State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

 *Resource Name or #: (Assigned by recorder) George and Emma Green house

P1. Other Identifier: _____
P2. Location: ☐ Not for Publication ■ Unrestricted *a: County Santa Clara
and (P2c,P2e, and P2b or P2d. Attach Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T ___; R ___; ____¼ of ____¼ of Sec ____; _____B.M.
c. Address 1458 Lexington 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, etc., as appropriate)
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Summary

This house was built in about 1899 by Asahel L. Adams, a building contractor who worked in Santa Clara and San Jose and who lived across the street. At an unknown date — most likely the 1950s or afterward — the original front porch was filled in or was replaced to create an enlarged living room, and a new front porch was added. There have been two other changes that are visible from the street. The front door is a replacement from recent decades, and a second story window has replacement aluminum sash. Aside from these three changes, the front, the east, and west sides of the house appear to be in their original condition.

(*See Continuation Sheet, page 2.*)

*P3b Resource Attributes: (List attributes and codes) _____
*P4. Resources Present: ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5b. Description of Photo: (View, date, accession #)
View looking south, July 2025

*P6. Date Constructed/Age and Source: ■ Historic ☐ Prehistoric ☐ Both
1899

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address)
William Kostura
P. O. Box 60211
Palo Alto, CA 94306

*P9. Date Recorded:
July-August 2025

*P10. Survey Type: (Describe)
intensive

P11. Report Citation*: (Cite survey report and other sources, or enter "none".) none

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch 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)

Summary (continued)

Regarding the owners and occupants of the house, one couple, George and Emma Green, was notable. George Green worked as an engineer for Santa Clara's municipal water system for thirty years, and his wife Emma hosted two social groups in the house on numerous occasions over twenty years. Please see the History section below for further details.

This house appears to be eligible for the California Register under Criterion 1, either individually, or as a contributor to a potential thematic district, for its ability to evoke Old Quad's 19th century and early 20th century historic character.

This house is listed on the City of Santa Clara's Historic Preservation and Resource Inventory as an example of the Pioneer style. The house also appears to possess historic significance under five City of Santa Clara criteria. Please see the Evaluation section below for details.

Description

Setting and Landscaping

This house occupies a lot fifty feet in width by 150 feet in depth, on the south side of Lexington Street, between Jefferson and Madison streets. The general neighborhood is Santa Clara's Old Quad, the oldest part of the city. Like most houses in the Old Quad, the house is set back from the street a sufficient distance to allow for a front yard. This yard is bounded by a white picket fence, which encloses a lawn and some shrubs that are planted close to the house. The yard is bisected by a cement walkway that leads to the entrance porch. The back yard is very large, is bounded by a tall wooden fence, and has one conspicuous planting, a mature mulberry tree.

The house

The house is two stories in height, is wood-framed in construction, and is clad in horizontal v-groove siding. It is L-shaped in plan, with the larger wing at right and a smaller wing recessed at left. Both wings are gabled, resulting in a cross-gabled roof. Specifically, the roof of the larger wing has gables facing the street and the back yard, while the roof of the smaller recessed wing has a gable facing east. The eaves are boxed, and project beyond the wall plane by about a foot on all sides.

Continued on next page.

Description (continued)

Originally, an open front porch filled the angle between the two wings. At an unknown date — estimated, based on the materials, to be the 1950s later — the porch was filled in or was replaced to enlarge the living room, and a new front porch was added to the front of this addition. The living room addition is one story in height, with a low-pitched hipped roof that rises to partially obscure the apron of a second story window. The addition is also clad in v-groove siding that almost exactly matches the siding in the older part of the house. Because the addition is only one story high, the recessed wing behind it remains visible, preserving the original L-shape of the house. (Note: The 1950 and 1961 Sanborn maps continue to show the porch as open, instead of enclosed.)

A larger addition was made, also at an unknown date, to the rear of the house. This addition partially, but not entirely, obscures the rear gable of the original house.

Not counting the rear addition, the dimensions of the house are roughly thirty feet in width by twenty-two feet in depth. The rear addition adds roughly another nine feet to the depth of the house. Please see a diagram, below, that shows these dimensions.

At the front porch, two concrete steps lead up to a concrete landing. Three square wooden posts without chamfered corners — two of them paired at left, one solo at right — support a wooden shed roof with a flat wooden soffit. These posts measure 3.5” by 3.5” and thus are “nominal” 4x4s, instead of actual, or “dimensional,” 4x4s. These measurements, and the lack of chamfered corners, are suggestive of a 1950s or later construction date for the porch. The porch railings on either side are each supported by squared wooden balusters. All of the railings and balusters are incised with shallow grooves, and it seems possible, in fact likely, that these elements were retained from the earlier porch and re-used here. The front door is a modern replacement, and is surrounded by plain board trim.

Fenestration is fairly consistent in all of the original parts of the house. Windows are mostly single, though one is paired, in all cases with thin shelf moldings across the top and sills with aprons across the bottom. Most sash is double-hung, with ogee lugs (sometimes called dog ears or lambs’ tongues) at the middle rails. A census of the windows in the original part of the house is given here:

* At the front of the larger wing, in the first story, windows are paired.

* In the second story window above, paired wooden sash have been replaced by aluminum sash. The owners have stated their intention to restore this window with salvaged double-hung sash.

* In the front of the smaller, recessed wing, in the second story (over the front addition), the single window is fixed or a casement, without double-hung sash.

Continued on next page.

Description (continued)

* On the east side of the smaller, recessed wing, the windows (one centered in each story) are identical, save that the lower sash lacks ogee lugs.

* One the west side of the house, the window in the first story has double-hung sash, with ogee lugs.

* On the same side, in the second story, the window has two-over-two sash, without ogee lugs.

In the front addition that replaced the original porch, there are two windows. That in front is a large fixed window divided by muntins into twelve lights. This window has a sill and apron, but no shelf molding across the top. On the east side of the addition is a single window with a shelf molding, a sill with apron, and double-hung sash with ogee lugs. This window is identical to others in the original part of the house. It therefore seems likely that it was part of the original house, and was removed and re-used when the living room addition was built.

The rear addition to the house has a disparate variety of windows. Most conspicuous is a band of windows with aluminum sash across the top. In the first story, paired windows with aluminum sash can be found adjacent to the back door. To the right of this pair is a small single window with double-hung wooden sash, a sill, and an apron. The rear entrance in this addition has a new door that is reached by three concrete steps. Its wooden awning has lost its top boards, but the side boards with notched bottoms are still in place. However faintly, these notched boards suggest a construction date of the 1940s or 1950s for this rear addition.

Regarding style:

The City of Santa Clara's Historic Preservation and Resource Inventory cites this house as an example of the Pioneer style. The house does strongly resemble houses from the 1850s and early 1860s that are L-shaped, have gabled roofs, and have little or no ornamentation, although it was built about forty years after those houses were built. Such houses, and this house, derive their effect from the carefully-considered proportions of the wings and the moderate pitch of the gables. The windows' shelf moldings and sills dress the houses so they do not appear too severely plain, and the v-groove siding imparts texture to the walls. Stylistically, then, this house is a throwback to the early, "pioneer" period of Santa Clara's architectural history.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS, 5S1

*Resource Name or # (Assigned by recorder) 1458 Lexington Street

B1. Historic Name: George and Emma Green house

B2. Common Name:

B3. Original Use: residence B4. Present Use: residence

*B5. Architectural Style: "Pioneer"

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built in 1899 or 1899-1900. Front and rear additions built at unknown dates (probably in the 1950s or later).

*B7. Moved? ■ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:
none

B9a. Architect: unknown b. Builder: Asahel L. Adams

*B10. Significance: Theme early Santa Clara history Area City of Santa Clara
Period of Significance 1899-1910s Property Type residence Applicable Criteria 1
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

History

Old Quad history

The Old Quad covers the quadrangle shown in an 1866 survey by J.J. Bowen. It encompasses the area bordered by Scott Boulevard to the west, Newhall Street to the south and east, and the railroad tracks to the north and east. This area includes Santa Clara University, which was once the site of Mission Santa Clara. Generally speaking, the Old Quad is the oldest part of Santa Clara. The overwhelming majority of the city's historic buildings are located here.

Continued on next page.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

See Continuation Sheets.

B13. Remarks:

*B14. Evaluator: William Kostura
Date of Evaluation: July-August 2025

(Sketch map with north arrow required)

(This space reserved for official comments.)

History (continued)

Major factors in Santa Clara's growth and economy include:

1777. Founding of Mission Santa Clara de Asis by the Franciscan order of Spain. This mission was secularized by Mexico in 1833 but the mission chapel continued to function as a church afterward. It was enlarged and rebuilt several times over the next century.

1851-present. After the takeover of California by the United States, Jesuits acquired the mission and established Santa Clara College in 1851. It became known as the University of Santa Clara in 1912 and as Santa Clara University in 1985. The older buildings on this campus date to the period 1911-1930 and were designed by architects Will D. Shea, John J. Donovan, and Henry A. Minton. The chapel of 1928 was designed by Minton to replicate the old adobe mission building of ca. 1824.

1852. The City of Santa Clara incorporates.

1863. The railroad connecting San Francisco and San Jose reaches Santa Clara. The railroad depot still stands, now at 1005 Railroad Avenue.

1885-1990s. Agnew's State Hospital. The Victorian building of 1885 collapsed in the earthquake of 1906, with great loss of life. New buildings were built from 1908 through the 1910s to designs by the State Architect George C. Sellon. After the campus was sold to Sun Microsystems in the late 1990s, only the best four of the Agnew's buildings were retained, and the rest were demolished.

1890s-1950s. Santa Clara Tannery. This long-lasting business occupied many wooden buildings at the northeast corner of Lexington and Grant streets.

1890s-1960s. The Pacific Manufacturing Company was a huge business occupying many buildings in the block of Alviso, Bellomy, Grant, and Locust streets, plus warehouses and sprawling lumber yards in adjacent blocks. It made coffins, window sash, doors, blinds, cabinets, and windmills.

1910s-1960s. Fruit canning. There were several canneries in Santa Clara during these decades, and of these three were the largest and longest lasting: Rosenberg Brothers and Company; the Pratt-Low Preserving Company; and Libby, McNeill and Libby. Pratt-Low's complex included a huge one-story cannery building plus 25 seasonal workers' cabins in 1915, and by 1950 it had expanded to include over 100 workers' cabins. By 1950 Rosenberg Brothers had absorbed Libby, McNeill and Libby, and by 1961 Rosenberg Brothers had been taken over by the Mayfair Packing Company. Collectively, these canneries must have been the largest employers in the City of Santa Clara during most of the 20th century.

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History (continued)

1960s-present. The semiconductor industry becomes important in Santa Clara.

1963. The city's old downtown is razed in order to receive funding from the federal government for urban renewal.

To the above list should be added Santa Clara's close proximity to the city of San Jose, where some Santa Clara residents worked.

The demolition of the city's old downtown was a major loss, and as far as is known none of the tannery, fruit canning, or Pacific Manufacturing buildings still stand. The built environment in Santa Clara is nevertheless able to represent, or evoke, most of the other important themes in Santa Clara's early history. An adobe house at 3260 The Alameda (now the Santa Clara Women's Club) is a ca. 1790s building that was part of the Spanish-era mission complex. The Berryessa adobe at 373 Jefferson Street (late 1840s) represents the Mexican or very early American period. Two properties evoke Santa Clara's early agricultural economy. The older is the James Lick flour mill complex, at 4101 Lick Mill Boulevard, at Mansion Park Drive. Its four buildings were built in 1857, the 1860s, and the 1880s and include a granary, a house, an office, and a hall. The Harris-Lass house at 1889 Market Street (1865) includes a farmhouse, a barn, a water tank, and farming implements. As mentioned above, four early twentieth century buildings survive at Agnew's State Hospital, and about eight buildings from 1911-1930 survive at Santa Clara University.

Most prolifically, the Old Quad area is filled with hundreds of 19th and early 20th century houses that retain good to high integrity. A few houses date to the 1850s, a moderate number date to each decade of the 1860s, 1870s, and 1880s, and very many date to the 1890s-1930s. While it is beyond the scope of this report to describe these houses in any detail, it can be said that they range from modest, vernacular working-class houses to large houses built for the well-to-do. Houses in the latter group are often elaborately decorated, but smaller houses, especially those built before the 1920s, often possess fine details as well.

<u>The house site</u>

The land this house stands on what was originally lot 3 of a small real estate tract called the Spear Estate Subdivision. This tract appears to have comprised ten lots in the block bounded by Lexington, Jefferson, Madison, and Santa Clara streets.

Continued on next page.

History (continued)

The builder, Asahel L. Adams

This house must have been built in 1899 or early 1900 by building contractor Asahel L. Adams. Adams purchased the lot from the estate of Eliza Spear in September 1898, and he retained ownership for less than three years, until June 1901. During that period, city directories of 1900 and 1901 list Robert Hooper, a boilermaker working in San Francisco, as living at this address, 1458 Lexington Street. It seems clear that Adams built the subject house for income purposes and rented it out to Hooper while he still owned it.

Asa Adams was a native of Canada, where he was born in 1863. He came to the United States in 1885 and to Santa Clara County in about 1888. It appears he lived in San Jose before moving, in about 1893, to 1435 Lexington Street in Santa Clara, across the street from the subject property.

Brief newspaper articles document six houses he built in San Jose and Santa Clara during 1891-1902, and these include one that may still stand, a Queen Anne-style house at 540 South Ninth Street, in San Jose (1896). On at least three occasions he built houses that were designed by prominent architects, Jacob Lenzen and Son (twice) and Wolfe and McKenzie. He undoubtedly built many more houses than these during these years, and afterward.

In 1901 or 1902 Adams moved to another residence at 1417 Franklin Street in Santa Clara. When he moved, his renter at 1458 Lexington, Robert Hooper, moved into his former residence at 1435 Lexington. Adams did not move again. He resided at 1417 Franklin until his death in 1948.

Alterations

The original front porch has been removed or was filled in to allow for a larger living room, and a new front porch was built, almost certainly at the same time. The date of this alteration is estimated to be the 1950s or later based on the 3.5” by 3.5” dimensions of the porch posts and the lack of chamfered corners on the posts. At the time of the alteration, two elements from the original house were very likely removed and re-used. One is the window on the east side of the living room addition. It probably came from the original front wall and looked out onto the porch. The other is the current porch railings with incised lines on the vertical and horizontal members. It seems likely that these railings were part of the original porch.

A large rear addition was made at an unknown date. The vertical siding on the entrance hood suggests a 1950s date, but this is highly uncertain. Aluminum sash in most of this structure’s windows were probably placed at a still later date.

Continued on next page.

History (continued)

The second story window in the front of the larger wing was almost certainly a paired window. It was replaced with aluminum sash at an unknown date.

The front door appears to date to recent decades.

Note: The 1950 and 1961 Sanborn maps do not show the front and rear additions to the house. They suggest that the additions post-date 1961, although it is also possible that the additions were made before 1961 and that the Sanborn maps were not updated.

Subsequent owners and residents of 1458 Lexington Street

Elvira Gee

In June 1901 Asa Adams sold the subject house to Mrs. Elvira Gee, aged about 27. She lived here with family members, including Earl Gee, a farmer; Mrs. Myron Gee; and Miss Dora Gee. Elvira Gee died almost three years later, in March 1904, aged 30, and just over five months later, in September, her family sold the house to Sanford H. Wilson.

Sanford H. Wilson, Martha Wilson, and James S. Wilson

Sanford H. Wilson, a blacksmith, was about 71 years old, and his wife Martha was about 64, when he purchased this house in 1904. Both were natives of Ohio, and they had been married for 46 years at the time of the purchase. When he died in 1916, their son James S. Wilson, who was living nearby in Santa Clara, moved in, and he stayed for four or five years, until 1920 or 1921. He worked at a lumber yard, where his occupation was variously listed as millman, a piler, and (in 1920) a lumber grader.

Hiram R. Russell

Russell lived here in 1922, when he worked as a carpenter. Whether he owned or rented the house is unknown.

Continued on next page.

History (continued)

George and Emma Green

George and Emma Green lived here from 1923 to 1959. Both were natives of California, and they were born in about 1887 and 1891, respectively. When they moved in, he was a metal worker, but the following year he became the stationary engineer for the City of Santa Clara's municipal water plant. He retained this position for the next thirty years. An article on his retirement in 1954 stated that his main duties as the plant attendant were those of a general trouble-shooter and watchman. The city council honored him upon his retirement, and he stated that for his future, he planned "a leisurely life."

Emma Green hosted social events and meetings at the house over a period of twenty years. From 1938 to at least 1944 she regularly hosted business meetings of the local American Legion Auxiliary, unit No. 419. From 1949 to 1958 she hosted the Friendly Circle meetings of the Women's Society of Christian Service of the Santa Clara Community Church. Newspaper notices of these meetings were very numerous, and in the style of the day she was always identified as Mrs. George Green.

In January 1930 the Greens were in downtown Santa Clara together when a gas explosion destroyed four commercial buildings close to where they stood. Each received cuts and gashes, and they were considered lucky to survive. They were able to give interviews afterward, and the *San Jose Mercury News* ran a photograph of them, which is included in this report.

In 1959 the Greens moved from 1458 Lexington to a Ranch-style house at 1971 Heatherdale Avenue, in southern Santa Clara.

Later residents of this house

1960-1961. John L. Philips, unknown occupation, and his wife Theresa

1962. E. Lee Self, a mechanic at the Peterson Tractor Company, and his wife Mary

1963. Mrs. Gloria Bishop, unknown occupation

1964. The house was vacant at the time of canvassing by the city directory.

1965. Linda L. Sparacino, unknown occupation

1967-1968. Juan Martinez, unknown occupation

Continued on next page.

History (continued)

1969. The house was vacant at the time of canvassing by the city directory.

1970-1974. Paul A. Arguello, retired, and his wife Ofelia

Integrity

For the purpose of historical evaluations of buildings the seven areas of integrity are listed and discussed below:

Location. The house has never been moved, so it retains integrity of location.

Design. The filling in or replacement of the front porch has changed the massing of the house at its entrance, an important focal point in the design. The rest of the house as seen from the street is largely unchanged, however, and so the original massing of the two wings is still very evident. On balance, the house's integrity of design is fair.

Materials. The porch was filled in or replaced at an unknown date, most likely the 1950s-1960s, using wooden materials that are compatible with the rest of the house. Only one window on the three primary facades has been changed from wooden sash, namely, the second story window in the front of the larger wing. Thus, the house retains integrity of materials. (The owners have stated their intention to restore the altered window using recycled wooden sash.)

Workmanship. The original porch most likely possessed a turned porch post and other detailing that has been lost. However, the original window trim and siding have been preserved. On balance, integrity of workmanship is fair-to-good.

Feeling. This house retains the feeling of a suburban, turn-of-the-twentieth century Old Quad house. It thus retains integrity of feeling.

Association. The earliest owners and residents would recognize this house as the one they lived in, although they might have to look twice to do so, due to the front addition. Thus, integrity of association is fair.

Setting. This house retains its front yard and spaces between it and the adjacent houses, and so its early 20th century suburban setting is retained. Most of the older houses surrounding it no longer stand, though some do. On balance, integrity of setting is good to high.

Continued on next page.

Evaluation to California Register criteria

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria, each of which is discussed here:

Criterion 1 (Events). Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

This house is one of many in Santa Clara's Old Quad that, collectively, contribute to the 19th century and early 20th century feeling of the neighborhood. That historic feeling remains strong in Old Quad. However, numerous modern-era buildings in Old Quad tend to dilute that feeling. For this reason, the surviving older buildings that retain good to high integrity are important in maintaining that historic feeling. The subject house's integrity is generally good.

It may be that the subject house is better considered as a contributor to a thematic district of historic Old Quad buildings, rather than as individually eligible. The documentation of a thematic district is beyond the scope of this report. However, it is clear that the house contributes meaningfully to Old Quad's 19th century and early 20th century character. It thus appears to be eligible for the California Register under this criterion at the local level. The Period of Significance is from the time of construction through the early 20th century, that is, 1899-1910s.

Criterion 2 (Persons). Resources that are associated with the lives of persons important to local, California, or national history.

George and Emma Green were notable Santa Clara residents, he as an engineer for the city's water system for thirty years, and she as the hostess of two local institutional groups on many occasions for twenty years. Their importance seems to fall a little short of California Register significance, and so their history is better considered under local criteria, below.

Continued on next page.

Evaluation to California Register criteria (continued)

Criterion 3 (Architecture). Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

The proportions of this L-shaped house are pleasing, and the window trim and moldings remain as fine details. The front addition, however, does alter the massing and diminish the original design. For this reason, the house does not quite appear to be eligible for the California Register under this criterion. (Regarding architecture, it does appear to be significant under the city's local criteria; see below.)

Criterion 4 (Information Potential). Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

This criterion regards archeological studies. Since excavation of the site is not contemplated, an evaluation under this criterion is beyond the scope of this study.

Existing City of Santa Clara historical designation

This house is listed on the City of Santa Clara's Historic Preservation and Resource Inventory as an example of the Pioneer style.

Evaluation to City of Santa Clara historical criteria

The criteria for local significance were adapted on April 20, 2004, by the City of Santa Clara City Council. 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 archeological significance is potentially eligible. Only the criteria under which this property appears to qualify are discussed below.

Criterion for Historical or Cultural Significance

To be historically or culturally significant, a property must meet at least one of the following criteria:

1. The site, building or property has character, interest, integrity and reflects the heritage and cultural development of the city, region, state, or nation.

Continued on next page.

Evaluation to City of Santa Clara historical criteria (continued)

This house was built in 1899-1900, has generally good integrity, and contributes to the strongly historic character of Santa Clara's Old Quad, which is the oldest part of the city.

3. The property is associated with an important individual or group who contributed in a significant way to the political, social and/or cultural life of the community.

George and Emma Green lived in this house for thirty-six years, from 1923 to 1959. In their time they were well-known Santa Clarans who, in their different ways, contributed to the city's infrastructure and social life. For thirty years, from 1924 to 1954, George Green was the stationary engineer who maintained the City of Santa Clara's municipal water plant, an obviously important role. From 1938 to 1944 and from 1949 to 1958 Emma Green frequently hosted two civic groups in this house; respectively, the local American Legion Auxiliary, and the Friendly Circle meetings of the Women's Society of Christian Service of the Santa Clara Community Church.

Criterion for Architectural Significance

To be architecturally significant, a property must meet at least one of the following criteria:

2. The property is identified with a particular architect, master builder or craftsman.

The house was built by Asahel L. Adams, a building contractor who lived in Santa Clara for several decades. He is known to have built at least six houses in San Jose and Santa Clara during 1891-1902, sometimes to the designs of notable architects, and sometimes, presumably, to his own designs. Given his long career as a builder, he undoubtedly built many other houses that have not yet been documented.

7. A building's notable or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, details, fenestration, ornamentation, artwork or functional layout.

The L-shape of the house and its cross-gabled roof was a common massing in Santa Clara during the 19th century, particularly in earlier decades. Such houses were often spare in their ornamentation; they relied on good proportions and finely-detailed window trim for their effect. This house follows that pattern. Although the front addition does affect the massing of the house, it is only one story in height, which preserves a view of the two wings and preserves the L shape. The house also retains its early fine window trim. Therefore, it is still a good example of this house type.

Continued on next page.

Evaluation to City of Santa Clara historical criteria (continued)

Criterion for Geographic Significance

To be geographically significant, a property must meet at least one of the following criteria:

1. A neighborhood, group or unique area directly associated with broad patterns of local area history.

As with the first criterion listed above, this house is important because it contributes to the historic character of Santa Clara's Old Quad. Despite many losses, houses from the 19th century and early 20th century remain numerous, and collectively, they evoke those periods in Santa Clara's history. This house is important in that way.

Character-defining features

Character-defining features are those parts or aspects of a historic property that contribute to its historic character. Only those parts of a property that fall within the Period of Significance can qualify as character-defining.

Under California Register Criterion 1 (Events), the Period of Significance of this property is 1899-1910s. The character-defining features are:

* The house's setback from the street, which allows room for a front yard and gives the house a suburban feeling that is consistent with Santa Clara's early history. The picket fence and the yard plantings are not known to date to the Period of Significance, so they are not included; only the setback is.

* The two-story height of the house, its L shape, and the proportions of the two wings.

* The cross-gabled roof with boxed eaves.

* The v-groove siding.

* The paired window in the first story of the larger wing, with its double-hung sash and trim.

* The trim of the second story window in the larger wing, directly above the window listed above. (Its aluminum sash is not character-defining, though).

Continued on next page.

Character-defining features (continued)

* The small window in the north side of the second story of the recessed wing, including its trim. (This window is located directly over the front addition.)

* Both windows in the east side of the smaller wing, with their double-hung sash and trim.

The features of the house that are not character-defining are:

* The front addition (the living room extension and the porch). While its materials are compatible with the older parts of the house, it almost certainly post-dates the Period of Significance.

* The aluminum sash in the second story window in the front of the main wing. (The owners have said that they will restore this window using old wooden sash.)

* The west side of the house. This side is essentially invisible from the street and is almost featureless.

* The rear addition to the house.

Under local City of Santa Clara criteria, the character-defining features of the house should be considered the same as those listed above.

References

San Jose and Santa Clara city directories for Asahel L. Adams and for residents of this house from 1900 through 1974.

1915, 1950, and 1961 Sanborn maps, page 212. These maps show the footprint of the house when it still had its original front porch.

1900 United States census for Asahel L. Adams (living at 1435 Lexington Street).

1910 United States census for Sanford H. Wilson.

1910 and 1920 United States censuses for James S. Wilson.

1930, 1940, and 1950 United States censuses for George and Emma Green.

Continued on next page.

References (continued)

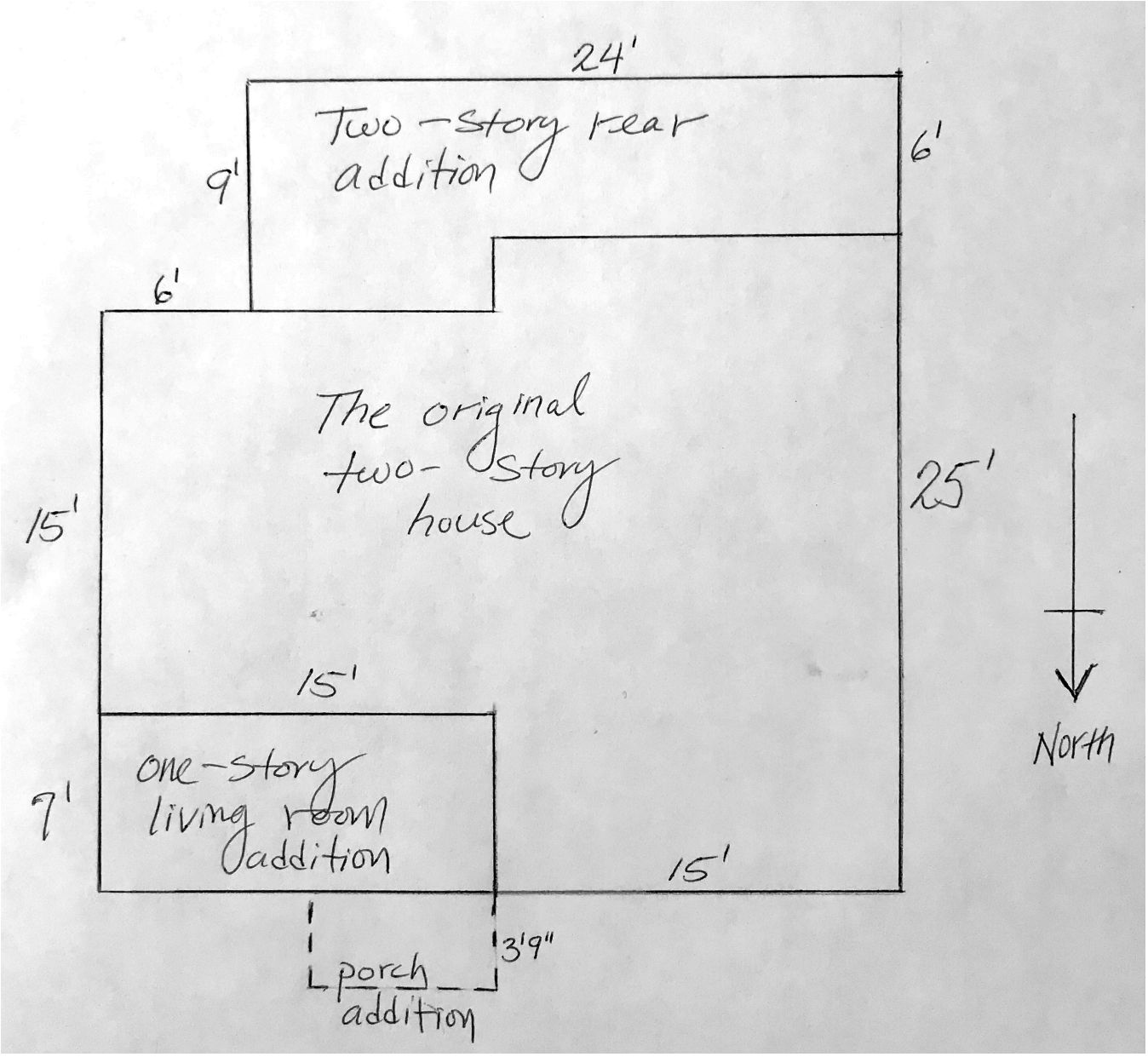
San Jose Mercury News articles — real estate sales of this property (lot 3 of the Spear Estate)
September 3, 1898. Estate of Eliza Spear to A. L. Adams.
June 8, 1901. A. L. Adams et. ux. to Elvira Gee.
September 11, 1904. M. G. Gee to Sanford H. Wilson.

San Jose Mercury News articles about houses built by Asahel L. Adams:
January 7, 1891. A cottage at the Almshouse.
May 29, 1891. Cottage on 12th Street, San Jose, for Pansera.
August 10, 1891. Frame building on the Los Gatos Road, for Cilken.
July 15, 1896. Building on the east side of 9th Street, San Jose, for Lamkin (540 S. 9th St.).
August 14, 1902. Two-story frame building at 4th and William, San Jose, for Brennan.

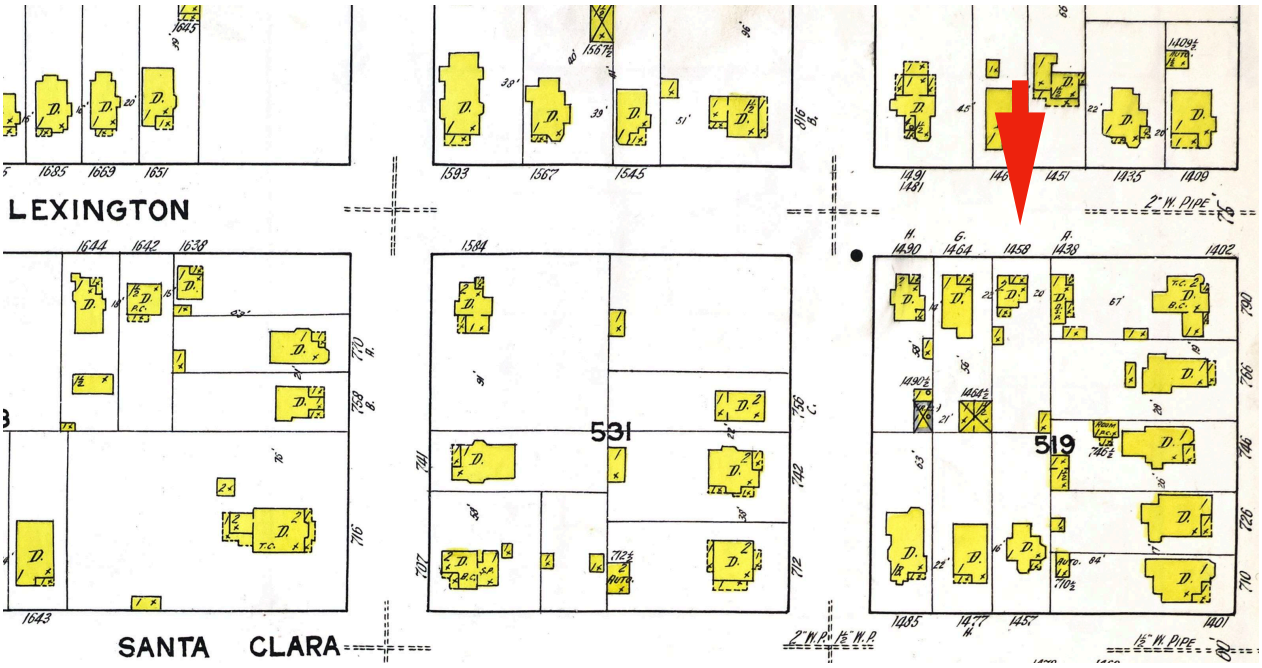
San Jose Mercury News articles about Asahel Adams and early residents of the house:
March 30, 1904. "Brevities." Death of Mrs. Elvira Gee.
July 26, 1916. "Died." Death of Sanford H. Wilson.
September 27, 1948. "Rites Set Today for A. L. Adams."

San Jose Mercury News articles about George and Emma Green:
January 4, 1930. "Victims Describe Blast Sensations."
March 31, 1951. "Pile-Ups Hurt 11 in County." Emma Green hit by a car.
October 2, 1954. "Santa Clara Utilities Man Retires after 30 Years."
March 2, 1938; April 4, 1939; February 5, 1941; May 21, 1941; October 15, 1941; August 5, 1942; May 5, 1943; February 15, 1944. Notices of meetings of the Santa Clara unit of the American Legion Auxiliary, hosted by Emma Green.
August 24, 1948; October 20, 1952; September 16, 1957; October 21, 1958. Notices of Circle Meetings of the Women's Society of Christian Service of Santa Clara Community Church, hosted by Emma Green.

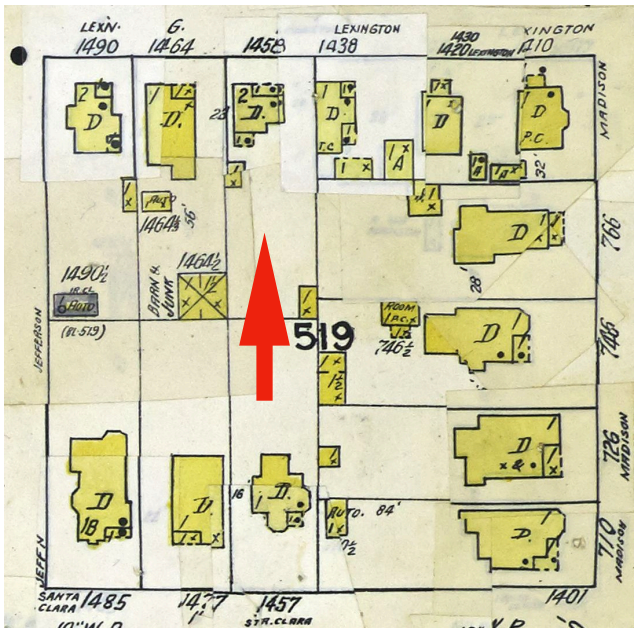
Footprint of the house. The measurements are approximate.

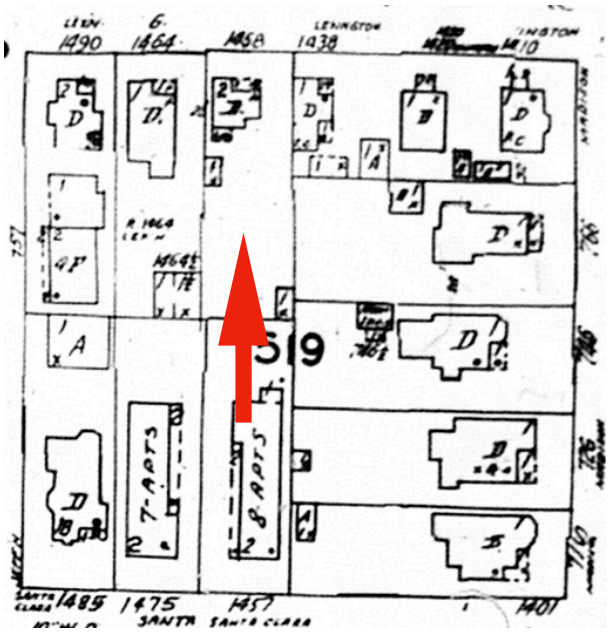


Sanborn maps, San Jose-Santa Clara, page 212



Top: 1915. Bottom left: 1950. Bottom right: 1961.
The subject house appears unchanged in all three years.





Front and back yards

Above: Front yard. Below: Back yard.

The front of the house

Above: Perspective view from left.

At right: Perspective view from right.

At left: Paired windows in the front of the house, the larger wing, first story.

Below left: Detail of same windows showing ogee lugs.

Below right: Detail showing sill and apron.

At left: Front of the house, second story of the larger wing. It has a boxed eave in the gabled roof and a second story window with aluminum sash. The owners have stated their intention to restore the window with wooden sash.

Below: Perspective view of the front room and porch addition.

Above: Front view of the front room and porch addition. The large fixed window has wooden muntins, a sill, and an apron, but lacks a shelf molding across the top.

Above left: Window on the east side of the front room addition. Like original windows in the house, it has a shelf molding across the top, a sill and apron, and double-hung sash with ogee lugs. It was probably originally in the front wall of the house, looking onto the porch. When that wall was removed for the front addition, this window must have been retained and re-used in the addition.

Above right: The porch addition, perspective view.

Above: The railings and balusters of the porch addition. The posts measure 3.5 inches by 3.5 inches and lack chamfered corners, and hence probably date to the 1950s or later. The railings and balusters are incised with thin lines, and so it seems likely they were retained and re-used from the original porch.

At right: The concrete porch steps.

The east side of the house. The windows match the window in the front room addition.

Windows in the west side of the house (first story at left and second story at right). The former matches the other original windows in the house. The house's v-groove siding shows clearly here.

Above: The rear of the house. The addition is two stories in height and partially obscures the rear gable of the original roof. All windows except the small one at lower right have aluminum sash. The deteriorated hood over the rear entrance has boards with notched ends. These suggest a date of after World War II.

Below right: A three-part window on the east side of the rear addition. Like the window on the front of the front addition, it has wooden muntins, a sill, and an apron, but lacks a shelf molding across the top.

George and Emma Green. From the *San Jose Mercury News,* January 4, 1930.