



Historical Resources Board

June 25, 2026

Item 3: GEORGE AND ELIZABETH STODDARD/CHRIS COSGROVE HOUSE

Alvin Lin, Associate Planner



City Planning Department

Overview



Location

- 4161 Palisades Road

Nomination

- Landmark Historic Preservation
- Reporting Findings
- **Designate under HRB Criterion C + D:**
Exemplifies the Colonial Revival Style with Regency Revival Influences, and it represents a notable work of Master Builder Chris A. Cosgrove

Staff Recommendation

- **Designate under HRB Criterion C + D:**
Exemplifies the Colonial Revival Style, and it represents a notable work of Master Builder Chris A. Cosgrove

Physical Setting



Address:

4161 Palisades Road

APN:

440-022-0300

Community Planning Area:

Kensington-Talmadge

Neighborhood:

Kensington

Setting:

Residential

Building Information

- **Style:**
Colonial Revival
- **Year Built:**
1939
- **Architect:**
Unknown
- **Builder:**
Chris A. Cosgrove



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Character Defining Features

- Side gabled roof
- Gabled dormers
- Classical cornice returns
- Brick + wood siding
- Accentuated entry with a pediment and pilasters
- Paneled wooden front door w/sidelites
- Symmetrically balanced windows and doors
- Single and multi-pane double-hung window
- Window panels + shutters
- Octagonal window



Alterations

- 1947 garage extension
- Post-1950 roof replacement
- 1976 side wing enlargement
- 2020-2022 rear balcony addition
- 2020-2022 rear window to door openings
- 2022 shed
- 2022 garage pony wall
- 2022 rear yard pool
- 2023 gutters



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Designation Criterion

Nominated Designation Criteria

The property at 4161 Palisades Road is nominated as a resource that embodies the distinctive characteristics of the Colonial Revival style.

- Side-gabled roof
- Gabled dormers
- Classical cornice returns
- Brick + wood siding
- Accentuated entry with a pediment and pilasters
- Paneled wooden front door w/sidelites
- Symmetrically balanced windows and doors
- Single and multi-pane D/H windows
- Window panels + shutters
- Octagonal window

Designation Criterion

Integrity Analysis

The property at 4161 Palisades Road does retain integrity under HRB Criterion C.

- Integrity of design, material, and workmanship most important
- Modifications to the property do not significantly impair its ability to convey significance under HRB Criterion C

Designation Criterion

Staff Recommendation

Staff recommends designation of the property at 4161 Palisades Road under HRB Criterion C for the Colonial Revival style.

- Embodies the distinctive characteristics through the retention of character defining features of the Colonial Revival style and retains integrity from its 1939 period of significance.

Designation Criterion

Nominated Designation Criteria

The property at 4161 Palisades Road is nominated as a resource that embodies the notable work of Chris A. Cosgrove, an established Master Builder.

- Nominated as a notable work.

Designation Criterion

Integrity Analysis

The property at 4161 Palisades Road does retain integrity under HRB Criterion D.

- Design, materials, workmanship most important.
- Primary character defining features retained. Modifications primarily limited to secondary facades and do not significantly impair integrity.

Designation Criterion

Staff Recommendation

Staff recommends designation of the property at 4161 Palisades Road under HRB Criterion D.

- Representative of a notable work of Chris A. Cosgrove, an established Master Builder, and retains integrity from its 1939 period of significance.

Staff Recommendation

Staff recommends that the HRB designate the property located at 4161 Palisades Road as a historical resource with a period of significance of 1939 under HRB Criterion C and D.

The designation excludes the modified 1939 detached garage, the 1976-1977 west elevation one-story wing, and the detached 2022 shed.

