



September 25, 2022

Santa Clara Planning Department
Santa Clara City Hall
1500 Warburton Street
Santa Clara CA 95150

Subject: 1277 Jackson Street- Proposed Basement Excavation

Purpose of this memo: The house at 1277 Jackson Street is one of a trio of veery similar Queen Anne Cottage style houses constructed prior to 1891.¹ Together they represent a late nineteenth century development pattern. The properties at 1295 and 1261 Jackson Street are on each side of 1277 Jackson St and each are individually listed in the Santa Clara Historic Resource Inventory. The owners of the property at 1277 Jackson Street have submitted a plan to replace the failing foundation. As part of the plan the partial basement will be excavated to an 8-ft. height basement, creating a space to be occupied. This will require compliance with life safety codes, including windows for egress, light and air. The City of Santa Clara has required that the plan be evaluated by qualified consultants to determine if the changes diminish the character- defining architectural features of the house or of the trio of buildings.

The Study/Evaluation: Urban Programmers was asked to review the proposed plans and to compare the changes with the Secretary of the Interior’s Standards for Rehabilitation- the criteria used by the City of Santa Clara.

Methodology: Urban Programmers conducted a site visit and took photographs of the three properties. The proposed plans were reviewed to determine if the changes were consistent with the “Standards”, and how the changes might affect the group when all three buildings were considered. Marvin Bamburg, AIA, Historic Architect(NWIC) and Bonnie Bamburg participated in this evaluation

Existing property: The site visit conducted by Urban Programmers on September 2, 2022, confirmed that although there have been alterations, the 3 Queen Anne Cottage style houses retained sufficient integrity to be recognized as a pattern of speculative development c. 1890 . The front and primary façade of 1277 Jackson St. appears very much the same as it did in the 1979 HRI photograph. The house at 1277 Jackson Street, and the other two, have identical designs that include the first floor raised 4 feet above grade, over the foundation and cripple wall. Each house has 6 steep steps leading to the front and side porches. Only the house at 1277 Jackson St. was available to be viewed on all facades, however, it appeared that all were very similar with horizontal board siding covering the walls including the basement where side windows appear to be original to the design..

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Photograph 1 1277 Jackson St.

View” Front façade. Note the raised first level floor level. Few alterations to the architectural details of the front façade.



Photograph 2 1277 Jackson St.

View: Front façade and right side wall. Note the raised level of the porch and first floor.

Proposed plans:² The house will be lifted from the existing foundation and stabilized while the 6 foot 6 inches high basement is excavated approximately 2 feet and the new foundation is installed. The house will be lowered onto the new foundation and structurally connected. The basement room height floor to ceiling will be 8 feet. The final first floor elevation will remain the same as the original elevation. The stair accessing the new basement will be inside the house. The front porch and front façade features will be repaired where needed and

² The proposed plans to create a usable basement were prepared by Lou Constanzo and dated 12-2802921 and are attached to this evaluation.

preserved. No changes are proposed for the front façade. The exterior changes are to add windows beneath the first-floor level to provide light and air and egress for the basement. The change on the right side of the house will be two new windows will be added and set within concrete a window well to provide emergency egress. On the left side small sliding style windows are set within the wall above grade in the same area that windows already exist.

No changes or alterations are proposed for the exterior facades above the basement level,

The following is a comparison of the proposed basement level plans and the Secretary of the Interior's Standards, for rehabilitating historically important buildings.

Secretary of the Interior's Standards for Rehabilitation and Rehabilitating Historic Buildings

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.

The house at 1277 Jackson Street will retain the historic residential use.

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.

The character of the house will be retained with no changes to the architectural features of the Queen Anne Cottage. There is very little removal of existing material, all distinctive features and spaces that characterize the house will be retained. Providing a usable basement does not require the removal of distinctive materials.

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.

The proposed plan to add living space in a basement will not change the sense of the c. 1890 historical development. The house was developed with a basement. No conjectural features will be added.

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

All architectural features will be retained. Although none of the alterations have acquired historic importance, none will be removed.

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

The foundation has failed and must be replaced. The foundation is not considered a distinctive feature or one that represents specific construction techniques or craftsmanship.

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.

During the proposed construction, any deteriorated material, horizontal board siding or window frames will be repaired or replaced in kind.

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.

Although a specification for painting or repair have not been prepared, there is no reason that harsh chemical treatments would be considered.

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

Because the site has been disturbed by the construction of the existing house and basement it is unlikely that archeological resources of importance would be found. However, an archeological survey was not conducted as part of this evaluation process.

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.

The proposed plans do not destroy important historical materials of features that characterize the Queen Anne Cottage architecture.

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.

Replacing the foundation will provide for the preservation of the building. It is not considered an addition and would not be removed in the future.

The proposed plan to add a functional basement to the historic house is in conformance with the Secretary of the Interior's Standards.

Three Queen Anne Cottages in a Row. The row of three Victorian era house listed in the Santa Clara Historical Resources Inventory, are the same style, and form and mass. All are single story and have partial basements with the main floor elevated above the grade approximately 4 feet. Each has 6 stairs leading to the porch and horizontal board siding on all walls of the buildings. Each house also has windows in the basement walls below the first level.

The proposed excavation of the basement at 1277 Jackson Street will allow the occupancy use of the basement and maintain the same approximately 4-foot elevation to the porch and first level floor. The overall height of the house remains the same. The proposed plan does not change the appearance of the row of three Queen Anne Cottages, nor does it detract from the historic development pattern o shown by f the three c.1890 houses. The proposed excavation of the basement at 1277 Jackson Street will not be an adverse change to the architectural character of the house or the neighboring houses. The significance stated in the 1979 Historic Resources Inventory will be maintained and is not diminished by the proposed plan to provide additional height in the basement of 1277 Jackson Street.

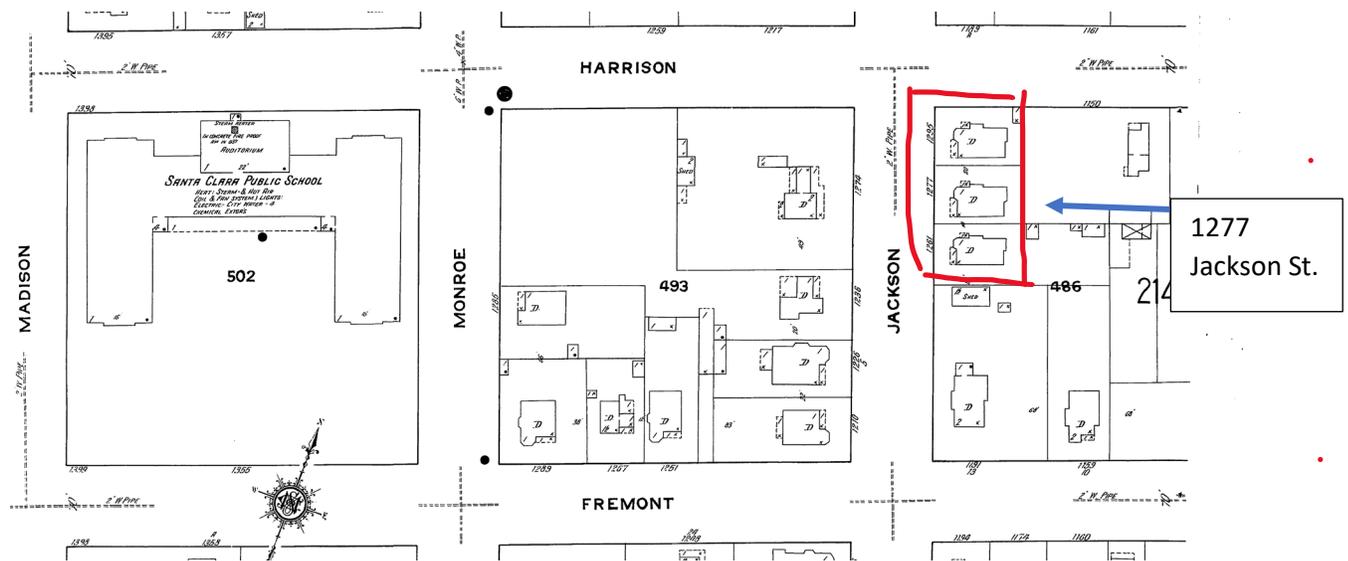


Figure 1 Section of the 1915 Santa Clara Sanborn Map page 213, showing the 3 Queen Anne cottages.



Photograph 3 1261 Jackson Street.

View: Front façade showing the very similar Queen Anne Cottage architectural design found in the three houses including the 6 steps to the first level, approximately 4 feet above grade level.



Photograph 4 1277 Jackson Street

View: front and right

façade showing the first level floor is approximately 4 feet above grade Proposed windows would be on this side of the building, which is not visible from the street..



Photograph 5 1295 Jackson Street.

View Front façade showing the steep steps to the first level of the house, approximately 4 feet above grade. This house shows the most remodeling and loss of architectural details yet retains a visual connection to the other two homes.

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 1277 Jackson St.
City Santa Clara Zip 95050 County Santa Clara
4. Parcel number: 269-15-13
5. Present Owner: Engelhaupt Address: same
City _____ Zip _____ Ownership is: Public _____ Private X
6. Present Use: Single family res. Original use: Single family res.

DESCRIPTION

- 7a. Architectural style: Queen Anne Cottage
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: 1277 Jackson Street is a single story wooden residence built on a rectangular plan and designed in a Queen Anne Cottage style. The structure exhibits a steeply hipped central roof with 2 offset pedimental-shaped gables and 3 low hipped porch roofs projecting from it. The various roof planes are sheathed in patterned asphalt shingles. The body of the house is sheathed in wide ship lap with over-sized wooden endboards. Fishscale shingles ornament the 2 gables. The facade is distinguished by a slightly cut-out, angled bay and two porches: a rectangular entry porch that is supported by 5 turned posts and a small side-entry porch supported by 3 turned posts. Both porches contain 6 straight step wooden stairs and are highly ornamented by sunbursts and cut-out wooden screens under the boxed cornice and plain frieze of the porch roofs. Fenestration is generally single and paired, rectangular double-hung windows. A small palladian window highlights the front facing gable. Spindles, pendants and carved, oversized, wooden brackets ornament one side of the angled bay. Landscape is minimal. The rear attached garage is an addition.



- Construction date:
Estimated 1889 Factual _____
- Architect Unk.
- Builder Unk.
1. Approx. property size (in feet)
Frontage 50 Depth 76
or approx. acreage _____
2. Date(s) of enclosed photograph(s)
April 11, 1979

13. Condition: Excellent ___ Good Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: Attached rear garage
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up
Residential Industrial ___ Commercial ___ Other: _____
16. Threats to site: None known ___ Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: _____
17. Is the structure: On its original site? Moved? ___ Unknown? ___
18. Related features: One of 3 identical houses in a row.

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
 The site is significant primarily due to its architecture and the fact that it is one of 3 identically planned houses (with #1295 and #1261 Jackson) which despite minor alterations in detail over the years, perfectly reflect the early speculative housing techniques for residential development in Santa Clara. The set of 3 identical Victorian houses in a row provides a unique addition to the City's urban heritage. The 1891 Sanborn Insurance map shows all three identical Queen Anne Cottages built on their present locations except that their lot sizes are much larger. The 1915 City Directory lists Augustine J. Cronin as the owner/occupant of the residence.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture Arts & Leisure ___
 Economic/Industrial ___ Exploration/Settlement
 Government ___ Military ___
 Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).
 Sanborn Insurance Map 1891, 1915. Polks City Directory 1915.

22. Date form prepared Dec. 1, 1980
 By (name) Miller/Giudici/Zavlaris of
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