

PHASE TWO HISTORIC ASSESSMENT

for:

1390 Madison Street

Santa Clara, CA.

APN: 269-03-063

Applicant:

Robbie & Lanie Iannucci
1390 Madison Street
Santa Clara, CA 95050

Architect:

John N. Scourkes, AIA
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POB 52090
Pacific Grove, CA. 93950

Historical Consultant:

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INTRODUCTION

Property Owner & Applicant:

Robbie & Lanie Iannucci
1390 Madison Street
Santa Clara, CA. 95050

Address & Parcel Number:

1390 Madison Street
Santa Clara, CA. 95050
APN: 269-03-063

Project Description & Current Use:

The project focuses on the remodel of the historic residence. Work will include the removal and replacement of a substandard 1972 rear addition within the existing footprint. The new construction will be a grade-level, single-story addition with a roof deck above. The existing below grade basement level floor slab will be excavated where required to create a one level floor slab for a consistent height. A full elevation-by-elevation project description is provided under the *Impacts of the Project* section (see p. 8). The property is currently used as a residence.

Historic Consultant:

Meg Clovis' qualifications and experience as a historical consultant span the past 47 years. After graduating from Boston University with a M.A. in Historic Preservation in 1979, Ms. Clovis joined the firm of Charles Hall Page and Associates in San Francisco as an Architectural Historian. During that time, she consulted on projects throughout the western United States. In 1981 Monterey County hired Ms. Clovis as County Historian and she served in that capacity for 36 years. She staffed the Monterey County Historic Resources Review Board and Historical Advisory Commission. She was responsible for the adequacy of historical reports for the purposes of CEQA and she is well-versed in the criteria of the California and National Registers. More recently she worked for the National Trust for Historic Preservation as Historian for the Cooper-Molera Adobe in Monterey. Ms. Clovis currently serves as consulting historian for the City of Carmel-by-the-Sea and she meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History and History.

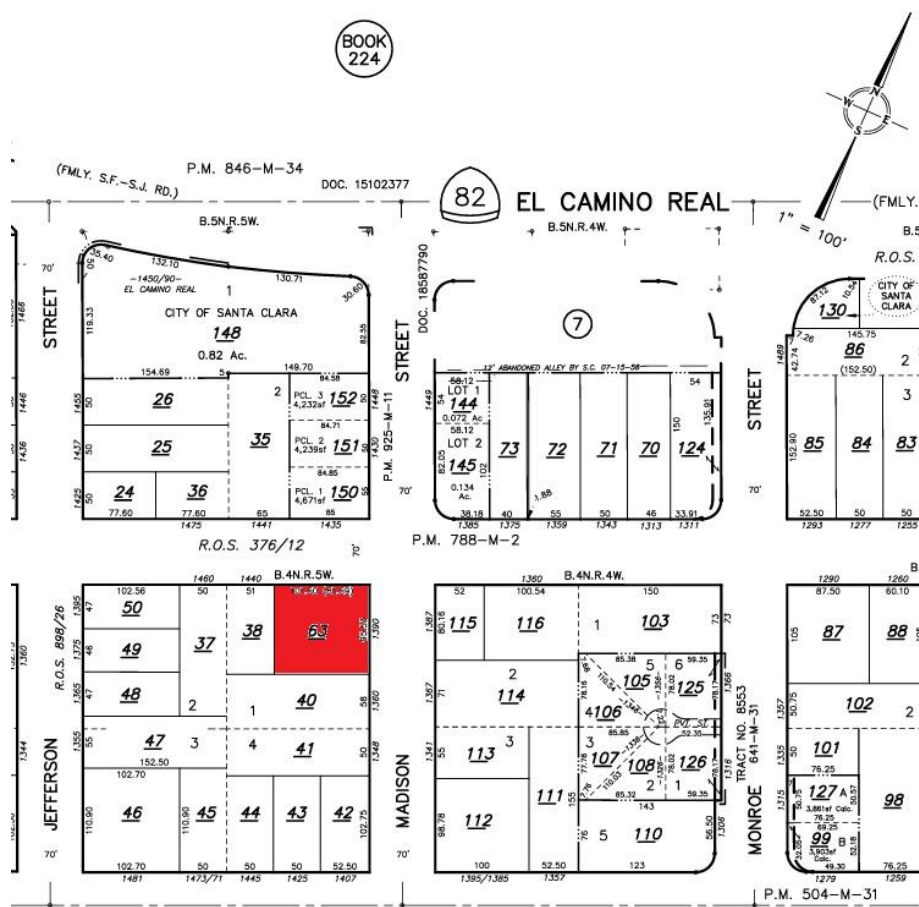
Research Design:

During December 2025 and January 2026, Meg Clovis completed the following background research to prepare this report including:

- Review of City of Santa Clara Community Development Department web site.
- Review of project plans prepared by John Scourkes, Architect.
- Review of survey form prepared by William Kostura.
- Review of historic preservation resources available through the National Park Service (nps.gov).

1390 Madison Street is listed in the City of Santa Clara's Architecturally or Historically Significant Properties List. It is also listed in the *Built Environment Resources Directory* (BERD) maintained by California's Office of Historic Preservation. The property was assigned the California Historic Resource Status Code of 5S2 (Individually eligible for local listing or designation).

Location Map



HISTORICAL BACKGROUND

Historic Context:

1390 Madison Street is in the City of Santa Clara's Old Quad area. A historic context of this area is provided by historian William Kostura's intensive survey of the property, dated January 2021. The residence appears on the 1891 Sanborn Map for Santa Clara and based on that information Kostura assigns a ca. 1890 date to the house.

Kostura adds that "there is evidence that this house and 1360 Madison Street (next door to the south) were in common ownership during the early decades of the 20th century, that the owners of the two houses lived in 1360 and that 1390 was usually a rental property." Between 1900 and 1929 eighteen different families occupied the house, the majority of which were blue-collar workers. Between 1929 and 1967 the house was owned by the San Francisco Roman Catholic Archdiocese as a "Catechism House", where catechism classes were taught by the Sisters of the Holy Family.

DESCRIPTION OF 1390 MADISON STREET

The following description is excerpted from the 2021 survey forms.

"The main house is located on the northern half of the lot. It is set well back from Madison Street, allowing space for the front yard, and is set several feet back from Lewis Street, allowing for a narrow side yard. The house is wood framed in construction, is one-story over a raised basement in height, and is clad in rustic siding. The main body of the house was built in ca. 1890, and a rear addition was built in 1972.

In composition the house is L-shaped, with a living room wing projecting forward from the main block of the house. The front of the projecting wing has a flat front flanked by angled sides, very much like the bay windows in typical Queen Anne houses of the period. The angle between the main body of the house and the projecting wing is filled by a covered porch. On the north side of the house (facing Lewis Street) there is a very shallow projecting bay, only about one foot in depth. The two sides just mentioned - the front and north - are the principle facades; while the south and rear facades are more utilitarian.

The roof over the original (ca. 1890) part of the house is hipped in most places, although there are two gables as well. One gable is over the projecting living room wing, and the other over the shallow bay on the north side. Both gables are trimmed with decorative bargeboards that are incised by steam-driven jigsaws with curvilinear lines. They serve as framing for other ornament in the gables, namely, small vents with fancy trim, and decorative shingles. Finally, the roof over the rear addition of 1972 is expressed in its rear façade as a gable, with plain bargeboard.

Other ornament is not profuse, but it is effective and is consistent with the ornament on other Queen Anne houses in California. Curved brackets with spindles and pendants give visual support to the front gable. In the covered porch, four posts – two free standing posts, and two

half-posts or pilasters connected with the body of the house – are turned with grooved skirts near the base. Sunburst brackets spring from the tops of the posts to support the porch roof. The staircase has square newel posts that are incised with vertical lines and topped with knobs. These newel posts appear to be original. The staircase risers and treads are wooden and may be original, but the treads are covered with non-original coating.

A water table (or belt course) runs around the perimeter of the house at the first-floor level. It is profiled on the front, north, and south sides; and is flat in the rear addition. Flat vertical stick work, all likely original, lines the corners and the sides.

The front door is paneled, with molded trim around the door and around each of the three panels. The glazing in the upper half consists of one large light surrounded by fourteen lights of colored flash glass. The door hardware is brass and appears to be early but not original.

In the older (ca. 1890) part of the house, all windows are wooden and have what appears to be original double-hung sash set in profiled trim with sills. Those in the main story have one-over-one sash, while those in the basement story have one-over-one or four-over-four sash. All the windows in the main story have flat wooden pendants beneath each sill. The front window in the projecting wing has colored flash glass in the upper sash.

The rear addition is about fifteen feet in depth and is equal in width to the older part of the house. Its windows have variously one-over-one, three-over-three, and six-over-six sash with decorative trim that imitates that in the older part of the house.

The front, north, and south sides of the older (ca. 1890) part of the house appear to be in original condition.”

Character-defining features include the following:

- The large front yard and narrow side yard facing Lewis Street
- The one-story height on a raised basement level
- The L-shaped plan of the original house
- The hipped roof over the main section of the house and the gable roofs over the extensions
- The covered front porch
- Decorative Queen Anne features such as the window and front door trim, trim around the gable vents, bargeboard and shingles in the gables, brackets with spindles at the top of the bay window, turned porch posts with sunburst brackets, belt course
- Double-hung windows, and flash glass
- Paneled front door
- Entry stair newel posts
- Horizontal wood siding

Following is a list of additions and alterations:

- July 1972: Construct a bedroom/bath addition on the north (rear) elevation.
- October 1980: Build a swimming pool and fence; demolish the garage.
- December 1984: Remodel the interior and add mechanical.
- March 1988: Add ADU on south half of the lot.

The survey evaluation concluded that the house retains integrity of Location, Design, Materials, Workmanship, Feeling, and Association, however, the property does not retain integrity of the Setting. William Kostura determined that the house retains enough aspects of integrity to reflect a late 19th century workingman's cottage within the Old Quad neighborhood of Santa Clara.



Figure 1: View of front porch with Victorian details.



Figure 2: Lewis Street elevation.



Figure 3: Rear addition built in 1972.



Figure 4: Victorian details in front gable.



Figure 5: Victorian details in front bay. Window trim is emphasized with green paint.



Figure 6: View of south elevation with non-historic windows on the basement level.

EVALUATION FOR SIGNIFICANCE

William Kostura completed an intensive survey of 1390 Madison Street in 2021. He concluded that the house was eligible for the California Register of Historical Resources at the local level under the following criteria:

- 1390 Madison Street is eligible under **Criterion One (Patterns and Events)** because it “represents an early period of Santa Clara’s history when the town was just starting to become suburban in feeling. Because of its age, its high integrity, and its ability to represent this early period of Santa Clara’s history, this house appears to be eligible for the California Register at the local level.”
- 1390 Madison Street is eligible under **Criterion Three (Architecture)** because it is “an excellent example of a raised-basement Queen Anne cottage.”

William Kostura concluded that 1390 Madison meets the following criteria for the City of Santa Clara’s criteria for significance as follows:

Historical or Cultural Significance:

- *The site, building or property has character, interest, and integrity and reflects the heritage and cultural development of the city.*

- *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.*

Architectural Significance:

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

Geographic Significance:

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

The period of significance is 1890-1910, which reflects the approximate construction date through the period when much of the Old Quad area was being developed.

IMPACTS OF THE PROJECT

As a historical resource, 1390 Madison Street is subject to review under the California Environmental Quality Act (CEQA). Generally, under CEQA, a project that follows the *Standards and Guidelines for Rehabilitation* contained within *The Secretary of the Interior's Standards for the Treatment of Historic Properties*¹ is considered to have mitigated impacts to a historical resource to a less-than-significant level (CEQA Guidelines 15064.5).

Project Description

The residence will be remodeled, and the 795 sq. ft. 1972 addition will be removed and replaced with a new 795 sq. ft. addition within the same footprint. Following is a detailed description of how the proposed work will affect each elevation:

A. West Elevation (Front/Primary)

1. Replace basement level, non-historic window with new vertically oriented double-hung window.
2. Remove basement level, non-historic door and replace with new vertically oriented double-hung window.
3. The new extension on the south elevation will be visible, but it is set back from the façade and the roof line will be approximately 4' 5" lower than the main roof.

¹ *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. U.S. Department of the Interior. National Park Service, 2017.

B. North Elevation (Lewis Street/Primary)

1. Replace basement level, non-historic windows with new vertically oriented double-hung windows.

C. South Elevation (Secondary)

1. Replace two non-historic basement windows and remove one non-historic basement window.
2. Remove the non-historic door under the entry landing.
3. Remove one small center window on the main level.
4. Construct a 56 sq. ft. gabled extension to accommodate an interior staircase. The extension will have a west facing entrance with a gabled door hood supported by simple brackets. Fenestration will consist of paired double-hung windows on both levels. A fixed square window that references the upper sash in the front bay window will be located over the door hood.
5. Relocate one window to make room for the gabled extension.

D. West Elevation (Rear/Secondary)

1. Remove the 1972 addition and replace it with a hipped roof 795 sq. ft. addition. The hipped roof will be approximately three feet lower than the main roof. The new fenestration will be double-hung. The new rustic siding will be the same width as the old but will be differentiated from the original siding by using a ½" channel reveal rather than the original 1 3/8" V-reveal.

E. Basement

1. The existing below grade lower level floor slab will be excavated where required to have one level floor slab for a consistent height.

The compliance of the proposed project is reviewed below with respect to the *Rehabilitation Standards and Guidelines*. The Standards are indicated in italics, followed by a discussion regarding the property's consistency or inconsistency with each Standard.

Rehabilitation is defined as "the process of returning a building or buildings to a state of utility through repair or alteration, which makes possible an efficient use while preserving those portions of the building and its site and environment which are significant to its historic, architectural, or cultural values." (36 CFR 67.2(b)).

Standard One

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

1390 Madison will continue to be used as a single-family residence. The proposed work requires minimal change to the character-defining fenestration and no change to distinctive materials, spaces, and spatial relationships. The proposed work is consistent with Standard One.

Standard Two

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

All character-defining features, as described on p. 6, will be retained and preserved. The construction of the rear addition will not remove any distinctive materials on the west elevation because those materials were already removed when the 1972 addition was constructed. The proposed work is consistent with Standard Two.

Standard Three

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties will not be undertaken.

No conjectural features or elements from other historic properties will be added to the residence. Standard Three is not applicable.

Standard Four

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The 1972 addition will be removed as part of this project. This addition is outside the period of significance and has not acquired historic significance. The proposed work is consistent with Standard Four.

Standard Five

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved.

All the Queen Anne details described as character defining features are excellent examples of craftsmanship. All these features will be preserved. The proposed work is consistent with Standard Five.

Standard Six

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The focus of the proposed work is not on the repair of the historic building. This Standard is not applicable.

Standard Seven

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

No chemical or physical treatments are part of the proposed project. This Standard is not applicable.

Standard Eight

Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

There will be ground disturbance in the basement area however historian William Kostura found no evidence of archeological resources at the site. If any archeological resources are found during the ground disturbance in the basement, then mitigation measures, including an archeological investigation, will be undertaken. The proposed work is consistent with Standard Eight.

Standard Nine

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Preservation Brief 14² provides the following guidance for additions to historic buildings:

- A new addition should be simple and unobtrusive in design and should be distinguished from the historic building.

The design of the rear addition and south extension is subordinate to the design of the original Queen Anne house because they are subordinate in size, massing, and design.

The two steps that lead up to the door in the south extension will not obscure any character-defining features. The use of the hipped roof in the rear addition (the 1972 addition has a gable roof) is more compatible with the original design and compliments the roof form used in the historic house. The new siding on both the rear addition and south extension will be differentiated from the old siding by omitting the reveal.

The gabled door hood in the south extension will be supported by simple brackets that are differentiated from the sunburst brackets found in the front porch. The windows in the south extension and rear addition are double-hung sash grouped in pairs or bands of three. The dimensions of the new windows will be slightly wider than the original windows so they will be compatible but differentiated. The window above the south extension entrance is a simplified version of the top lite in the front bay window.

² Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns. National Park Service. U.S. Department of the Interior. August 2010.

- A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.
Although the new addition is located on the rear elevation, the house is on a corner lot, and the addition will be visible from Lewis Street (the 1972 addition is currently visible from Lewis Street). The addition's roof line is lower, and it has smaller proportions so it does not detract from the historic house in terms of massing, scale, and design. The extension on the south elevation will be somewhat visible from Madison Street, but it is set back towards the rear of the house, and its roofline is lower than the historic roofline.
- The construction materials and the color of the new addition should be harmonious with the historic building materials.
The new siding will be wood, like the original siding, and the paint will match.

Windows:

The non-historic basement level windows on each elevation, and non-historic basement level entrance on the west elevation will be replaced with new, more compatible double-hung windows. Three non-historic windows are in the basement level on the south elevation. Two windows will be replaced while one window will be removed. The non-historic basement level entrance on the south elevation entrance will be removed but not replaced. The new windows are compatible but will not duplicate the historic fenestration.

ITS Bulletin 21³ recommends that the window surrounds should not imitate period surrounds, but rather have plain, simplified surrounds. The plans indicate that the window surrounds, including the profile of the new window jambs and sills, are differentiated through a simple design. The proposed work is consistent with Standard Nine.

Standard Ten

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The judicious placement of the rear addition and south extension will allow both to be removed in the future without impairing the essential form and integrity of the property and its environment. The proposed work is consistent with Standard Ten.

RECOMMENDATIONS

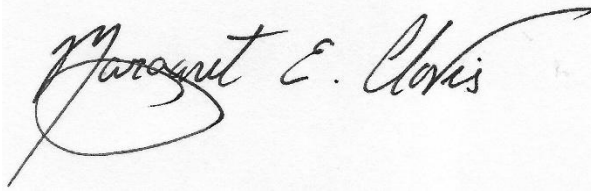
The proposed work follows the Secretary of the Interior's Standards and therefore no recommendations are necessary.

³ ITS Bulletin 21. Interpreting the Secretary of the Interior's Standards for Rehabilitation. *Adding New Openings on Secondary Elevations*. National Park Service, October 2001.

CONCLUSION

For a historic property to retain its integrity, any work on that property must meet the Secretary of the Interior's Standards and Guidelines for Rehabilitation. The proposed work meets Standards One, Two, Four, Five, Eight, Nine and Ten. Standards Three, Six, and Seven are not applicable. The proposed work is consistent with the Secretary of the Interior's Standards for Rehabilitation.

Respectively Submitted,

A handwritten signature in black ink on a light gray background. The signature is written in a cursive style and reads "Margaret E. Clovis".

Margaret (Meg) Clovis