

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

Primary #
HRI #
Trinomial
NRHP Status Code

Review Code Other Listings Date
 Reviewer

Page 1 of 30 *Resource Name or #: (Assigned by recorder) 1435 Lexington Street
P1. Other Identifier: _____

*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 Location: Not for Publication Unrestricted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 2015 photo revised T 7S; R 1W; unsectioned; Mt. Diablo B.M.
c. Address 1435 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, decimal degrees, etc., as appropriate)
Assessor's Parcel Number; 269-26-023
North side of Lexington Street between Madison and Jefferson Streets

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Located on the north side of Lexington Street, between Madison and Jefferson Streets in the historic "Old Quad" neighborhood of Santa Clara, the subject property at 1435 Lexington Street is a 1 1/2-story, single family residence with a generally rectangular plan, a cross-gabled hipped roof with dormers clad in asphalt shingles, and is constructed of wood framing over a concrete perimeter foundation. (See Continuation Sheet, page 3)

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

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



*P4. Resources Present: Building
 Structure Object Site District
 Element of District Other

P5b. Description of Photo: (view, date, accession #) Front façade view north, 8/15/2024

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

1892 per Assessor's Records and Sanborn Maps

*P7. Owner and Address: Jonathan J. Ye and Jessica E. Chung
1435 Lexington Street
Santa Clara, CA 95050

*P8. Recorded by: (Name, affiliation, and address) Brad Brewster, Brewster Historic Preservation, 143 Pierce Street, San Francisco, CA 94117

*P9. Date Recorded: 9/12/2024

*P10. Survey Type: (Describe)
Intensive

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

*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): _____

State of California The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 1435 Lexington Street *NRHP Status Code N/A
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B1. Historic Name: None B2.
 Common Name: None B3.
 Original Use: Single-family residential B4. Present Use: Same

*B5. Architectural Style: Queen Anne Cottage

*B6. Construction History: (Construction date, alterations, and date of alterations)
 The residence was constructed in 1892 with alterations in between 2006 and 2013, which remodeled the interiors of the basement level, main floor, and attic space, removed a later non-historic rear addition and rebuilt the rear porch, reconstructed a sunporch on the east side, added two dormers on the west and north sides of the roof, and retained and preserved the majority of the front elevation details with the exception of some window replacements.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____ *B8. Relat

Two-car garage at rear of property, built 1955 and remodeled 2013

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architecture Area Santa Clara Old Quad

Period of Significance 1892 - 1941 Property Type Residential Applicable Criteria None
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The parcel located at 1435 Lexington Street is a portion of a larger parcel that had originally been identified as Block 1 North, Range V West, of the original survey of the City of Santa Clara, completed in July 1866 by J.J. Bowen and recorded on August 22 of that same year. This is the survey that forms the basis for the part of Santa Clara known as the "Old Quad." At that time the eastern half of the block including the area that was to become the subject property was owned by "J.R.L." and was undeveloped. Santa Clara County deed books identify that a portion of the subject block that was to become the subject lot was property changed hands many times in the following years, and was owned consecutively by Jacob Allen (physician) and his wife, Abigail Allen, George M. Schuck (professor of music at University of the Pacific), and Zenus Sykes (farm laborer). (See Continuation Sheet, Page 16)

B11. Additional Resource Attributes: (List attributes and codes) HP2- Single-Family Property

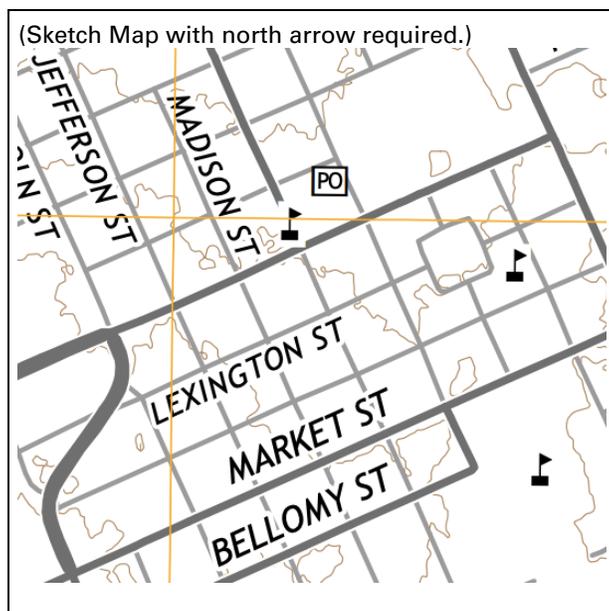
*B12. References:

See References on Continuation Sheet Page 27

B13. Remarks:

*B14. Evaluator: Brad Brewster
 *Date of Evaluation: September 12, 2024

(This space reserved for official comments.)



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Continued from P3a. Description, on Page 1

Built in 1892, the house was designed in the Queen Anne cottage style of architecture, which was a popular style of residential architecture in the United States between 1880 and 1910. See discussion of the Queen Anne cottage style, below.

This house has a prominent front-facing gable on its southern elevation which is slightly curved or 'belled' at the bottom, and whose front and sides meet in a perfect seam. A similar gable projects from the east side. The roof pitch varies from high to medium and the roof on this residence has a high roof pitch. Composition shingles sheathe the various roof planes. The roof planes are further distinguished by molded cornices, gable returns, and moderately projecting boxed eaves. Photos of all elevations are provided in Figure 1 through 11 on the following pages.

The building sits on a raised basement about 4 feet high, elevating the first-floor living space of the house. This first-floor living space is delineated from the basement below through the use of a horizontal water table which runs around the periphery of the house. The house is clad in wide horizontal wood siding both above and below the water table. Under the cornice lies a fascia board trimmed with molding that also wraps around the periphery of the house. Vertical corner boards finish the wall ends. Both the front and side gable faces are sheathed with octagon shingles. A full-height angled bay projects from the front (south) facade and from the side (east) elevation of the house. The front angled bay features carved corner brackets and pendants set into either angled side of the bay. Projecting over a window set in an angled wall that connects the walls of the front facade and west side-elevation is a feature attached under the fascia, which consists of a spindlework frieze and a drop pendant and carved brackets, identical to brackets and pendants found over the cut-away windows found on the front angled bay.

Also located on the front (south) elevation is a front porch rectangular in plan and elevated about 4 feet from the ground level. It has a low hipped roof, which is supported by turned posts with carved brackets. One full turned post is set at each open end of the porch and a partial turned post is located where the roof projects from the house walls. The porch is ornamented with a decorative block frieze, located between the posts and above the carved brackets on its front and (west) sides. Wood frame stairs with wood railings and turned newel posts reach the front porch from the front yard below. The stairs are centered on the front door, which consists of an original wood framed, four-panel solid wood door with a single inset pane of glass and original brass hardware. A fixed, single-pane transom window is located directly above the front door.

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The windows found on the front bay on the main floor of the front (south) elevation are wood frame with double-hung sashes and one-over-one lites on the side angled bays, with a wood frame fixed sash single-lite window with a smaller fixed transom at the center of the bay. The angled side bay windows have original wavy glass panes, while central windows appears to have clear replacement glazing.



Figure 1. Primary, south-facing (front) elevation.

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Figure 2. South (front) and partial east (side) elevations



Figure 3. Partial south (front) and west (side) elevations

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Figures 4 and 5. Partial west (side) elevations showing lower unit entry roof detail (on left)



Figure 6. North (rear) elevation and partial west (side) elevation

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Figure 6. North (rear) elevation



Figure 7. East (side) elevation

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Figures 8 and 9. Detail views on east (side) elevations showing gable end fenestration and side entry



Figure 10. Two-car garage in northwest corner of subject lot looking northwest

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Figure 11. View of rear yard with modern shed looking northeast

Located on the east side of the front elevation is a wood frame fixed sash window with 4-over-4 lites that is a recent replacement unit installed as part of a recently reconstructed sun porch. A single wood framed window with an awning sash and a single pane of glass is located on the basement level of the front (south) elevation, centered directly beneath the primary window bay. Centered on the front-facing gable on the second floor is a small, arched, Palladian-style window with a wood frame casement sash flanked by louvered wood attic vents.

The west (side) elevation features a newer side entry to the basement-level apartment. The entry has a steeply-pitched gable roof clad in asphalt shingles supported by two square, wood columns which shelter brick steps with a brick landing that lead to the side door, which itself consists of a solid wood frame door with two-over-four lites. Other fenestration located on the basement level of this side elevation consist of four wood framed windows with an awning sashes and a single panes of glass; all of which are newer or replacement units. Located at the southwest corner of the main floor and set into an angled bay is a single wood frame window with double-hung sashes and one-over-one lites, with carved corner brackets and pendants set into either angled side of the bay, identical those found on the front window bay. This corner window appears to have original wavy glass. Three additional wood frame double-hung sash windows with one-over-one lites can be found on this

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side elevation as well; all appear to be newer/replacements. Located within a gabled dormer on the second floor and is a wood framed casement window with one-over-one lites. The dormer and the window within it is a later installation.

The rear (north) elevation features a reconstructed former rear porch that is rectangular in plan, 1.5 stories in height, has a hipped roof clad in asphalt shingles, and horizontal wood siding matching the front and sides of the house. Fenestration on this rear elevation include three wood frame double-hung sash windows with one-over-one lites, and one solid wood paneled door; all are newer/replacements. The rear door leads out to a small wood frame deck with wood railings and wood stairs which provide direct access to the rear yard. Located within a hipped dormer on the second floor of this rear elevation is a wood framed casement window with one-over-one lites. This dormer, and the one on the east side elevation, are later installations.

The east (side) elevation features a prominent side-facing gable which is nearly identical in shape and materials as the one found on the front elevation, with a curved or 'belled' shape clad in octagon shingles and a circular 'porthole' window with an awning-style operation. Centered beneath the prominent gable is large, wood frame window with double-hung sashes and one-over-one lites, flanked by two smaller wood frame windows with double-hung sashes and fixed transoms above. Each transom window consist of fixed, textured glazing with a purple hue that are partially covered by decorative fan motifs rendered in carved wood. Other fenestration on this side elevation consist of a single wood frame fixed-sash window with four-over-four lites which are part of the reconstructed sunroom/side porch, a wood framed side door with two-over-four panes which provides access from the sunroom/side porch to the side yard, and a pair of wood frame double-hung windows with three-over-one lights. At the basement level are three wood framed windows with an awning sashes and a single panes of glass. All of the fenestration on this side elevation save for those found beneath the side gable are newer or replacement units. This east (side) elevation also contains a newer wood frame set of stairs, railing, and decking that provides access from the side door to the side yard below.

Located in the northeast corner of the property is a two-car garage with a square in plan and a shallow-angle front gable roof clad in asphalt shingles with enclosed eaves. Constructed of wood framing over a concrete slab foundation, the garage features horizontal wood siding and wood trim similar to that found on the house. Two wood frame sliding doors hang from metal tracks on the primary, south-facing elevation of the garage. A fixed, circular 'porthole' window is centered near the peak of the gable end of the garage. Other fenestration located on the east elevation of the garage consist of two vinyl frame double-hung windows with 'snap-on' grids and a

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single vinyl frame pedestrian door; all of which appear to be newer/replacement units. The garage itself is

Decorative landscaping is primarily found on the front (south) side of the house, consisting of two ornamental Japanese maples and a series of rose bushes and other flowering shrubs set in a bed of redwood bark. A concrete path leads straight from a gate in the picket wood fence to the front steps. This path intersects with a curvilinear concrete path that provides access to the east side yard. A low picket fence encloses the front yard and runs along the sidewalk parallel to Lexington Street. A redwood fence with a gate can be found on the east side of the yard. Other landscaping can be found along the east side yard, consisting of two mature fruit trees, rose bushes set in redwood bark along the east side redwood fence, and a concrete and flagstone patio. All of the front and east (side) yard landscape and hardscape materials appear to have been installed in the last year. The rear yard consists primarily of disturbed earth and weeds. A small, modern wood framed storage shed with a shed roof is located in the extreme northeast corner of the rear yard. The west side yard consists primarily of a graveled driveway with concrete curbs that lead to from the front sidewalk to the garage at the rear of the property. A newer redwood fence with a wide, vehicular double-door entry gate is attached to the west (side) elevation of the house and provides separation from the front and rear yards.

Visible Alterations

Visible alterations as well as those identified through building permit research are primarily restricted to the building's fenestration rather than its plan or materials. Newer replacement windows include all basement-level awning sash windows, the wood frame four-over-four lite windows on the south and east corner of the building in the location of the reconstructed sunroom/side porch, two windows on the side (east) elevation, and all fenestration on the rear (north) elevation. The dormers on the west and north elevations of the roof are newer installations, as are the casement windows contained within them. The entry to the basement-level apartment on the west (side) elevation, including the gable roof, brick steps, and entry door, are all newer construction. The former rear porch has been enclosed reconstructed in the same form and dimensions as the original rear porch, and a newer rear deck and staircase is attached to the north elevation of the (former) rear porch. The two-car garage in the northwest corner of the lot is a later (1955) construction with more recent alterations to its siding, roofing, and fenestration.

Queen Anne Cottage Style of Architecture

According to Virginia McAlester's Field Guide to American Houses (2013), the Queen Anne style (1880-1910), was a transitional style that linked the

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preceding Stick (1860-1890) with the subsequent Colonial Revival, which supplanted it after about 1910. Larger two-and-three-story versions were simply referred to as 'Queen Anne,' while smaller one and one-and-a-half-story houses were called 'Queen Anne Cottages.' The style owed its popularity to the public's enthusiastic embrace and the pattern books and mail order house plans that allowed them to build a Queen Anne House. The style started in the east, where it was more restrained, then moved southward and westward, increasing its dominance with California having some of the most elaborate examples. The Queen Anne style uses wall surfaces as primary decorative elements. In order to avoid plain flat walls this style used bays, towers, overhangs and wall projections and to avoid flat wall surfaces, differing wall textures were the hallmark of Queen Anne houses. These include the use of patterned shingles, spindlework, cutwork and Eastlake decorative detailing. One of the characteristics of the Queen Anne style's subtype is identified as "Hipped Roof With Lower Cross Gables" or cross-gabled hipped roof. The roof planes are further distinguished by molded cornices, gable returns, and moderately projecting boxed eaves.¹

Neighborhood Description

The subject property is located in the 'Old Quad' neighborhood of central Santa Clara, consisting exclusively of one- and two-story, single-family residences built between approximately 1890 and 1938, and designed in a wide variety of architectural styles that were popular during that period. Seven of these residences, including the subject building, are listed on the Santa Clara Historic Resources Inventory (HRI), and four have Mills Act (MA) contracts on them. **Figures 12** through **18** on the following pages show the residences on the north and south sides of Lexington Street between Madison and Jefferson Streets.

¹ Virginia McAlester, *Field Guide to American Houses*, updated 2013.

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Figure 12. 1409 Lexington Street immediately east of subject property. Queen Anne Cottage built 1895 (HRI and MA).



Figure 13. 1451 Lexington Street immediately west of subject property. Craftsman style built c.1915 (HRI and MA).

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Figure 14. 1467 Lexington Street west of subject property. Queen Anne Cottage built 1900 (HRI).



Figure 15. 1491 Lexington Street. Gothic Revival/Italianate built 1880 (HRI and MA)

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Figure 16. 1464 Lexington Street (left), Vernacular Queen Anne style built 1900 (HRI and MA), and 1490 Lexington Street (right), Vernacular built c.1900



Figure 17. 1458 Lexington Street, (on left), Pioneer style built 1895 (HRI).

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Figure 17. 1420 Lexington Street (left) Bungalow built c. 1938 (MA), and 1438 Lexington Street (right), Altered built 1920.



Figure 18. 1410 Lexington Street, Bungalow built 1937 (MA).

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Continued from B10. Significance, on Page 2

The 1891 Sanborn Fire Insurance Company Map provides a snapshot of development on the subject block at that time (see **Figure 19** on page 21). By this time, the subject block had been divided from two large parcels into six smaller parcels. The parcel upon which the subject building would be constructed near the southeast corner of the block remained undeveloped at this time, while only two dwellings existed near the center of the block on Lexington Street (1467 Lexington), and at the southwest corner of the block (1491 Lexington). A Baptist Church also on the northeast corner of the block, along with various outbuildings and sheds.

As shown on the December 1893 Map of the Town of Santa Clara, drawn by C. E. Moore, the City Surveyor, the subject block had been subdivided from six into 12 parcels, including the subject parcel at 1435 Lexington Street (see **Figure 20** on page 21). By this time the subject lot was owned by E. M. (Ella M.) Adams, who also owned the adjacent lot to the west. Her mother-in-law, Mrs. R. (Ruth) A. Adams, owned the lot immediately west of that at 1451 Lexington Street.

Given the Assessor's construction date of 1892, it appears that the subject property was built one year after the 1891 Sanborn map was published, and one year prior to when the 1893 Map of the Town of Santa Clara was published.

Ella M. (Kifer) Adams was born in California in 1869, married Asahel L. Adams (1862 - 1948) in 1891, and had two children, Irma and Lawrence, both of whom were born in California. Asahel Adams was born in Canada in 1862 and emigrated to the United States in 1886. The 1900 US census identified him as a carpenter, while his wife, Ella was 'keeping house.' Mrs. Ruth A. Adams, was born in 1833 in Canada, emigrated to the United States in 1890, and died in 1906. The 1900 US Census identified Asahel and Ella Adams and their two children, Irma and Lawrence, as residing at 1435 Lexington Street, while their mother/mother-in-law, Ruth A. Adams, along with four boarders, resided next door at 1451 Lexington.

In 1899, the subject property was transferred from Ella Adams to her husband, Asahel Adams.² Given his trade as a carpenter, it is possible, but not conclusive, that Asahel Adams designed and built the subject property in 1892.³

² "E.M Adams to A. L. Adams, Lot 2, Spear Estate," *Evening News*, December 21, 1899.

³ A review of historic articles in the *San Jose Mercury News* and *Evening News* available at Newsbank.com identified "A.L. Adams'" involvement in about two dozen real estate transactions and building contracts in Santa Clara between approximately 1890 and 1916, including one cottage he built at the corner of Franklin and Jefferson

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By 1901, the Adams family had moved two blocks away to 1417 Franklin Street and rented the subject property to two gentlemen, Thomas N. Austin (physician) and Sherman D. Mann, according to the 1901 Santa Clara directory. The Adams family continued to own the subject property while renting it out through the early years of the 1900s. According to the 1910 US Census, another family was residing at the subject property; John M. Taylor (stickerman, lumber company), his wife, Ella Taylor, and their two teenage daughters.

In 1915 the subject property was sold to Fred McVay who was a cabinetmaker for the Pacific Manufacturing Company. A snapshot of the configuration of the subject lot and block during McVay's tenure is shown in the 1915 Sanborn Fire Insurance Company Map (see **Figure 21** on page 22). McVay resided in the property in 1915, after which he rented it to Nathaniel Anthony Wall in 1917 and 1918.

The property was sold in 1919 to Ida Coyle Kersell, who was the widow of Adam C. Kersell, a Canadian-born 'orchardist' who had died 6 years prior in 1913. Adam Kersell's older brother, James Kersell, and his wife Ida (Beattie) Kersell, had been living a block away at 1059 Madison Street since about 1900, and it appears likely that Ida and Adam Kersell had known about the subject property and may have wanted to move into a similar home near their brother/brother-in-law when one became available for sale. The Kersell couple had three daughters during their marriage, Leslie, Bernice, and Doris, all of whom were born in California. Ida Kersell worked as a public school teacher in Santa Clara for much of her adult life, and owned and occupied the subject property along with her daughters for the next several decades until her death in 1954. A snapshot of the configuration of the subject lot and block during Ida Kersell's tenure in 1950 is shown in **Figure 22**, Sanborn Fire Insurance Company Map, on page 22. The maps in Figures 21 and 22 indicate that very little had changed on the subject block or lot between 1915 and 1950.

The subject property was sold in 1955 to Anthony (Tony) B. and Patricia Lima. The Lima family lived on Butte Street in Santa Clara while renting out the property to James M. and Lucia Badgett between 1955 and 1956. Tony Lima was born in 1920 in Massachusetts to parents of Portuguese heritage. Both he and Patricia worked at Santa Clara University; he as a janitor and laundryman, and she as a records clerk. They had one daughter, Mary K. Lima, who was born in California in 1949. The family occupied the subject property from 1957 to

streets built in 1909 ("Dr. George W. Fowler and family moved into a cottage recently erected by A.L. Adams on Franklin Street near Jefferson Street," *San Jose Mercury News*, January 31, 1909).

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1963. In 1955, a permit was granted from the City of Santa Clara to erect a two-car garage in the northwest corner of the property at a cost of \$600.⁴

In 1964, the subject property was sold to two gentlemen, Joseph M Gagliardi (Vice President of Gagliardi Bros Corporation, an industrial development, real estate, insurance company) and Manuel. E. Parise (salesman for Gagliardi Bros.). These gentlemen lived elsewhere in Santa Clara while renting out the subject property to a variety of tenants over the next several years. Tenants at the subject property in the mid-1960s included Benjamin O. Ramirez, and Robert and Faye Samyoma; Robert Samoya was occupied as a construction worker. In the late 1960s through the early 1970s, tenants who occupied the subject property included John and Pearl Hurtado; John worked as a machinist for FMC. From the mid-1970s to the early 1980s, the property was occupied by Francis M. Payne, Max Kernaghan, and Charles A. Trujillo, whose occupations are unknown. Two electrical permits were pulled during this period, one in 1965 for a change in electrical service, and another in 1978 to install new electric outlets and switches.⁵ The subject property was unlisted in Santa Clara directories and therefore presumed unoccupied for about 5 years, from the mid-1980s to the early 1990s.

In 1991, the subject property was sold to Ramon C. and Antonia R. Lopez. Ramon Lopez was born in Mexico in 1899, arrived in the United States in 1915, and married Antonia Robles in 1930. The couple had two children during their marriage; Roy and Mary Lopez, both of whom were born in California. Ramon initially worked as a farm hand in Santa Clara County, but was retired by the time he and Antonia purchased the subject property. Ramon Lopez died in 1992 at the age of 92, after which Antonia occupied the subject property with Francisco Trujillo until her death in 2005. Prior to the time of her death, however, the property had been transferred to the Ramon C. and Antonia R. Lopez Trust (Roy Lopez and Mary J. [Lopez] Nieto, trustees).

The subject property was sold in 2006 to Joseph & Linh Stefan, who owned and occupied the residence along with their son, Vincent, for the next 17 years. During their tenure, the Stefans made a number of physical alterations to the property between 2006 and 2013. In 2006, a permit was granted to remove interior plaster and fixtures. In 2007, a permit was granted to remodel the interior including demolition and construction of walls, reconfigure the closet, pantry, kitchen and bath, install a gas fireplace, and rewire the entire house, while reinforcing the ceiling and floor joists. And in 2008, a

⁴ City of Santa Clara Building Permit #BLD1955-9150, "Erect Garage, Group J, \$600," February 14, 1955. Available at the City of Santa Clara Permit Portal. This is the earliest permit available for the subject property.

⁵ City of Santa Clara Building Permit #BLD2006-11861, "Demo & Add (N) Walls, etc.," December 26, 2006, #BLD2008-16012, "975 St Ft Residential Addition to Convert (E) Basement to (N) Habitable Space, etc.," January 31, 2008, and #BLD2013, "835 Sq Ft Residential Addition to Convert Attic to (N) Office, Rec Room & Two Bedrooms, etc.," July 1, 2013. Available at the City of Santa Clara Permitting Online Portal.

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permit was granted to convert the basement to 975 square feet of habitable space including a family room, bath, and utilities. This is likely when the gable roof covering a revised basement-level entry was installed on the west elevation. Finally in 2013, a permit was granted to convert the attic into an office, recreation room, and two bedrooms. This permit also granted demolition and reconstruction of the deteriorated sun room on the west elevation in the same size and profile as the original, and installing new sliding double doors to the garage, as well as plumbing and electrical service to that building.⁶ A review of building plans and associated permit information available for this latter remodeling effort also indicated that the following exterior changes were also made; the replacement of the Palladian-style window in the primary south (front) gable end where the window sash had been missing, construction of two new dormers on the roof; one on the west side and one on the north (rear) elevation, including re-roofing the entire roof with asphalt shingles, the removal of a dilapidated and non-original rear addition and reconstruction/remodeling of the former rear porch, including new siding and installation of two new windows and a door on the rear elevation, and construction of the rear deck and stairs.⁷

In 2020, the lower level was rented as a separate residential unit to Jill Hirsch and Jake Fontaine, and in mid-2023, the landscaping on the front and sides of the property were installed, including a new gravel driveway on the west (side) of the property.⁸

In 2023, the subject property was sold to the current owner-occupants, Jonathan J. Ye and Jessica E Chung.

⁶ City of Santa Clara Building Permit #BLD1965-21644, "Change Service," July 21, 1965, and #BLD1978-41378 "2 outlets, 2 switches, 20 receptacles, etc." December 26, 1978. Available at the City of Santa Clara Permitting Online Portal.

⁷ Joseph, Linh, & Vincent Stefan, *Project Scope Addendum: Sunroom & Attic Remodel, 1435 Lexington St, Parcel #269-26-023*, May 5, 2013.

⁸ Building plans and associated information to the researcher by the current owners of the property that were included as part of the disclosure package for its sale in late 2023.

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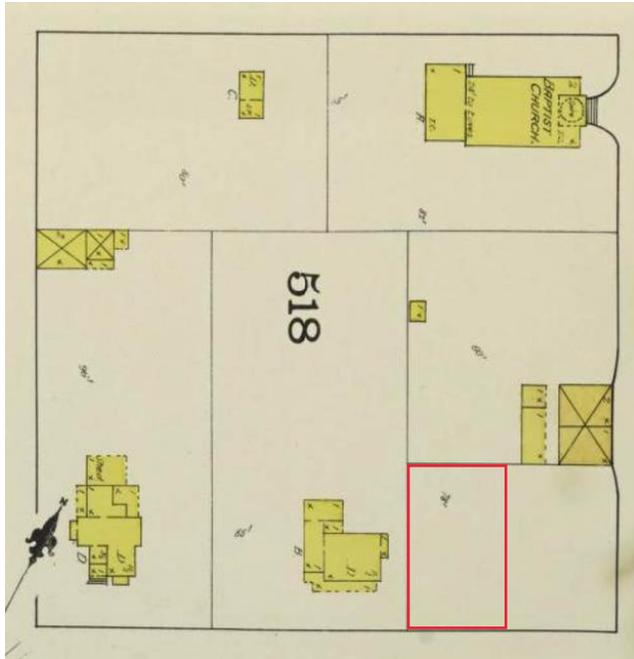


Figure 19. Sanborn Fire Insurance Company Map, 1891. Subject property highlighted.

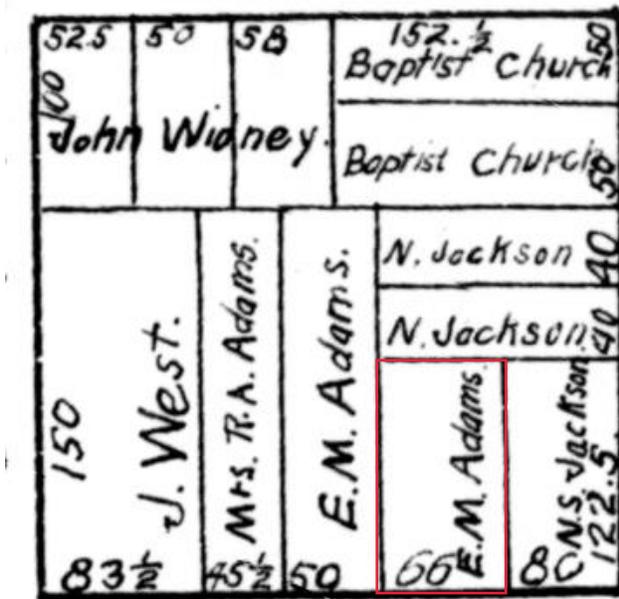


Figure 20. C.E. Moore, Surveyor, Map of the Town of Santa Clara, 1893. Subject property highlighted.

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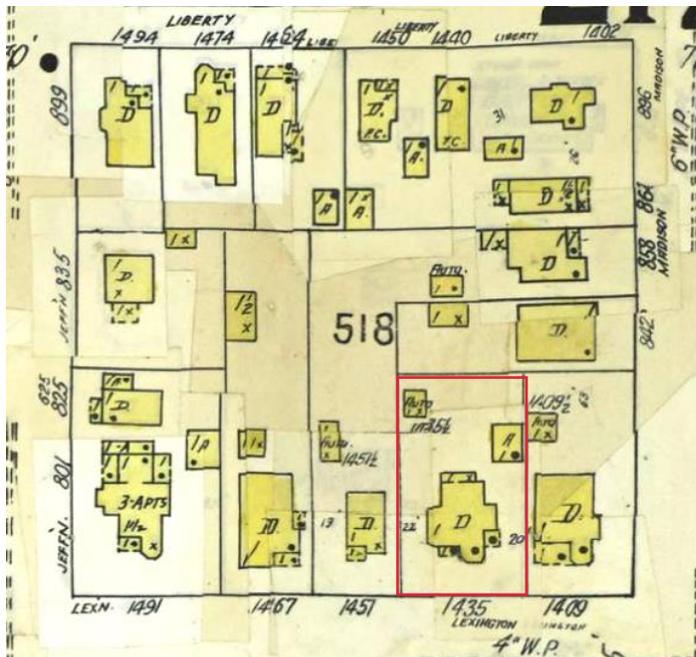


Figure 21. Sanborn Fire Insurance Company Map, 1915. Subject property highlighted.

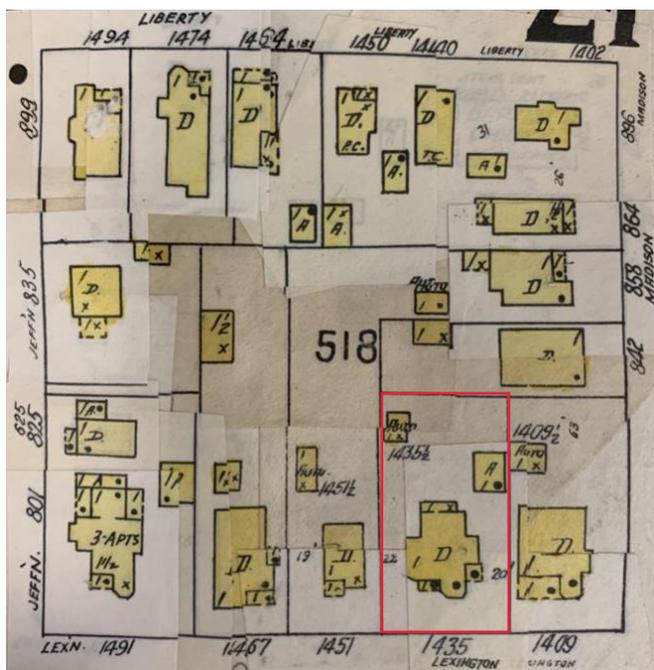


Figure 22. Sanborn Fire Insurance Company Map, 1950. Subject property highlighted.

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Historic Evaluation

In order to be considered historically or culturally significant, a property must satisfy certain requirements. It must be 50 years old or older (except in cases of exceptional significance); it must retain historic integrity; it must meet one or more of the National Register of Historic Places criteria for significance, and/or the California Register of Historic Resources criteria for significance, and/or the criteria for listing in a local historic resource inventory.

Age Requirement.

Constructed in 1892, the subject property at 1435 Lexington Street is over 50 years old and thus meets the age requirement.

Integrity Requirement.

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 of Historic Places criteria recognize seven aspects to integrity. These are location, design, setting, materials, workmanship, feeling and association. To retain historic integrity, a property will always possess several and usually most of these aspects. Both the California Register of Historic Resources and the City of Santa Clara Criteria for Local Significance follow the National Register integrity criteria.

The subject property at 1435 Lexington Street has a high degree of architectural integrity which has only been slightly reduced by the changes which were made between 2006 and 2013, including the installation of two new roof dormers, the gable roof covering the west side basement-level entry, the reconstructed rear porch, and the reconstructed sunroom on the southwest corner of the building. Most of these changes are not visible or only minimally visible from the front façade of the building, and would be considered compatible alterations when they were completed. Overall, the most significant of the visual and character defining features of this Queen Anne cottage have been preserved and retained. The property retains its original location, and the property is well maintained. The historical use of the building is unchanged and it remains a single-family home, although now with a separate residential unit at the basement level. The subject property is located within a historic residential setting in the area of Santa Clara known as the "Old Quad," and the immediate streetscape of the block retains qualities that reflect the period in which the house was constructed. The subject property retains enough of its historic character and appearance to be recognizable as a historic property and to convey the reason for its significance (integrity).

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National Register of Historic Places Criteria

Research revealed no events associated with the subject property at 1435 Lexington Street 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 Criterion A (associated with events that have made a significant contribution to the broad patterns of our history). The building has had multiple owners and occupants over the 132 years of its existence, and none appear to be significant to the history of the region, Nation or State of California. It would therefore appear that the subject property at 1435 Lexington Street would not be eligible for the National Register based on Criterion B (associated with the lives of persons significant in our past). Although slightly altered, all of the character-defining features of its original 1892 construction as a Queen Anne cottage architectural style remain, including its rectangular plan and hipped roof with lower cross gables; an angled front bay; its spindlework detailing including the octagon shingles used to sheathe the front and side gable faces; cut-away windows with carved corner brackets; a frieze consisting of Eastlake decorative blocks across the offset partial width front porch and the turned posts which support the porch roof. As such, the subject property at 1435 Lexington Street is considered to "embody the distinctive characteristics of a type, period, or method of construction" and "represent[s] a significant and distinguishable entity whose components may lack individual distinction." Therefore, it appears that the building may be eligible for the National Register of Historic Places under Criterion C.

California Register of Historic Resources Criteria

The Criteria for listing in the California Register of Historical Places are similar to, and consistent with, with those for listing in the National Register. However, they have been modified to better reflect the history of California at both a local and State level. Criterion 1 is the California Register equivalent of the National Register Criterion A (events), California Register Criterion 2 is the equivalent of National Register Criterion B (persons), and California Register Criterion 3 is the equivalent of National Register Criterion C (architecture). Similar to the evaluation for the National Register criteria described above, research revealed no historic events associated with the subject property, or associations with the lives of persons who substantially contributed to national, state, or local history. Persons who owned or occupied the subject property for the first 65 years of its existence came from a variety of backgrounds and held a wide variety of occupations, including a carpenter/builder, a physician, a cabinetmaker, a lumberman, and a public school teacher. Later owners and occupants in the last 65 years were also involved in a variety of occupations, such as sanitation and laundry, a clerk, a construction worker,

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and a machinist, or were retirees. For these reasons, the subject property does not appear to be eligible for the California Register on a local level based on Criterion 1 and Criterion 2.

Criterion 3 addresses the distinctive characteristics of a type, period, region, or method of construction. The subject residence was originally constructed in 1892 as a Queen Anne cottage in the subtype identified as "Hipped Roof With Lower Cross Gables" and Decorative Detailing subtype identified as "Spindlework" of the Queen Anne architectural style. The Queen Anne architectural style, which became a dominant style in California, is associated with the period from the mid-1880s thru the first decade of 1900s. The property is an excellent example of a "Queen Anne cottage" and is characterized by being a one-story home with a hipped roof with lower cross gables, front facing full-height angled bay, cut-away windows with carved brackets and pendants, spindlework detailing, partial-width front porch which project from the main body of the house and features a decorative blocks frieze and turned columns, a rectangular plan, horizontal wood cladding, and double-hung windows with wide flat trim. Although the property has been slightly altered, the most significant of the character-defining features of its original construction remain. Therefore, it the property appears to achieve the level of significance necessary to be individually eligible for the California Register under Criterion 3.

City of Santa Clara Criteria for Local Significance

City of Santa Clara adopted Criteria for Local Significance in 2004. 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."

Criteria for Historical or Cultural Significance:

To be historically or culturally significant a property must meet at least one of the following Criteria for Local Significance:

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.

Built in 1892 in Santa Clara's "Old Quad" neighborhood and on a residential block that primarily developed in the late 19th Century, the subject property at 1435 Lexington Street was also near the San Jose and Santa Clara Trolley line which ran along Franklin Street which provided easy access to residents whose employment was in Santa Clara's "downtown"

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business district. For these reasons the building is directly associated with the broad patterns of local area history including development and settlement patterns, and along early transportation routes.

The subject property meets Criteria 5 for Historical or Cultural Significance of the City of Santa Clara Criteria for Local Significance. However, it does not meet Criteria 1 through 4 for Historical or Cultural Significance.

Criteria for Architectural Significance:

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

1. The property characterizes an architectural style associated with a particular era and/or ethnic group

The Queen Anne architectural style was thought to be introduced to the Bay Area in 1883 when the issue of "California Architect and Building News" was published. This new style marked a strong departure from the vertical Italianate and Stick- style houses that had been constructed all over the region. The Queen Anne house is a mixture of asymmetrical shapes, volumes, and textures with a picturesque composition of merging rooflines, with distinctively decorative detailing that avoids flat, plain, walls. Constructed in 1892 and trimmed with spindlework, cut-work, Eastlake decoration and windows with cut-away corners and pendants, the residence at 1435 Lexington Street is an excellent example of the small one-story Queen Anne dwelling, commonly called a Queen Anne cottage.

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

The subject property at 1435 Lexington Street was designed and built in 1892 by an architect or builder that are unknown. Although possible, but not conclusive, the property may have been designed and built by Asahel L. Adams, the husband of the first owner of the house, Ella M. [Kifer] Adams. Adams was a carpenter/house builder by trade, and research revealed that "A.L. Adams" was involved in about two dozen real estate transactions and building contracts in Santa Clara between approximately 1890 and 1916, including one cottage he built at the corner of Franklin and Jefferson streets in 1909. Adams would have been considered a relatively small-scale designer/builder in Santa Clara, rather than a well-known master builder or craftsman. For these reasons, the subject property is not known to be identified with a particular architect, master builder, or craftsman.

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.

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The Queen Anne architectural style used several devices to avoid a smooth wall appearance, including patterned shingles and elaborate ornamentation using variety of millwork made possible by the development of machine lathes. The Queen Anne cottage at 1435 Lexington Street is a more elaborate example of this than most of Santa Clara's Queen Anne cottages, with its angled front bay with cut-away windows, the front and side gable walls that are slightly curved or 'belled' at the bottom, and other angled walls in the main body of the house. While most of the Queen Anne homes in Santa Clara applied fish scale shingles, this home displays the use of octagon shingles, which are more rarely found. It also displays a prodigious amount of spindlework, Eastlake, and cutwork ornamentation along with elaborate carved moldings which make this home a notable example of the style with special aesthetic attributes.

The subject property meets Criterion 1 and 7 for Architectural Significance of the City of Santa Clara Criteria for Local Significance. However, it does not meet Criteria for Architectural Significance 2, 3, 4, 5, or 6.

Criteria for Geographic Significance:

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

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

The subject property is located in the area of the "Old Quad" that developed into a relatively well-to-do residential area in the late 19th Century primarily due to its close proximity to Santa Clara's "Downtown" and easy access to early transportation links such as the San Jose and Santa Clara Trolley line which ran down Franklin Street. For these reasons, the residence at 1435 Lexington Street is one of those residential properties that reflects the neighborhood's role in the broad patterns of Santa Clara's early development.

No. 2. A building's continuity and compatibility with adjacent buildings and/or visual contribution to a group of similar buildings.

Built in 1892 as a Queen Anne cottage, the subject property at 1435 Lexington Street remains as an excellent example of the 1 and 1 ½ storied Queen Anne architectural style homes built in this Santa Clara neighborhood in the late 19th Century and is important to the integrity of the historic area in which it is located. By the Turn of the 20th Century, other Queen Anne homes had been constructed on the subject property block, including the adjacent house to the east at 1409 Lexington Street, a house to the west at 1467 Lexington Street, and at least four houses on the 1000 Madison Street block, all of

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which account for a continuity of the building styles in the surrounding neighborhood. Many of these homes on Lexington and Madison streets are on the City of Santa Clara's list of Architecturally and/or Historically Significant Properties. The subject property is compatible with its adjacent buildings, as well as those across Lexington Street, which are all 1-, 1 ½,- and 2-story, single-family residences built between approximately 1890 and 1938, and designed in a variety of architectural styles that were popular during that period.

The subject property meets Criterion 1 and 2 for Geographic Significance, of the City of Santa Clara Criteria for Local Significance. However, it does not meet Criteria for Geographic Significance 3 or 4.

Criteria for Archaeological Significance:

Although an evaluation of archaeological significance is beyond the scope of this examination, research revealed no known or unknown prehistoric or historic archaeological resources in the vicinity of the subject property. As such, it would not be archaeologically significant under any of the five of the City of Santa Clara's Criteria for Archaeological Resources. However, should any prehistoric or historic archaeological resources be uncovered in the future, this would be subject to change.

Conclusions and Recommendations

The subject property at 1435 Lexington Street is currently on The City of Santa Clara Architecturally or Historically Significant Properties list. In this update to the Historic Resources Inventory for the City of Santa Clara, prepared on of the October 28, 1980, the property at 1435 Lexington Street is an excellent example of the Queen Anne cottage subtype of the Queen Anne architectural style and has undergone only minimal alteration since the time of its designation as a Historically Significant Property for the City of Santa Clara, thereby retaining sufficient integrity to qualify as a historic property. It continues to be eligible for listing on the City of Santa Clara Architecturally or Historically Significant Properties List.

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"Building News - A builder's contract was filed today by the terms of which A.L. Adams is to build to J.B. Lamkin a cottage on the east side of Ninth, between William and Reed streets to cost \$1,657," *Evening News*, July 15, 1896.

"Died - ADAMS - In Santa Clara, March 31, 1906, Mrs. Ruth A. Adams, beloved mother of Mrs. R.H. Hooper, Belvedere, Cal., Mrs. D.R. Elliot, St. Paul, Minn, and A.L. Adams, of Santa Clara, a native of Canada, aged 72 years..." *Mercury News*, April 1, 1906.

"Dr. George W. Fowler and family moved into a cottage recently erected by A.L. Adams on Franklin Street near Jefferson Street," *Mercury News*, January 31, 1909.

"New Buildings - A two story frame house will be erected in the near future for John Brennan at the corner of Fourth and William streets. A. L. Adams is the contractor and the contract price is \$3300. Wolfe and McKenzie made the plans," *Evening News*, November 15, 1902.

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"Died - In Santa Clara, March 31, 1906, Mrs. Ruth A. Adams, beloved mother of Mrs. R. H. Hooper, Belvedere, Cal., Mrs. D. R. Elliott, St. Paul, Minn, and A. L. Adams, of Santa Clara, a native of Canada, age 72...funeral from the residence of Mrs. J. A. Brooks, 766 Madison St..." *Mercury News*, April 1, 1906.

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