant lots and increasing amounts of multi-person rental housing – the very antithesis of what the Arts and Crafters had attempted to create. In some cases, apartments like those at 337-343 North Van Ness ca. 1937 served as infill housing for original garden areas. Original North Park residences had no need for garages, and typically do not appear to have had them in the beginning years. Their orientation was to the streetcar line. By the 1920s-40s however, garages are a prominent element depicted on the Sanborn maps, quite profoundly altering neighborhood access. A number of these later garages still exist today.

For the Charles H. Cobb house, at 437 North Fulton, the future brought even greater ironies for his Colonial Revival Arts and Crafts dwelling of 1911. Cobb, a leading spokesperson for the automobile and for the California Good Roads Movements, could never have envisioned that thirty years after his death his house would come to be at the center of controversy for a cross-town highway, a controversy that itself would last nearly thirty additional years. Today, the Cobb house has been relocated from its original neighborhood. It is now at 271 North Yosemite Avenue in Fresno, California.¹⁶

Part II. Architectural Information

A. General Statement

- 1. Architectural Character:** The Charles H. Cobb House is a ca. 1907 Colonial Revival style residence with a grand two-story porch on the main façade, and classic Colonial Revival architectural details. Built in Fresno's greater North Park neighborhood, the residence was one of a number of large-scale Colonial Revival houses along Forthcamp (now Fulton Street) and Van Ness Avenues. The Colonial Revival, Tudor Revival and shingled Craftsman homes gave North Park its distinctive character; all these styles were evocative of the neighborhood's participation in the Arts and Crafts movement.
- 2. Condition of fabric:** Prior to relocation, the Cobb house was boarded up and in a deteriorated condition. Despite the condition, the Cobb House maintained a high degree of integrity with its most notable modification being stucco sheathing on the north façade. Since the relocation, the house has been rehabilitated and the stucco sheathing on the north façade was removed.

¹⁶ Snyder, "Cobb House," rough draft.

B. Description of Exterior

1. **Overall dimensions:** The Cobb House has a simple foursquare ground plan. The house is two units wide and three-and-a-half units deep and two-and-a-half stories high.
2. **Foundation:** There is a vented pier and beam foundation with high brick sill and a horizontal wood board water table.
3. **Walls:** The exterior of the house is clad with horizontally laid three-lap drop siding. There are narrow vertical corner finishing boards, and wide, wood board frieze on the east façade. The north façade has been re-sheathed in stucco from the original three-lap drop wood siding. The stucco covers the wood frame.
4. **Structural system, framing:** The house is wood framed.
5. **Porches, balcony:** On the primary (east) façade there is a two-story porch. On the first story, the porch has wide concrete stairs leading to the main entry way. A second concrete staircase is located on the south end of the porch. The porch is composed of concrete.

The porch has a low, white, glazed brick wall with concrete entablatures. The brick piers support three symmetrically-spaced fluted, Ionic wood columns. The columns are two-stories tall, have Ionic volutes with carved designs. The columns support the primary roof and the second-story porch.

The second-story porch is supported by the house and the columns. The porch has a simple plain wood railing.

There is a sleeping porch at the rear (west) of the house, in the northwest corner; it has banded fenestration. A second sleeping porch is located in the southwest corner of the house, on the second story; it also has banded fenestration.

There is a second-story balcony on the west façade. The balcony has a railing composed of five symmetrically placed wood piers with decorative entablatures and a simple stick railing.

6. **Chimneys:** A two-story exterior chimney is located on the south façade, and an interior chimney is located on the northwest roof ridge. Both chimneys are made of white glazed brick.
7. **Openings**
 - a. **Doors:** On the primary (east) façade, the main entry is offset in the northeastern corner. The door is flanked by sidelight panels with wide fanlight above; there is wide decorative molding. On the second-story porch there is a centered door. The door is wood framed with wide wood board casing.

A door on the south façade is boarded up.

There are two doors on the west façade. The centered, first story door is boarded up. The centered, second story, balcony door is wood framed with wide wood board casing.

- b. Windows:** On the east façade there are three windows. The first story has one large, wide window that is boarded up. The second story has two squat one-over-one-light, double-hung windows. The second-story windows are pushed up against the eave line in accordance to the Prairie Style. The windows have wide, simple, wood frames, casings and sills.

The south façade has a total of eleven windows. On the first story, two windows flank either side of the chimney, and another large, wide window is similar in size to the east façade first-story window, and is located in the center of the wall. The first-story windows are boarded up. On the second story, there are four windows of various sizes. The windows are all one-over-one-light, double-hung windows. There are also four banded windows of the same size on the second story; they are one-over-one-light, double-hung windows. All windows on the second story have screens and simple wood frames, casings and sills.

The west façade has a total of fourteen windows. On the first story, there is a band of five windows of the same size, and three separate windows of the same size; they are all boarded up. The second story has four banded windows of the same size. They are all one-over-one-light, double-hung windows with screens. There is another large window that is boarded up. All the windows have simple wood frames, casings, and sills.

The north façade has three windows. Most likely, this façade originally had more, but the windows may have been stuccoed over. There is one boarded window on the first story at the west end of the wall. There are two second-story windows, one each at the east and west ends. The windows have broken screens. None of the windows have the same wood frames, casings or sills as the windows on the other three façades.

8. Roof

- a. Shape, covering:** The roof is a moderately pitched, simple hipped roof sheathed in composition asphalt cut to imitate tile.
- b. Cornice, eaves:** There are wide overhanging boxed eaves. The eaves have a thin decorative cornice, thin fascia, thin cornice mold, and wide frieze (only on the east façade). There are decorative notch-cut wood brackets, and the soffit is composed of narrow, horizontally laid, channel wood boards.

- c. **Dormer:** A large simple hipped dormer is centered on the roof's east slope. It has wide overhanging boxed eaves, and a thin decorative cornice, thin fascia, thin cornice mold, and wide frieze. Decorative notch-cut wood brackets and a soffit composed of narrow, horizontally laid, channel wood boards match the rest of the house. Miniature corner stub piers with decorative entablatures support the dormer roof. The dormer walls are clad in horizontally laid bevel siding to match the house. The dormer has louver vents, with one on either side of a wood board panel. The vents have wood frames and casings.

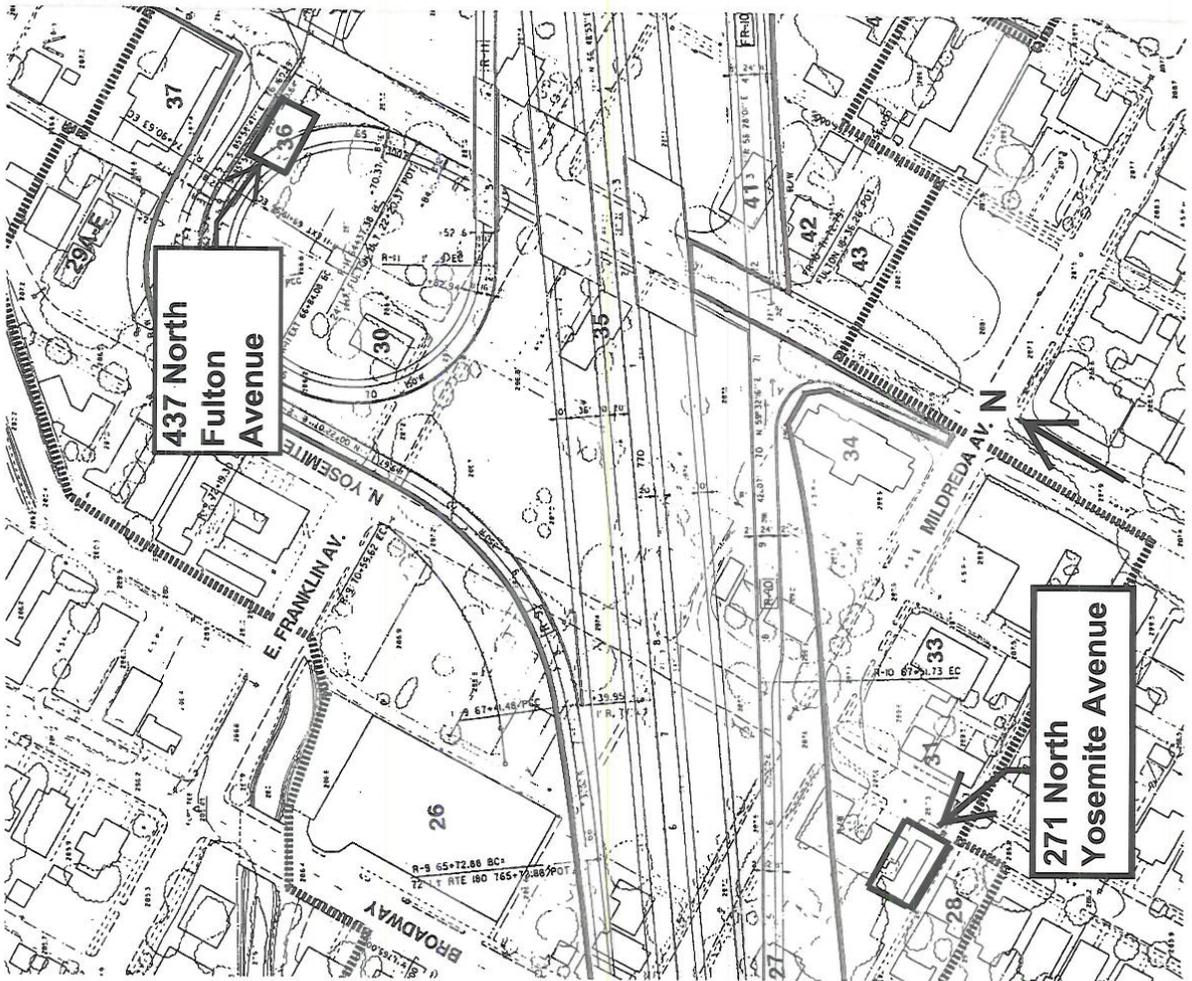
C. Description of Interior

No interior information could be gathered at the time of this survey.

D. Site

1. **Historic Landscape design:** Two deodar cedars were planted ca. 1910 in the tree lawn. Because the structure has been relocated, no original landscaping remains associated with the residence at its current location.
2. **Outbuildings:** Atypical for the Forthcamp and Van Ness streetscapes, the Cobb House had a two-car garage by 1918, according to the Sanborn Map. As one of the first automobile dealers in Fresno, Charles H. Cobb would have included this feature on his property, regardless of the property's frontage on the streetcar line. The garage was not relocated with the house, because of its dilapidated condition.

The one-story, wood-framed garage was offset to the southwest corner of the lot; it had alley access. The garage was clad in clapboard siding, and had an upper-railed sliding double-car door. The garage door was wood with decorative wood board panels. The moderately pitched ridge-hip roof was made of asphalt shingles and had moderately overhanging boxed eaves. There was a thin decorative cornice, thin fascia, and a thin cornice mold.



Not to scale

Part III. Sources

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