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Beyond Buildings

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HISTORIC RESOURCES DESIGN REVIEW

4120 Bassett Street, Santa Clara, CA 95054

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INTRODUCTION:

Executive Summary

Report Intent

Lorie Garcia (Beyond Buildings) was retained by Jeffrey Jaurigui, to conduct a Historic Resources Design Review of his proposed restoration/rehabilitation project at 4120 Bassett Street, Santa Clara, California. Ms. Garcia was asked to review the exterior elevations, plans and site plan of the project to determine if the proposed project is in compliance with the *Secretary of the Interior's Standards for Rehabilitation* (Standards). The Standards are understood to be the prevailing set of guidelines for the review of historic buildings and are used by many communities during the environmental review process to determine the potential impact of a project on an identified historic resource.

Qualifications

Lorie Garcia (BS, Paleontology, San Francisco State) - (Post Graduate work, History/Anthropology/Sociology, Santa Clara University) is a historian and the principal of Beyond Buildings. She has over 35 years' experience as a researcher and in preparing historic surveys and evaluation reports for property owners, cities and government agencies. She has guest lectured on Historic Preservation, Historic Research and Preservation Planning at both San Jose State University and Santa Clara University and on various aspects of California history at numerous public meetings. She is a founding member of the Heritage Council of Santa Clara County and the Historic Preservation Society of Santa Clara, has served as a Historic Landmarks Commissioner for both the County and City of Santa Clara and is currently an advisor to the City of Santa Clara's Landmarks Commission. She is the City Historian for the City of Santa Clara. Among the recognition she has received for her work in Preservation and Preservation Planning, was a State of California, Governor's Award for Historic Preservation in 2010. Ms. Garcia, a published author of local history and has written numerous articles on California history. Based on the level of her education and experience, Ms. Garcia qualifies as a historian under the Secretary of the Interior's Professional Qualification Standards (as defined in 36 CFR Part 61).

Review Methodology

For this report, Lorie Garcia reviewed the Historic Resources Survey Report for "4120 Bassett Street," dated November 1985. Ms. Garcia (Beyond Buildings) had also prepared an updated Historic Resources Survey report for the Nora B. & James R. Cutting Residence, dated February 16, 2019, which is used in this report.

Disclaimers

This report addresses the project plans in terms of historically compatible design of the exterior. The Consultant has not undertaken and will not undertake an evaluation or report on the structural conditions or other related safety hazards that might or might not exist at the site and building, and will not review the proposed project for soundness or other safety concerns.

PROJECT DESCRIPTION:

Character of the Existing Resource

The residence located at 4120 Bassett Street, Santa Clara, CA, was previously evaluated for historic significance and listed on the City of Santa Clara's inventory of Architecturally or Significantly Properties in November 1985. The property has recently undergone a site-specific, updated Historic Resource Survey (February 16, 2019) to re-evaluate the historic significance of the site and building in order to determine if the residence still qualified as an historically significant property. The updated survey and evaluation consisted of a records search, a field survey, research on the history and context of the property use, an evaluation for significance using criteria of the National Register of Historic Places, the California Register of Historical Resources and the City of Santa Clara Criteria for Local Significance, with recordation of the property on California Department of Parks and Recreation DPR523 series forms. These forms provide summary information about the property within a standard recording format, as well as supplementary photographs. The DPR523 forms were prepared in accordance with the most recent edition of guidelines published by the California State Office of Historic Preservation Instructions for Recording Historical Resources.

In the original November, 1985 Historic Resource Survey Report (HRSR), the single-family residence at 4120 Bassett Street (APN 104-12-127) is described as a "Colonial Revival Cottage." In the updated February 16, 2019 HRSR, 4120 Bassett Street is designated the Nora B. & James R. Cutting Residence and its architectural style is described as a Neoclassic Rowhouse.

The updated HRSR points out that centered on a 7,500 sq. ft. lot, the Nora B. & James R. Cutting Residence was constructed in 1905 and created in a local interpretation of this architectural style as a single-family, one-story, wood-framed, 1, 016 sq. ft. residence. Designed in a squared off plan with a rectangular footprint, it exhibits both the shape and form of the Neoclassic Rowhouse and it is set over an unfinished basement, which elevates the living area five feet above the ground, another character defining feature. The report further notes that, "typical of a Neoclassic Rowhouse, the main body of the house is sheathed in narrow shiplap siding with rows of wide horizontal siding covering the lower portion and with a water table set between the junction of the two sidings. Corner boards are only placed on the lower portion, the main body walls are uninterrupted."

It is also recorded in the updated February 2019 HRSR that "also characteristic of this architectural style, it has a hipped roof that is punctuated by a small front facing hip-roofed dormer with the eaves of both main roof and dormer set close to the wall, along with a boxed cornice separated from the plain frieze by a narrow molding." "Another character-defining feature of this style is the dormer window, which played an important part in visually breaking up the roof and ventilating the home" and the report notes that a dormer window is set into the subject home's front, east-facing, dormer.

According to the updated HRSR, another characteristic of the Neoclassic Rowhouse architectural style, is the home's "wide, full-height, projecting angled bay," which "nestled under a hipped roof that extends from the main hipped roof, punctuates the body of the house on the front (east) facade."

It is pointed out in the updated HRSR that “the porch in a Neoclassic Rowhouse was integrated fully into the overall design rather than built as a separate attachment.” With its “overhanging roof supported by three (3) abbreviated, round, 2019 classical columns, which in turn rest on a low wall that encloses the porch and accentuates the squared-off plan,” “the L-shaped front porch of this house was designed in this manner, absorbed within the main body of the house with the front door recessed to one side;” all character defining elements of this architectural style.”

According to the updated 2019 HRSR, the windows found on this residence “are mainly typical in form to those of the Neoclassic Rowhouse architectural style where large, rectangular, vertically oriented, 1-over-1, double-hung windows both paired and single were commonly used.” Those on the subject residence are all single, 1-over-1, double-hung windows with a pair set towards the rear of the south side elevation. With the exception of a single, 1-over-1, double-hung window set into the front portion of the basement level of the bay, fenestration of the basement level consists of hinged, large, wood-framed windows with a single glass pane, set into the opening. Fenestration of the sunroom consists of large, sliding windows (not original) surrounded by wide wood frames. The form of the original sunroom windows is not known. With the exception of the sunroom windows, all of the home's windows have a narrow projecting sill with decorative molding set beneath the sill and are surrounded by wide wood frames enhanced with a plain narrow trim.

The updated February 2019 HRSR also records that the home’s “original windows were replaced with noise reducing ones as part of the required mitigation for the San Jose Airport expansion (ALUC retrofit project/Acoustical Treatment Program (ACT)) in 12/04/2000-8/15/2001.” However, “as the new windows are set into the original openings and the original double-hung windows have been replaced with new double-hung windows, the negative impact on the home is negligible.”

The main entry is on the front (east) façade and is accessed by nine (9) wide steps, comprised of one (1) wood (original) and eight (8) concrete (not original) steps, which lead to the walkway from Bassett Street. The updated HRSR points out that the “wooden front steps to front porch entry” were “replaced with concrete steps and the “original “terraced stoops replaced with pipe railings, prior to 1980.” However, it should be noted that while the replacement of the terraced stoops somewhat diminished the architectural integrity of the structure, this is reversible.

Along with identifying the front step and window alterations to the building, the updated HRSR also records that in the rear, adjacent to the sunroom that was added shortly after the home’s original construction, the landing, rear steps and railings, which allow access to the rear entry, were constructed prior to 2017 and are not original.

In conclusion, the February 16, 2019 HRSR points out that “the home itself has been well-maintained, is in good condition and, with the exception of the alteration of the windows and front steps, including the replacement of the terraced stoops with pipe railings, it appears to have had minimal exterior change since its construction in 1905.”

In its evaluation of 4120 Bassett Street, the updated HPSR found that, “constructed in 1905 as a fine example of the Bay Area's Neoclassic Rowhouse architectural style that was popular from 1895-1915, under National Register Criterion C the residence at 4120 Bassett Street does ‘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" and does contribute to 'Agnew Village,' a potentially eligible Historic District. Thus, it does appear that the building may be eligible for the National Register of Historic Places under Criterion C." It also found that The Neoclassic Rowhouse architectural style was a transitional style for domestic building in the San Francisco Bay Area, which developed at the turn of the 20th Century to meet the growing need for affordable working man's housing on narrow, deep lots, and that "the subject building is a fine example" of this architectural style. It also found that "the property remains as designed and with only a minimal modification to the front steps by the replacement of its terraced stoops with pipe railings and the integrity of the residence is intact" and that it "appears to reach the level of significance necessary to be eligible individually for the California Register under Criterion 3." And, under the City of Santa Clara's Criteria for Local Significance of A. (Historical or Cultural significance), B. (Architectural significance) and C. (Geographic significance), as of the time of the 2019 evaluation the HRSR found that residence retained its eligibility for listing locally as an Architecturally or Historically Significant property.

According to the February 2019 HRSR, "the majority of the existing residential structures on the Bassett Street block face lying between Bassett, Ash, Davis, and Beech Streets, identified as Block B on Abram Agnew's 1889 Map of the Town of Agnew's, were constructed between the 1890s and 1920 and maintain their integrity from the time of their construction." In 1905 two identical new residences were constructed on Block B, one on Lot 15 (4100 Bassett Street) and the subject residence at 4120 Bassett Street next door on Lot 13, both fronting on Bassett Street.

Currently six of these seven homes are listed on the City of Santa Clara's Historically and/or Architecturally Significant Property List," including the subject property at 4120 Bassett Street. The updated 2019 HRSR records that "due to the fact that no significant changes to either the residence or the lot configuration have occurred since its construction in 1905, this residence's architectural style, form and massing and character-defining details are all compatible with the neighboring and nearby historic homes in this area of "Agnew Village."

In its evaluation of 4120 Bassett Street, the updated 2019 HRSR also points out that "due to its position, which parallels the railroad tracks, today Bassett Street is a highly visible portion of the City of Santa Clara's Agnew Village district. To those passing by on Amtrak's Capitol Corridor or passengers on ACE, the Bassett Street block face between Ash and Beech Streets presents a view of the rural village that the Town of Agnew was in the early days of the 20th Century. Constructed in 1905 and largely unaltered, the subject residence at 4120 Bassett Street is prominently located on this street directly adjacent to the historic railroad line and in close proximity to the historic railroad depot" and the report notes that "It is directly associated with, and a major contributor to, the integrity of this neighborhood."

Summary of the Proposed Project

As shown on the preliminary plans labeled "Jaurigui Remodel" by John S. Tabuena-Frolli, A.I.A., dated 02/05/2021 and the updated plans, dated 04/15/2022, the proposed project for the Nora B. & James R. Cutting Residence, consists mainly of alteration to the rear and south side-elevations, both secondary elevations of the building, and to the basement, in order to create additional living space in the existing

residence and also to accommodate the conversion of the basement into an Accessory Dwelling Unit (ADU), for a total of 1,798.9 square feet of additional living space. It also involves alteration of the “non-historic” front stair railings. The proposed project is a combination of new construction that includes an addition to the rear of the house and the addition of a bay window to the south side-elevation, both of which require removal of original materials from the historically significant home, conversion of the basement to an accessory dwelling unit (ADU) and reconstruction of the original terraced stoops on either side of the front entry stairs. It requires removal of original siding on the south side-elevation for the new bay window and, located on the rear façade, the removal of the existing “non-historic” exterior rear entry landing, steps and railings, along with removal of the building’s original rear wall, which is adjacent to the projecting “historic” sunroom. The existing original “historic” sunroom walls are to remain. The project involves the following proposed items:

1. Construction of a new two-story, 395.9 square foot rear addition, with a square bay on the main floor of its south side-elevation, to allow for the addition of 441.4 square feet of living space to the main floor. The new addition will begin at the historic building’s existing rear wall. In order to accommodate construction of the addition, the home’s original rear wall with its original siding, rear entry door and original rear window will be removed.
2. Existing original walls of the rear façade’s “historic” sunroom, to be repaired as needed, then reconstructed and incorporated into the new addition. Non-original sunroom windows to be altered.
3. Removal of the existing external “non-historic,” (pre-2017) rear entry landing and access stairway and construction of a new rear porch and access stairway on the rear of the new addition.
4. Construction of a new projecting slanted bay on the existing “historic” main floor’s south side-elevation and in order to accommodate new floor plan. This necessitates removal of some original siding.
5. Construction of a hipped roof with a rear facing gable dormer on the new rear addition and the attachment of the new addition’s roof to the rear (west) plane of the existing “historic” hipped roof, to allow for the creation of 539.3 square feet of living space in the attic. The new roof is proposed to be set lower to distinguish it from the existing “historic” roof.
6. Construction of a new hipped roof dormer in each of the existing “historic” hipped roof’s north and south side roof planes, necessary for livable attic space.
7. The creation of an 818.2 square foot Accessory Dwelling Unit (ADU) in the basement, by the conversion of the existing basement into habitable space and the creation of additional space under the new addition, requiring construction of an external stairway, entry and lightwells.
8. Original siding that is removed to accommodate new construction is to be salvaged and reused in selective locations.
9. New horizontal siding on new addition to be compatible with but distinguishable from original siding. New windows will be compatible with the historic window pattern.
10. Removal of the “non-historic” pipe railing located on either side of the front entry stairs and, using documentary evidence, reconstruction of the original terraced stoops. Salvaged original siding to be used to sheathe the sides of the stoops.
11. Removal of the existing non-original concrete front entry steps and construction of wood steps to match original wood ones.

SECRETARY'S STANDARDS REVIEW:

Analysis

1. **"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. "**

Analysis:

No change in the property's historic use is contemplated. Originally constructed as a residential property, the Nora B. & James R. Cutting Residence will continue to be used as such, requiring only minimal alteration of its distinctive materials, features, spaces and spatial relationships.

2. **"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."**

Analysis:

In the proposed project, Items 1 – 7 are rehabilitation projects. Item 1 involves the construction of a two-story addition to increase living space to the main floor. As the new proposed addition is set to the rear of the existing structure and has a roofline set lower in height than that of the historic structure, the new addition is both distinct from, and compatible with, the size, scale, massing of the historic house and will not alter the characteristic form of a Neoclassic rowhouse. Thus, alteration of the spatial relationships that characterize the historic 1905 house will be avoided. **See Appendix B – Project Plans, Proposed Site Plan, Sheet A0.0.**

Item 1 removes a minimal amount of distinctive historic materials (original narrow shiplap siding) to attach the addition and affects the rear or secondary elevation of the building. Item 2 addresses the incorporation of the rear façade's "historic" sunroom into the new addition, which will preserve a distinctive feature. Item 3 addresses the removal of the existing external rear entry landing and access stairway, which were constructed ca. 2000 -2017 and are not a historic feature.

Item 4 involves the construction of a new projecting angled bay on the existing "historic" main floor's south side-elevation. This will remove a minimal amount of the home's distinctive materials (original narrow shiplap siding and one original window) and minimally alter the building's south or secondary side-elevation. **See Appendix B – Project Plans, No. 2 and 2b.**

Items 5 and 6 address the proposed projects effect on the existing "historic" roof. Item 5 refers to the construction of the roof of the new rear addition. As the new roof is proposed to project from the original roof's rear roof plane and be set lower to distinguish it from the existing "historic" roof, it will not alter the characteristic hipped roof of a Neoclassic rowhouse. Item 6 addresses construction of a new hipped roof dormer that will also be set lower than the existing "historic" hipped roof in each of the roof's north and south side roof planes. While a small front facing hip-roofed dormer projecting from the front roof plane was a character-defining feature of a Neoclassic house, dormers projecting from the side of the roof are not. Thus, the new dormers

will slightly alter the distinctive original roof form that characterizes this Neoclassic rowhouse. **See Appendix C – Photos (photo 3).**

Item 7 consists of renovation projects affecting the home's basement level. The existing basement is currently located under the historic 1905 house. This space is proposed to be slightly extended at the rear and converted to habitable space and will avoid alteration of any features, spaces and spatial relationships that characterize the property. **See Appendix B, No. 1 and 1b.**

Items 10 and 11, removal of the pipe railing located on either side of the front entry steps and removal of the existing concrete front entry steps, will eliminate inappropriate features, which are not historic, and allow for the reconstruction of the original entryway; a distinctive, character-defining feature. **See SIS Review No. 6.**

The proposed new addition is set back on secondary elevations and will "not be highly visible from the public right-of-way. The alterations to the basement, new side dormers in the original roof and new projecting angled bay will have only minimal impacts to the features, spaces and spatial relationships of the historic residence and the overall design, massing and materials of this house, which historically characterize the property, will still be legible. Except for the removal of the current non-historic front entry steps and reconstruction of the original terraced stoop, the front façade will remain unchanged. Thus, the distinctive materials, features and spatial relationships will in large part be preserved and historic character of the property and the streetscape pattern will be retained. **See Appendix C, Photos 1, 2 and 3 and Appendix B – Project Plans, No. 1 and 1b.**

3. **"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."**

Analysis:

No changes are contemplated that would create a false sense of historical development.

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

Analysis:

No changes to the building that have acquired historic significance in their own right are contemplated.

5. **"Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved."**

Analysis:

Item 8 addresses the removal of existing original siding and trim. Where existing original narrow horizontal siding and window trim are removed, due to the new construction of the slanted bay window on the existing south side-elevation's main floor, they are proposed to be salvaged and reinstalled at selected locations, thus preserving distinctive materials that characterize the property. The conversion of the basement to habitable space requires construction of an external entry. One original basement window opening and trim and a portion of the south side-elevation's wall-plane's distinctive wide horizontal siding on the lower portion of the wall will be removed to construct the entry door. The creation of these openings into exterior wall space will result in some loss of the historic cladding. However, the re-use of salvaged original siding will preserve historic materials and finishes that characterize the property. **See Appendix B – Project Plans, No. 2 and 2b and Keyed Demo Notes.**

6. **"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."**

Analysis:

Item 10 involves the replacement of a missing original distinctive feature by the removal of the non-historic pipe railings, which prior to 1980 replaced the original terraced stoops on either side of the front entry steps, and the reconstruction of the terraced stoops. Documentary evidence will be used for the replacement of the original terraced stoops and the new stoops will match the original in design. They will also match the old in texture and materials as salvaged original siding will be used to sheathe the sides of the stoops. Photographs from 1906, which clearly show the subject house one year after construction, and accurate measurements can be taken from the terraced stoops, which still exist on the identically constructed neighboring house. Thus, as required in the Secretary of the Interior Standards for Reconstruction, the reconstruction of the original terraced stoops will be "based on the accurate duplication" of this "historic feature" as "substantiated by documentary and physical evidence." **See Appendix A – Reconstruction of Terraced Stoops and Appendix C, Photos 1-3 and Appendix B – Project Plans, Proposed Terrace Stoop Reconstruction.**

Item 11 proposes removing the non-historic concrete front entry steps and replacing them with historically correct wood steps. This "new" feature will match the original front entry steps in design and materials and will be substantiated by documentary evidence from the time of the building's original 1905 construction. **See Appendix A – Reconstruction of Terraced Stoops, Photo 1.**

7. **"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."**

Analysis:

No chemical treatments will be undertaken that will cause damage to historic materials.

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

Analysis:

Archaeological resources are not evaluated in this report.

9. **"New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall 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."**

Analysis:

Items 1 and 2 involve the construction of a new two-story, 395.9 square foot rear addition, with a square bay on the main floor of its south side-elevation, to allow for the addition of 441.4 square feet of living space to the main floor. **See Appendix A - Project Plans (Proposed Site Plan).**

The new addition will begin at the structure's existing rear wall. In order to accommodate construction of the addition, the home's original rear wall with its original siding, rear entry door and original rear window will be removed. Currently a sunroom projects from the rear of the historic home. The sunroom is proposed to be deconstructed and its walls repaired as needed. Then it will be reconstructed and incorporated into the new addition and the non-original sunroom windows will be replaced with new windows. **See Appendix C – Photos (photos 4, 5 & 6) and Appendix B – Project Plans, Nos. 3, 3b and 4.**

As this is an addition to the rear, a secondary elevation, it is not highly visible from the public right of way, as recommended in the Guidelines for Designing a New Exterior Addition to a Historic Building. It is subordinate in both size and design to the historic building and its location in the rear helps minimize the degree of material loss to this historic building's external wall and does not destroy the spatial relationships that characterize the house, helping retain the house's historic appearance and character. **See Appendix B – Project Plans, Nos. 2, 2b, 3, 3b, 4 and 4b.**

Item 3 proposes the removal of the existing external "non-historic," (pre-2017) rear entry landing and access stairway and construction of a new rear porch and access stairway at the rear of the new addition. The existing rear entry landing and access stairway were constructed between 2000 and 2017. As these features are "non-historic" their removal will not destroy historic materials, features, and spatial relationships that characterize the property. **See Appendix C – Photos (photo 6).**

As a new rear porch and access stairway are proposed to be constructed at the rear façade of the new addition, there will be no visible relationship between it and the historic home so the

integrity of the property will be maintained. **See Appendix B – Project Plans, No. 3b. Proposed – Rear Elevation.**

As described in Item 4, a new projecting slanted bay supported by decorative brackets is proposed to be constructed on the existing south side-elevation of the original property, in order to accommodate the new interior floor plan. A slanted bay is a character defining feature of the Neoclassic architectural style and so is its related window pattern, which in the case of the proposed bay, consists of two vertically orientated double-hung windows in the front face with a single one in each of the slanted sides. Construction of the bay will result in minor loss of historic material as it requires removal of some original siding and trim. However, the siding will be salvaged for re-installation at selected sites thus, resulting in a minimal impact. The proposed bay will be compatible with the scale and form of the historic home. **See Appendix B – Project Plans, Keyed Demo Notes - Selective Demo Notes E. and Appendix C – Photos (photo 2).**

Proposed in Item 5 is the construction of a hipped roof with a rear facing gable dormer on the new rear addition and the attachment of the new addition's roof to the rear (west) plane of the existing original historic hipped roof. As shown on Sheet A3.1 of the 4/15/22 plans, the original hipped roof structure is to be protected and remain. The original historic roof's height is 25'11" and the roof ridge of the new addition will be 21'6." **See Appendix B – Project Plans, Nos. 2b, 3b and 4b.** Set lower than the building's original historic hipped roof, The new addition's roof will be distinguishable from and subordinate to the original roof, which will remain defined. It will be compatible with the form and massing of the original roof and, if necessary, reversible in the future so that the original roof can be restored back to its former configuration.

Along with the new space on the main floor, which will be created by the proposed addition, Item 6 proposes the alteration of the original hipped roof, in order to create livable space in the attic. This will be done by the construction of a new hipped roof dormer in each of the existing historic hipped roof's north and south side roof planes. The new dormers will have horizontal siding that is compatible with the original horizontal siding. The hipped roof dormer is typical for the Neoclassic architectural style and thus is a compatible feature, however the dormer is mainly found centered on the front roof plane of the house. While the addition of new dormers that project from the home's original south and north side roof planes will alter the historic roof form and cause a visual impact to the historic property, the effects are minimal and could be reversed if the side dormers were removed in the future. **See Appendix B – Project Plans, Nos. 2, 2b, 4 and 4b and Appendix C – Photos (photo 3).**

Item 7 involves the development of an 818.2 square foot Accessory Dwelling Unit (ADU) in the basement. This is proposed to be done by the conversion of the existing basement (located under the water table) into habitable space and the creation of additional space under the new rear addition. Use of this space as an ADU will require construction of an external stairway and entrance, proposed to be on the south side elevation into the original basement area, along with a new 1/1 double-hung window and railed egress and light well into the new basement space. A new horizontal single-pane window is proposed for insertion in the space between the door and egress window. The original basement window beneath the front porch on the south side elevation, will be relocated to the rear on the north side elevation's basement level. The original

front-most window on this elevation will remain in place. Also, a pair of new basement windows will be inserted near the juncture of the existing and new basement area under the new rear addition. The new windows will be comparable to the existing basement windows, which are single-pane, rectangular and vertically orientated.

Located on the lowest level on a secondary elevation, the southside elevation, the new entry and egress and light well will not be highly visible and basement window alterations on the north side elevation are minimal. The rear wall of the additional basement space under the new rear addition will be clad in wide, horizontal siding and have no openings. There will be no exterior alteration to the basement level of the front façade. Thus, it appears that conversion of the basement to an ADU will have only a minimal impact to historic materials and spatial relationships that characterize the property. **See Appendix B – Project Plans, Nos. 1a & 1b, 2b, 4b.**

Items 8 and 9 addresses the treatment of historic materials and use of new materials in the proposed project. As shown on sheet A3.1 of the plans dated 4/15/22, new narrow and wide horizontal siding, which is “similar to but a slightly differentiated in size” (wider) from the original siding will be used to clad the walls (above and below the water table) of the new addition. Thus, as recommended in the Secretary of the Interior Standards, the new siding will be compatible with but not replicate the existing siding used on the historic home.

New double-hung windows and window trim, proposed for installation in the new construction, will be compatible with the historic window pattern in the original “historic” residence. Where possible salvaged original trim will be used to trim the new windows. (Note: Although placed within their original openings, the window panes in the historic home are not original, as they were replaced “with noise reducing ones as part of the required mitigation for the San Jose Airport expansion (ALUC retrofit project/Acoustical Treatment Program (ACT)) in 12/04/2000-8/15/2001.”) **See Appendix B – Project Plans, Nos. 2, 2b, 3 and 3b.**

The new materials and fenestration proposed for use in the new construction are appropriate to the building type, compatible with existing materials, unobtrusive in appearance and are distinct from those of the historic house.

Items 10 and 11 involve the reconstruction of the historic home’s original terraced stoops and wood entry stairs, which were demolished and replaced with pipe railing and concrete steps. The removal of the pipe railing located on either side of the front entry steps and removal of the existing concrete front entry steps, will eliminate inappropriate features, which are not historic, and allow for the reconstruction of the original terraced stoop entryway and wood entry stairs. The terraced stoop is a distinctive, character-defining feature on the Neoclassic home and its reconstruction will enhance the house’s historic appearance and character as seen from the public right of way. **See Appendix A – Reconstruction of Terraced Stoops, Photo 1 and Appendix B – Project Plans, PROPOSED TERRACED STOOP RECONSTRUCTION and APPENDIX C – Photos (photos 1, 2 and 3).**

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

Analysis:

The rear addition is located at the rear of the historic house and, except for the insertion of the angled bay window on the south side elevation, leaves the overall design, form and feeling of the original house mostly intact. Thus, if the new addition and new angled bay were removed in the future, there would be no impairment to the essential form of the historic property and its environment and the house's historic integrity would basically remain undiminished.

Evaluation Summary of the Proposed Project

It is recognized that a building's character defining features will change over time but it is important to manage those changes. The character defining features are those elements or architecture components which establish the visual character of the property. They are discussed in terms of form and proportion, structure style and materials.

Buildings have character defining features based on their architectural style but sometimes, the character defining features will also be associated with their period of development and their construction type. The massing, shape, form, and roof form, which are somewhat interrelated, projections and recesses and window patterns and exterior cladding material are all definitive elements of the property and the physical characteristics of a building that make it recognizable as relating to that time and place of its period of significance. These features, important to the period of significance, are important to preserve and protect in any rehabilitation projects as the building should have most of them in order to maintain its integrity.

The evaluator finds that in line with the Secretary of the Interior Standards for Rehabilitation, as analyzed above, the proposed project for 4120 Bassett Street does appear to "make possible an efficient contemporary use while preserving those character-defining features of this historic Neoclassic Rowhouse property which relate to its period of significance, 1905-1953. Included in the historic home's character defining features are its massing, its squared off plan with a rectangular footprint, its hipped roof form with the hipped roof punctuated by a small hip-roofed dormer that projects from the front-facing roof plane, the full-height, angled bay projecting from its front façade, its front porch, which is integrated fully into the overall design rather than built as a separate attachment, its pattern of large, rectangular, vertically oriented, 1-over-1, double-hung windows and its exterior cladding that consists of narrow shiplap siding above the water table and rows of wide horizontal siding below, all of which represent the essential historic and architectural features and elements of the Neoclassic property.

Currently, the main entry, reached by the walkway from Bassett Street, is accessed by nine (9) wide steps, 1 wood (original) and 8 concrete (not original), with a pipe railing located on either side of the steps. This existing entry stairway has replaced the original entry stairway of wood steps edged with terraced stoops, a character-defining feature of a Neoclassic home. The proposed project for 4120

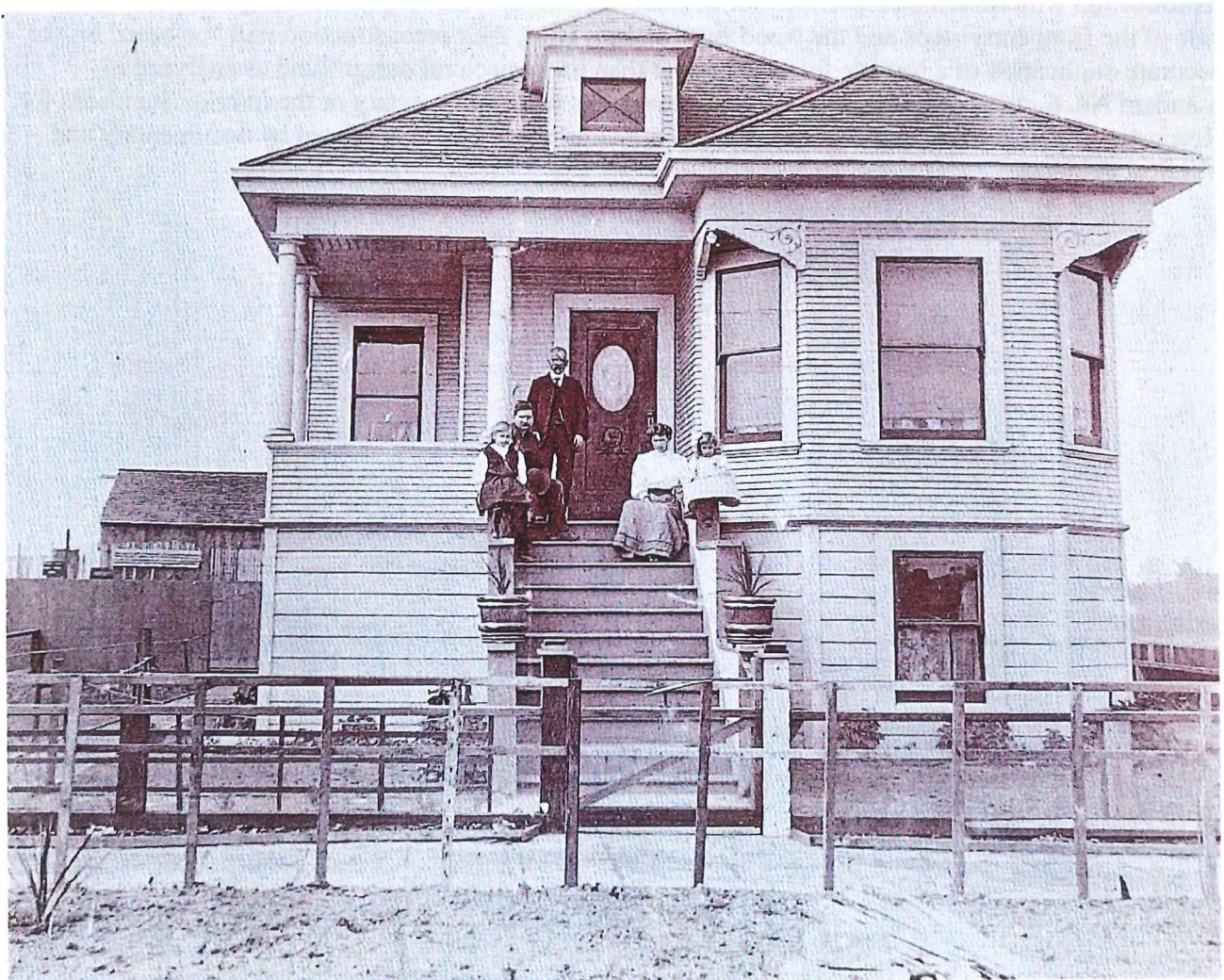
Bassett Street includes reconstruction of the original terraced stoops and entry stairs, utilizing historic material salvaged from the construction of the proposed new addition to the historic property to clad the stoops. This will recreate the historic proportion and spatial relationship of the entry stairway to the home.

In reviewing the proposal for the reconstruction of the original terraced stoops and entry stairs, the evaluator finds that physical evidence and sufficient historical documentation exist to ensure “accurate reproduction with minimal conjecture” for the reconstruction of the original terraced stoops on either side of the front entry steps and the wood entry stairs. Thus, their reconstruction will “be based on the accurate duplication of a historic feature” “rather than on conjectural design” and as analyzed in Standard **No. 6.**, their proposed reconstruction complies with the Secretary of the Interior Standards for Reconstruction that state “replacement of missing features will be substantiated by documentary and physical evidence.”

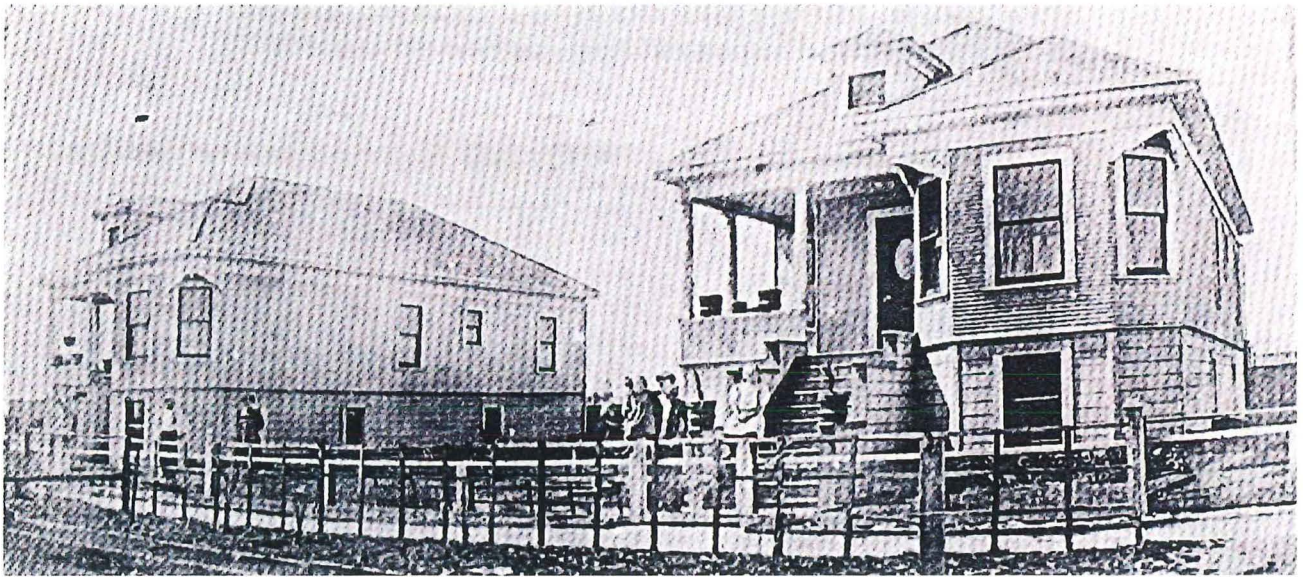
APPENDIX A – RECONSTRUCTION of TERRACED STOOP

4120 Bassett Street, Santa Clara, CA 95054

Documentation of Original Construction

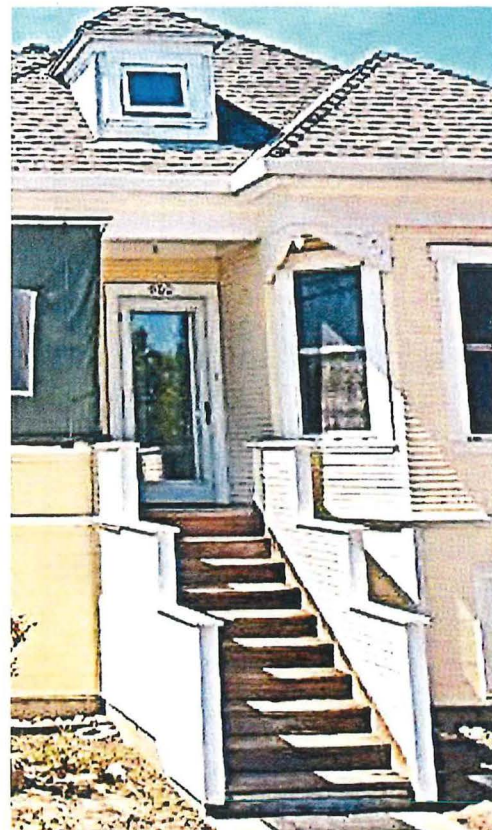


1. This 1906 photo shows Charles N. Davis (standing), James R. and Nora B. (Davis) Cutting and their daughters, 5 year-old Viola and 2 year-old Justine, on the front steps on their home at 4120 Bassett St. **The photo shows the original terraced stoop on either side of the wooden front entry steps.**

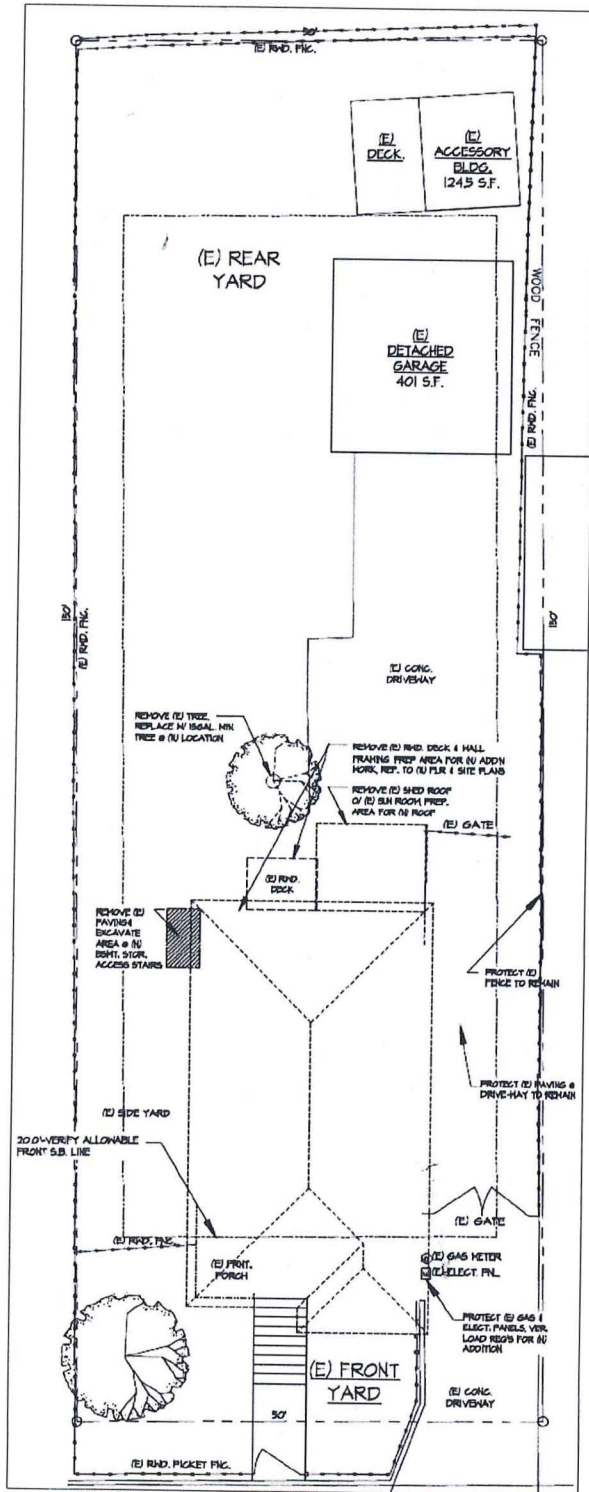


2. **Above:** 1906 photo showing the identically constructed houses at 4100 Bassett Street (left) and 4120 Bassett Street (right). Note each house's terraced stoops, which flank their front entry steps.

3. **Below:** 2021 Google photos showing the still existing terraced stoops at 4100 Bassett Street.



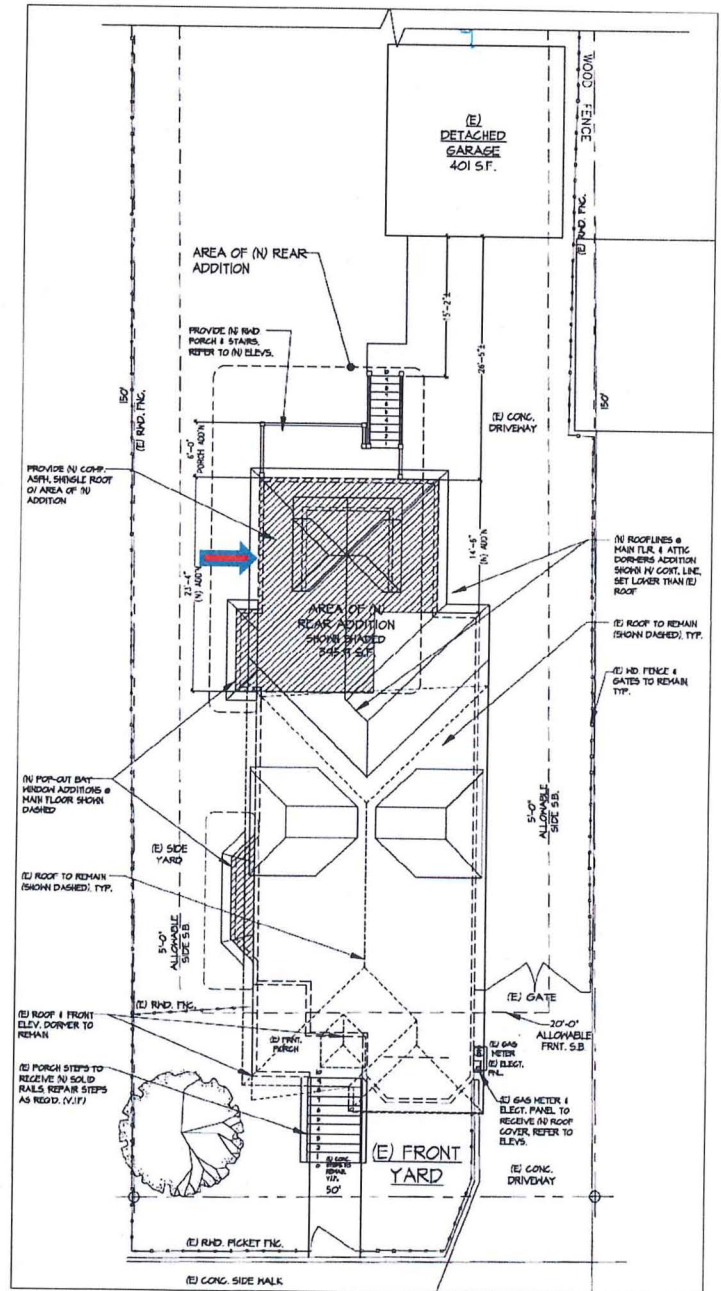
APPENDIX B – PROJECT PLANS dated 2/5/2021 and 4/15/2022
Site Plan (2/5/2021) – Existing and Proposed elevations (4/15/2022)



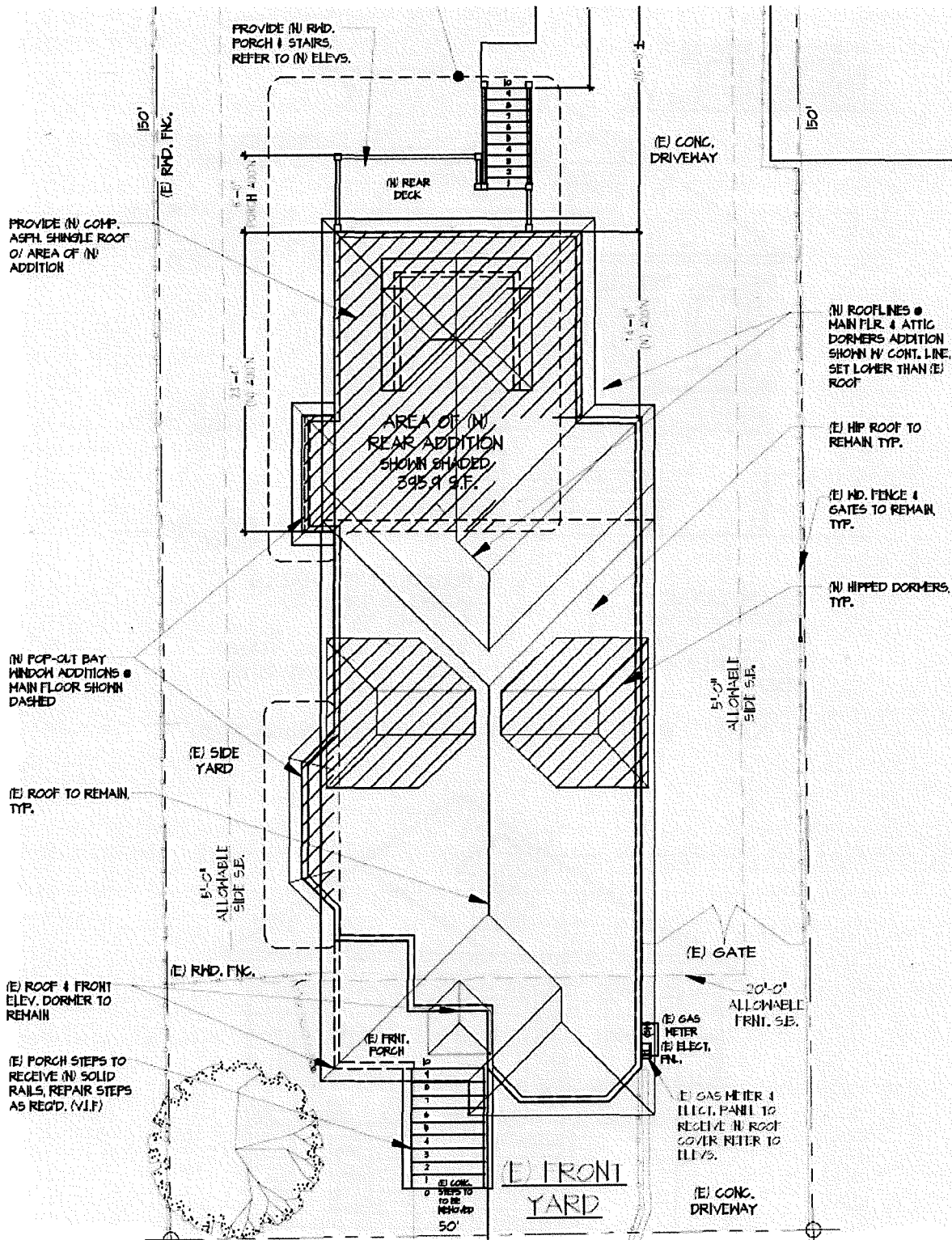
Site Plan- EXISTING

(Sheet A0.0)

NOTE:  Indicates New Rear Addition



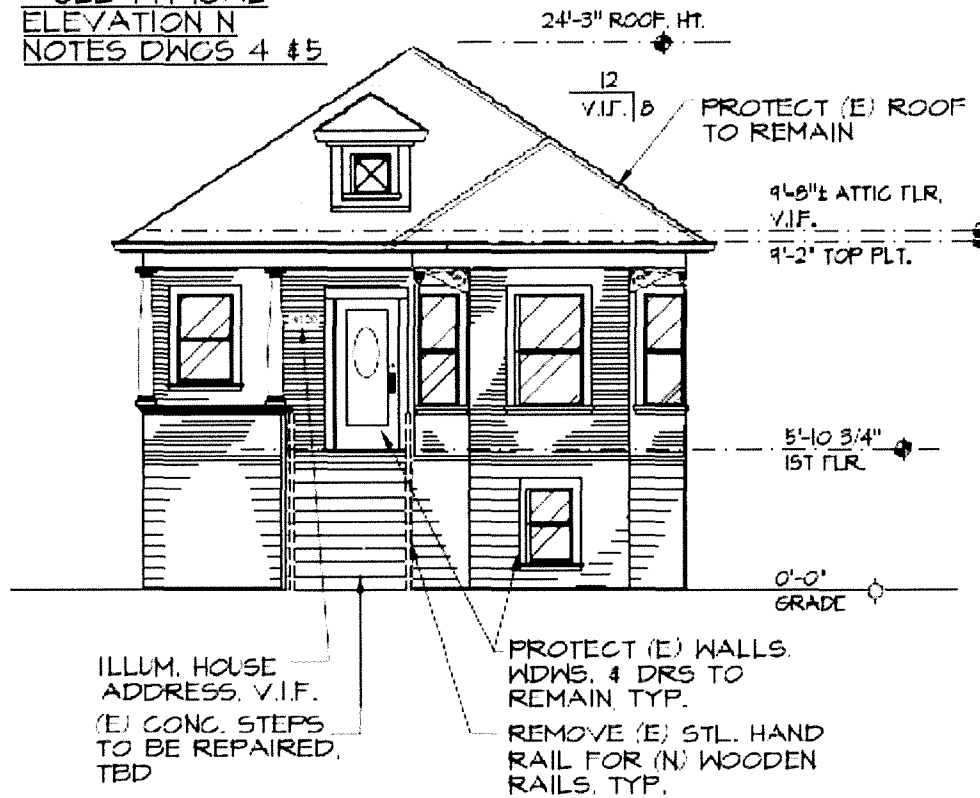
Site Plan – PROPOSED



No. 01. Proposed New Construction defined by crosshatched area.

Existing and Proposed elevations

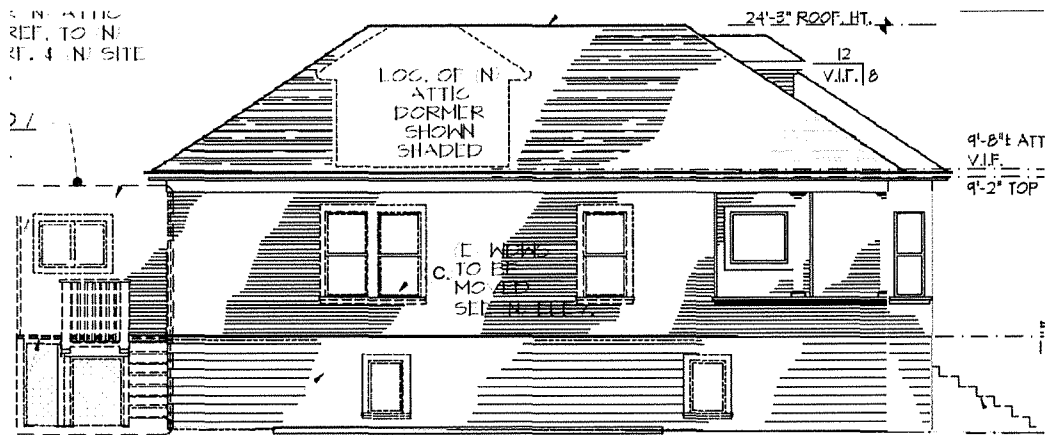
* SEE TYPICAL
ELEVATION N
NOTES DWGS 4 & 5



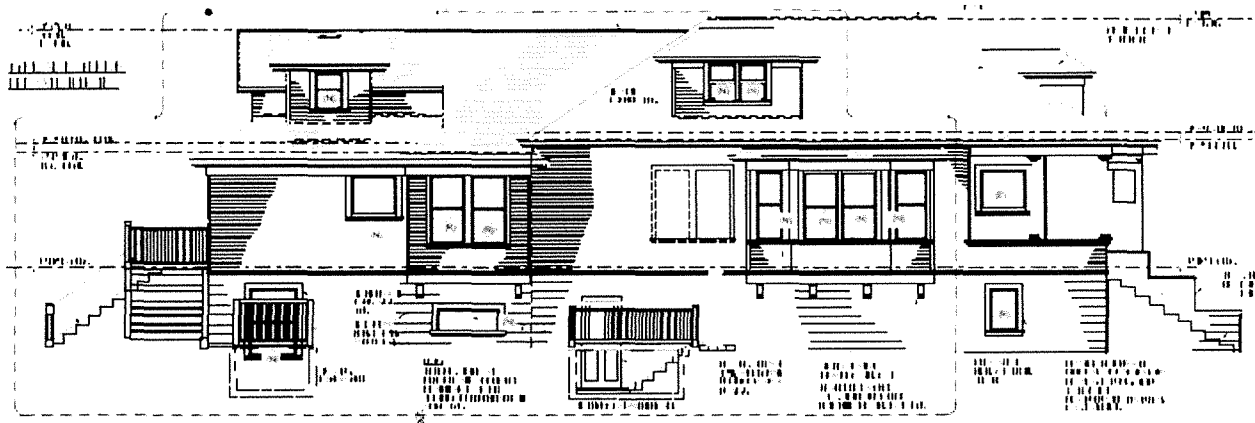
No. 1. Existing – Front Elevation [East] (Sheet A4.0)



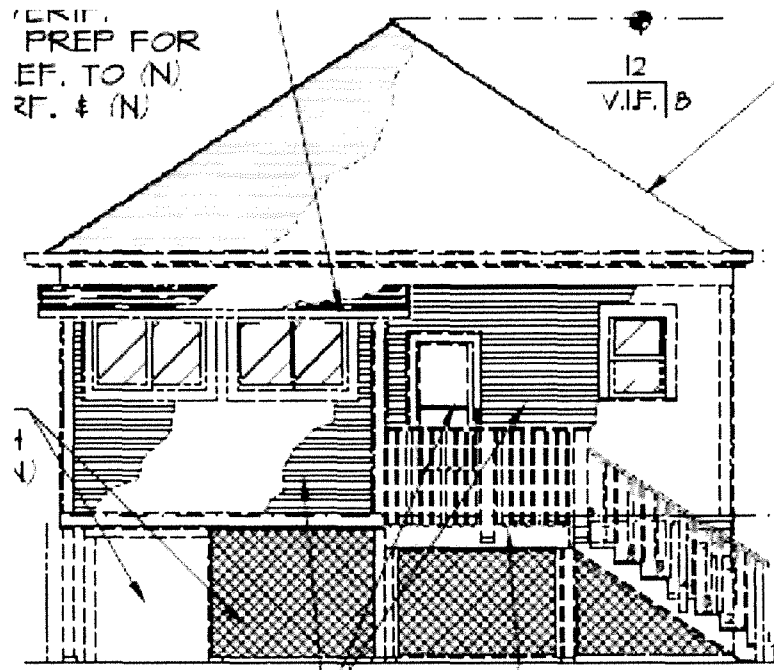
No. 1b. Proposed – Front Elevation (Sheet A3.0)



No. 2. Existing (showing proposed location of new attic dormer)
South Side-Elevation (Sheet A4.0)



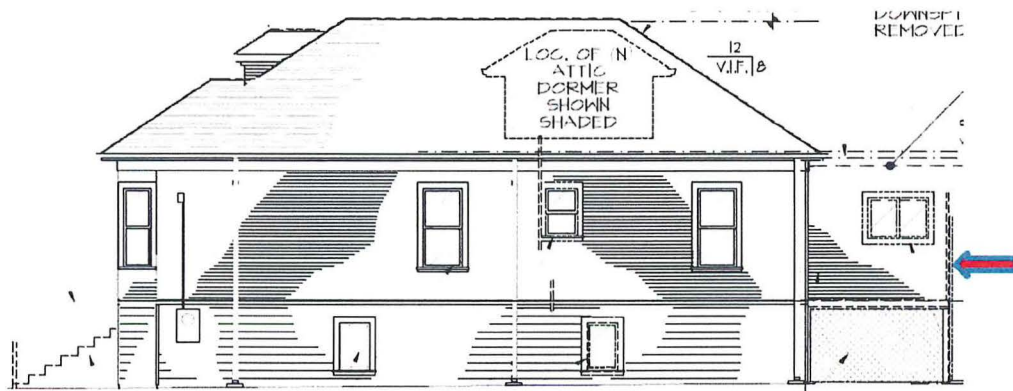
No. 2b. Proposed – South Side-Elevation (Sheet A3.0)



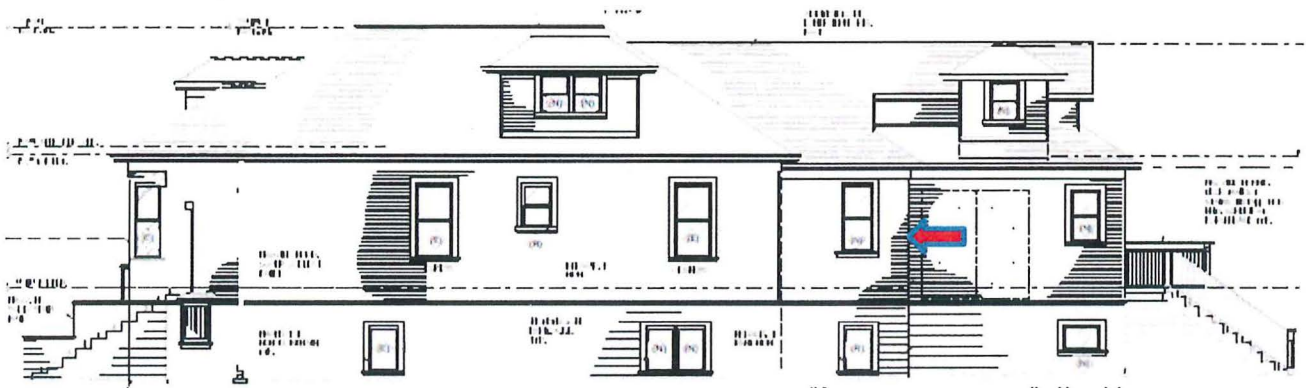
No. 3. Existing – Rear Elevation [West] (Sheet A4.0)



No. 3b. Proposed – Rear Elevation (Sheet A3.1)



No. 4. Existing – North Side-Elevation (Sheet A4.0)
(Showing proposed location of new attic dormer.)
← Indicates “Historic” Sunroom

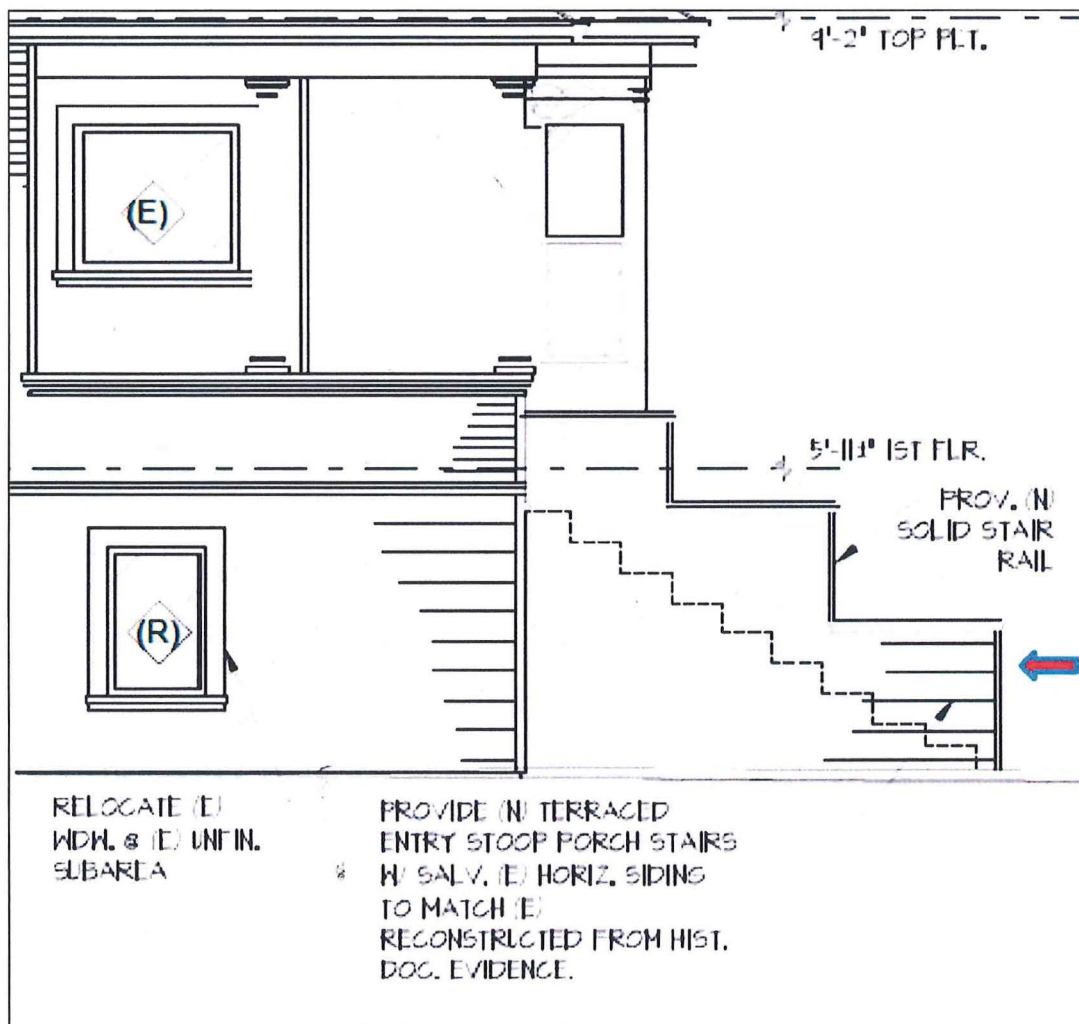


No. 4b. Proposed – North Side-Elevation (Sheet A3.1)
← Indicates repaired & reconstructed Sunroom.

PROPOSED TERRACED STOOP RECONSTRUCTION

- D. AT FRONT ENTRY STAIRS, REMOVE NON-HISTORIC PIPE RAIL AND CONCRETE STEPS, REPLACE WITH WOOD STOOP, RECONSTRUCTED THE HISTORIC TERRACED STOOPS USING DOCUMENTARY EVIDENCE FOR ORIGINAL HOUSE. USE SALVAGED SIDING FOR EXT. FINISH.

4/15/2022 Plans (Sheet A1.1 – KEYED DEMO NOTES (D.))



Detail from 4/15/22 Plans (Sheet A3.1)

← indicates proposed reconstructed Terraced Stoop

KEYED DEMO NOTES

4/15/2022 (Plans Sheet A1.0)

KEYED DEMO NOTES

- (D) AT FRONT ENTRY STAIRS, REMOVE NON-HISTORIC PIPE RAIL AND CONCRETE STEPS, REPLACE WITH WOOD STOOP, RECONSTRUCTED THE HISTORIC TERRACED STOOPS USING DOCUMENTARY EVIDENCE FOR ORIGINAL HOUSE. USE SALVAGED SIDING FOR EXT. FINISH.

4/15/2022 Plans (Sheet A1.1)

KEYED DEMO NOTES

1. ALL WORK IS TO FOLLOW THE SECRETARY OF THE INTERIOR STANDARDS FOR THE TREATMENT OF HISTORIC RESOURCES. REFER TO AND OBSERVE THE REQUIREMENTS OF THE HISTORIC PRESERVATION PLAN NOTES FOR THE PROJECT, SEE (N) ELEVS. SHT. A3.0, TYP.
2. CONTRACTOR AND SITE WORK CREWS SHALL NOT COMMENCE WITH THE SELECTIVE DEMOLITION WORK UNTIL AFTER MEETING WITH THE OWNER AND HISTORIC ARCHITECT TO IDENTIFY a.) THE EXISTING BUILDING COMPONENTS TO BE PROTECTED AND RETAINED, AND b.) THE SELECTIVE DEMOLITION COMPONENTS TO BE REMOVED AND SALVAGED, FOR REUSE ON THE PROJECT, TYP.

SELECTIVE DEMOLITION KEY NOTES:

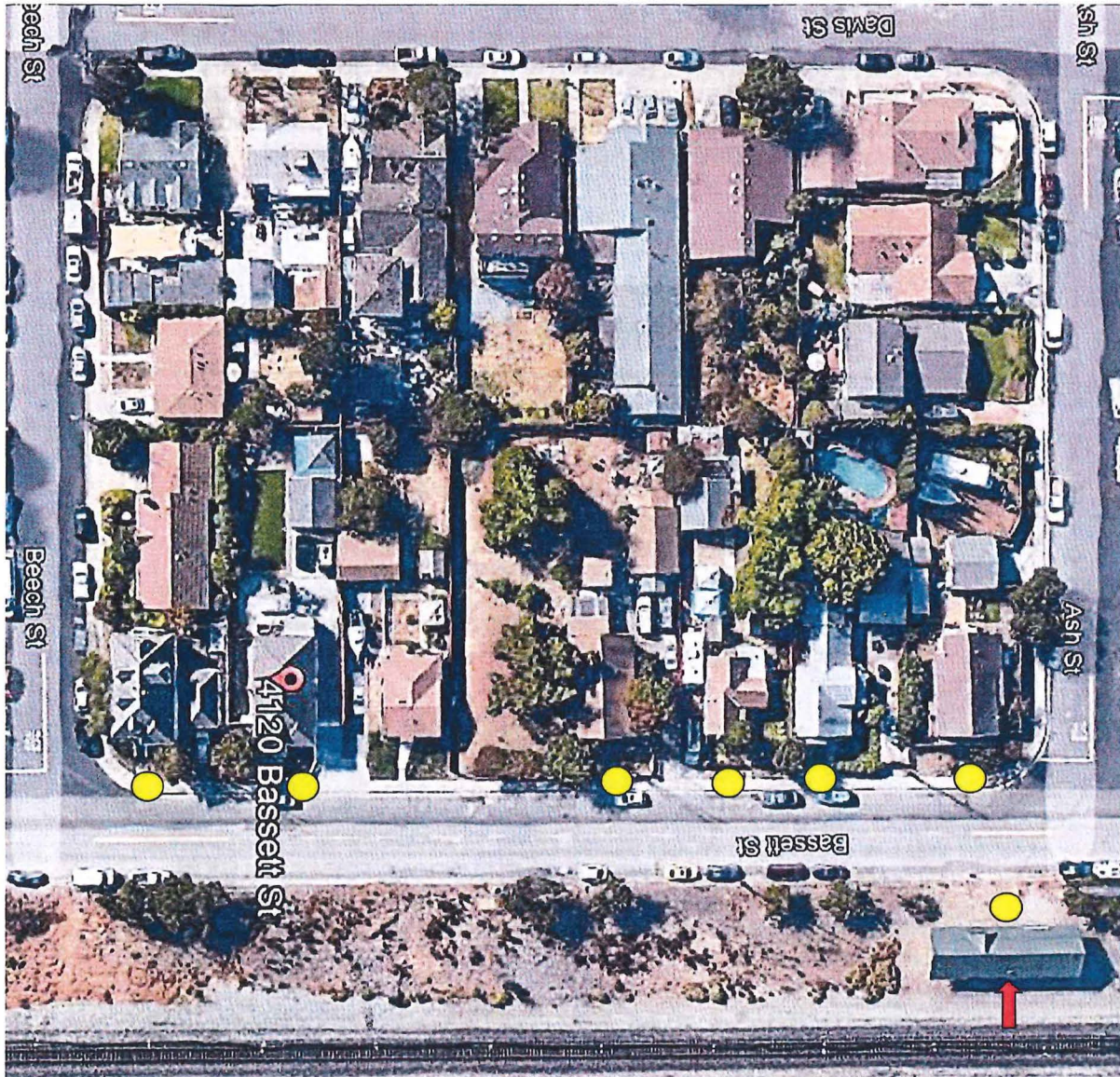
- (E) AT EXT. WALL PENETRATIONS, INSPECT & VERIFY COND. & PATCH (E) EXT. WALL w/ (N) IN-KIND WOOD SIDING OVER 2-LAYERS OF BUILDING PAPER, TO MATCH (E) TYPICAL. REFER TO (N) ELEVATIONS FOR DEMOLITION LOCATIONS. CAREFULLY REMOVE AND SALVAGE EXT. SIDING AND TRIM WHERE REQ'D FOR (N) BAY WDW. @ REINSTALL AT SELECTED LOCATIONS PER NEW PLAN TYP.
- (O) CAREFULLY REMOVE (E) INT. TRIM FROM WINDOWS & DOORS. SALVAGE & PRESERVE TRIM FOR POSSIBLE RE-USE AT (N) OPENINGS, TYP.

APPENDIX C- PHOTOS

4120 Bassett Street, Santa Clara, CA 95054

BLOCK B – in “Agnew Village” (2021 Google Aerial)

WEST



EAST

- ↑ Indicates Historic Agnews Railroad Depot
- Indicates City of Santa Clara Historically Significant Properties

January 2019 photos



Photo 1. View of the front (east) façade, with the wide horizontal siding on the basement level and the narrow shiplap siding on the main floor level above the water table. Note: the existing “non-historic” pipe railings, which currently are placed on either side of the front entry steps. Using documentary evidence, (see Appendix A), these pipe railings are proposed to be replaced with reconstructed terraced stoops, which match the ones that originally existed. See photos No. 2 and No. 3 for side views of the pipe railings.



Photo 2. View of the front façade and south side-elevation as they currently exist.
→ Indicates the location of the proposed bay window. It will be visible from the street along with the proposed dormer on the south side of the roof (see Appendix B, Nos. 1b and 2b).





Photo 3. (above) View of the front façade and north side-elevation as they currently exist.  Indicates the location of the proposed dormer on the north side roof plane (a similar dormer will project from the south side roof plane). Like that of the neighboring yellow house, they will be visible from the street (see Appendix B, Nos. 1b and 2b).

Photo 4. (below)  Indicates the start of proposed new rear addition, where currently the sunroom projects from the main body of the house (see Appendix B, Nos. 4 and 4b).



Photos No. 5 and 6 show the existing rear façade.



Photo 5. ➡ View of the existing, projecting “historic” sunroom with its narrow shiplap siding. The walls are proposed to be repaired and then reconstructed and incorporated into the new addition. The non-original windows will be altered.

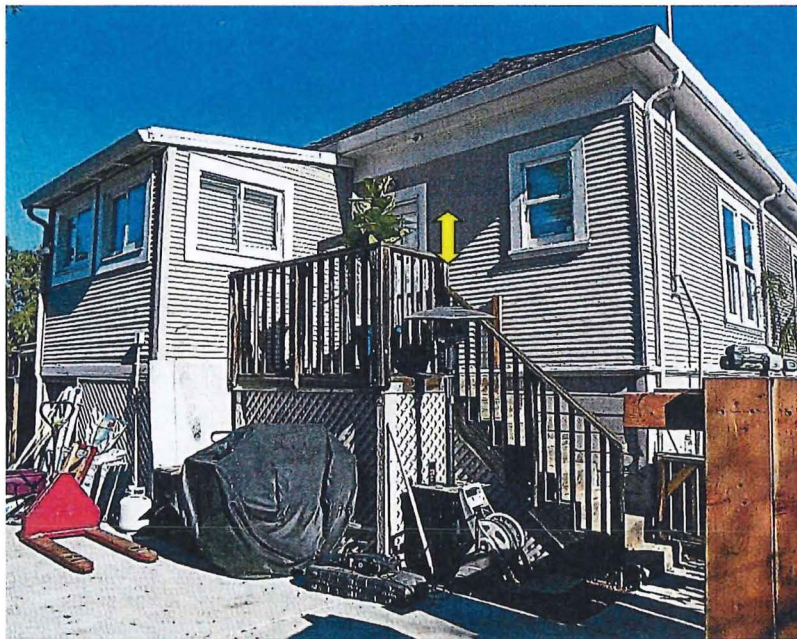


Photo 6. ⬆ View of the existing rear (west) façade, the rear entry landing and stairway. In order to accommodate the construction of the new rear addition, the landing and stairway and the home’s original rear wall, original rear window and rear entry are proposed to be removed.

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 _____

Page 1 of 25

*Resource Name or #: (Assigned by recorder) *Nora B. & James R. Cutting Residence*

P1. Other Identifier: *4120 Bassett St., Santa Clara. CA.*

*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 *1980 photo revised* T *7S*; R *1W*; *unsectioned*; *Mt. Diablo* B.M.

c. Address *4120 Bassett Street* City *Santa Clara* Zip *95054*

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)

Assessor's Parcel Number: *104-12-127*

West side of Bassett Street between Beech and Ash Streets

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

The subject property at 4120 Bassett Street is located in an area of the City of Santa Clara, which is today known as "Agnew Village." As described in Section G of the City's Residential Guidelines, this area "has many properties with an historical flavor and scale similar to the 'Old Quad' area within the City." The residence is located in a block of houses that was primarily developed in the first decade of the twentieth century in a small rural village and is today located in a semi-urban part of the City of Santa Clara. The Bassett Street lots are similar in scale, with all but one being 150' deep and 50' wide. The remainder of the lots on the block, those fronting on Beech, Ash and Davis Streets, range from 150' deep by 50' wide to approximately 100' deep by 50' wide. The homes are setback from the street with urban sized front yards. Currently, six of the seven homes on the block's Bassett Street block face are listed on the City
(Continued on page 2, form 523L)

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

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

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



*P5b. Description of Photo: (view, date, accession #)

Front façade (Camera pointing SW) Photo No: 100_2388_01/2019

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

ca. 1905

Assessor's Records, City Directories, Family Records

*P7. Owner and Address:

*Jeffrey Jaurigui
4120 Bassett Street
Santa Clara, CA 95054*

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

*Lorie Garcia
Beyond Buildings
P.O. Box 121
Santa Clara, California 95052*

*P9. Date Recorded: *February 16, 2019*

*P10. Survey Type: (Describe) *Intensive*

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") *Historic Resources Inventory Form "4120 Bassett Street," dated Nov. 1985.*

*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
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

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Trinomial

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*Resource Name or # (Assigned by recorder) Nora B. & James R. Cutting Residence

Recorded by: Lorie Garcia

*Date 02/16/2019

☐ Continuation ☒ Update

(Continued from page 1, Form 523A, P3a. Description)

of Santa Clara's Inventory of Architecturally or Historically Significant properties and the Bassett Street streetscape is one which evokes the sense of an early neighborhood. On the remainder of the block, most of the original homes have been replaced or modified.

The primary building on the site is a 1,016 sq. ft., one story house, constructed in 1905 and designed in a local interpretation of the Neoclassic Rowhouse architectural style. The house fronts east onto Bassett Street facing the railroad tracks and is set back from the street, allowing for an open, cultivated area with a medium-sized tree and shrubbery. A straight concrete walkway leads from the Bassett Street sidewalk to the front entry. As it is centered towards the front of its large 50' x 150,' 7,500 sq. ft. lot, ample yard space exists on the south side of the property allowing for a large side yard with planting beds. A concrete driveway which opens on to Bassett Street is located on its north side. (Note, the usable width of the lot has been reduced due to a neighbor encroachment of 5' along the north property line, circa 1969.)

A low picket fence (new) running between the house, driveway and sidewalk separates the residence and front yard from the street. The remainder of the property is secured by a high wooden fence (new) constructed at the west, north and south property lines. On the south side, at the junction of the high wood fence with the picket fence, the high wood fence connects to the house at the location of the front porch. A gate is located in this segment to allow access to the south side and rear yards. High wood fencing with large gates bisects the driveway from the rear of the house to its connection with the north side property line fence. This secures the garage and rear of the property from Bassett Street. The large rear yard includes, open area, planting beds, a 2-car, gable-roofed, detached garage (new) and a small, hip-roofed, one-room office building (new).

This wooden, single-family residence was designed in a squared off plan with a rectangular footprint, both the shape and form of a Neoclassic Rowhouse home. It is set on a concrete foundation over a full unfinished basement, which elevates the living area five feet above the ground, a character-defining feature of this style. Also, as is characteristic of this architectural style, it has a hipped roof that is punctuated by a small front facing hip-roofed dormer with the eaves of both main roof and dormer roof set close to the wall, along with a boxed cornice separated from the plain frieze by a narrow molding. The roof is sheathed with composition shingles. The rear facade is punctuated by a shed roofed, enclosed sunroom.

Supplemental Photograph or Drawing



Typical of a Neoclassic Rowhouse, the main body of the house is sheathed in narrow shiplap siding with rows of wide horizontal siding covering the lower portion and with a water table set between the junction of the two sidings. Corner boards are only placed on the lower portion, the main body walls are uninterrupted. Nestled under a hipped roof that extends from the main hipped roof, a wide, full-height, projecting angled bay punctuates the body of the house on the front (east) facade. Reminiscent of its forebear the Queen Anne Cottage, the projecting bay is characteristic of the Neoclassic Rowhouse architectural style and this house adds an additional Queen Anne Cottage embellishment to its bay; the use of carved corner brackets and pendant over each of its slanted windows.

(Continued on page 3, Form 523L)

Description of Photo: (view, date, accession #)
(Camera pointing SSW) North side-elevation and partial front facade, showing front stairs and pipe railings, dormer, angled bay, driveway opening onto Bassett St. and detached garage. Photo No: 100_2391; 1/2019.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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*Resource Name or # (Assigned by recorder) Nora B. & James R. Cutting Residence

Recorded by: Lorie Garcia

*Date 02/16/2019

☐ Continuation ☒ Update

(Continued from page 2, Form 523L)

Typical of a Neoclassic Rowhouse, the main body of the house is sheathed in narrow shiplap siding with rows of wide horizontal siding covering the lower portion and with a water table set between the junction of the two sidings. Corner boards are only placed on the lower portion, the main body walls are uninterrupted. Nestled under a hipped roof that extends from the main hipped roof, a wide, full-height, projecting angled bay punctuates the body of the house on the front (east) facade. Reminiscent of its forebear the Queen Anne Cottage, the projecting bay is characteristic of the Neoclassic Rowhouse architectural style and this house adds an additional Queen Anne Cottage embellishment to its bay; the use of carved corner brackets and pendant over each of its slanted windows.

The portico (porch) in a Neoclassic Rowhouse was integrated fully into the overall design rather than built as a separate attachment. The L-shaped front porch of this house was designed in this manner, absorbed within the main body of the house with the front door recessed to one side and the overhanging roof supported by three (3) abbreviated, round, classical columns, which in turn rest on a low wall that encloses the porch and accentuates the squared-off plan; all character defining elements of this architectural style.

The main entry is on the front (east) façade and is accessed by nine (9) wide steps, 1 wood (original) and 8 concrete (not original), which lead to the walkway from Bassett Street. Currently a pipe railing is located on either side of the steps, replacing the original terraced stoop. The front door is offset on the porch and faces Bassett Street. The door consists of a wide wood frame that surrounds a single wood panel, which is inset with an oval window and embellished with a decorative medallion. Wide wooden molding with a plain narrow trim surrounds the entry door.

A secondary entry on the rear (west) facade is accessed by eight (8) wooden steps leading to an open wood landing with simple wood railings. These steps, landing and railings are not original. The rear entry door is set flush with the house and consists of six (6) glass panes, separated by muntins, set into a wood frame. At the rear of the house, set under the projecting sunroom, is the external entry to the basement. A simple wooden door, which is set flush with the ground, provides access to the basement.

Other character-defining features of this home include its windows, which are mainly typical in form to those of the Neoclassic Rowhouse architectural style where large, rectangular, vertically oriented, 1-over-1, double-hung windows both paired and single were commonly used. Those on the subject residence are all single windows with the exception of one pair towards the rear of the south side elevation. With the exception of the single window set into the front portion of the basement level of the bay that projects from the front (east) facade and is identical to those of the main body of the house, fenestration of the basement level consists of hinged, large, wood-framed windows with a single glass pane, set into the opening. Two such windows, evenly spaced apart, are set into the basement walls of both the south and north side-elevations. Fenestration of the sunroom consists of large, sliding windows (not original) surrounded by wide frames. The form of the original sunroom windows is not known. With the exception of the sunroom windows, all of the home's windows have a narrow projecting sill with decorative molding set beneath the sill. All are surrounded by wide wood frames enhanced with a plain narrow trim.

(All of the windows in the main body of the home are new and were replaced as a result of the required noise-reduction mitigation program for San Jose Airport's expansion and, as the new windows are set into the original openings and the original double-hung windows have been replaced with new double-hung windows, the negative impact on the home is negligible.)

Another character-defining feature of this style is the dormer window, which played an important part in visually breaking up the roof and ventilating the home. A dormer window with distinctive triangle shaped panes of colored glass with crossed muntins is set into and enhances, the home's front, east-facing, dormer. It has a projecting sill, with decorative molding set beneath the sill and is surrounded by a wide wood frame. This window is original.

The rear of the property has been altered with the construction of a new detached, wood-framed, gable roofed garage and small wood-framed hip-roofed, one-room office building. However, the home itself has been well-maintained is in good condition and, with the exception of the alteration of the windows and front steps, including the replacement of the terraced stoops with pipe railings, it appears to have had minimal exterior change since its construction in 1905.

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

*NRHP Status Code *N/A*

Page 4 of 25

*Resource Name or # (Assigned by recorder) *Nora B. & James R. Cutting Residence*

B1. Historic Name: *None*

B2. Common Name: *None*

B3. Original Use: Single family residential

B4. Present Use: *Single family residential*

*B5. Architectural Style: *Neoclassic Rowhouse*

*B6. Construction History: (Construction date, alterations, and date of alterations)

The residence was constructed in 1905. Rear sunroom added shortly after construction. Wooden front steps to front porch entry replaced with concrete steps and terraced stoops replaced with pipe railing, prior to 1980. Brick chimney removed, post 1990. Original Windows replaced with noise reducing ones as part of the required mitigation for the San Jose Airport expansion (ALUC retrofit project/Acoustical Treatment Program (ACT)), 12/04/2000-8/15/2001. New two-car, wood-framed, detached garage constructed, circa 2000-2010. New rear entry landing, steps and railings constructed, prior to 2017 (date unknown). Small wood-framed detached office building constructed in rear yard, behind garage, 2018.

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

*B8. Related Features:

None known.

B9a. Architect: *Not known*

b. Builder: *not known*

*B10. Significance: Theme Architecture and Shelter

Area Santa Clara - Agnew Village

Period of Significance 1905-1953

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 4120 Bassett Street is identified as Block B, Lot 13, in a historic area of the City of Santa Clara, which from the time of its founding, officially filed by Abram Agnew in June 1889, until 1960 was the small, rural, independent town of Agnew. (On August 23, 1960, the residents of Agnew and the neighboring town of Bethlehem voted 133 to 84 to annex to the City of Santa Clara and today, part of the City, both Bethlehem and Agnew are considered to be one locality - Agnew Village.)

The founding of both Bethlehem and the Town of Agnew in this area were a result of first, the construction of the South Pacific Coast Railroad (S.P.C.R.R.), and second, the establishment in this location of the third neuropsychiatric institution for the care and treatment of the mentally ill to be created in California. Starting in 1855, on his 400 acre farm Cary Peebles had become the first person in Santa Clara County to cultivate strawberries as a permanent crop and by the 1870s he had become convinced that the strawberry belt must have a rail outlet of its own. He sold a piece of his farm to the narrow gauge railroad and combined with the 4 acres deeded by Abram Agnew from his

(Continued on page 5, Form 523L)

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

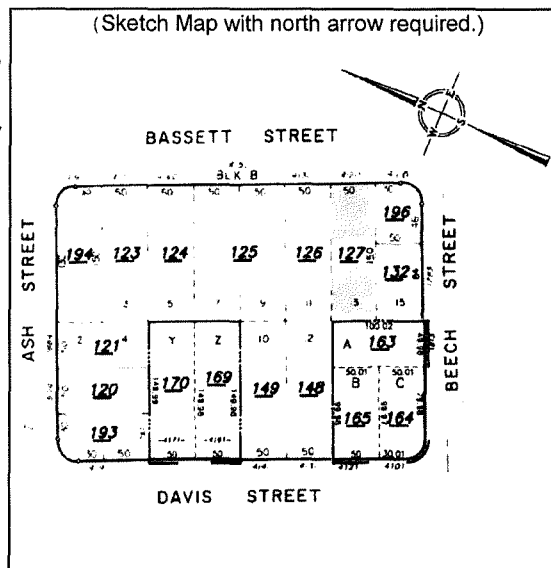
*B12. References: *Erickson, Sharon, Interview with Delilah Quieto, 1985; Garcia, Lorie, "Agnews: Asylum, Hospital, Development Center 1885-1996," 2004; MacGregor, Bruce A. and Richard Truesdale, "A Centennial South Pacific Coast," 1982; Map of the Town of Agnew's, platted by Abram Agnew, 1889; San Jose City Directory, 1890; San Jose Mercury 09/12/1912, 08/24/1960; Polk and Husted City Directories, 1916, 1917, 1920; San Jose Mercury Herald 07/31/1922; San Jose Mercury News 02/13/1985, 10/07/2004; Santa Clara County Directories - Agnews, 1911-12, 1923, 1930, 1940, 1952; The Evening News July 31, 1922; United States Census, 1870; 1880; 1900; 1910; 1920; 1930; 1940.*

B13. Remarks:

*B14. Evaluator: *Lorie Garcia*

*Date of Evaluation: *February 16, 2019*

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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*Resource Name or # (Assigned by recorder) Nora B. & James R. Cutting Residence

*Recorded by: Lorie Garcia

*Date 02/16/2019

☐ Continuation ☒ Update

(Continued from page 4, Form 523B, B10. Significance)

120 acre farm, this tract of land was reserved for a depot in the heart of the strawberry fields on the Santa Clara-Alviso road.

The station was named Agnew's Station and, with an extra large warehouse nearby, it was open by the time the South Pacific Coast made its first for-profit run in 1878. The depot contained not only the ticket office and waiting room but also a Wells Fargo Express office and a telegraph office. On May 6, 1884, when a post office was established in the depot, its name was changed to Agnew Station. The close proximity of railroad facilities, which would provide accessibility by rail to the hospital, proved to be an important factor in the State's decision to establish the California Hospital for the Chronic Insane here. Between October 30, 1888 and February 18, 1889, the first 377 patients arrived at the newly constructed facility.

The establishment of the State Asylum coincided with a real estate boom that struck California in the late 1880s, with dozens of new towns promoted up and down the state. On the western side of the Santa Clara-Alviso Road, directly across from the site of the asylum, and seven months after Christian Freyschlag had auctioned lots for his town of Bethlehem in November 1888, Abram Agnew laid out a town to provide homes for the workers at that institution. On June 5th 1889, certifying that he was the owner of the land on which the town was to be located, Agnew filed his subdivision map of The Town of Agnew's, dedicating the streets, roads and alleys to the use of the People forever. Ten days later, the map was officially recorded on page 113 in Book D of Maps.

The village as platted was comprised of three parallel streets that starting from the railroad tracks progressed west and were bisected by four streets that ran to the north. Originally called Agnew's, the community was described as containing "several stores, no church and the California Hospital for the Insane." In 1890, the town became just plain Agnews after the post office was reinstated in it. Note: For a few months early in 1890 there were two post offices serving the community. The Bethlehem post office was established January 9, 1890 and abandoned four months later on May 19. At that time the Agnew post office (originally located in the S.P.C.R.R. depot), which had been abandoned six weeks after the Bethlehem office was opened, was reinstated in the town of Agnews.

In both newly founded towns, lots were sold, buildings quickly erected on them and several employees of the newly completed asylum moved to these new settlements. The town quickly grew and the 1890 San Jose City Directory described the "Town of Agnews" as "Alive and prosperous town three miles from Santa Clara and six miles north of San Jose on the line of the S.P.C.R.R. Post Office and Wells Fargo & Co.'s Express. Hotel, laundry, Lick Paper Mills, with numerous residences. Population 300." By 1900, an article in the San Jose Mercury promoting Agnews, pointed out that the "town of Agnews is located about six miles from San Jose, and two miles from Alviso, and "is a rich district, and is improving steadily" with some large farms and many small ones in the vicinity. The article stressed the facts that "there is a hotel at the town; a blacksmith shop, a postmaster and a station agent and ... a store of general merchandise."

During the 1890s, Abram Agnew continued to sell various parcels in the town he had established. In June 1900, he passed away and his widow, Sarah, inherited most of his property. Until her death five years later, she continued to live in their home and to sell lots in the Town of Agnew. Among these sales was that of two lots by Sarah J. Agnew to Charles B. Davis (L 13 and L 15 Blk "B" Town of Agnew, each for \$150), notice of which appeared in the May 20, 1904, Evening News.

Born in Ohio, shortly after the end of the Civil War Charles B. Davis had come to California with his wife, Martha, and their young son, Walter H. Here he had settled in Humboldt County, in a small community named Three Cabins near Eureka. He soon acquired substantial acreage that, like many in the area, he farmed. After their arrival in California, Charles and Martha had five more children, Edward, Ellen, Frank, Nora Bell, born on October 13, 1876, and Oscar, all of whom were grown by the turn of the Century. It is known that by the end of the 1890s, the oldest son, Walter H. Davis, was living in the Agnew area, as the 1899 roster of Agnews Hospital staff shows that he was employed there as an assistant cook. The 1900 Census, lists Walter as living in a boarding house and employed as a cook at Agnews State Hospital (in September, three months after the Census was taken, he married Lena Alexander of San Jose). At this time, Charles' youngest daughter, Nora B., was married to James R. Cutting and they lived in San Francisco. Here in 1901, their first daughter, Viola, was born, followed in 1904 by Justine.

In 1905, two identical new residences were constructed, one on Lot 15 and one next door on Lot 13, both fronting on Bassett Street. The residence at 4120 Bassett Street was constructed on Lot 13 of Block B. Note: As shown on Abram Agnews 1889 "Map of the Town of Agnew's," Block B was located between Second and Third Streets, later re-named Ash and Beech Streets, across from the

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railroad tracks and just down the street from the S.P.C.R.R. depot and the street running parallel to the railroad track had been named Agnew Road. It would later be re-named Bassett Street.

It is unknown if Charles B. Davis, who had purchased the property the previous year, was responsible for the erection of the houses at 4100 and 4120 Bassett Street. However, records show that shortly after their construction both of his children, Walter Davis and Nora B. Cutting (nee Davis), and their families were occupying them. Thirty-five year old Walter Davis and his wife, Lena, moved into their new home at 4100 Bassett Street and the Cutting family, 30 year-old Nora B., her husband James R., age 36, their two young daughters, 5 year-old Viola and 2 year-old Justine, and her 60 year-old father, Charles B. Davis, moved into the subject residence next door at 4120 Bassett Street. According to family history, after moving into their new home in the Town of Agnew James found a job at Agnews State Hospital and Charles went to work at the asylum as a chef. It is here they were living and working, when on April 18, 1906 at 5:13 a.m., for 192 miles along the San Andreas fault the ground ruptured and shifted.

The earthquake lasted for forty-seven seconds. Streets heaved and buildings pitched, tossed and collapsed. At the Southern end of the San Francisco Bay Area, the most tragic scene resulting from the earthquake was at Agnews State Hospital. "In one minute's time every single department ...was rendered useless." In the main building the tower collapsed, all four floors fell between crumbling walls and crashed into the basement. All the other buildings were severely damaged. It was later reported that "practically nothing remained but a mass of debris, the sewer system and the artesian wells."

The aftermath saw one hundred and six patients and eleven employees dead or dying. Scores of others, who were seriously injured, lay pinned in the wreckage. Almost as soon as the ground had ceased shaking, every person capable of assisting Agnews went to work. "Employees, patients and volunteers from outside ... worked unceasingly and heroically side by side."

While their initial responsibility was the search for those known to be buried but possibly alive, officials were rapidly faced with caring for the wounded, disposing of the dead, and looking after the needs and comfort of the uninjured. "Some supplies were dug out of the wrecked buildings and by 10 a. m., coffee and bread were served on the lawn. Large quantities of sandwiches were sent and for those engaged in rescue activities food was provided by some of the employees' wives and other ladies who brought coffee and broth. The kitchen had been wrecked and had to be abandoned. However, the stoves were removed and an out of door kitchen was set up. By the end of the day, cooked meals were served, along with bread from the hospital bakery's one bake oven which had escaped damage."

The Town of Agnew suffered only minor damage. Both the Cutting's and Walter Davis' homes stood through the "Great Earthquake of 1906" and no member of the family was injured. It may be surmised that like most of the residents of town they were among the first to provide help across the way at the asylum, especially since the men worked there with Walter and Charles Davis both employed as cooks.

Note: By November 1906, things would be in good running order at the Asylum with all comfortably housed in temporary barracks. The plans for the new hospital would finally be approved by 1909 and construction started. By 1915 the main buildings would be completed.

During the months following the earthquake, James decided to go into a different line of work. In 1908, he and Charles Davis applied for and received from R. Bachman, the liquor license for the Agnews Hotel, known as The Glennon House. Less than two years later, the 1910 Census, taken on May 26th, lists his employment as a Hotel Keeper and in the 1911-1912 City Directory listings for Agnew, James R. Cutting is shown as the proprietor of The Glennon House. Located at 4200 Bassett Street, the corner of Bassett and Ash Streets, the hotel was just one block from the Cutting's home at 4120 Bassett Street and it also appears that Nora went to work at the hotel as the Census shows her employed as a cook at "Home/Hotel." Family records state that she ran the Tea Room, which was located in the hotel. Along with her father and their daughters, Nora and James Cutting now had a boarder living at their residence; Peter Ramsden, a hired man, whom James employed as a bartender and clerk at the hotel. With their home now filled with residents, it is interesting to note that there was no indoor plumbing, instead the home was equipped with an outhouse -- a 2-holer with an arbor.

In 1912, James R. Cutting sold his business in Agnew. An ad, which appeared in the San Jose Mercury on September 12th of that

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year, advertised the "Auction Sale" in Agnew. It stated that on "Saturday, Sept. 14th at 10:30 a. m., in the town of Agnews, on account of retiring from business, I will sell the entire furnishings of the Agnew Hotel,, consisting of 12 rooms of modern furniture, piano, carpets, beds and bedding, dishes, stoves, etc., without limit or reserve. J. R. Cutting." In August 1914, James received a liquor license in San Jose and in October, in partnership with Henry Duff, he acquired the San Jose Coffee and Lunch house, located at 32 South Market Street.

While the Cutting's continued to retain ownership of the subject property at 4120 Bassett Street, it is unclear as to where each family member was residing for the years from 1915 thru 1920. By 1916, James is shown in the City Directory as renting a home at 1295 Jackson Street in the Town of Santa Clara. The following year, the City Directory shows James R. Cutting to be still living at this address, employed as a Bartender and that now Nora's father, Charles N. Davis, is also living at this address. Nora Cutting is not listed at the Jackson Street address for either year. It is unknown where she is residing but may she have been living with their daughters, Viola and Justine, at their home in Agnew. Then, in April 1918, James and Nora's oldest daughter, Viola, was married to Guy Payton, a wagoner with the 83rd Infantry who was stationed in San Francisco at the Presidio, and Viola left home. When the 1920 Census was taken on January 21st, it listed 51 year-old James R., 42 year-old Nora, their 15 year-old daughter Justine Cutting, Nora's father 74 year-old Charles N. Davis and their 22 year-old son-in-law Guy W. Payton, their 19 year-old daughter Viola Payton and their 1 year-old grandson Guy W. Payton, Jr. as all living in the rented house at 1295 Jackson Street in Santa Clara. At this time, James was working in a feed store and his son-in-law Guy was employed in a machine shop. The City Directory for that year also lists both James R. Cutting and Guy W. Payton as occupants of 1295 Jackson Street in Santa Clara.

By 1922, it is known that Nora Cutting (and her father, Charles N. Davis) were residing at her home in the Town of Agnew. This is shown by her father's obituary. When he passed away on July 30, 1922, notice of his death appeared the following day in the Evening News. Titled "Taps Sounds For Another Veteran," the article said, "Charles N. Davis, veteran of the civil war and a California pioneer, passed away yesterday at the home of his daughter, Mrs. James Cutting, at Agnew after a long illness. Davis, who was 77 years of age, enlisted in the army from Ohio at the outbreak of the civil war, coming to California immediately after the close of the conflict." After listing his four surviving children, Walter, Oscar, Ella and Nora, the article pointed out that, "Funeral services will be held at the home of his daughter, Mrs. James Cutting, at Agnew." Also, his Mortuary Notice in the San Jose Mercury Herald stated that, "Friends are invited to attend the funeral tomorrow (Tuesday) August 1, at 2 p. m. from the residence of his daughter Mrs. James Cutting of Agnew."

James R. Cutting appears to have also returned to live in the Basset Street home, as in the 1923 City Directory for the Town of Agnew, which would have been compiled in 1922, he once again is listed as a resident of the town. Now however, his occupation is given as a laborer. Also, the directory shows that their son-in-law, Guy W. Payton, had moved to Agnew by then and was now employed as a fireman at Agnew State Hospital.

Both families continued to reside here throughout the decade. . According to the 1930 Census, the subject property, now valued at \$3,000 was owned and occupied by James R. Cutting and his wife Nora B. Cutting. Living with them was their now divorced daughter, Justine Andrade (nee Cutting). James Cutting was no longer working and Justine was employed as a clerk at a candy store. The 1930 City Directory also lists James R. Cutting (no occupation given) and his wife, Nora, living here. According to the Census, their son-in-law Guy W. Payton and Viola no longer lived with the Cuttings but now owned and occupied a house worth \$2,000 on Bassett Street, with their son, 11 year-old Guy Jr. and their 9 year-old daughter, Delilah. It was located just five doors away from Viola's parents. Guy, was still employed as a fireman at Agnews State Hospital.

By 1935, James R. Cutting had passed away and their daughter Viola's husband, Guy W. Payton, was in the Veterans Administration Facility in Menlo Park. Now a widow, Nora continued to live in her Bassett Street home, joined by her daughter Viola Payton (nee Cutting) and her granddaughter Delilah Payton. Viola had gained employment as a nurse, first at Agnews Hospital and then in a private home, a profession she would continue for many years. The 1940 Census, taken on May 13th, shows that Nora B. Cutting was the sole owner of the subject residence. However, during the previous decade, the value of the home had decreased to \$2,000. In 1941, although still residing here, Nora B. Cutting (nee Davis) deeded the home to Viola.

Located three miles north of the center of Santa Clara and surrounded by pear orchards, small farms and a few dairies, at this time

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Agnew still remained the small rural village it had been since its founding; with Agnew State Hospital still the main source of employment for its inhabitants. It was a small close-knit community, which later recollections of long-time residents described as a place where "doors, front and back, went unlocked." The town's social life took place in the town's few public buildings: Agnew School, a one-room schoolhouse for grades one through eight; the post office; the train depot and a tea room, which like the post office was located in the Glennon House.

"The streets were a lively place for marketing, with butchers, fisherman and peddlers bringing their wares door to door to sell to the housewives." Roads in the Town of Agnew were unpaved and when the dirt roads and fields flooded, as they did regularly several times a year - the elevation was only 32 feet - "villagers switched from buggies to row-boats" and it is said that some people used stilts. Agnew had no official government. The county provided police protection and if fire engines were needed, they were sent by Agnew Hospital. In 1947, Agnew's town limits were doubled when Bethlehem formally merged with the Town of Agnew, although they had acted as one community for decades.

The 1950 City Directory shows that, Nora B. Cutting was still living in her Bassett Street home, along with her daughter Viola Payton. However, by now they had been joined by Viola's son, Guy Jr. (Nora's grandson) and Guy's wife Frances. Both Guy and Frances were employed at Agnew Hospital, where Guy worked as an attendant at and Frances was a nurse. On June 3, 1953, Nora Bell Cutting (nee Davis) passed away. Six years later, in 1959, Viola deeded the family home at 4120 Bassett Street to her daughter, Delilah Quieto (nee Payton). This would be the final year that the Town of Agnew existed as an independent entity.

Following World War II, many more families had settled in the Town of Agnew and the City of Santa Clara had begun to take notice. During the 1950s cities began to expand their city limits by the annexation of neighboring areas. In 1960, with a population now estimated to be around 1,200 people and with 310 residents registered to vote, on August 23rd "voters in the village of Agnew ... decided to annex to Santa Clara by a vote of 133 to 84." The Santa Clara City Council adopted a resolution expressing the "city's goodwill towards its new residents" and assured them that the Council stood "ready to make good" on the various city services Santa Clara had promised Agnew. Later, in discussing the annexation of Agnew, one long time resident said, "we fought it for years, but they finally took over. It was the stepping stone to all that commercial development."

Other changes to the area included that to Agnews State Hospital when, due to changes in government policy, the function of Agnews was altered. In June of 1972, the last mentally ill patient left and the hospital now became a center for the treatment, and developmental training of people with developmental disabilities.

Then, in 1982, Delilah Quieto (nee Payton) sold the subject property to Sharon and Leif Erickson. This was the first time since its construction in 1905, that the residence at 4120 Bassett Street would belong to someone who was not a member of the original family to own and reside here.

In 1985, the same year the hospital was officially renamed Agnews Developmental Center, an article in the San Jose Mercury News, entitled Agnew Recalled, described how by now Agnew had changed from a rural village "to a residential enclave landlocked by rising centers of high-tech industry." The coverage pointed out how in recent years the area had "spouted condominiums and town houses." However, the article also related how in recent years, a move had risen to preserve the village's few remaining historical buildings. These included the post office, the train depot, the school house, which was now a home, the tearoom (now apartments) and several of the original homes. In November of that year, the residence at 4120 Bassett Street, along with neighboring Bassett Street homes, was placed on the City of Santa Clara's List of Architectural and/or Historically Significant Properties.

By 1990, the area surrounding what had been the Towns of Agnews and Bethlehem was growing at an increasing rapid rate with the development of high-tech campuses on what had been agricultural land and infill development within the town area to accommodate the influx of new residents to Santa Clara brought by the increasing development of these industries. Housing prices rose and several of the original properties were altered. That year, Sharon and Leif Erickson sold 4120 Bassett Street to David B. Lang.

Then early in 1995 the State announced that the Agnews' 300-acre Santa Clara campus would be closed in that summer, and the residents relocated to the smaller San Jose facility. In April of the following year, the State of California declared the site of original

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hospital surplus land and it was purchased by Sun Microsystems for the construction of its corporate headquarters and office/research and development space. By the end of October 1998, Agnews State Hospital was a memory with only Palm Drive and four buildings remaining to mark the site. In 2000, the remaining 152 acres of the original Agnews hospital land was approved as the site of the Rivermark Planned Development Master Community.

In October, 2004, an article in the San Jose Mercury News described Bassett Street in a Neighborhood Profile. The profile pointed out that, "Before Sun Microsystems moved in, the neighborhood surrounding Bassett Street was a rural area with wide open spaces, a local post office down the street and the railroad tracks. Today the post office is gone and the railroad tracks are still there, but the residents on Bassett Street have had front row seats to the new development of homes and businesses sprouting up around them ... The homes on the street are older, but few and far between compared with the newer homes built so closely together across the street. The neighborhood, called Agnew Village, is home to some families that have lived there for many generations," and Bassett Street retains its special quality of life. As one of the long-time residents of Bassett Street, who had been here for 60 years said, "I love the friendliness of the neighborhood."

In June, 2017 the Soto family, who had purchased it from David Lang, sold the subject property at 4120 Bassett Street to the current owner, Jeffrey Jaurigui.

Today, one block down from 4120 Bassett Street, the Glennon Hotel that was once owned by James R. Cutting still stands; although now sheathed in stucco and converted to condominiums. And, while now with a view of a high-tech campus instead of Agnews State Hospital out of their front doors, the subject property and its neighboring twin, along with the other original residences on Bassett Street, still face historic railroad depot and the railroad tracks where residents can watch the trains go by as they have done for over 100 years.

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 1905, the subject residence at 4120 Bassett 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 property at 4120 Bassett Street has been well maintained and the architectural integrity of the structure has not been diminished. There has been only minimal alteration to the home's exterior since it was constructed and with the exception of the front steps, all the visual and character defining features of the historic building have been preserved and retained. The residence retains its original configuration and location. The historical use of the building has not changed and it remains a single family home. The subject property is set within a historic residential setting in the area of Santa Clara known as "Agnew Village," and retains its setting, directly across from the railroad tracks in close proximity to the historic railroad depot. Both the residence and the immediate surroundings retain the majority of the qualities that reflect the period in which it was constructed.

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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).

National Register of Historic Places Criteria

There are not any events associated with the residence at 4120 Bassett 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). For the first 77 years of its existence the building was owned and occupied by 4 generations of the original family to occupy it. However, none appear to reach the level of significant influence required under Criterion B to be considered eligible for the National Register. Neither do any of the other occupants appear to be significant to the history of the region, Nation or State of California. It would therefore appear that the building at 4120 Bassett Street would not be eligible for the National Register based on Criterion B (associated with the lives of persons significant in our past). However, constructed in 1905 as a fine example of the Bay Area's Neoclassic Rowhouse architectural style that was popular from 1895-1915, under National Register Criterion C the residence at 4120 Bassett Street does "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" and does contribute to "Agnew Village," a potentially eligible Historic District. Thus, it does appear 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 consistent 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) and California Register Criterion 2, the equivalent of National Register Criterion B (persons). The property at 4120 Bassett Street does not appear to be eligible for the California Register based on Criterion 1, or Criterion 2. Criterion 3 addresses the distinctive characteristics of a type, period, region, or method of construction. A residential style that grew out of the Colonial Revival genre, the Neoclassic Rowhouse is a smaller version of the Classic Box. This is a small one-story house on a raised foundation, with a hipped roof and dormer window. It is characterized by the use of simple lines, a front door recessed to one side, with the porch overhung by a roof supported by two or three abbreviated classical columns (square or round) that in turn rest on a low wall that encloses the porch and accentuates the squared-off plan and a slanted or square bay that extends from the front, reminiscent of its forebear the Queen Anne Cottage, and front steps that are flanked by terraced stoops. The Neoclassic Rowhouse architectural style was a transitional style for domestic building in the San Francisco Bay Area from 1895-1915, which developed at the turn of the 20th Century to meet the growing need for affordable working man's housing on narrow, deep lots. Constructed in 1905, the subject building is a fine example of the Bay Area's Neoclassic Rowhouse architectural style. The property remains as designed and with only a minimal modification to the front steps by the replacement of its terraced stoops with pipe railings and the integrity of the residence is intact. Thus it appears to reach the level of significance necessary to be eligible individually for the California Register under Criterion 3.

City of Santa Clara Criteria for Local Significance

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

Criteria for Historically or Cultural Significance:

To be Historically or culturally significant a property must meet at least one of the following criterion:

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

Due to its position, which parallels the railroad tracks, today Bassett Street is a highly visible portion of the City of Santa Clara's Agnew Village district. To those passing by on Amtrak's Capitol Corridor or passengers on ACE, the Bassett Street block face between Ash and Beech Streets presents a view of the rural village that the Town of Agnew was in the early days of the 20th Century. Constructed in 1905 and largely unaltered, the subject residence at 4120 Bassett Street is prominently located on this street directly adjacent to the historic railroad line and in close proximity to the historic railroad depot. Among the first constructed on this street's newly developed residential lots it has interest, integrity and character and reflects the heritage of the area of Santa Clara, which was one the independent Town of Agnew

5. A building's direct association with broad patterns of local area history, including development and settlement patterns.

While it is not associated with a historical event or important individual or group, the property does have a direct association with the broad patterns of the City of Santa Clara's "Agnew Village" district's heritage and development. In 1899, the Town of Agnew was founded to provide homes for the workers at the newly constructed State Hospital and over the decades the majority of the residents of this pre-dominantly working class town were employed at that institution. The residence at 4120 Bassett Street was constructed in 1905 for one of these workers and his family. For the following 77 years, members of this original family lived here with several part of this working class group.

The subject property does meet Criterion 1 and Criterion 5 for Historically or Cultural Significance of the City of Santa Clara Criteria for Local Significance. However, it does not meet the remaining Criteria for Historically or Cultural Significance.

Criteria for Architectural Significance:

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

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

The residence at 4120 Bassett Street was designed and constructed in 1905 in a local adaptation of the Neoclassic Rowhouse, an architectural style associated with a particular era. The Neoclassic Rowhouse was a transitional residential style growing out of the Colonial Revival genre that occupied a period from around 1895 to 1915. Unlike those constructed in the eastern states, the Neoclassic Rowhouse built in the Bay Area was detached and ideally suited for the narrow, deep lots, being platted at this time. By the turn-of the Century not every family needed a ten-room home and as a smaller "cottage" style, the Neoclassic Rowhouse architectural style evolved to meet the growing need for affordable housing by working class families.

5. The property has a visual symbolic meaning or appeal for the community.

Prominently located on Bassett street, adjacent to a similar home, this intact 1905 Neoclassic Rowhouse residence has a strong symbolic appeal for the community as it provides an excellent visual example of housing in the Town of Agnew at the turn-of-the Century.

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.

Except for the alteration to the front entry stairs, the exterior of the residence at 4120 Bassett Street has been mainly unmodified since its construction in 1905 and the building displays the massing, simple lines and rustic materials that characterize the Neoclassic Rowhouse architectural style. In particular, character defining features displayed by the home include, but are not limited to, its rectangular footprint; its one-story construction on a raised foundation; its use of narrow shiplap siding to sheath the main floor with wide horizontal siding below; its prominent hipped roof, broken by a front facing, hip-roofed, square dormer; its recessed porch with

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(Continued from page 11, Form 523L)

roof supported by three abbreviated round classical columns that rest on a low wall; its slanted front bay; its wood framed, double-hung windows. A special attribute of this residence are the cut-away windows on its front bay, ornamented by decorative brackets and drop pendants, similar to those of its forebear, the Queen Anne Cottage.

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

Criteria for Geographic Significance:

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

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

The subject property is located within the area of Santa Clara, which was once the independent Town of Agnew and the neighborhood in which it exists reflects the history of the Town of Agnew's early development. During the late 19th and early 20th Century, the new homes constructed on these lots tended to be affordable dwellings, and also tended to be owned by those employed at the close-by Agnews State Hospital, such as the property at 4120 Bassett Street. These historic residential properties contribute to the historic setting that reflects the neighborhood's role in the broad patterns of what is now Santa Clara's Agnew Village's early development.

2. A building's continuity and compatibility with adjacent buildings and/or visual contribution to a group of similar buildings.

The majority of the existing residential structures on the Bassett Street block face lying between Bassett, Ash, Davis, and Beech Streets, identified as Block B on Abram Agnew's 1889 Map of the Town of Agnew's, were constructed between the 1890s and 1920 and maintain their integrity from the time of their construction. Currently six of these seven homes are listed on the City of Santa Clara's Historically and/or Architecturally Significant Property List. One of these is the subject property at 4120 Bassett Street. Due to the fact that no significant changes to either the residence or the lot configuration have occurred since its construction in 1905, this residence's architectural style, form and massing and character-defining details are all compatible with the neighboring and nearby historic homes in this area of "Agnew Village." It directly associated with, and a major contributor to, the integrity of this neighborhood.

The subject property does meet Criteria for Geographic Significance 1 and 2, 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:

As the property at 4120 Bassett Street contains no known or unknown prehistoric or historic archaeological resources, 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

Currently, this property is on The City of Santa Clara Architecturally or Historically Significant Properties list. In this update of the November 1985 Historic Resources Inventory for the City of Santa Clara, the evaluator finds 4120 Bassett Street to be a fine example of the Neoclassic Cottage architectural style and, as it has undergone only minimal alteration since the time of its construction, to retain sufficient integrity to qualify as a historic property. It appears to continue to be, based on compliance with the National Register of Historic Places Criteria, the California Register of Historic Resources Criteria and the City of Santa Clara's Local Significance Criteria, eligible for listing on the City of Santa Clara Architecturally or Historically Significant Properties List.

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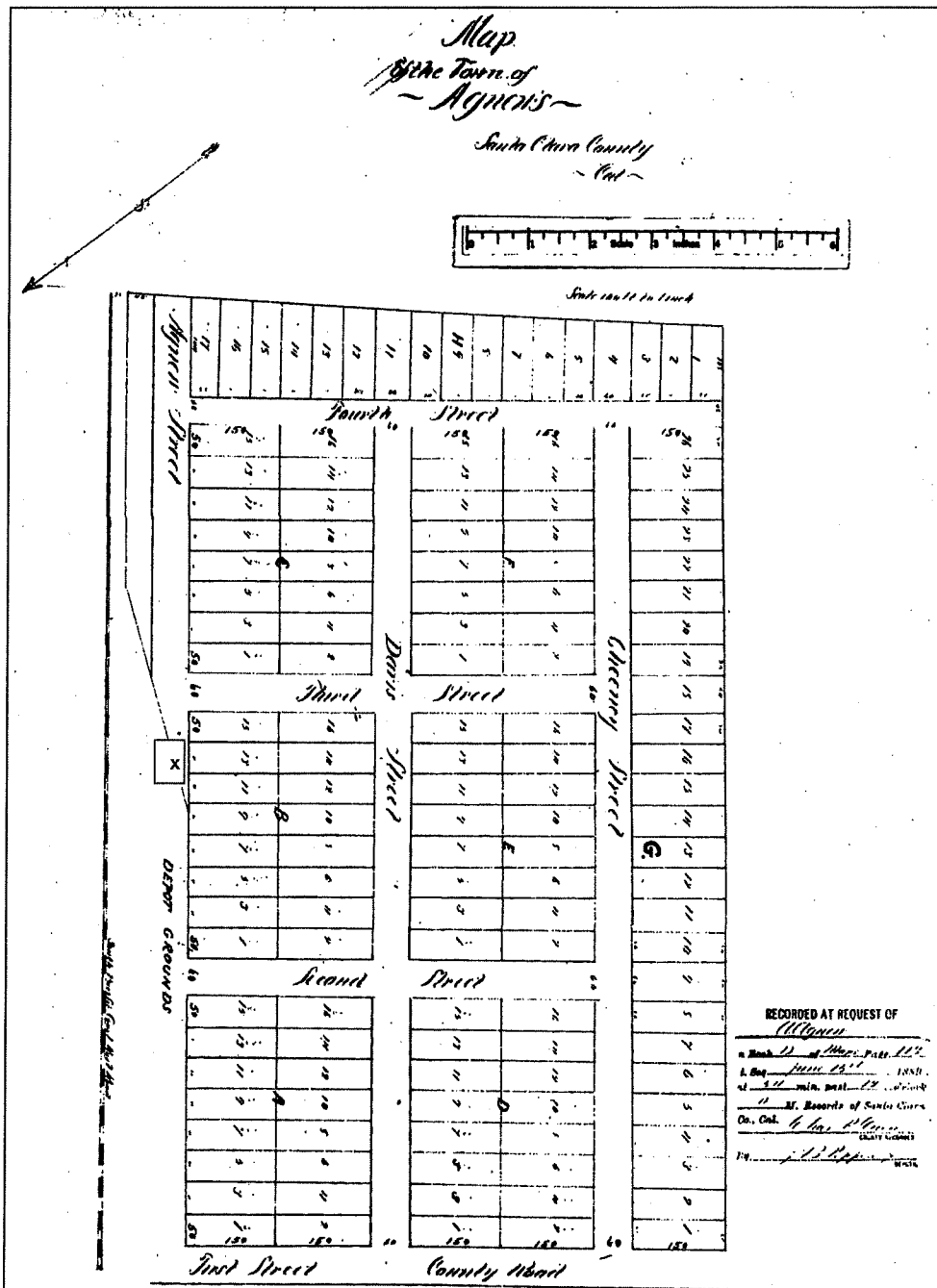
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*Date 02/16/2019

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Abram Agnew's 1889 "Map of the Town of Agnew's"



Note: First Street - County Road was later renamed Agnew Road. Second Street became Ash Street, Third Street became Beech Street and Fourth Street became Chestnut Street. Today, the road shown as Agnew Road is Bassett Street. Davis and Cheeney Streets remained unchanged. X marks the lot located on Block B, marked 13, the site of the subject residence at 4120 Bassett Street.

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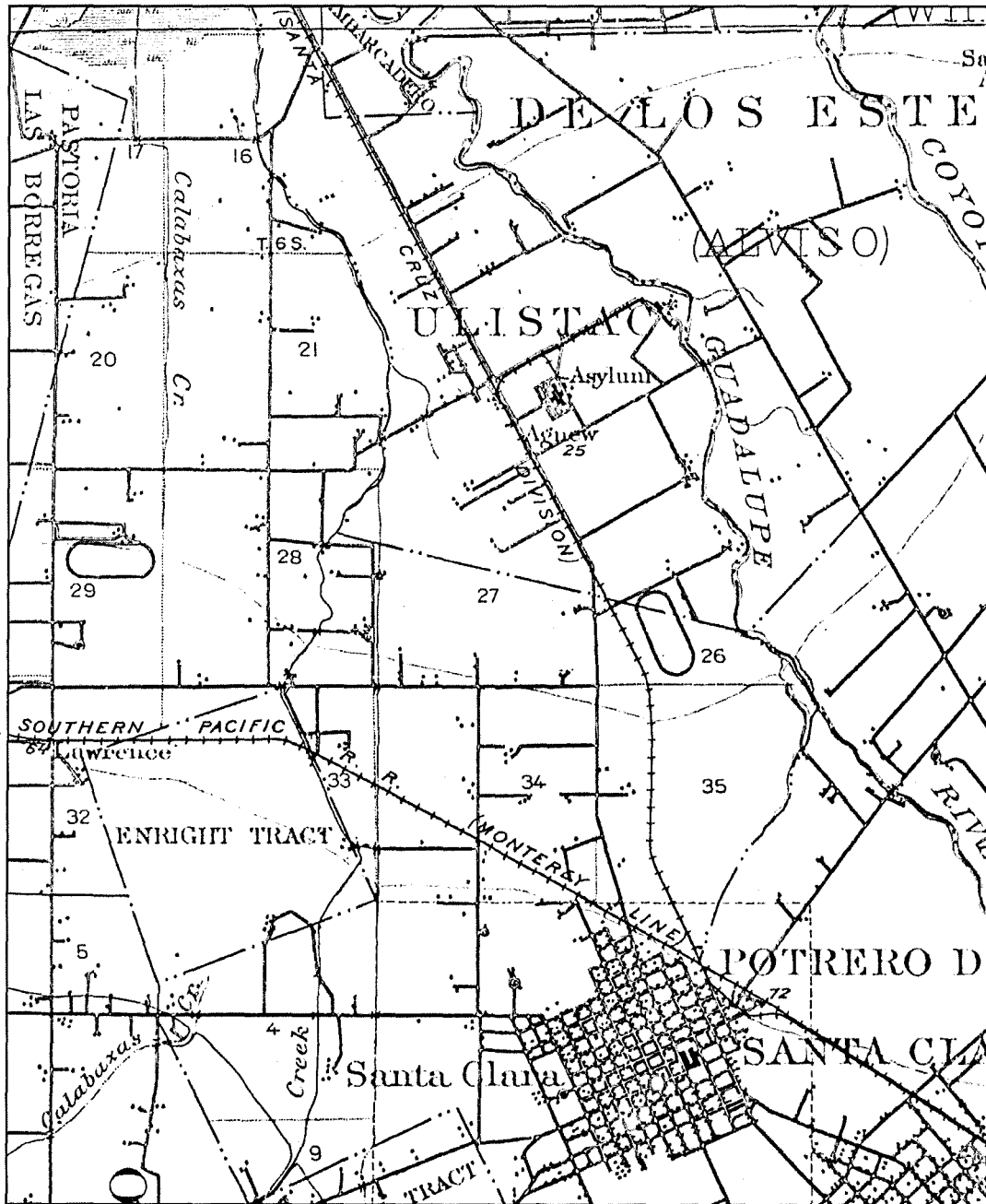
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1899 United States Geological Survey Topographical map



This 1899 U.S.G.S. Topographical map shows the "State Insane Asylum at Agnews" (below the word Ulistac) with Palm Drive leading from the Santa Clara-Alviso Road to the hospital, and also the town of Agnew. At that time, both the narrow gauge railroad line and the Santa Clara-Alviso Road provided relatively easy access to both for those traveling from the towns of Santa Clara and San Jose.

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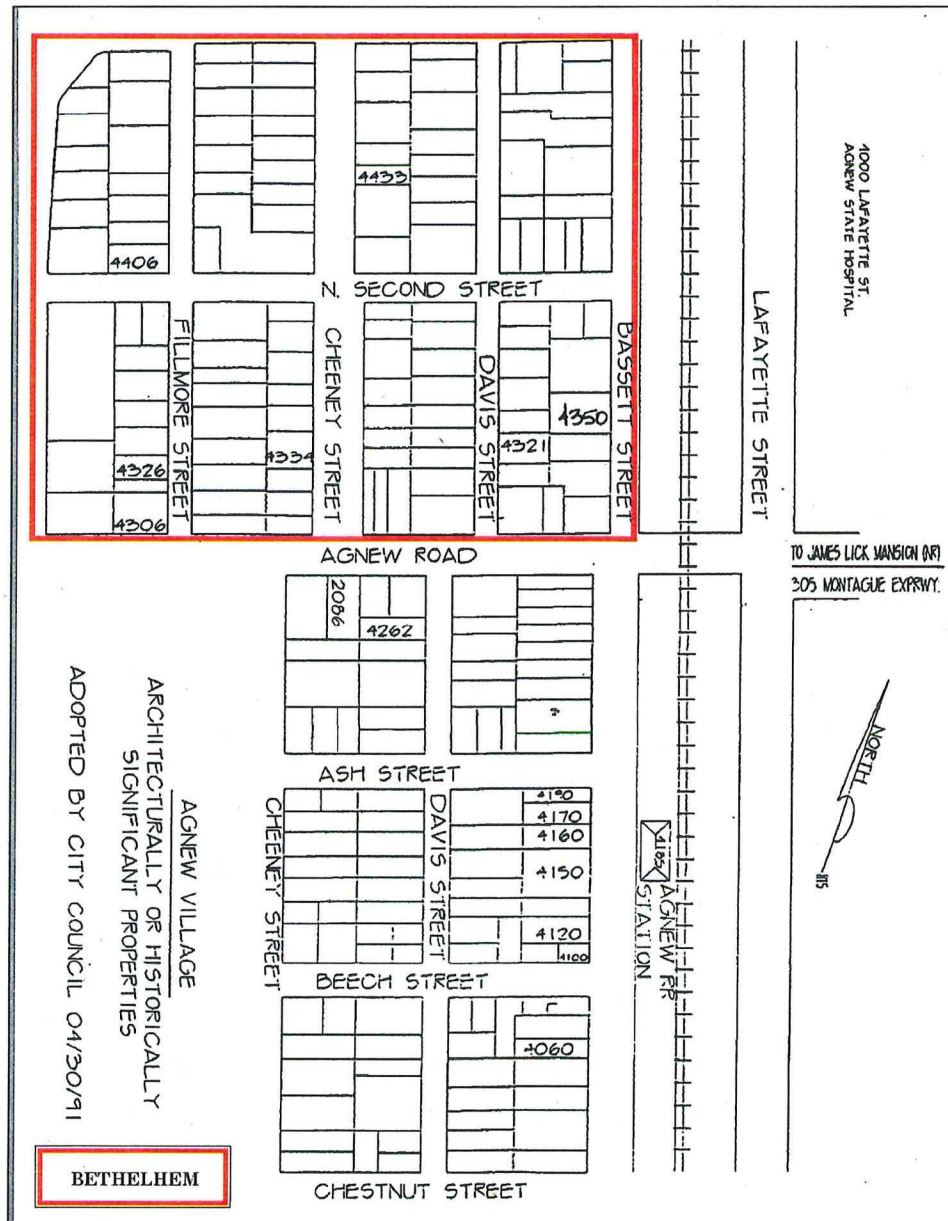
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AGNEW VILLAGE



In November 1888, Christian Freyschlag advertised for the sale of lots in the new town of **Bethlehem**, "The Star of Santa Clara County," which he had founded on his land north of the South Pacific Coast Railroad Station. Seven months later in June 1889, Abram Agnew officially filed his subdivision map for the **Town of Agnew's** on the land he owned that lay to the south of Freyschlag's. Bethlehem formally merged with Agnew in 1947, although the two towns had really been one community for years.

This 1991 map of Agnew Village Architecturally or Historically Significant Properties, shows the original boundaries of the Town of Bethlehem, outlined in red, to the north of the original Town of Agnew's.

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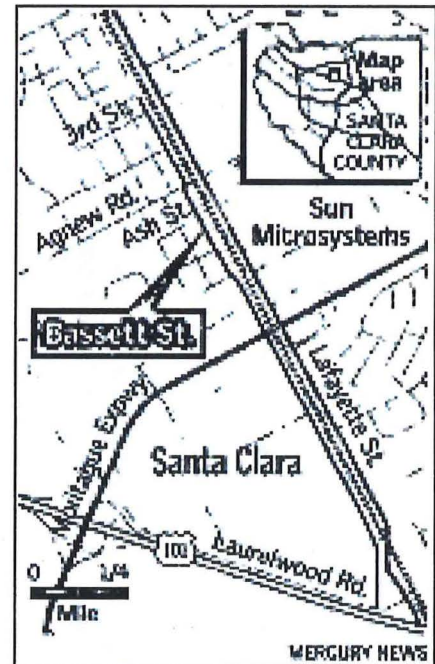
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1953 and 2004 Maps showing Bassett Street and Surrounding Area



Above left is the 1953 USGS map showing Agnew State Hospital to the right (east) of the Southern Pacific railroad tracks, which run parallel to Lafayette Street. The Town of Agnew is on the left (west) side of the tracks. Bassett Street is the street adjacent to the railroad tracks. Note the open farmland which still surrounded the rural town at this time.

Above right is the Mercury News' Map, which appeared in their October 7, 2004, Neighborhood Profile on Bassett Street, showing Agnew Village's relationship to the surrounding area by then. Today, the only change from 2004 is that Sun Microsystems has moved and the site, once occupied by it, belongs to another entity. Note, the line that the points to Bassett Street, from the street name identification box, ends almost directly at the location of 4120 Bassett Street.

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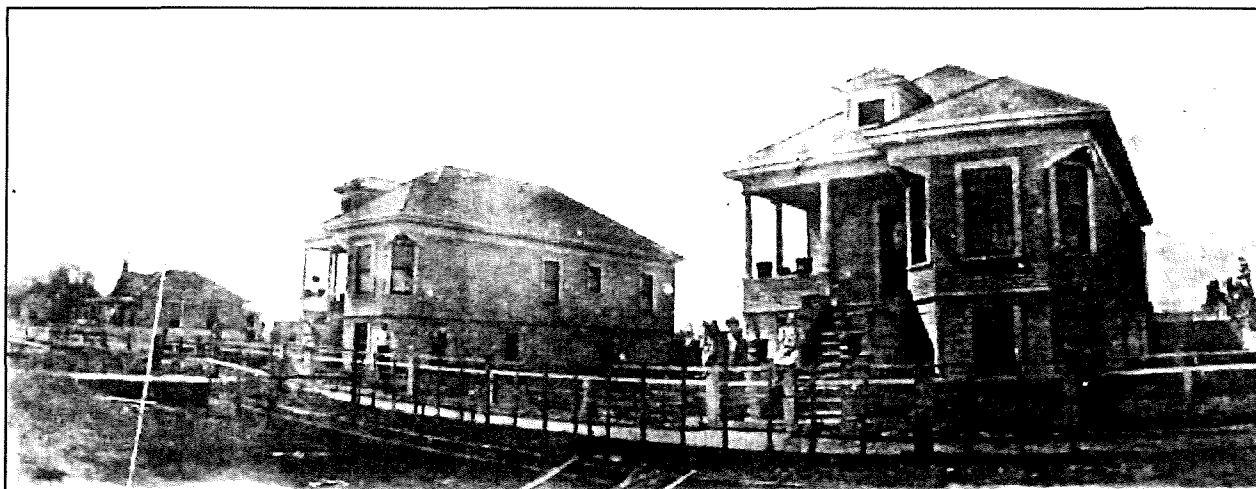
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HISTORIC PHOTOS

4120 Bassett Street, circa 1906

Top photo R. to L., 4120 and its twin at 4100 Bassett Street. The photo below shows Charles N. Davis (standing), James R. and Nora B. (Davis) Cutting and their daughters, 5 year-old Viola and 2 year-old Justine, on the front steps on their home at 4120 Bassett Street. Note the terraced stoop flanking the steps. An alley ran down the center of the block, providing access to the homes from the rear.



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HISTORIC PHOTOS -- 4120 Bassett Street circa 1985 and 1990

(These photos show the pipe railings that by now have replaced the original, terraced stoop that flanked the front steps and the concrete steps that replaced of the original wooden ones. Note the brick chimney pictured in the photos below. It no longer exists.



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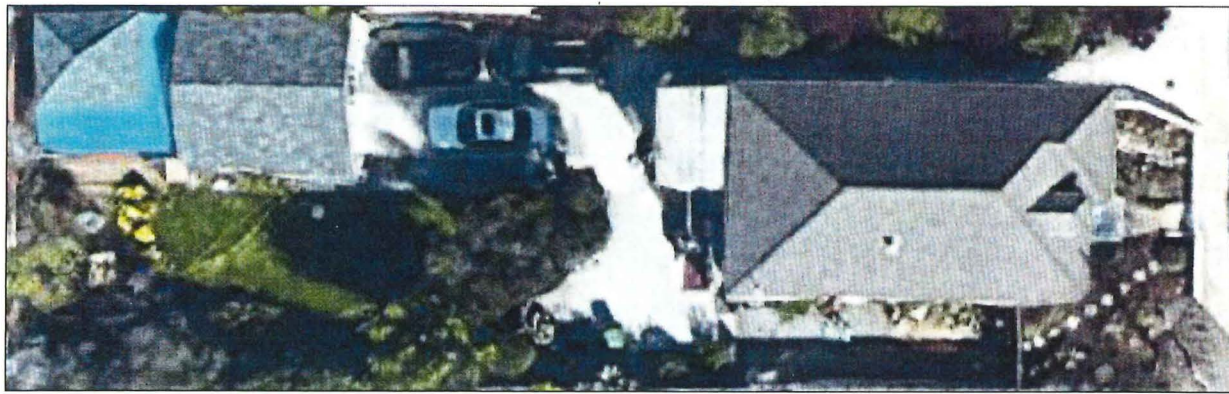
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Additional Photos



2018 Google aerial view of the property at 4120 Bassett Street, showing the placement of the residence, driveway and detached garage and small detached office building to the rear of the garage, along with the large tree in the rear yard. Note the shed roofed sunroom projecting from the rear of the main body of the house.

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Additional Photos



Photo No: 100_2394

View: South side-elevation and partial front facade

Photo Date: January, 2019; Camera Facing: W



Photo No: 100_2402

View: South side-elevation, showing siding & windows of the main body and basement

Photo Date: January, 2019; Camera Facing: W

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Additional Photos



Photo No: 100_2392

View: North side-elevation showing sunroom projection in rear

Photo Date: January, 2019; Camera Facing: S



Photo No: 100_2406

View: North side-elevation and rear facade of sunroom

Photo Date: January, 2019; Camera Facing: E

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Additional Photos



Photo No: 100_2411

View: Rear facade showing sunroom projection & rear steps and landing

Photo Date: January, 2019; Camera Facing: NE



Photo No: 100_2408

View: Rear facade and partial south side-elevation

Photo Date: January, 2019; Camera Facing: E

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Additional Photos



Photo No: 100_2416

View: residence and rear side yard from rear property line

Photo Date: January, 2019; Camera Facing: E



Photo No: 100_2413

View: Rear yard from residence showing detached garage and large tree

Photo Date: January, 2019; Camera Facing: W

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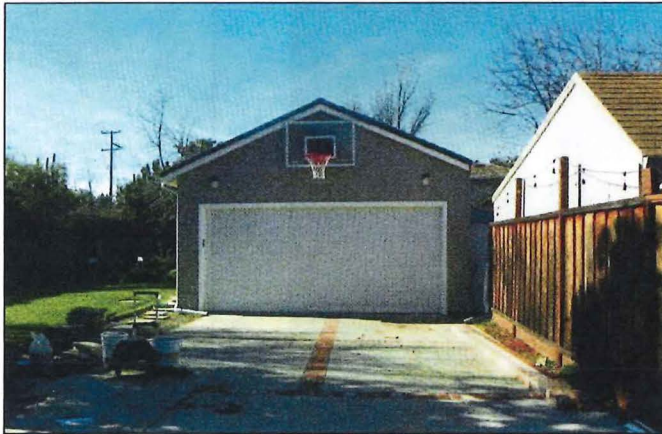


Photo No: 100_2404
View: Detached garage (not original)
Photo Date: January, 2019; Camera Facing: W



Photo No: 100_2414
View: Detached office building & partial rear of garage
Photo Date: January, 2019; Camera Facing: N



Photo No: 100_2415
View: Detached office building & rear facade and south side-elevation of detached garage
Photo Date: January, 2019; Camera Facing: N

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Additional Photos



Photo No: 100_2387
View: Main (front) entry door
Photo Date: January, 2019; Camera Facing: W



Photo No: 100_2400
View: Decorative front door medallion
Photo Date: January, 2019; Camera Facing: W

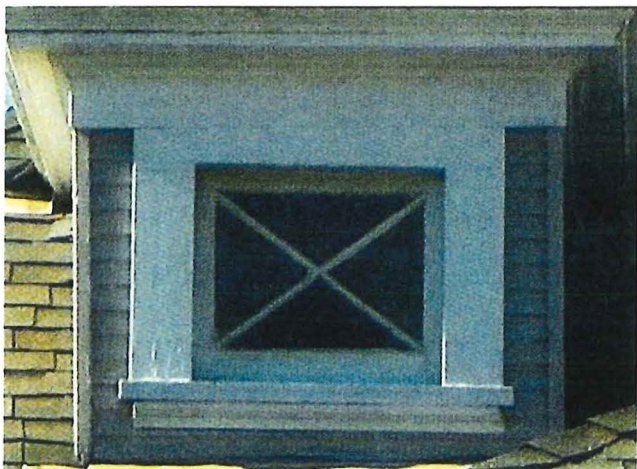


Photo No: 100_2387
View: Front facing dormer window
Photo Date: January, 2019; Camera Facing: W

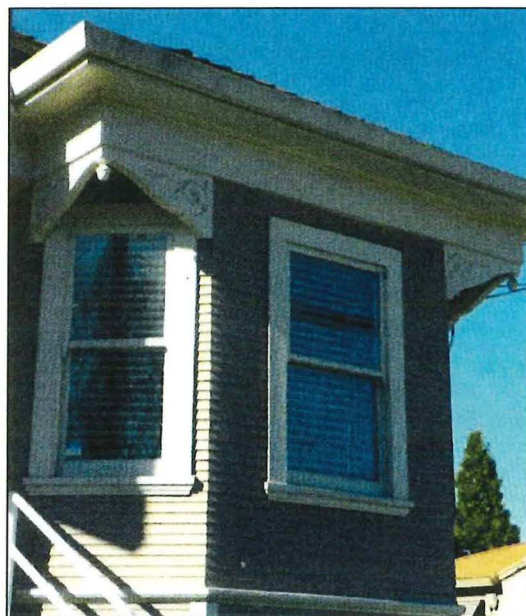


Photo No: 100_2399
View: Decorative bay window brackets and drop pendants
Photo Date: January, 2019; Camera Facing: NW

