

State of California ☐ The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other  
Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Listings \_\_\_\_\_

Page 1 of 10 \*Resource Name or #: (Assigned by recorder) A. L. Chapman House

P1. Other Identifier: None

\*P2. Location: ☐ Not for Publication ☒ Unrestricted \*a. County Santa Clara

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad San Jose West Date 2012 T 7S; R 1W; SE 1/4 of NE 1/4 of Sec 3; Mt. Diablo B.M.

c. Address 1311 Lewis Street City Santa Clara Zip 95050

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

Assessor's Parcel Number 269-93-124; northwest corner Lewis and Monroe Streets

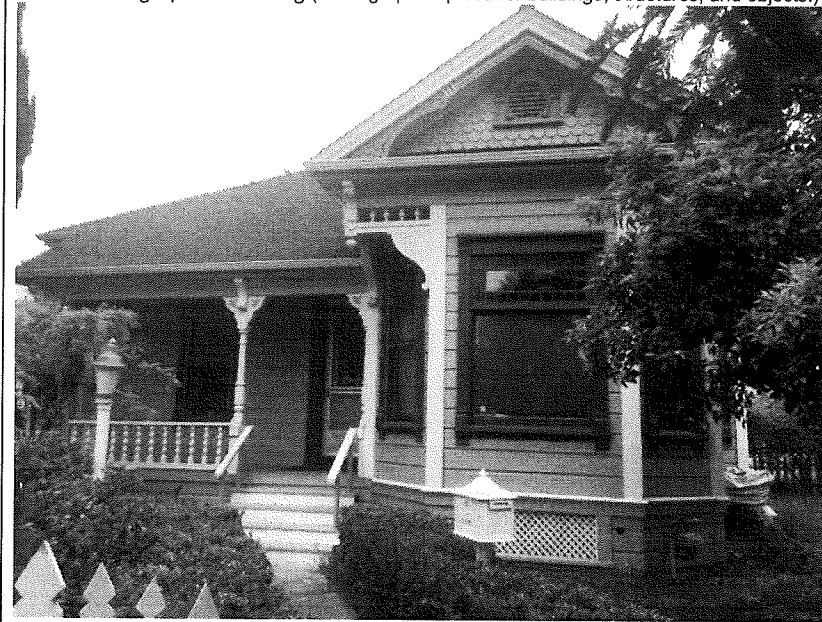
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
This is a fine example of a raised-floor, single-story Queen Anne cottage wood residence with many quality details and decorations still extant. The exterior has recently been painted and overall this structure is in very good condition. The steeply pitched roof was recently covered with asphalt composition shingles. Its hip shape is truncated at the top with a small flat area covered in sheet metal. There are pedimented gable extensions at the front and side over bay windows.

Many additional character-defining features of this Victorian style remain, such as the water-table trim, the stained glass fixed lite of the front bay window, and the highly decorated tops of the roof extensions over the bays which form hoods above the  
(Continued on page 3, Form 523L)

\*P3b. Resource Attributes: (List attributes and codes) HP2 Single-Family Property

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Front façade (view toward northwest), 4/1/2018, no accession #

\*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both  
circa 1886-1889; Sanborn maps, county recorded deeds, city directories

\*P7. Owner and Address:

Shun Ye and Yilin Yu

1311 Lewis Street

Santa Clara, CA 95050

\*P8. Recorded by: (Name, affiliation, and address)

Bonnie Montgomery

Bay and Valley

421 N 5th Street, San Jose, CA 95112

\*P9. Date Recorded:

February 22, 2018

\*P10. Survey Type: (Describe)

intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historic Resources Inventory Form, 1311 Lewis Street, Santa Clara, CA, dated April 18, 1979

\*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_



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angled windows below. These roof extensions are highly decorated with sunburst carvings in the support brackets above the windows that extend to a pendant-and-ball ornament suspended where these brackets join at the base of the small spindled frieze above. There are additional carved brackets supporting the boxed eaves. Likewise, the porches are decorated in similar high Victorian "gingerbread" trim with large scale turned posts supporting the roof. All of the original decoration is in very good condition, although the front steps and railing and possibly the balustrade of the porch have been modified and simplified over the years; e.g., the newel posts are missing.

The windows visible from the street appear to all be original 1-over-1, double-hung, wood style in very good condition, and with the addition of modern screening. The wood window trim has additional decoration such as a capital and base on the jambs and an apron with scroll blocks below the sill. The windows in the front bay have hooded dentils at the head. The front bay also features a Queen Anne stained glass sash in the upper third of the largest window.

In addition to the fish-scale shingles in the roof pediments, the rake edges have pierced, carved, decorative barge boards with additional decoration echoing the porches, and the round wood vent in the pediment has smaller scale wood carvings and decoration also echoing that of the porches.

The siding is of an angled-drop or "weathered joint" profile of the ubiquitous California Rustic wood siding so popular at this time. The frieze board at top carries a rounded dentil trim at its base. A basement story is separated from the rest of the siding by a water-table. These have often been removed, whereas this trim remains and is in good condition. The siding of the basement story matches the main floor and has the same exposure. The basement siding is punctuated by a few large, rectangular vents of a pleasing scale, although the wood grille-work in them is likely modern.

The gutters may be new (the originals were likely wood gutters built-in to the edge of the roof, as was common in houses of this time. They appear to have been replaced with metal gutters and the boxed eaves have been rebuilt, perhaps with a new fascia board. But the overall effect, with the Ogee gutter shape and the configuration of the boxed pieces approximating the originals, does not detract from a far-distance view of the house. Unfortunately, the small diameter round downspouts typical of a house of this age have been replaced with rectangular shaped ones. However, this is not a major item.

The property is near the northern boundary of the City of Santa Clara's Old Quad, a recognized historic residential neighborhood. The neighborhood was primarily developed in the late nineteenth and early twentieth centuries. Although some recent infill housing exists (particularly the adjacent condominiums at 1460 Monroe Street), many houses similar in age, scale, and style remain nearby.

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(Continued from page 2, Form 523B, B10. Significance)

Peter Haun's wife and children soon joined him in Santa Clara. Two of their married daughters, Matilda Gardner and Mary Ann Hudson, lived nearby. A son, Zimry Haun, and a daughter, Elizabeth Jane McCutchen, settled near Gilroy. Peter Haun and his family were enumerated in Santa Clara in both the 1860 and 1870 censuses. According to the list of property owners and their improvements, which accompanied the 1866 survey, Block 5 North, Range 4 West was 93177 square feet. Peter Haun had improved it with a frame house and barn.

Peter Haun died at age 79 in Santa Clara on March 22, 1873. As shown on the Plat Map of Santa Clara, drawn between 1873 and 1875, Block 5 North, Range 4 West was owned by the Estate of Peter Haun. His wife, Jane, was listed in the 1876 Santa Clara city directory at the northwest corner of Lewis and Monroe. Jane Haun died at age 78 in Santa Clara on October 18, 1879.

The Hauns' block in Santa Clara passed to the widower, children, and grandchildren of their daughter Elizabeth McCutchen, who died on April 3, 1875, in Gilroy. After her death, her husband, Meremoth E. McCutchen, sold his fifteen acres in Gilroy (SCC Deeds Book 37, Page 497, November 4, 1875; Book 44, Page 28, December 29, 1876) and moved his family to Whitman County, Washington Territory. The McCutchens sold Block 5 North, Range 4 West to A. L. Chapman in June 1886 (SCC Deeds Book 83, Page 636; Book 90, Page 187).

A.L. Chapman (whose full name was recorded as Aided Lyon, Aidelyn, or Adeline) was born in Kentucky in 1814. According to his 1888 biographical sketch in *Pen Pictures from the Garden of the World*, Chapman came overland in 1850 to try his luck in the Gold Rush, but he found greater riches with his blacksmith shop in Stockton. He worked variously as a blacksmith, storekeeper, and farmer in Stockton, Amador County, and Solano County until 1884, when he purchased a 15-acre ranch on Homestead Road, about one mile west of Santa Clara. In four years, he had cultivated his ranch as a vineyard and an orchard of apricot, pear, prune, peach, plum, and cherry trees.

Chapman brought his wife and daughters to California in 1852. His daughter Lucy married Thomas H. Laine on June 14, 1860. In 1849, while still a boy, Thomas H. Laine came overland with his mother, stepfather, and brother. He graduated with the first class of the University of the Pacific in 1858 and became a well-known attorney in the Santa Clara Valley. Laine was elected to the State Legislature on the Democratic ticket in 1872 and was a member of the state Constitutional Convention in 1878. One of his sons married the daughter of Frederick Christian Franck, linking two prominent Santa Clara families.

When A. L. Chapman bought this block in June 1886, anti-Chinese sentiment among white Californians had risen to a new peak of vocal denouncement and violence. On the eve of a planned boycott of whites who employed Chinese or leased them property, Thomas H. Laine spoke on the record against both the boycott and the Chinese, in the *San Jose Mercury* of March 28, 1886: "We are all anti-Chinese, but the Chinamen must be gotten rid of by lawful means, and in a decent and proper way." On April 4, 1887, the City of San Jose brought suit against the white property owners of San Jose's Market Street Chinatown, demanding that they evict their Chinese tenants or have their property seized. Thomas H. Laine was Special Counsel for the City, working with the City Attorney and the California Attorney General. Before the land could be seized, Chinatown burned in an arson fire on May 4, 1887. With the Chinese removed from the heart of San Jose's downtown, a building boom commenced in the

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Santa Clara Valley. Property values soared as white settlers arrived to buy new homes and ranches. Thomas H. Laine handled real estate transactions for his father-in-law, and it is in this boom year of 1887 that Chapman and Laine began subdividing the block into house lots.

The 1891 Sanborn and the 1893 C. E. Moore maps show how the block had developed in a few years. Chapman owned a lot 100 by 150 feet square at the corner of Lewis and Monroe, improved by a house with an identical footprint as the one standing today at 1311 Lewis. A barn at the rear property line was likely the one listed in the 1866 town survey. Chapman also owned an adjacent lot on Monroe Street. It contained a house, which most probably was the frame house inventoried in 1866. Chapman sold the lot that is now 1343 Lewis Street to John H. Wear on October 17, 1887 (SCC Deeds Book 98, Page 398). In November and December, 1888, Chapman sold to Manuel Limas a lot 97 by 150 feet square at the corner of Monroe and Clay and sold to D. A. Mendoza a lot 147 by 155 feet square at the corner of Madison and Clay (SCC Deeds Book 112, Page 214; Book 113, Page 104). Both Limas and Mendoza had subdivided their lots by the time of the 1893 map.

Mr. and Mrs. A. L. Chapman were enumerated in the 1900 census at 1311 Lewis Street. They were 85 and 82 years, respectively. On the Sanborn map revised in 1901, the block showed new construction on Clay Street, but the subject property remained the same. A. L. Chapman died on December 10, 1901. His estate was settled on April 18, 1903 (Deeds Book 268, Page 30). His wife Eliza received 50% of her husband's estate; the other half was divided between her grandson and her four daughters. The estate contained the lot 100 by 150 feet square at the corner of Lewis and Monroe as well as the 15-acre orchard Chapman bought in 1884.

Eliza A. Chapman continued to be listed at 1311 Lewis Street through the 1907-1908 city directory. In the 1908-1909 directory, she was living at 1313 Lewis Street, a new house built on the Chapman lot. Mrs. Chapman died on October 25, 1908. The deeds showing her daughters selling 1311 and 1313 Lewis Street have not yet been found. A renter was listed at 1313 Lewis Street in the 1910 census, with no one being enumerated at 1311 Lewis Street.

The first street address directory for Santa Clara appeared in 1915, showing short-term tenants at 1311 Lewis Street until 1919, when Manuel and Madeline Ferreira, recent immigrants from Portugal, were listed at 1311 Lewis Street. The 1915 Sanborn map shows the new house at 1313 Lewis Street. The barn remains in 1915, but it was demolished some time before the 1939 revision. The 1920, 1930, and 1940 censuses show the Ferreras as the resident owners of 1311 Lewis Street. No deed confirming their ownership has been found before Madeline Ferreira's death. On April 6, 1954, her estate was settled. The lot was then at its present size, 54 feet along Lewis Street and 150 feet along Monroe Street. In a separate transaction on December 6, 1954, Manuel Ferreira granted 1311 Lewis Street to his four children (SCC Official Records Book 3025, Page 551). The house changed hands six times before the current owners purchased it on March 10, 2017 (SCC Grant Deed No. 23599594).

The residence at 1311 Lewis Street was built for A. L. Chapman and his wife Eliza, who were the in-laws of Thomas H. Laine, a significant figure in history of the Santa Clara Valley during the nineteenth century. The Chapmans were not themselves, however, individually significant. They occupied the house until their deaths in 1901 and 1908, respectively. The house changed hands at least seven times during the twentieth and early twenty-first centuries, (Continued on page 6, Form 523L)

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but none of these families appear to be significant to the history of the region, nation or State. Neither are there events associated with the building which have made a significant contribution to the broad patterns of history or cultural heritage. It would therefore appear that the building would not be eligible for the National Register of Historic Places based on criteria A or B, or the California Register of Historic Resources based on 1, 2, or 3. While it would not appear to be eligible individually for the National Register, under Criterion C, the building does contribute to the historic fabric of the Old Quad, a potentially eligible district.

In 2004, The City of Santa Clara adopted Criteria for Local Significance. Under these criteria, "any building, site, or property in the city that is 50 years old or older and meets certain criteria of architectural, cultural, historical, geographical or archaeological significance is potentially eligible," to be a "Qualified Historic Resource."

## Criterion A: Historical or Cultural Significance

*No. 1. The site, building or property has character, interest, integrity and reflects the heritage and cultural development of the city, region, state, or nation.*

*No. 5. A building's direct association with broad patterns of local area history, including development and settlement patterns, early or important transportation routes or social, political, or economic trends and activities. Included is the recognition of urban street pattern and infrastructure.*

This Queen Anne residence exhibits many interesting details of Victorian architecture prevalent when A. L. Chapman had the house built for himself and his wife around 1887 and retains excellent integrity. Not only did Chapman build this house, he also subdivided the block into house lots. The residential building boom of the late 1880s signaled a significant shift away from the settlement patterns of early settlers of Santa Clara, who farmed entire blocks in the Town of Santa Clara between the 1850s and 1870s. Previous block owner Peter Haun was just such a pioneer. Owners in this new residential block included Portuguese immigrants. The contributions of the members of the families who lived here are directly associated with the growth of trade and industry in the Town of Santa Clara.

## Criterion B: Architectural significance

*No. 1. The property characterizes an architectural style associated with a particular era and/or ethnic group.*

The residence at 1311 Lewis Street is an excellent example of the Queen Anne style, which was popular in the 1880s and 1890s. There are many other, very similar Queen Anne cottages from this period in the Old Quad, but few have been maintained as well or have as many intact character-defining features.

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### Criterion C: Geographic significance

*No. 1. A neighborhood, group or unique area directly associated with broad patterns of local area history.*

The subject property anchors the southeast corner of a block in the Old Quad that was subdivided in the late 1880s to accommodate new housing that Santa Clara needed due to the growth and expansion of manufacturing and agricultural industries. The need for greater housing density in the ensuing 130 years leaves this house, along with 1385 Lewis Street at the southwest corner, the only single-family homes in this block to represent that period of Santa Clara's history.

### Definition of Integrity

Integrity refers to a property's ability to convey its significance. Significance is conveyed by the retention of a resource's visual and physical characteristics and its surroundings. The National Register criteria recognize seven aspects to integrity: location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity, a property will always possess several, and usually most, of these aspects.

The modern test of integrity according to the Office of Historic Preservation is to stand on the sidewalk and ask yourself the following question: "Does the resource display enough of what made it significant for its historical period that it can be easily grasped by the average passerby?" Properties must have sufficient integrity in addition to meeting the criterion for significance in order to be considered a qualified historic resource.

### Evaluation of Integrity

The residence retains great integrity. It stands at its original location. Its character-defining features (its original windows, roofline, porches, trim, and decorative gingerbread) have been preserved and retained, which convey its historical significance or origin. The exterior changes (new roofing and removal of a chimney at the rear) help preserve the house and make it function for a contemporary family. The historical use of the building has not changed; it remains a single-family home. In workmanship, feeling, and association, the subject property retains its historic character and is easily recognizable as a historic property.

### Conclusions and Recommendations

This property is on the City of Santa Clara Architecturally or Historically Significant Properties list. In this update of the April 18, 1979, Historic Resources Survey Report for the City of Santa Clara, the evaluator finds 1311 Lewis Street to be a fine example of the Queen Anne architectural style and to exhibit excellent integrity. Based on compliance with the Local Significance Criteria, the house is eligible for continued listing on the City of Santa Clara Architecturally or Historically Significant Properties List. A Mills Act contract with the property owners would assist in preserving the house's character-defining features.

(Continued from page 2, Form 523B, B12. References)

Garcia, Lorie, George Giacomini, and Geoffrey Goodfellow. *Place of Promise: The City of Santa Clara, 1852–2002* (City of Santa Clara, 2002).

Guinn, J. M. *History of the State of California and Biographical Record of Coast Counties* (Chicago: Chapman Publishing, 1902), 665–666.

Map of the Town of Santa Clara, drawn by C. E. Moore (1893).

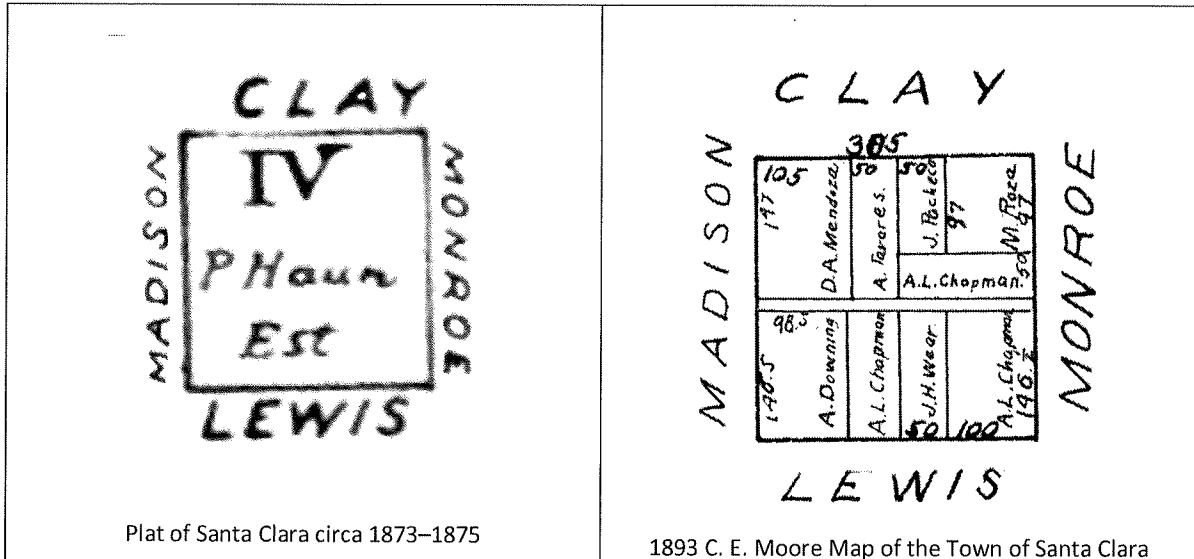
Sanborn Fire Insurance Maps (1891, 1901, 1915, 1939, 1950, 1962).

United States Federal Census (1860, 1870, 1880, 1900, 1910, 1920, 1930, 1940).

## CONTINUATION SHEET

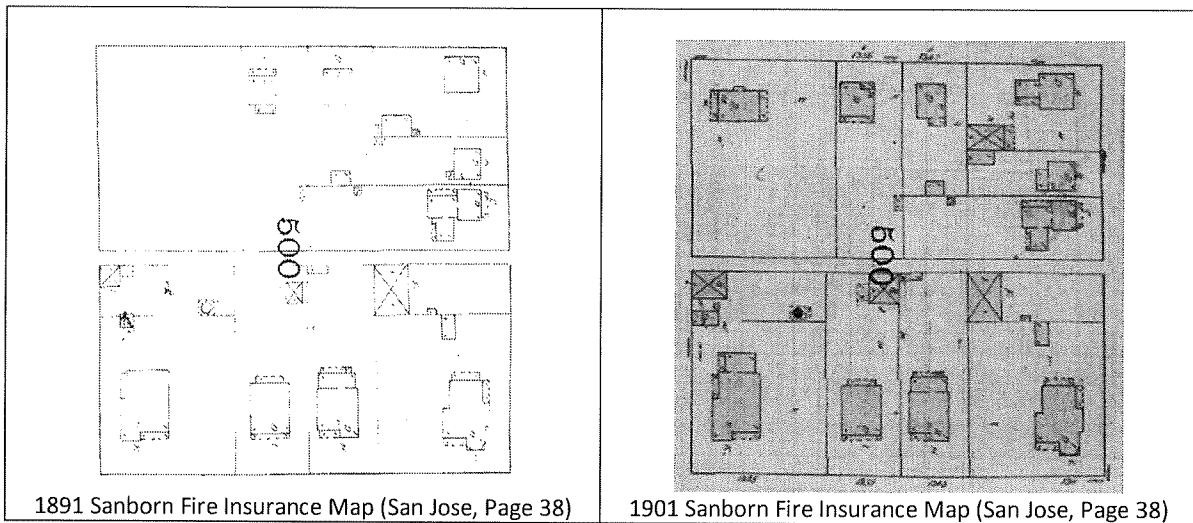
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### Historic Maps



### Historic Sanborn Fire Insurance Maps, 1891-1901

Block 5N Range 4W, Sanborn Block 500, bounded by Clay Street, now El Camino Real (top);  
Lewis Street (bottom); Madison Street (left); Monroe Street (right).  
1311 Lewis is at NW corner of Lewis and Monroe (bottom right).





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Property Name: A. L. Chapman House

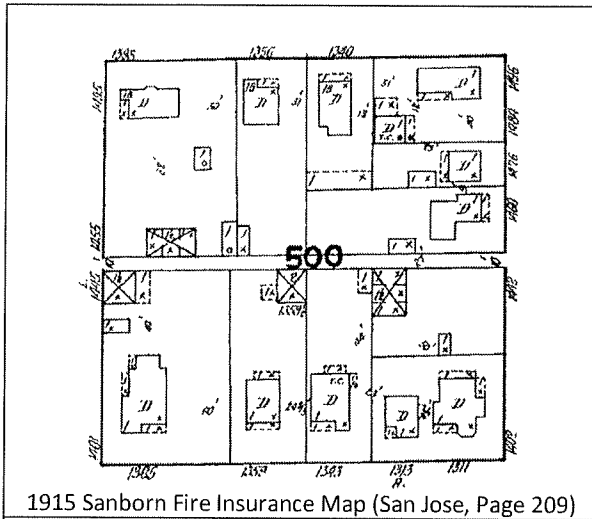
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### Historic Sanborn Fire Insurance Maps, 1915–1962

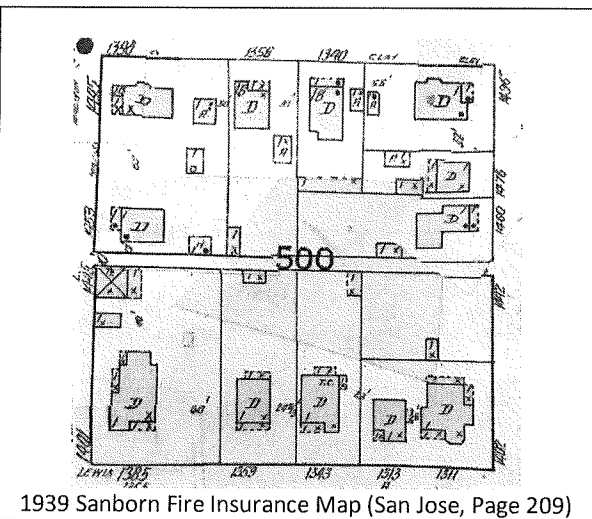
Block 5N Range 4W, Sanborn Block 500, bounded by Clay Street, now El Camino Real (top);

Lewis Street (bottom); Madison Street (left); Monroe Street (right).

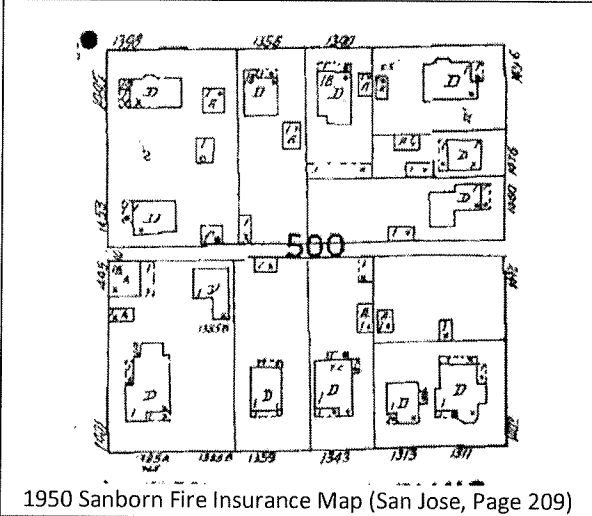
1311 Lewis is at NW corner of Lewis and Monroe (bottom right).



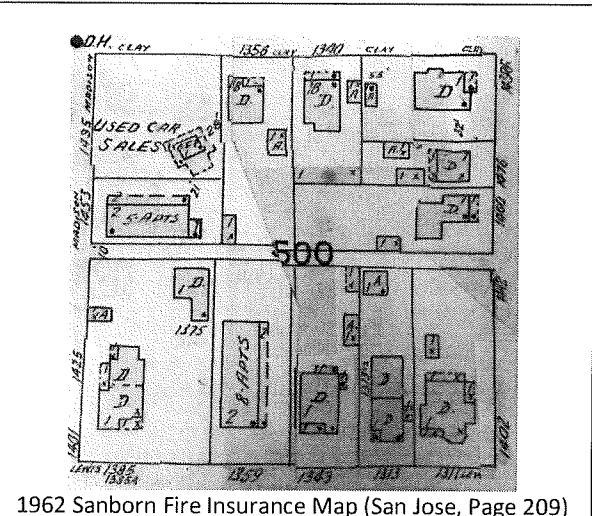
1915 Sanborn Fire Insurance Map (San Jose, Page 209)



1939 Sanborn Fire Insurance Map (San Jose, Page 209)



1950 Sanborn Fire Insurance Map (San Jose, Page 209)



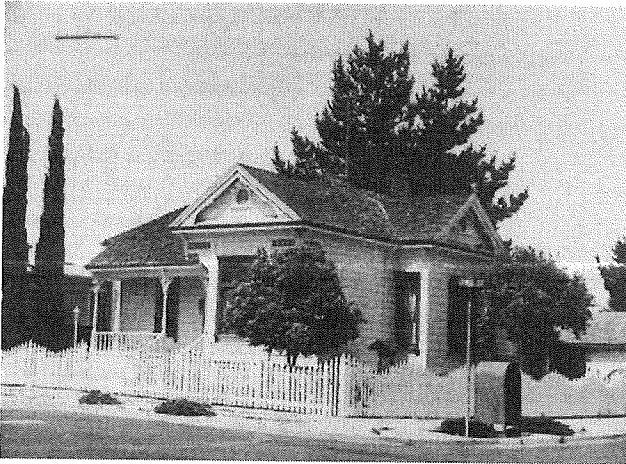
1962 Sanborn Fire Insurance Map (San Jose, Page 209)

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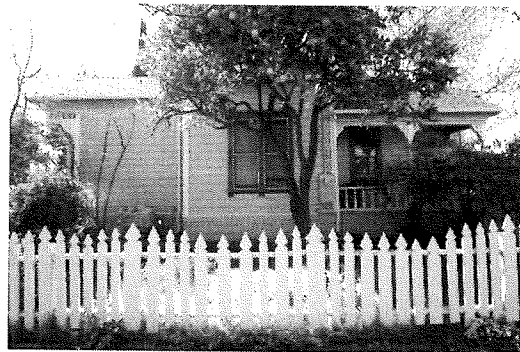
### Additional Photographs



North (front) façade and east (side) elevation of 1311 Lewis Street, taken on April 18, 1979. The photo appeared on the original historic inventory form. Since this photo was taken, the only alterations to the house's exterior are reroofing in composition shingles and removal of the rear chimney. The white picket fence remains as well.



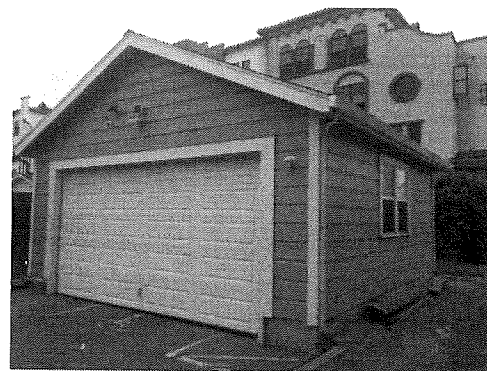
East (side) elevation showing gable end and new downspouts. February 2018. Camera facing northwest.



East (side) elevation showing rear porch. February 2018. Camera facing west.



South (rear) elevation showing rear porch, basement entry, and back door. April 2018. Camera facing south.



Garage front with new condominiums in background. April 2018. Camera facing northwest.