

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 _____

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*Resource Name or #: (Assigned by recorder) *Harriet B. Roberts Residence*

P1. Other Identifier: *1393 Santa Clara 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County Santa Clara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 1393 Santa Clara Street City Santa Clara Zip 95050

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 269-26-112

North side of Santa Clara Street between Madison and Monroe Streets

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

The subject property at 1393 Santa Clara Street is located in the urban setting of a block of houses with tree lined streets that was primarily developed in the last decade of the nineteenth century and first decade of the twentieth century. The lots are similar in scale ranging from 142' to 147' deep and from 50' to 55' wide. An alley running from north to south divides the block and provides access to the rear of the individual properties. The homes are setback from the street with urban sized front yards. Currently, the majority of the homes on the block are listed on the City's Inventory of Architecturally or Historically Significant properties and like the neighboring blocks, the streetscape is a pleasant one which evokes the sense of an early Santa Clara neighborhood.

(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 (view toward Northeast) Photo No: 100_2333, 05/2018

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both
ca, 1904

Assessor's Records, City Directories, Sanborn Maps,

*P7. Owner and Address:

*Lauren Wendland and Seif Mazareeb
1393 Santa Clara Street
Santa Clara, CA 95050*

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

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

*P9. Date Recorded: *June 25, 2018*

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

*P11. Report Citation: (Cite survey report and

other sources, or enter "none.") *Historic Resources Inventory Form "1393 Santa Clara St.," dated Nov. 17, 1980.*

*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):

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

The primary building on the site is a 2,488 ft., one and one-half story house, constructed circa 1904 and designed in a local interpretation of the Shingle architectural style, an unusual style in Santa Clara. Situated on a large, 55' x 142,' 7,792 sq. ft. lot at the corner of Santa Clara and Madison Streets, the house fronts roughly west onto Madison Street and is set back from both streets, allowing for a surrounding open cultivated area with lawn and mature shrubbery on the west and south sides of the property. A wide, straight, concrete walkway with a single step near the sidewalk, leads from the Santa Clara Street sidewalk to the front (main) entry, which also faces Santa Clara Street. Very large street trees shade both street sides of the property. A wood grape-stake fence running between the rear of the house's south side-elevation and the south side property line, secures entry to the rear yard and the rear of the house from Santa Clara street. Another grape-stake fence situated along the north-side property line secures the rear yard from Madison Street and separates the rear yard of this home from that of the neighboring property. Similar fencing defines rear yard areas. The large rear yard includes, open area, planting beds and a detached, gambrel roofed, 2-car garage with office space (new). Constructed circa 1980, replacing the original driveway that opened onto Santa Clara Street, a short concrete driveway that opens on to the alley leads to the garage.

This wooden, single family residence was designed in a asymmetrical plan with a rectangular footprint, both the shape and form of a Shingle style home. It is set on a brick foundation over a partial basement, which elevates the living area approximately 2 and one-half feet above the ground. It has a prominent gambrel roof (one of the Shingle style five principle sub-types) that is punctuated by hipped roof, wide, projecting gabled dormers. As is characteristic of this architectural style, the eaves are set close to the wall, so as not to distract from the shingle wall covering. A double row of shingles finishes the ends of the eaves. The gambrel roof is belled at the bottom and overhangs the first story of the house helping to unify its irregular outline. The hipped roof dormers have moderately wide, enclosed eaves. The roof is sheathed with composition shingles. A brick fireplace chimney projects through the roof. The rear facade is punctuated by a hipped roof one-story, enclosed, rear porch.

Typically, a Shingle style house spread low against the ground often resting on a heavy stone foundation, which helped emphasize its strong low, horizontal continuity. This house uses cobblestone sheathing over its brick foundation to give the appearance of that Shingle style characteristic. The use of cobblestones became a typical Shingle style embellishment and the home at 1393 Santa Clara Street exhibits this embellishment in its use of cobblestones to sheathe the south side bay from the ground up to the bay's

Supplemental Photograph or Drawing



windows and the use of cobblestones to sheathe the low, curved perimeter wall of the main entry porch along with most of the porch's thick support column located at the open end of the porch.

Porches in Shingle houses were integrated fully into the overall design rather than built as separate attachments. The front porch of this house was designed in this manner, absorbed into the body of the house with only its curved perimeter wall projecting from the structure.

The main entry is on the front (west) façade and is accessed by 4 wide, wood steps that lead from the walkway from Santa Clara Street to the wood porch. The front door is set into the closed end of the porch and faces Santa Clara Street. The wooden door has a small, rectangular, vertically orientated, clear glass window, comprised of

(Continued on page 3, Form 523L)

Description of Photo: (view, date, accession #)

(Camera pointing NNW) South side-elevation and partial front facade, showing Santa Clara Street entryway. Photo No: 100_2352; 5/2018.

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beveled glass panes set in a diamond pattern, which is set over a large, rectangular, horizontally orientated wood panel. Wide wooden molding with a plain narrow trim surrounds the entry door. The door is flanked by a set of narrow, full-height, wooden shutters. A secondary entry on the rear (east) facade elevation is accessed by 4 wooden steps leading to an open wood deck with simple wood railings (new). The rear entry door is set flush with the house. At the rear of the house, towards the adjacent property to the north, is the external entry to the basement. A simple, wooden, shed-style double door provides access to the basement entry steps.

Other character-defining features of this home include its windows, which are mainly typical Shingle style where multi-pane top sashes, sometimes with diamond panes, and one-over-one sash windows are common. Fenestration of the first and second stories is rectangular in form, vertically oriented, 1-over-1, double-hung wooden windows both paired and single with a small pair of casement windows set into the first story front facade. Distinctive diamond shaped panes with crossed muntins decorate the pair of casement windows, the upper sashes of the large window on the first story of the front facade and the first story windows of the south side-elevation along with those of the south side bay. Decorative latticed muntins enhance the beveled glass panes of the upper sashes of the second story windows on the front facade and south side-elevation of the home. All of the windows have a projecting sill, and some have an apron. All are surrounded by wide wood frames enhanced with a plain narrow trim and all of the windows appear to be original.

The second story windows are further enhanced by a row of shingles that curve over the top of the window trim on the front facade and both side elevations. Shingle style homes were an experiment in throwing off rigid stylistic rules of earlier architectural styles and rather than employing metal flashing above the window head trim to prevent water from getting behind the thick wood trim, as had been used previously, the Shingle style designers employed a row of shingles to simply curve out above the window head to shield the top trim from rain.

On the north side-elevation these shingles are plain. However, the row of shingles over the windows of the street-side elevations (west and south) have fancy saw-tooth ends, resulting in a more decorative effect. A similar shingle row curves over each rectangular wooden attic vent, set near the top of each side-elevation. Curved shingle trim is clearly a character-defining feature of this house.

The rear of the property has been altered with the 1980s demolition of the original detached garage and subsequent construction of a new detached garage with office space and driveway relocation. However, the home is in excellent condition and, with the exception of the circa 1970 addition of a contemporary raised rear deck and subsequent alteration of the rear entry steps, appears to have had minimal to no external alteration since its construction circa 1904.

*NRHP Status Code *N/A*

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B1. Historic Name: *None*

B2. Common Name: *None*

B3. Original Use: Single family residential

B4. Present Use: *Single family residential*

*B5. Architectural Style: *Shingle*

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

The residence was constructed circa 1904. Steps to rear porch entry modified with addition of rear deck in the 1970s. In the 1980s, the original, circa 1915, small garage was demolished, a new 2-car garage with office space constructed and the original driveway, which had opened onto Santa Clara Street, removed and access to new garage altered to new driveway from the alley.

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

*B8. Related Features:

None known.

B9a. Architect: *Not known*

b. Builder: *not known - possibly "Morrison Bros. Contractors and Builders"*

*B10. Significance: Theme Architecture and Shelter

Area Santa Clara Old Quad

Period of Significance 1904-1919

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 1393 Santa Clara Street is a portion of a larger parcel that had originally been identified as Lot 1, Block 3 South, Range 4 West, of the original survey of the City of Santa Clara. This survey was done July 1866 by J. J. Bowen and recorded on August 22 of that same year. (It is this survey that forms the basis for the part of Santa Clara known as the "Old Quad.")

As shown in J. J. Bowen's survey, Lot 1 encompassed the entire block framed by Santa Clara, Madison, Lexington and Monroe Streets. According to the list of property owners and their improvements, which accompanied the 1866 survey, Lot 1 was a 91652 sq. ft. tract that contained a frame house and barn.. The owner of that lot was shown to be John L. Smith. Originally from Ireland, he was a farmer and the 1852 State Census shows that he had arrived in Santa Clara County prior to that year. When The Plat of Santa Clara was drawn in the period between 1873 and 1875, it showed no change in the configuration of the block that had been surveyed nine years earlier but the ownership of the block had changed to J. L. Smith and Brother. Circa 1880, Melville S. Bowdish purchased the block from the Smith brothers.

Born in New York, 40 year-old Melvin Sherwood Bowdish arrived in Santa Clara with his wife Eleanor Josephine Bowdish (nee Gould),

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

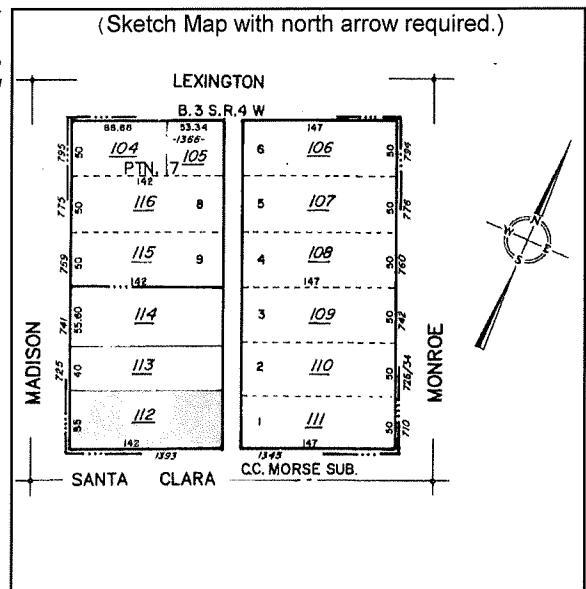
*B12. References: *Garcia, Lorie, "Santa Clara: From Mission to Municipality," 1997; Map of the Town of Santa Clara, drawn by C. E. Moore, 1893; McAlester, Virginia & Lee, "A Field Guide to American Houses," 1991; Polk and Husted City Directories, 1906-1974; Sanborn Fire Insurance Maps, 1891, 1901, 1915, 1930, 1950; Santa Clara High School Records, 1904-1905; Santa Clara Commercial League, "Progressive Santa Clara," 1904; Sue Harper of 725 Madison Street, "Oral Interview," June 2018; Scully, Vincent Jr., "The Shingle Style and the Stick Style: Architectural Theory and Design from Downing to the Origins of Wright," Revised ed., 1971; The Evening News, 06/19/1902; United States Census: 1870, 1880, 1900, 1910, 1920, 1930, 1940.*

B13. Remarks:

*B14. Evaluator: *Lorie Garcia*

*Date of Evaluation: *June 25, 2018*

(This space reserved for official comments.)



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in the mid-1870s. A "traveling agent" by profession, he was a wealthy man and soon acquired substantial property holdings in both Santa Clara and the Redwood (today's Los Gatos) area. In Santa Clara M. S. Bowdish and his wife resided in the dwelling listed in the 1866 survey, on Lot 1, Block 3 South, Range 4 West. Here, in 1877, their first child, a daughter Mary, was born, followed in 1880 by a son, Arthur.

The last two decades of the nineteenth Century brought a period of growth to Santa Clara that resulted in the expansion of residential development. As shown on the 1891 Sanborn Fire Insurance map, by now M. S. Bowdish had divided Block 3 South, Range 4 West into four parcels with his dwelling located on the parcel at the block's southwest corner (Madison and Santa Clara Streets) and a dwelling on the block's southeast (Monroe and Santa Clara Streets) corner. Both dwellings fronted on Santa Clara Street.

The December 1893 Map of the Town of Santa Clara drawn by C. E. Moore, the official Santa Clara Surveyor, illustrates that during the previous two years, Melville S. Bowdish had sold three of his B3S, R4W, Lot 1 parcels to Charles Copeland Morse, who had platted them into nine residential lots (The C.C. Morse Subdivision) with a 16' wide service alley that opened onto Santa Clara and Lexington Streets, planned through the center of the block. Of the three individual C. E. Morse Subdivision residential lots fronting onto Madison Street, (lots 7, 8 and 9), by 1893, Margaret (Rettie) Miller owned lot 8 and C. C. Morse owned lots 7 and 9.

Also, the 1893 Map shows that Melville S. Bowdish maintained ownership of the southwest quarter of B3S, R4W however, it had now been platted into a three-lot parcel. This parcel is where he had the residence that faced Santa Clara Street, a tank house, a water well and a barn. The lot platted at the corner of Madison and Santa Clara Streets in M. S. Bowdish's three-lot parcel, is the lot where the subject property, 1393 Santa Clara Street, would later be constructed.

Due to the work of entities like the Santa Clara Commercial League, which promoted the area's beautiful climate and the opportunities to be found, at the turn of the 20th century more and more people were attracted to the region. In the Town of Santa Clara, agricultural production expanded and manufacturing enterprises began to grow. The township's 3,650 residents in 1900 would increase to 4,348 by the end of the first decade.

This rise in the population of Santa Clara would result in an even greater building boom than before. The 1901 Sanborn Fire Insurance map shows that by then only five houses were located on the entire block and, of these, only 775 Madison Street had been constructed fronting on Madison Street. On the Monroe Street block face an earlier dwelling located near the block's southeast corner, facing Santa Clara Street, had been removed and three new dwellings fronting on Monroe Street had been erected. The alley planned to run between Santa Clara and Lexington Streets was still not in existence.

During the late 1890s, the Bowdish's appear to have moved to the Redwood property where Melville Sherwood Bowdish had established a successful fruit farm and where he was fully engaged in expanding his "Dashaway Stables. Shortly after the turn-of-the-century, the house, tank house and barn, which are shown on the 1901 Sanborn Fire Insurance map, were demolished and he began selling his Block 3 South, Range 4 West, property

According to the City Directories, by 1907, four additional residences had been constructed on B3S, R4W's Madison Street block face lots; the dwelling at 759 Madison, which was built on a C. C. Morse Subdivision lot (lot 9) and the homes at 725, 741, Madison Street and 1393 Santa Clara Street constructed on the three "Bowdish" lots.

The site at 1393 Santa Clara Street appears to have been sold circa 1903 and the home most likely constructed by mid-1904 and occupied by Harriet B. Roberts, the widow of Samuel Edward Roberts, Santa Clara High School records list her younger son Frank H. Roberts, at that time a senior, living at this address.

The architect and builder have not been identified, however, there is a strong possibility that the home was constructed by Morrison Bros. Owned by John C., Kenneth and Angus Morrison, as described in the 1904 publication, "Progressive Santa Clara," Morrison Bros., Contractors and Builders were "among the leading and most prominent contractors and builders" in the area. They had recently constructed (1903) "twin" homes for family members at 811 and 823 Monroe Street, both in the same architectural style as that of 1393 Santa Clara Street, and Angus Morrison, himself, lived at 726 Monroe Street (the C. C. Morse Subdivision Lot 2), almost directly

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behind this dwelling.

The first owner of the subject residence, Harriet B. Roberts, was born in Pennsylvania in January 1859 and in 1878 married 20 year-old, Samuel Edward Roberts, who was also a native of Pennsylvania. Following their marriage, the couple lived with his family, on his father's large farm in Sandy Lake, Mercer County, Pennsylvania. In 1887, Harriet, Samuel and their two young sons, William E., age 7, and 1 year-old Frank H., came to Santa Clara, where they settled on a fruit farm on Stevens Creek that was owned by Evan Petite an orchardist who was also from Pennsylvania. Once here, Samuel E. Roberts went to work as a carpenter.

Harriet and Samuel were members of the Methodist Episcopal Church and regularly attended the church on the corner of Liberty (Homestead) and Main Streets in Santa Clara. When tragically, Samuel E. Roberts passed away on June 18, 1902, only 44 years old, newspaper coverage of his death referred to him as "well known and greatly respected throughout the valley." Funeral services were held first at their Stevens Creek home and then at the Santa Clara M. E. church, from which he was buried in the Town cemetery. After her husband passed away, Harriet and her youngest son, Frank, left the home on Stevens Creek and moved into the Town of Santa Clara to their new dwelling at 1393 Santa Clara Stara Street. By now in his early twenties, Harriet's oldest son, William, was no longer living at home and like his father, was employed in the house building trade.

As previously mentioned, Santa Clara High School records list Frank Roberts at this address during the 1904-05 school year and the first appearance of this address is in the Polk and Husted City Directories in 1906. It shows Harriet Roberts as owning and residing at 1393 Santa Clara Street. The first time the address appears in the United States Census is 1910 and when it was taken on April 22nd of that year, it listed Harriet B. Roberts as owning the house "free and clear" and living here with her son, Frank. After his graduation from Santa Clara High School in June, 1905, Frank H. Roberts had attended the College of the Pacific and by 1910 was employed as a "paying" teller in a Bank. William was now married, lived in San Jose, and continued to work as a contractor in the house construction business.

A 1910-1911 photograph shows the residence at 1393 Santa Clara Street virtually the same as it appears today and the outline of the house in its current configuration is first shown on the 1915 Sanborn Fire Insurance map. Also this Sanborn map shows that the block's twelve residential lots had by now been fully developed and the alley between Santa Clara and Lexington Streets had been constructed.

Harriet B. Roberts appears to have resided here until the end of the decade, when both she and her son, Frank, disappear from official records. By now, William Roberts was living with his wife and children in Modesto, California, where he was self-employed as a designer and builder of dwellings. The last known record for any member of the Roberts family is that for Harriet's son, William E. Roberts, who passed away on September 10, 1928 when he was only 48 and was buried next to his father, Samuel, in the Santa Clara City Cemetery.

During the 1920s, the home appears to have been used as a rental property, with a series of short term renters. In 1919, Marcus Soll rented the home and the 1920 Census lists the residence at 1393 Santa Clara Street as rented and occupied by 49 year-old Richard Billisu, his wife, Leona, and their three daughters, Juliette, Louise and Edith. Richard was not employed but his 24 year-old daughter, Juliette, was employed as a student nurse in a hospital. From 1922-1924, John E. Freeman, a retired farmer, occupied the home and by 1926, it had been rented by Carl W. Smith. A Cabinet Maker, Carl Smith was employed at the Pacific Manufacturing Company and lived here with his wife, Belva, his son, Merle and his son's wife, Ruth. Merle was a Salesman of Musical Instruments. The residence was vacant for a portion of 1928 then rented by Charles C. Jaques and his wife, Sarah. In 1929, Frederick W. Fronicke and his wife, Nora M., moved into the home. Employed as a cannery worker at the Pratt-Low Cannery, Fronicke also rented the home for a year.

The 1930 Census, taken on April 15th, shows that the home at 1393 Santa Clara Street was now rented for \$25/month by 38 year-old, Benjamin A. Capp. Employed as an electrician for a refrigeration company, he had moved here from Glenwood, California where he had worked for the Railroad as a railroad maintenance man. Ben Capp was married to 32 year-old Saleta and they lived here with their three children, 13 year-old Ben, 9 year old Patsy and 3 year-old, Jocelyn. The Capps also had two children boarding with them, 10 year old, Margret Mackey and her sister, Laural Mackey, age 7. The Capp Family were be the last renters to occupy the home and would live here until 1932, when the residence was purchased by Frederick Keip.

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When Frederick Keip moved into the subject residence he was 53 years old and married to Margaret Keip, who was 49. Frederick and Margaret had raised three daughters, who by now were no longer living at home. Frederick Keip was a native of Ohio and for decades had been employed as an automobile salesman, living and working in Ohio and Manhattan, New York City. Prior to moving to Santa Clara, Frederick worked in San Francisco where the Keips lived in an upscale apartment that rented for \$85/month. When Margaret and Frederick moved into 1393 Santa Clara Street, he was no longer an automobile salesman but had become District Manager for an Oil Company. Frederick Keip was a financially stable man. According to the 1940 Census he had earned \$3,300 the previous year and owned the house, valued at \$7,500, with no mortgage. The Keips would own the house until its purchase by Louis and Marie Bini in the mid-1960s.

Born in California in 1926 to Italian immigrant parents, Louis Bini had grown up in San Jose, become a civil engineer by profession and the owner of Louis M. Bini Associates. Louis and Marie moved into the residence and here they raised their five children, Sue, Adrienne, Tosca, Bob and Michael. For 50+ years Louis and Marie Bini lived at 1393 Santa Clara Street. In 2018, now elderly, the Binis moved to Grass Valley. In April of that year, they sold the subject property to the current owners, Lauren Wendland and Seif Mazareeb, who moved into 1393 Santa Clara Street in May.

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 circa 1904, the subject residence at 1393 Santa Clara 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 1393 Santa Clara Street has been beautifully 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 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 the "Old Quad," and the immediate surroundings retain the majority of the qualities that reflect the period in which it was constructed.

The subject property retains enough of its historic character and appearance to be recognizable as a historic property and to convey the reason for its significance (integrity).

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National Register of Historic Places Criteria

There are not any events associated with the residence at 1393 Santa Clara Street which have made a significant contribution to the broad patterns of history or cultural heritage. It would therefore appear that the building would not be eligible for the National Register of Historic Places based on Criterion A (associated with events that have made a significant contribution to the broad patterns of our history). The building has had 4 sets of owners over the 110+ years of its existence and 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 1393 Santa Clara Street would not be eligible for the National Register based on Criterion B (associated with the lives of persons significant in our past). However, as a fine example of the Shingle architectural style that was constructed circa 1904, under National Register Criterion C the residence at 1393 Santa Clara 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 a potentially eligible Historic District. Therefore, 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 1393 Santa Clara 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. Characterized by the use of simple lines, broad gables, gentle curves, and rustic materials in reaction against the excessive decoration of the Queen Anne style, the Shingle style was a transitional style for domestic building from 1880-1910. Constructed circa 1904, the subject building is a fine example of the Shingle architectural style. The property remains as designed with only a minimal modification at the rear 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:

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

Prominently located on a corner lot, this building was among the first constructed on its block's newly developed residential lots. While it is not associated with a historical event or important individual or group, it does have a direct association with the broad patterns of Santa Clara history. It has interest, integrity and character and reflects the type of substantial homes built in Santa Clara in the last part of the 19th Century and first part of the 20th Century for owners who were people of means with a solid center and traditional values.

The subject property does meet Criterion 1 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.

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*Recorded by: Lorie Garcia

*Date 06/25/2018

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(Continued from page 8, Form 523L)

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 1393 Santa Clara Street was designed and constructed circa 1904 in a local adaptation of a Shingle home, an architectural style associated with a particular era. Shingle Style, which was named by architect Vincent Scully in the 1950s, was a transitional style that occupied a period from around 1880 to 1910. It began in New England and then spread west, to the mid-Atlantic, Chicago and finally, by the late 1890s, to the west coast. A highly interpretive and imaginative "cottage" style, the Shingle architectural style has variously been described as "the first modern American house style," "the first wave of the Colonial Revival," and "a subset of the Queen Anne Revival."

3. The property is architecturally unique or innovative.

Although not innovative, the Shingle architectural style is sufficiently unusual that, absent many more Shingle style houses being found, it is a very unusual style within the City of Santa Clara. Thus the residence at 1393 Santa Clara Street meets this criterion.

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

Prominently located on a corner lot, this stately house with its gambrel roof provides a strong symbolic and visual appeal for Santa Clara as an rare example of a Shingle style residence.

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 slight alteration to the rear entry stairs, the exterior of the residence at 1393 Santa Clara Street has been unmodified since its construction circa 1904 and the building displays the simple lines, broad gables, gentle curves, and rustic materials that characterize the Shingle architectural style. In particular, character defining features displayed by the home include, but are not limited to, its near uniform sheath of wooden shingles on the second story; its prominent gambrel roof, broken by front and rear facing hip roofed, gabled dormers and eaves close to the wall so as not to distract from the shingle wall covering; its rectangular footprint; its asymmetrical facade; its prominent, curved front porch; its use of stone (cobblestone) on the foundation, porch and supporting porch column; its wood framed, double-hung windows with diamond shaped panes; its use of a decorative curving row of shingles over window frame tops.

The subject property does meet Criteria for Architectural Significance 1, 3, 5 and 7 of the City of Santa Clara Criteria for Local Significance. However, it does not meet Criteria for Architectural Significance 2, 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 known as the "Old Quad" neighborhood, the area that reflects the history of the city's early development. Due to neighborhood's proximity to the Town's business district, as the block of the "Old Quad" in which the Harriet B. Roberts residence is located was subdivided and developed into residential lots during the late 19th and early 20th Century, the new homes constructed on the new lots tended to be substantial dwellings, such that at 1393 Santa Clara Street, and also tended to be owned by members of the business and professional community. These historic residential properties contribute to the historic setting that reflects the neighborhood's role in the broad patterns of Santa Clara's early development.

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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 block lying between Lexington, Monroe, Santa Clara and Madison Street, identified as Block 3 South, Range 4 West, were constructed between 1894 and 1910 and maintain their original configuration and integrity from the time of their construction,. Currently most of these 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 1393 Santa Clara Street,. Due to the fact that no significant changes to either the residence of lot configuration have occurred since its construction in 1904, 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 the "Old Quad." The corner location of the historic residence at 1393 Santa Clara Street results in a highly visual contribution to the neighboring homes.

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 1393 Santa Clara 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 17, 1980 Historic Resources Inventory for the City of Santa Clara, the evaluator finds 1393 Santa Clara Street to be a distinguished example of the Shingle 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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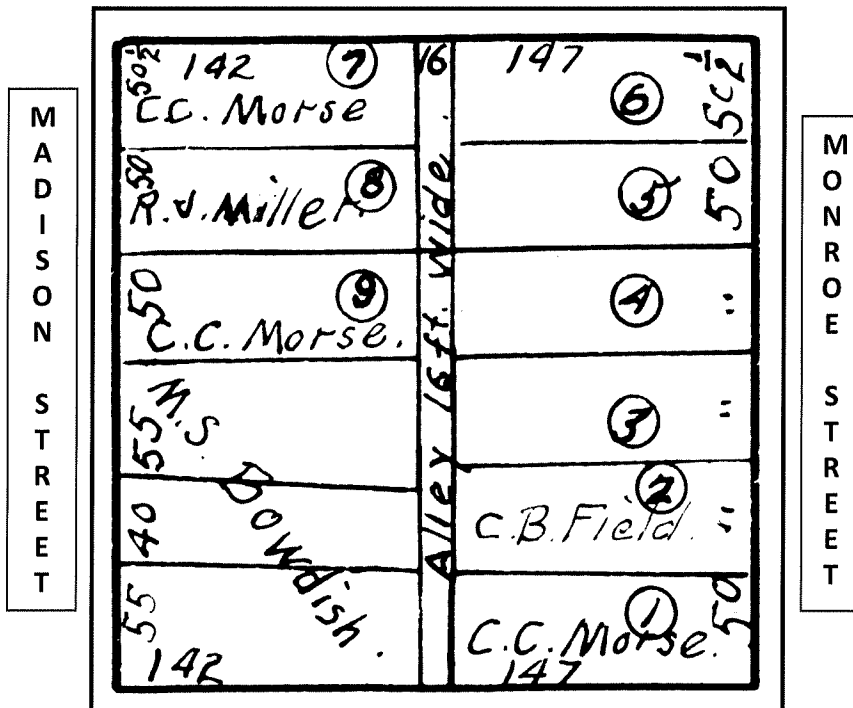
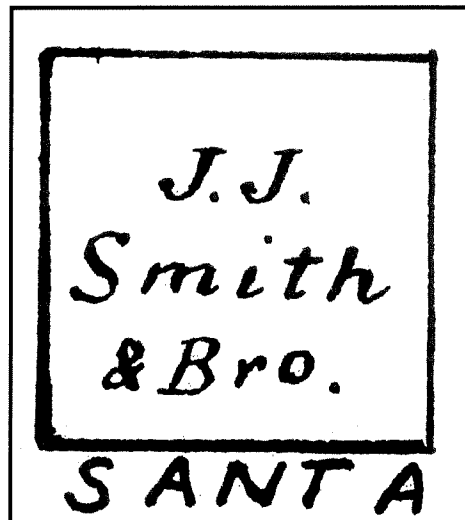
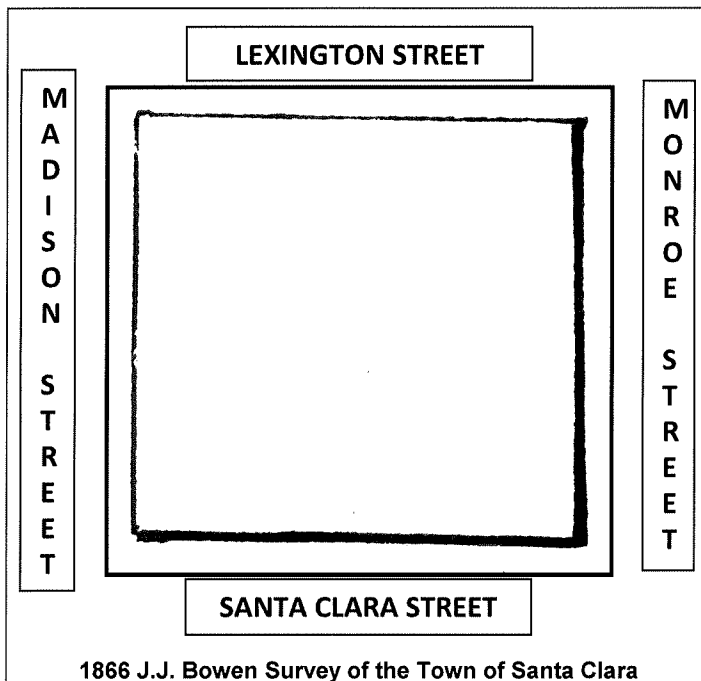
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HISTORIC MAPS



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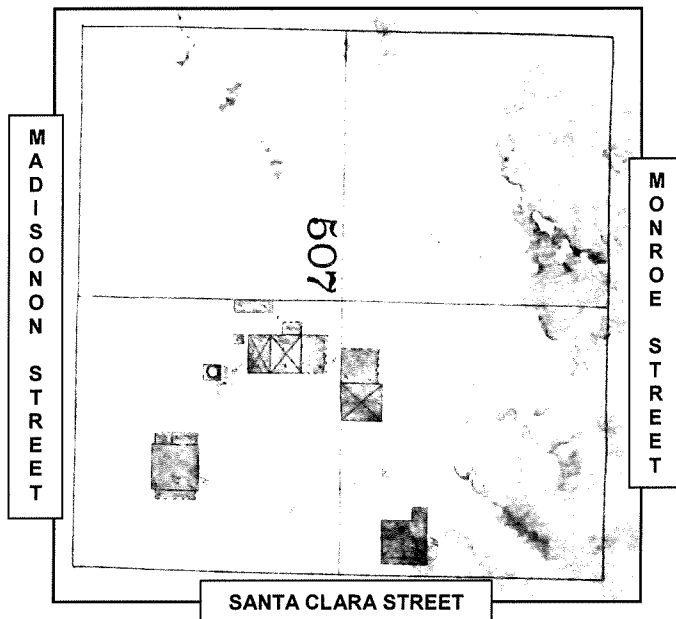
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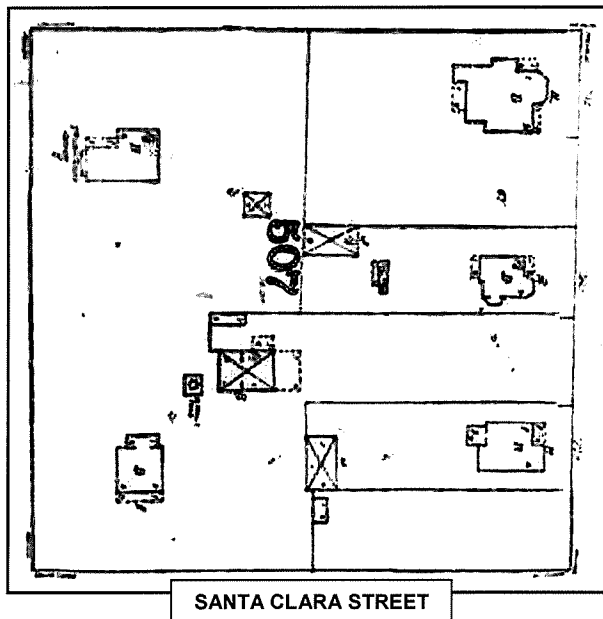
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SANBORN FIRE INSURANCE MAPS

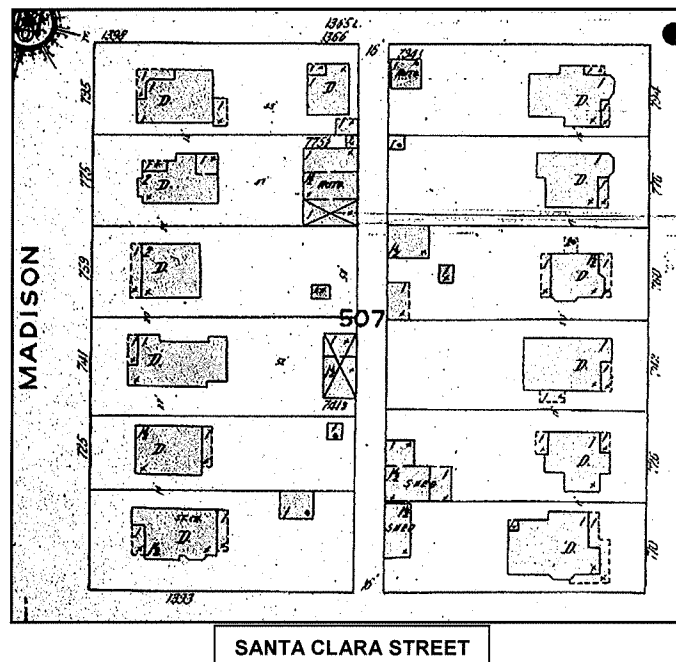
1891 SANBORN MAP



1901 SANBORN MAP

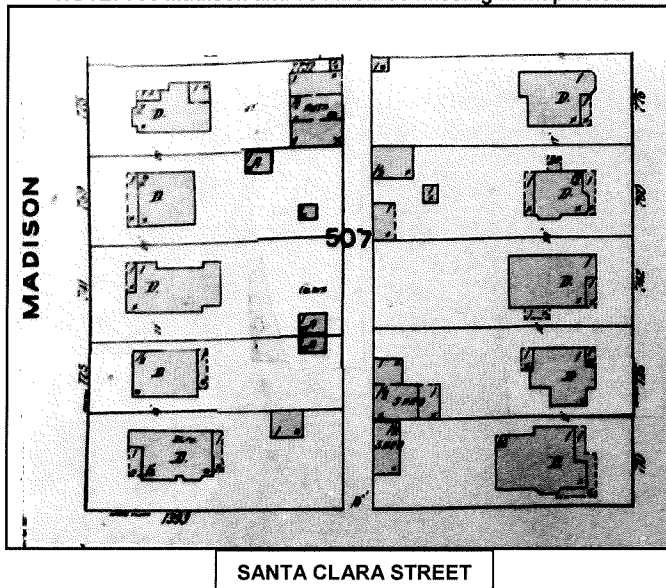


1915 SANBORN MAP



1930 SANBORN MAP

NOTE: 795 Madison and 794 Monroe missing in map below



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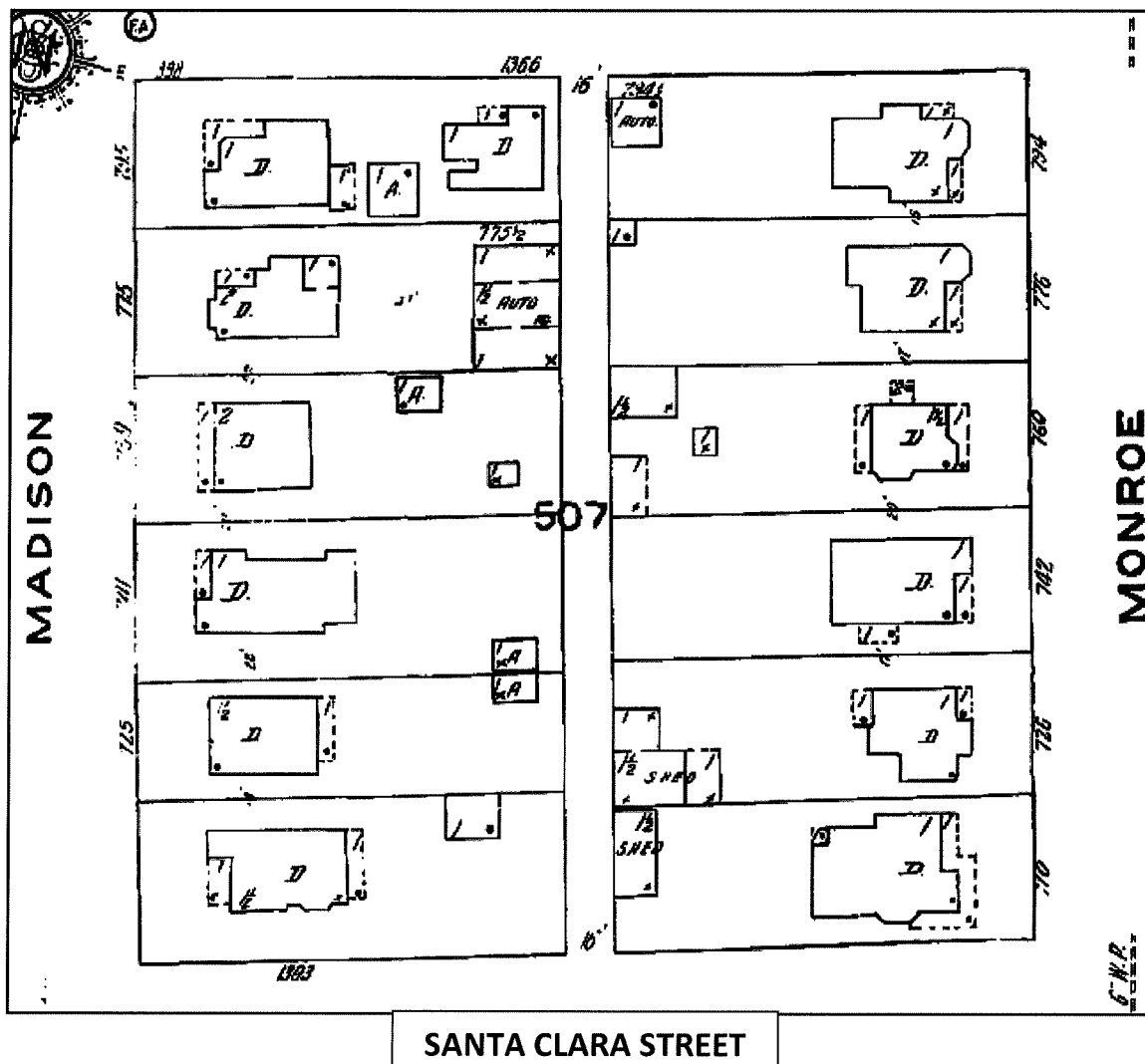
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SANBORN FIRE INSURANCE MAPS

1950 SANBORN



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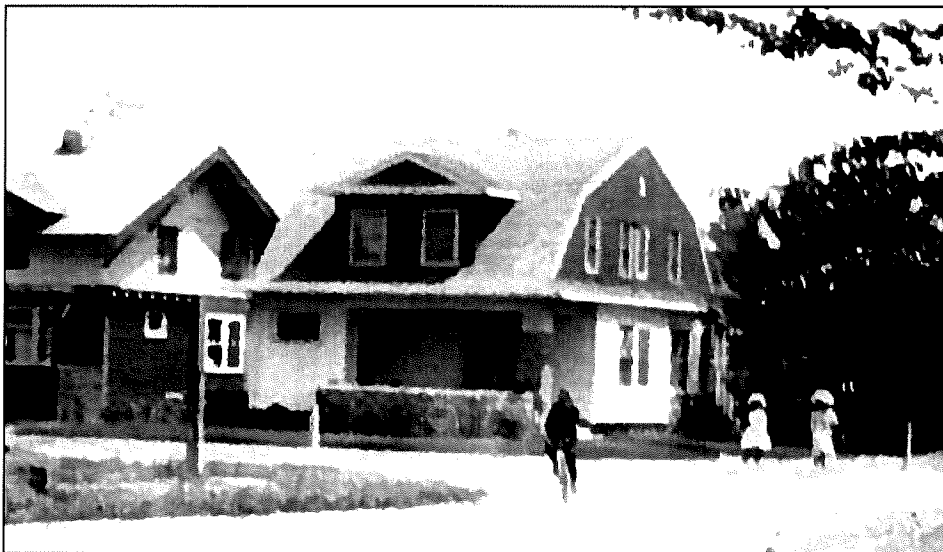
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HISTORIC PHOTOS

Mrs. Carmelita Emig is photographed in front of her home at 1460 Santa Clara Street circa 1910-1911. 1393 Santa Clara St. appears behind her, upper right on the photo. Photo below left: close-up of home, showing railing & balusters of original rear entry side-stairs.



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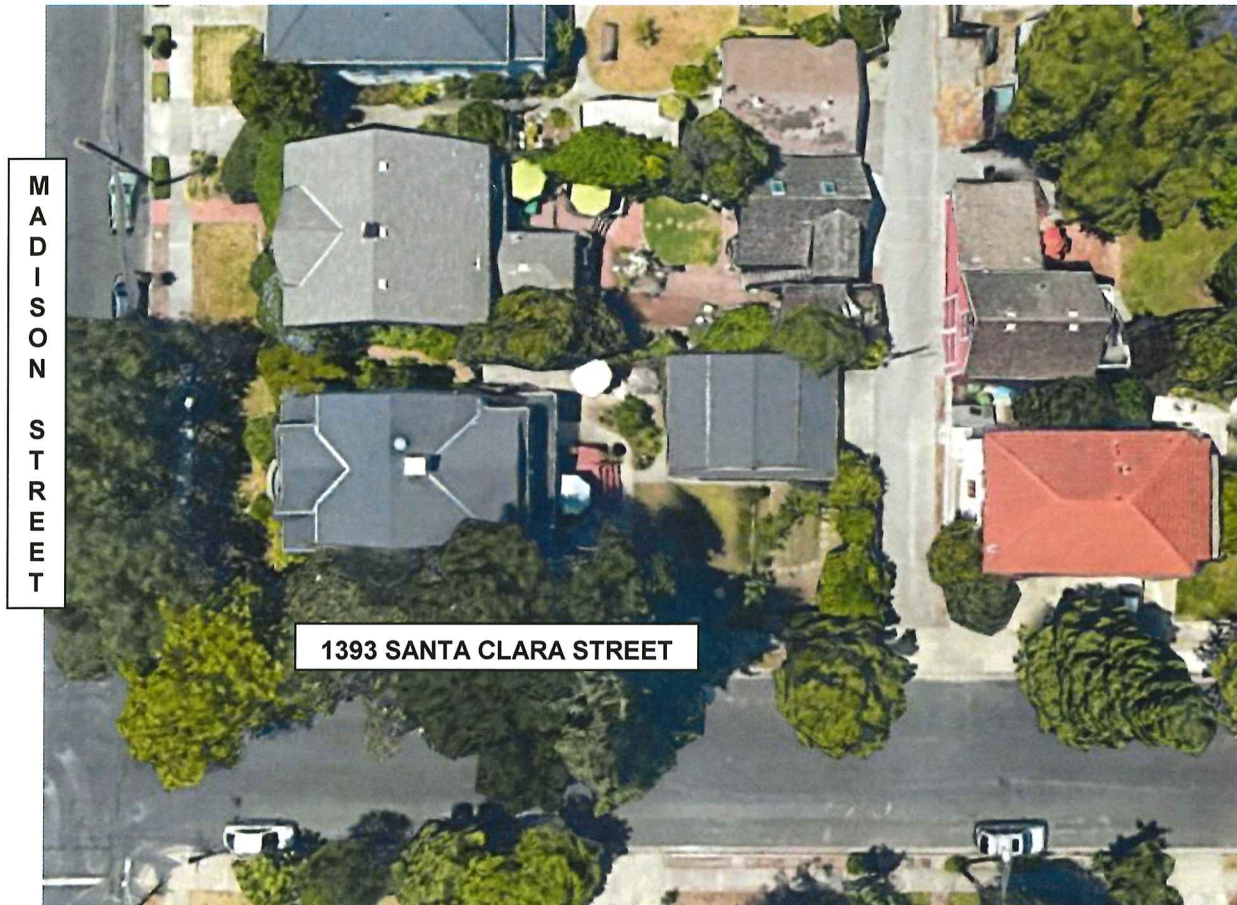
*Recorded by: Lorie Garcia

*Date 06/25/2018

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Additional Photos



2018 Google aerial view of 1393 Santa Clara Street, showing the placement of the residence and detached garage on the property along with the large street trees. Also shown is the alley that bisects the block and provides access to each property's parking structure.

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Additional Photos



Photo No: 100_2358

View: South side-elevation showing walkway and main entry

Photo Date: May, 2018; Camera Facing: NW



Photo No: 100_2363

View: South side-elevation showing first story bay and cobblestone sheathing

Photo Date: May, 2018; Camera Facing: N

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Additional Photos



Photo No: 100_2345

View: Partial North side-elevation

Photo Date: May, 2018; Camera Facing: S

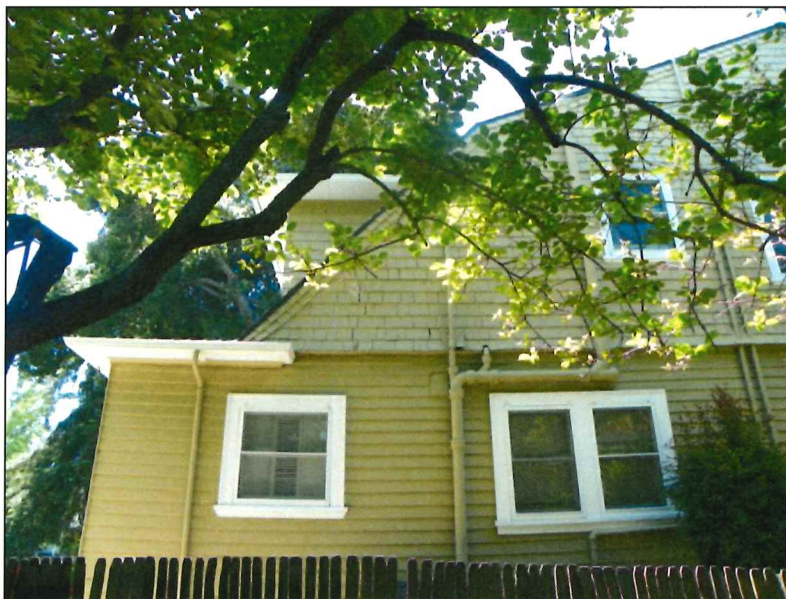


Photo No: 100_2344

View: Partial North side-elevation showing rear enclosed porch and upper projecting gable

Photo Date: May, 2018; Camera Facing: SE

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Additional Photos



Photo No: 100_2378

View: Rear (east) facade and partial south side-elevation

Photo Date: May, 2018; Camera Facing: West

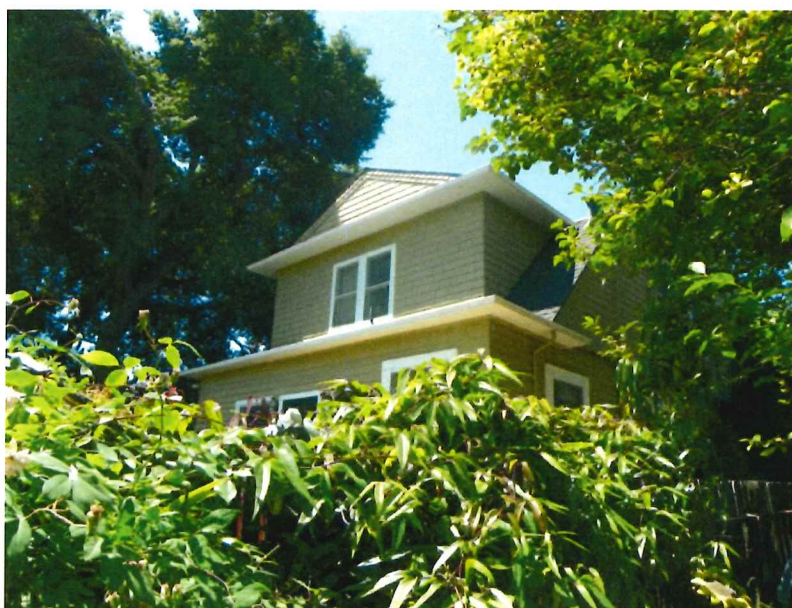


Photo No: 100_2347

View: Partial rear facade showing rear projecting gable dormer & lower rear enclosed porch

Photo Date: May, 2018; Camera Facing: SE

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Additional Photos



Photo No: 100_2368

View: Main entry showing door and flanking shutters

Photo Date: May, 2018; Camera Facing: NW



Photo No: 100_2370

View: Entry porch's thick, cobblestone sheathed support column

Photo Date: May, 2018; Camera Facing: SE



Photo No: 100_2369

View: Cobblestone sheathed, low, curved perimeter wall of the main entry porch

Photo Date: May, 2018; Camera Facing: SW

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Additional Photos



Photo No: 100_2374

View: First story window with distinctive diamond shaped panes with crossed muntins in upper sash.

Photo Date: May, 2018; Camera Facing: NE



Photo No: 100_2348

View: North side-elevation 2nd story window with curved row of shingles over the top of the window trim.

Photo Date: May, 2018; Camera Facing: SE



Photo No: 100_2358

View: Front facade & South side-elevation second story windows with curved row of shingles that have saw-tooth ends & latticed muntin enhanced beveled glass panes in upper sashes.

Photo Date: May, 2018; Camera Facing: NE



Photo No: 100_2360

View: Showing wood louvered Attic Vent with curved row of shingles arching over vent top and the double row of shingles that finish the ends of the eaves.

Photo Date: May, 2018; Camera Facing: NW

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Additional Photos



Photo No: 100_2375

View: Detached garage with office space (not original)

Photo Date: May, 2018; Camera Facing: N



Photo No: 100_2383

View: Detached garage and short driveway off of the alley.

Photo Date: May, 2018; Camera Facing: SW



Photo No: 100_2380

View: Rear yard, view towards boundary fence with 725 Madison St.

Photo Date: May, 2018; Camera Facing: NW



Photo No: 100_2382

View: Rear yard, view towards alley.

Photo Date: May, 2018; Camera Facing: NE