

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

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other
Review Code _____

Reviewer _____

Date _____

Listings _____

Page 1 of 15 *Resource Name or #: (Assigned by recorder) Ernest Gardner Wright House

P1. Other Identifier: None

*P2. Location: ☐ Not for Publication x Unrestricted *a. County Santa Clara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 2012 T 7S ; R 1W ; SE 1/4 of NE 1/4 of Sec 3 ; Mt. Diablo B.M.

c. Address 1226 Jackson Street City Santa Clara Zip 95050

d. UTM: (Give more than one for large and/or linear resources) Zone 18, 11 mE/ 11 mN

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

Assessor's Parcel Number 269-15-070; near southeast corner Jackson and Fremont Streets

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Style: Located near Fremont Street on Jackson, a pleasant, tree-lined street in a typical urban setting of early houses in the Old Quad, 1226 Street shares many stylistic features with other small worker homes built at the turn of the last century throughout this neighborhood. At the time this house was built, the large lots in this section of town were being quickly subdivided to allow for the construction of more houses as Santa Clara's population was exploding with a rapid influx of people from all over the world coming to work in the fields, orchards, canneries, and factories in the area. This is evident in a comparison of the Sanborn Maps included here. Pacific Manufacturing Company was churning out wood building parts for buildings all over the area. And unlike the previous few decades, houses were now being built without benefit of pattern books or designers. Suddenly anyone (Continued on page 3, Form 523L)

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

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



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

P5b. Description of Photo: (view, date, accession #)
Front façade (view toward west),
6/19/2018, no accession #

*P6. Date Constructed/Age and Source:
x Historic ☐ Prehistoric ☐ Both
circa 1904; Sanborn maps, county recorded
deeds, city directories

*P7. Owner and Address:

Shun Ye and Yilin Yu

1226 Lewis Street Jackson Street

Santa Clara, CA 95050

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

Bonnie Montgomery and Craig Mineweaser, AIA

Bay and Valley / Mineweaser & Associates

421 N 5th Street, San Jose, CA 95112

*P9. Date Recorded:

July 6, 2018

*P10. Survey Type: (Describe)

intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historic Resources Inventory Form, 1226 Jackson Street, Santa Clara, CA, July, 1988, Bonnie Bamburg, evaluator

*Attachments: ☐ NONE x Location Map x Continuation Sheet x Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Ernest Gardner Wright House

*NRHP Status Code 551

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B1. Historic Name: Ernest Gardner Wright House

B2. Common Name: None

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Vernacular Transitional with Craftsman Detailing

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

Constructed between September 21, 1900 (when Ernest G. Wright inherited the parcel from his grandmother) and late 1904 (when 1226 Jackson Street first appears in the 1904–1905 Santa Clara City directory). Reroof in composition shingles, install galvanized steel gutters (Permit BLD2000-14809); remodel kitchen and bathrooms, add full basement, relocate stairs to basement, new basement windows, enclose back porch (Permit BLD2000-11422); add gas fireplace appliance and framed "chase" chimney (BLD2001-14809); interior remodel and add exterior awning to back door (BLD2005-05542).

*B7. Moved? x No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features:

Detached garage constructed in 1955 (BLD1955-10306).

B9a. Architect: not known

b. Builder: not known

*B10. Significance: Theme Architecture and Shelter

Area Santa Clara Old Quad

Period of Significance 1904–1955

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.)

Ernest Gardner Wright inherited the subject property from his grandmother, Matilda (Haun) Gardner, in a decree recorded September 21, 1900. The Haun family had been associated with this immediate area beginning in 1846, before the Town of Santa Clara was incorporated on July 5, 1852, before the Town received its charter from the State in 1862, and before July 1866, when J. J. Bowen made the first official survey of Santa Clara. According to a list of property owners and their improvements, which accompanied the 1866 survey, Matilda's husband Lewis Gardner owned this entire block (Block 3N, Range 3W) and had improved it with a frame house and orchard.¹

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B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

1. Santa Clara County [SCC] Deeds, Book 235, Page 160, September 21, 1900; Lorie Garcia, George Giacomini, and Geoffrey Goodfellow, *Place of Promise: The City of Santa Clara, 1852–2002* (City of Santa Clara, 2002); Lorie Garcia, *Santa Clara: From Mission to Municipality* (Santa Clara University, 1997), 105. (Continued on page 11, Form 523L.)

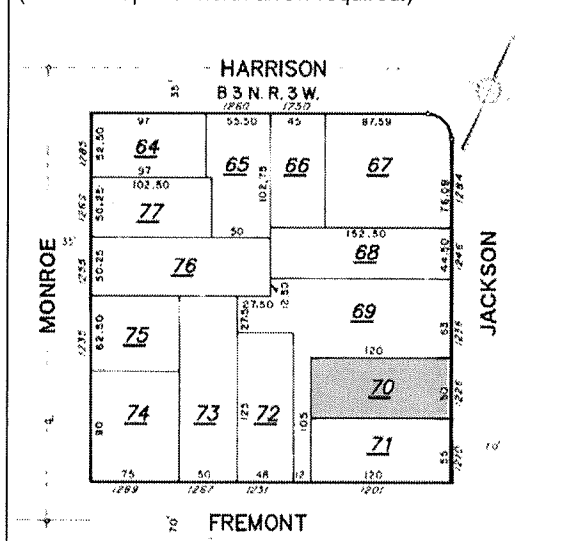
B13. Remarks:

*B14. Evaluator: Bonnie Montgomery

*Date of Evaluation: July 6, 2018

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: Ernest Gardner Wright House

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could visit the local lumber mill and pick out doors, windows, porch columns, siding, etc. in any style and just mix-and-match parts. Thus a large number of the houses built at this time in Santa Clara as well as other south bay towns are what is called Vernacular style. These small homes often share the same shape and massing, but the detailing – the features and parts that are of a particular style such as Craftsman, Victorian, Neo-classical, etc., can vary widely and one house can exhibit a combination of styles. In Santa Clara the transitional period of styles lasted during the local building boom from approximately 1890 to the Great Depression. Although this house shares some common traits of the Craftsman style, such as the siding, the window trim, and dormer, it is a Vernacular Transitional Style house with Craftsman detailing.

Lot: The Assessor's Parcel Map shows this lot is a 50' by 120' deep rectangle of 6,000 square feet. The lot granted to Ernest Gardner Wright was only "about 34 feet wide," but Wright seemed to have built a larger than average house that overflowed the northern lot line into his mother's parcel at 1236 Jackson. Property boundaries were likely adjusted after her death. The unusual dimensions of the lots at 1210, 1226, and 1236 Jackson stem from the block belonging to the same family from 1846 to shortly after the turn of the twentieth century. On the 1901 Sanborn and previous maps, only the Jackson Street side of the block was developed. The Monroe Street side was unimproved and used to train William L. Appleby's thoroughbred horses. The extant alley entered from Fremont Street was not planned as part of a subdivision scheme, as can be seen in other blocks in Santa Clara. Instead, it was a pragmatic solution to retain access to outbuildings behind 1226 and 1236 Jackson Street after the Monroe Street side of the block was sold as house lots. These outbuildings stood until about 1955, although they appeared on the 1962 and 1966 Sanborn maps. All the buildings on this street share a common small (15 – 20 feet) setback from the sidewalk resulting in very tiny front yards. The side yards of 1226 are very narrow due to the driveway on one side and the window bay on the other. Beginning in the 1960s the regular pattern of small homes on this and adjacent blocks was broken by larger lots containing new, modern apartment buildings.

Plan/Roof: 1226 Jackson is a raised-floor, single story house with a slightly rectangular plan, typical of many small vernacular houses of the Period of Significance in Santa Clara. However, at the time of its construction this house was slightly bigger than the other very small cottages on the block, but the overall massing and floor plan shape was similar to many of its neighbors. (*See Sanborn Maps to compare shapes.*) In 2000 a major remodel occurred which included adding a full basement and replacing the rear porch with a good sized addition, increasing the square footage of the home to almost 2,100 sf. There are two window bays, one on the right side, one in the front, and a simple inset porch at the front, with a now removed small porch at the rear. It is a simple house plan, with no hallways or other modern aspects. It shares these plan features with many other houses of widely differing styles in the block and neighborhood.

The original section of the house has a four-sided, hipped roof sheathed with composition shingles. The roof of the new rear addition matches that of the main house in shape and detailing. On the entire house, the eaves are open with no fascia boards and a modern ogee shape gutter and period-appropriate round downspouts occur on the ends of the open rafters. Recently a non-descript, lean-to style roof was added over the new basement stairs at the back, and fortunately it is largely hidden from the street view. The most prominent character-defining feature of the roof is a small dormer with a single-lite window centered in the front. Throughout this section of town many Craftsman and other style homes of this period had these dormers and others occur on this block.

Siding: The siding is 3-board, horizontal, ship-lap wood with an exposure of 3 to 4 inches. It is continuous from the ground to the roof line, with no interruptions of decorative trim boards such as a frieze board or a water-table trim. Unlike most Craftsman or other prominent style houses, there are no large corner boards on the siding, just
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Property Name: Ernest Gardner Wright House

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a small, vertical, roll or return-bead molding that is commonly used for decades on various styles of houses in town. The result is a rather plain-looking house when compared to others of its size and time sprinkled throughout this neighborhood. The only change in siding is at the rear addition. On the north side of this addition the original wood siding was salvaged and pieced in to cover the entire wall all the way to the back corner. Possibly some siding was saved from the removal of the porch and used here. The rear and the left walls of the addition, however, are completely covered in stucco. This occurs so far back in the lot that this material is not very visible from the street. Indoor plumbing was a new idea at the time this house was built, and often had to be added to houses after they were built, which meant that as is the case here, plumbing pipes run vertically outside on the south side.

Porches: The entire main floor is raised off the ground by six steps. These steps lead to an inset front porch extending more than half way across the front of the house. The house siding wraps around the perimeter of the porch to form a low wall or railing about 30" high. It is topped by a wide, flat, single board with an ogee molding below. Atop the front rail of this porch are two straight-sided, square columns covered with the same pattern wood siding as the rest of the house, but they are unusually small and thin. True Craftsman columns were usually much larger, and of a more decorative, prominent shape meant to accentuate the horizontal lines of the house. These make no contribution to such an impression and are quite plain. Nevertheless, these siding-covered columns are a defining feature of this house. This front porch is part of the original construction, although the elevated wood floor has probably been replaced. There are two small 'scuppers' at the floor level, the purpose of which is to direct rainwater that blows in on the porch through the solid siding and back out to the ground. The front steps are enclosed or 'boxed' with siding, a not unusual approach for houses of various styles of this time. However, they were likely rebuilt not long ago as a wide sloped top supporting a new handrail now appears on both sides. While it is nicely done, a more common design for steps in this style was to have the sidewalls shaped or stepped into at least two levels, with the topmost usually extending no higher than the floor of the porch. Each step of the side rail would usually be capped with a broad horizontal wood board similar to what is here. Handrails were usually not used on this style staircase. The Sanborn maps show a small rear porch that was subsumed or replaced by the rear addition - apparently during the major remodel work done in 2000. The rear porch was set back from the north sidewall (Harrison Street side) of the house by a couple feet. The south side is set quite far back from the corner of the house and an exterior staircase to the basement, with a small roof over it, was also added during the major remodel.

Windows and Doors: The most prominent window feature is the projecting, asymmetrical, slant-sided bay on the right side of the front façade. There is a matching bay on the right (north) side of the house. The siding continues uninterrupted all the way to the ground. The windows here are the same 1-over-1, double-hung, wood windows used practically everywhere on the house. Bay windows on Queen Anne and other style houses often had openings of the same proportion as here, but usually the sash was more decorative, or the sizes of upper and lower varied, or perhaps stained glass was used in part. There was often more intricate trim around it - something to set the windows off as special such as the involved brackets and other trim around the front bay on the Queen Anne next door at 1210. The only enhancement of 1226 is the classically profiled backband and apron surrounding each window, a trim that was common on many styles of homes for decades. All other windows around the house are either a matching 1-over-1 double-hung style or are a simple rectangular shape with a single lite. There is a grouping of three original double-hung windows on the Harrison street side of the rear porch, jammed tight to the back wall of the house. It is thought that during this major remodel, the owner received permission from staff to insert a single pane of glass in two of these window openings, while the third continues with a double-hung sash that matches the rest of the house. Since these are located on what was the back porch, some of these windows

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may simply have had screened openings rather than operable sash. Decorative trim was omitted on the other windows of the rear addition. There are no windows into the basement story at the front, but many small, almost square versions of the upper floor windows with a single lite and matching trim, occur at the sides and rear of the house. Some of these were likely added during the construction of the basement. There is a stained glass window on the south (driveway) side of the house, but it appears to be a modern insert inside the existing opening. The front door looks like similar ones available from Pacific Manufacturing and used all over town at this time on houses of various styles. The upper glass covers about two-thirds of the height and the lower panel one third. Between the two is a horizontal, decorative shelf with multiple classical molding profiles on the underside. The lower inset panel is a plain, undecorated, flat panel.

Interiors: There is a small built-in hutch and a classical-style fireplace mantel in the dining room where the side bay window is located. The hutch is of a common variety, pre-built and inserted into the wall in many local houses of various styles. The fireplace mantel surrounds marble panels which were added in a recent remodel, so the age of the entire fireplace decoration is unknown. Wood trim around windows, doors, the built-in hutch, etc. is all of the Victorian style with patera corner blocks, tall plinth blocks, etc. This is not Craftsman style, but rather was common to all styles of the Victorian era. Some of the newer windows have this Victorian classical trim, but without a projecting window sill. The tall wood baseboards and picture rails on the walls of the living and dining rooms are of a style common to Victorian houses, not Craftsman. Wood floors are exposed in the public rooms but it is not known if they are original. So while the age of much of the interior trim is suspect, having Victorian trim of the interior combined with the Craftsman exterior trim supports the concept of this house is of a transitional style. The bedroom floors are carpeted. Age indications of the kitchen and baths have disappeared due to recent, complete remodeling.

Garage, Outbuildings, and Site: Initially there was an outbuilding along the rear property line that had party walls shared with the outbuildings on the rear property line of 1251 Fremont and 1236 Jackson. Parts of these buildings existed at least since 1887. When the property lines were finally established for 1226, etc. they go right through these sheds. And later various additions were made to them. (*Compare the 1915 and later Sanborn maps.*) A building permit search indicates that a single stall garage was added in 1955, and the style of siding and other indicators lend credence to this mid-fifties date, yet the 1962 and 1966 Sanborn maps show the outbuildings still in place and do not show a new garage. It may be that the surveyor on the ground in the 1960s neglected to notice the old buildings' demolition and replacement with a small garage. In any event a garage was built many years ago near the south rear corner. The siding is horizontal, V-groove wood in common use for decades in this area. The plain wood door swings up, and the roof overhang is minimal although it is generally similar to the house. There is a single door on the right side that is relatively new, but the entire building is of a style and materials indicative of a small building dating from the 1950s. The original outbuilding that appears in the Sanborn maps on the rear property line has been removed. Fencing consists mainly of modern, six-foot high, redwood or cedar panels placed along the property line. There is a metal trimmed decorative gate on the concrete driveway side and behind the gate the concrete surface of the drive widens to extend all the way to the rear addition. A second, simpler, wood gate at the back corner of the house leads to the back yard area. An in-ground pool was demolished in 1995, and today the backyard consists of a small, at-grade deck, a small concrete patio next to the garage, and a decorative area of paving stone, while the remaining area consists mostly grass with a small amount of landscaping. The front yard is as small as the rest of the houses on this block and it contains only an area of grass bisected by an old concrete walk leading straight to the front steps and there is only a minimal amount of planting around the foundation. There is three-foot high, white picket fence along the right property line extending from the street to the back corner of the house. The side yards are covered with gravel and stepping stones. All of the landscaping features are quite new and hold few clues about the history of the house.

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William Haun, Matilda's brother, was the first member of the family to arrive in Santa Clara. He came in 1846 with his father-in-law John Whisman. William was appointed jailer or alcade a short time after his arrival. He inherited as his jail an adobe building that was said to have been built in the 1820s by the Mission Indians. The jail stood parallel to what is now Harrison Street and can be seen on the 1891, 1901, and 1915 Sanborn maps of Santa Clara.²

The Haun family had settled Warren County, Missouri, early in the nineteenth century and intermarried with the neighboring Moody family. William and Matilda Haun were the children of Peter Haun and Jane Moody. Matilda married Andrew Jackson Moody, her first cousin, in Missouri on February 14, 1849. Matilda's obituary stated, "In company with her two brothers and two sisters she crossed the plains with an ox team, arriving in Santa Clara on October 2, 1850." The following year, Matilda's father, Peter Haun, made the overland journey with his nephew, Daniel Lewis Moody.³

Matilda's infant son, Andrew Jackson Moody, Jr., born in Missouri in 1850, accompanied her. It is unclear whether Matilda's husband made the trip, but neither his death in Missouri nor his presence in California is recorded. The Haun family was enumerated in the 1852 State Census in the newly incorporated Town of Santa Clara: Matilda (Haun) Moody, age 20; Andrew Jackson Moody, age 2; father Peter Haun, age 58; mother Jane (Moody) Haun, age 42; brothers James W. Haun, age 18, and Francis Haun, age 8; brother William Haun, age 32, and his wife Lavinia (Whisman) Haun.⁴

Matilda married Lewis Gardner on April 23, 1854. The following year, William Haun sold to Lewis Gardner the tract of land that would become Block 3 North, Range 3 West in the 1866 Survey. Gardner erected the house that still stands at 1236 Jackson Street, and there Matilda and Lewis had three children: Laura M. (born 1855), Louisa Isabel (born 1857), and Louis A. (born 1858). Andrew Jackson Moody was reared with his half sisters and brothers.⁵

Lewis Gardner, an immigrant from Prussia, prospered in Santa Clara as a merchant and was elected as Trustee for the Town of Santa Clara (equivalent to today's City Council) in 1857 and 1858. In the 1870 census, the 60-year-old Lewis was retired with personal property worth \$10,000. Around this time, Lewis built a much larger house on the corner of Jackson and Harrison Streets, 1274 Jackson Street, which stood in front of the old adobe jail. The Gardner family was sadly diminished in 1872 when daughter Louisa died on January 5th and her father followed on October 16th. When the Plat of Santa Clara was drawn in the period between 1873 and 1875, the widowed "Mrs. Gardner" owned the block.⁶

On June 11, 1876, Matilda's surviving daughter, Laura M. Gardner, married Mark Wilson Wright in Santa Clara. In the 1870 census, Mark was a 20-year-old painter living in South Bend, Indiana, with his mother, Jane Wright Whitman, and his brother George Wright, age 21, a carriage turner. Laura and Mark had two sons before they separated: Ernest Gardner Wright, born November 23, 1876, and Charles L. Wright, born May 9, 1878. In 1879, Mark, a carriage painter, was registered to vote in Lodi, California. In the 1880 census, Laura Wright and her two young sons were living with her mother Matilda and her two brothers. By 1883, Mark had returned to South Bend, Indiana, and was working for the Studebaker carriage factory. Mark Wright's brief sojourn in California paralleled his employer, John Mohler Studebaker, who arrived with the Gold Rush in 1849 and built wheelbarrows for miners in the back of a blacksmith's shop at 543 Main Street in Placerville, now California Historical Landmark No. 142.⁷

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On November 21, 1883, Laura Gardner Wright married William Lucien Appleby. Their son, William Orrin Appleby, was born on June 23, 1886. W. L. "Billy" Appleby, born in 1854, was a well-known horseman who began his career as a jockey in the 1870s during the heyday of California racing, when tycoons such as George Hearst and Leland Stanford owned large stock farms. By the 1880s he was a horse trainer with a stable of winners, including a chestnut filly foaled in 1885 named "Laura Gardner," for his wife. His obituary reports that "between 1880 and 1896, he raced his stable on every important track in the United States." The 1891 and 1901 Sanborn maps shows a structure labeled "Corral" behind the family home at 1236 Jackson Street.⁸

The Santa Clara property assessment map drawn by C. E. Moore in 1893 shows that Matilda Gardner owned the northeast corner of the block, containing her house and the old adobe jail. The map erroneously shows William L. Appleby owning the remaining three quarters of the block. On July 31, 1889, Matilda Gardner granted to Louis A. Gardner the southeast corner of the block, fronting 55 feet on Jackson Street and 120 feet on Fremont Street. The house at 1210 Jackson Street still sits on that parcel. L. A. Gardner first appears at this address in the 1892 Santa Clara city directory, and the house's footprint appears on the 1891 Sanborn map. Another deed recorded on the same day grants W. L. Appleby 32.5 feet frontage on Fremont Street adjacent to L. A. Gardner's parcel. That legal description mentions "the land of Mrs. L. M. Appleby," which suggests that the former Laura Gardner owned 1236 Jackson Street in her own name.⁹

Matilda Gardner died of complications from diabetes on April 12, 1899. Her will named her son Lewis A. Gardner and her daughter Laura M. Appleby as co-executors. On May 5, 1899, Lewis A. Gardner contested the will in probate court, alleging that the will was not the last one the deceased made, that a codicil offered was not valid, and that his mother was "old and feeble in health, of unsound mind, and unduly influenced," and that the will was not properly signed or witnessed. Two weeks later, Laura M. Appleby denied the charges "of undue influence and unsoundness of mind on the part of the decedent." Lewis A. Gardner continued to contest the will in a newspaper report on June 2, 1899.¹⁰

While the Gardner family squabbled, news came from South Bend, Indiana, that Mark Wright, father of Ernest and Charles, had died on June 1, 1899. The report in the *San Jose Daily Herald* spoke well of the young mens' father, that he "was a pioneer resident of this valley and for years was a well-known carriage painter of San Jose and Santa Clara." Newspapers in Indiana the day following Mark's death were more blunt. One article reported that, "in bad health and despondent," he had committed suicide by drinking laudanum. An earlier report that day called Mark "hard to kill," still alive after drinking "three quarters of an ounce of laudanum" and surviving an attempt a few months earlier of cutting his own throat.¹¹

The family resolved their differences by the fall of 1899, and the probate court gave Lewis and Laura permission to sell their mother's real estate. The house at the corner of Jackson and Harrison Streets went up for auction the next spring. A news article reports that "L. A. Gardner, under mistaken impression that by bidding upon the property he would prevent the same from being sacrificed, and without intending to buy the same made one bid therefor of \$1200, and that no higher bid was received. He now asks the Court to refuse to confirm the sale." The house went back up for auction in the summer and sold to Sophie Fetzer for \$1065.¹²

On August 27, 1900, the estate of Matilda Gardner was settled. Her personal wealth and property were divided between her two sons, her daughter, and her three grandsons. Ernest Gardner Wright was granted a parcel of land "about 34 feet wide and 125 feet deep" between his uncle's house at 1210 Jackson and his mother's house at 1236 Jackson. His mother (or her estate) adjusted the lot lines later, likely because Ernest built a rather large house, so that the subject property now sits on a lot 50 feet wide by 120 feet deep.¹³

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Ernest Gardner Wright may have received preferential treatment in his grandmother's will over his younger brother and half-brother because he had recently married. The Federal census enumerator, on June 5, 1900, listed Ernest Wright living on Phelan Avenue with his wife of one year, Nellie F. Wright. They resided in the home of Nellie's widowed mother, Ellen Schiele, with her two young brothers, Carl, age 12, and Martin, age 10. Nellie's father, Carl M. Schiele, an immigrant from Prussia, came to California in the 1870s. He made a good living running hotels and branched out into real estate. Schiele Avenue in San Jose, which runs between The Alameda and Stockton Avenue, was part of a suburban subdivision that C. M. Schiele laid out in the late 1880s. The investment ended in foreclosure in 1895 on mortgaged unsold lots. Carl M. Schiele died on May 21, 1896, and the family appeared to live in diminished circumstances after his death.¹⁴

At the time of his marriage, Ernest G. Wright worked as a bartender, as did his uncle and his brother Charles. Ernest and his wife Nellie had moved into 1226 Jackson Street by the time the 1904–1905 Santa Clara city directory was published. The couple lived in the house until 1908 or 1909. In the 1910 census, Ernest and Nellie Wright lived at 908 Franklin Street. Ernest and his wife Nellie had moved to 1025 Main Street by the time of the November 1916 election. On his draft registration card dated September 12, 1918, Ernest was living at 1025 Main Street and was working as an engineer for the Town of Santa Clara. In the 1920 census, Ernest and Nellie were still living at 1025 Main Street. He was employed as an engineer with the municipal water works. Ernest was living at 1025 Main Street when he registered to vote in the November 1922 election. The couple had moved back to 1226 Jackson when Nellie died on May 14, 1923. She was 42 years old. By the time of the 1930 census, Ernest had married Erminnie Switzer Sholz.¹⁵

None of the descendants of Matilda Gardner had any children. The first half of the twentieth century witnessed the family shrinking into oblivion, and the block settled by unrelated residents. Andrew Jackson Moody died on February 8, 1912; William L. Appleby separated from Laura M. Appleby some time before 1910 and died in Reno, Nevada, in 1918. Matilda Gardner's home and the adobe jail were demolished in April 1922 by new owners. Laura M. Appleby died on December 17, 1930; her brother, Louis A. Gardner died on October 17, 1935. Ernest's brother Charles died on April 30, 1938. William O. Appleby, injured during his military service in France in World War I, moved around 1939 into the Veterans' Home in Napa, where he remained until his death in 1960. When Ernest Wright died on January 25, 1945, his wife was named his only survivor. Erminnie Wright continued to live at 1226 Jackson Street until her daughter and son-in-law, Dolores E. and Earl Allen Wolcott, sold the house on July 11, 1956. Dolores and Earl moved Erminnie to Southern California, where she died on October 17, 1957.¹⁶

Dolores and Earl Wolcott sold 1226 Jackson to Oiva and Margaret Laine in 1956. City directories show the couple living there until about 1963, but a deed transferring the property has not yet been located. The house changed hands in 1972, to Richard A. and Wilma Webber, who in turn sold the house in 1975 to Joseph J. and Jen S. Andre. The house was a rental for the next 20 years. After the death of Mr. and Mrs. Andre, his daughter sold the house to Bruce Vernon in 1994. Bruce Vernon and his wife Tammieh initiated many of the alterations listed in the Construction History on Page 2 at paragraph 6B. The Vernons sold the house to Michael and Anita Lawhon late in 2000, who only recently sold the house to the current owners.¹⁷

Evaluation

The Ernest Gardner Wright House at 1226 Jackson Street represents the third generation of the Haun-Gardner family to reside in this block of Santa Clara. The house at 1236 Jackson represents Ernest's grandparents Matilda Haun Gardner and Lewis Gardner, who built the house in 1855. Later, Ernest's mother owned the house, and it was his childhood home. The house at 1210 Jackson Street represents the second generation: Ernest's uncle L. A. Gardner built this house around 1890.

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Each house embodies succeeding generational styles of architecture: 1236 Jackson and its Pioneer style, 1210 Jackson and its Queen Anne Victorian features, and 1226 Jackson, built around 1904, which is a Vernacular Transitional style with features and detailing of both the Victorian and Craftsman periods. While the members of the Haun-Gardner family are important to the history of Santa Clara, their importance lies in their direct connection to William Haun, the first member of the family to arrive in Santa Clara in 1846. However, this does not appear to reach the level of significant influence required under Criterion B to be considered eligible for the National Register. Neither is the property associated with events that have made a significant contribution to the broad patterns of history or cultural heritage. It would therefore appear that the building at 1226 Jackson Street would not be eligible for the National Register based on Criteria A or B. However, given the potential for a historic district in the Old Quad neighborhood, the residence does appear to be eligible under Criterion C.

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. The house at 1236 Jackson Street was judged eligible for the California Register in 2011 under Criterion 2 (its association with Matilda and Lewis Gardner) and Criterion 3 (an early pioneer dwelling of which few examples remain). However, the subject property at 1226 Jackson Street would not be eligible for the California Register of Historic Resources based on either criterion. Ernest Gardner Wright was not important to local history, except for his ancestral pedigree, and his house is unremarkable for houses constructed during the boom building period at the beginning of the twentieth century.

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."

Criterion A: Historical or Cultural Significance

No. 3. The property is associated with an important individual or group who contributed in a significant way to the political, social and/or cultural life of the community.

The Ernest Gardner Wright House is associated with the Haun and Gardner families, who made significant contributions to the early settlement and political, social and economic life of Santa Clara and the surrounding area.

No. 5. A building's direct association with broad patterns of local area history, including development and settlement patterns, early or important transportation routes or social, political, or economic trends and activities. Included is the recognition of urban street pattern and infrastructure.

Taken in the context of the trio of houses at 1210, 1226, and 1236 Jackson Street it does meet are directly associated with early settlers of Santa Clara, William and Matilda Haun, who arrived overland from Missouri immediately before and after the Gold Rush. The second generation, represented by Laura M. Gardner and her second husband, William L. Appleby, used the block to build wealth by raising thoroughbred horses. At the turn of the twentieth century, unimproved land in the Old Quad became more valuable as housing stock. This was true both for a third generation of Santa Clara's early settlers and for a population influx from native-born Americans and foreign immigrants choosing to settle in Santa Clara's booming agricultural and manufacturing economy. Ernest Gardner Wright House was one of the first houses built in this block during that building boom and presaged the selling of the family's land to new, unrelated residents.

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Criterion B: Architectural Significance

No. 1. The property characterizes an architectural style associated with a particular era and/or ethnic group.

In 1988, Ms. Bamberg characterized the significance of 1226 Jackson as "one of the contributing buildings that creates a row of three early residential styles...." The house does contribute along with its two neighbors to a display of three generations of architecture characteristic in Santa Clara, and that the house relates to the many vernacular residences built nearby during the residential building boom at the turn of the twentieth century.

Constructed around 1904, the residence at 1226 Jackson Street is a vernacular dwelling exhibiting both the transition between Victorian and Craftsman architecture and the influence of the Pacific Manufacturing Company on the architecture of Santa Clara. While the rear of the house has been significantly remodeled, the front façade retains almost all of the original design.

Criterion C: Geographic Significance

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

The subject property is located in an area of Santa Clara's Old Quad, identified as an historically sensitive area, where the many of the early immigrants settled in the mid-nineteenth century. Here they constructed small frame houses, often establishing small vineyards and/or orchards on their plots of land. The early owners were members of this immigration group.

Definition of Integrity

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 criteria recognize seven aspects to integrity: location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity, a property will always possess several, and usually most, of these aspects.

The modern test of integrity according to the Office of Historic Preservation is to stand on the sidewalk and ask yourself the following question: "Does the resource display enough of what made it significant for its historical period that it can be easily grasped by the average passerby?" Properties must have sufficient integrity in addition to meeting the criterion for significance in order to be considered a qualified historic resource.

Evaluation of Integrity

The residence at 1226 Jackson Street has been well maintained and the architectural integrity of the structure has not been diminished. While the rear of the home has been somewhat altered, the home retains its original configuration and location. The visual and character-defining features of the historic building have been preserved and retained. The historical use of the building has not changed, and it remains a single-family home. 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.

Conclusions and Recommendations

The evaluator finds 1226 Jackson Street to be a contributing structure to Santa Clara's Old Quad and to be individually significant as a generational link to an early settler of Santa Clara, William Haun. It retains sufficient integrity to qualify as a historic property. It appears to be, based on compliance with the Local Significance Criteria, (Continued on page 11, Form 523L.)

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(Continued from page 10, Form 523L.)

eligible for listing on the City of Santa Clara Architecturally or Historically Significant Properties List. A Mills Act contract with the property owners would assist in preserving the house's character-defining features.

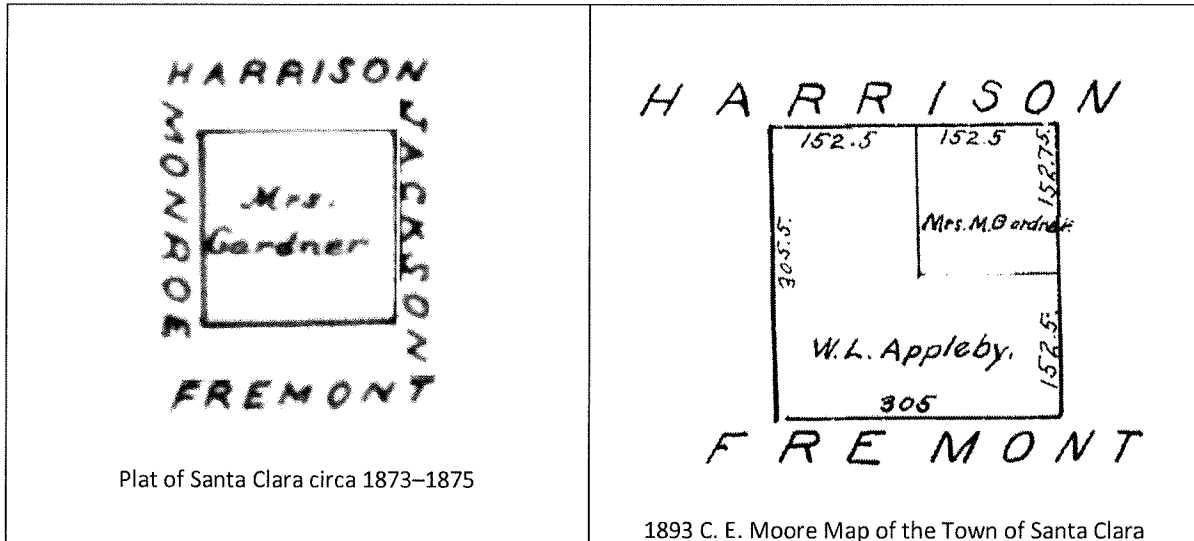
(Continued from page 2, Form 523B, B12. References)

2. Peter Haun, Early Settlers Files, Santa Clara City Library; Garcia et al., *Place of Promise*, 40, 41; "State's Oldest Jail Is Torn Down," *San Jose Mercury Herald*, April 9, 1922; Sanborn Fire Insurance Maps.
3. Peter Haun, Early Settlers Files; "Pioneer Resident of Santa Clara Dead," *San Jose Daily Mercury*, April 13, 1899; H. S. Foote, *Pen Pictures from the Garden of the World* (Chicago: Lewis, 1888), 573-574.
4. 1852 California State Census.
5. Ancestry.com. *California, County Birth, Marriage, and Death Records, 1849-1980* [database on-line]; "Oldest Jail," *Mercury Herald*, April 9, 1922; 1860 and 1870 Federal Censuses.
6. Garcia et al., *Place of Promise*; 1870 Federal Census; Plat of Santa Clara, reproduced in Thompson and West, *Historical Atlas Map of Santa Clara County, California* (San Francisco: 1876), 43.
7. Ancestry.com. *California, County Birth, Marriage, and Death Records, 1849-1980* [database on-line]; 1870 and 1880 federal census; 1883 South Bend, Indiana, city directory; California Office of Historic Preservation, California Historical Landmarks by County, El Dorado, http://ohp.parks.ca.gov/?page_id=21417.
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9. Map of the Town of Santa Clara, drawn by C. E. Moore, 1893; SCC Deeds, Book 119, Page 174, August 15, 1889; SCC Deeds Book 114, Page 450, July 31, 1889.
10. "Pioneer Resident of Santa Clara Dead," *San Jose Daily Mercury*, April 13, 1899; "Leaves Property to Her Children," *San Jose Evening News*, April 19, 1899; "A Will Contest Filed," *San Jose Evening News*, May 5, 1899; "Deny Undue Influence," *San Jose Evening News*, May 18, 1899; "Brevities," *San Jose Evening News*, June 2, 1899.
11. "Our County Digest," *San Jose Daily Herald*, June 13, 1899; "Swallowed Laudunum," *The Indianapolis [Indiana] News*, June 2, 1899; "Hard to Kill," *The Elwood [Indiana] Daily Record*, June 2, 1899.
12. "Probate Doings," *San Jose Evening News*, September 30, 1899; "Brevities," *San Jose Evening News*, October 2, 1899; "Orders in the Probate Court," *San Jose Evening News*, January 20, 1900; "Bid by Mistake," *San Jose Evening News*, May 22, 1900; "Probate Calendar," *San Jose Evening News*, July 14, 1900; SCC Deeds Book 232, Page 296, August 11, 1900.
13. "Gardner Estate," *San Jose Evening News*, August 27, 1900; SCC Deeds Book 235, Page 160, September 21, 1900.
14. 1900 Federal Census; Foote, *Pen Pictures*, 495-496; "Decree of Foreclosure Entered," *San Francisco Call*, August 7, 1895; "Charles M. Schiele Dead," *San Francisco Call*, May 23, 1896.
15. 1910, 1920, and 1930 federal censuses; Ancestry.com, *California, Voter Registrations, 1900-1968* [database on-line]; Ancestry.com. *U.S., World War I Draft Registration Cards, 1917-1918* [database on-line]. "Nellie F. Wright Called by Death," *San Jose Mercury Herald*, May 15, 1923.
16. "Noted Horseman's Death," *Reno-Gazette Journal*, December 5, 1918; "State's Oldest Jail," *Mercury Herald*, April 9, 1922; "Died," *San Jose Mercury Herald*, December 18, 1930; "Deaths," *San Jose Mercury Herald*, October 18, 1935; "Chas. Wright, 59, Dies Suddenly at Santa Clara," *San Jose Mercury Herald*, May 1, 1938; Ancestry.com. *U.S., Army Transport Service, Passenger Lists, 1910-1939* [database on-line]; 1940 Federal Census; "Santa Clara, 69, Succumbs Near Home Where Born," *San Jose Mercury Herald*, January 26, 1945; SCC Official Records Book 3546, Page 632, July 11, 1956.
17. SCC Official Records Documents Nos. 1230639 (July 11, 1956); 4209298 (March 10, 1972); 5059273 (July 30, 1975); 12459275 (April 22, 1994); 13649608 (March 26, 1997); 15467317 (November 21, 2000); 20259075 (May 20, 2009); 23959174 (June 19, 2018).

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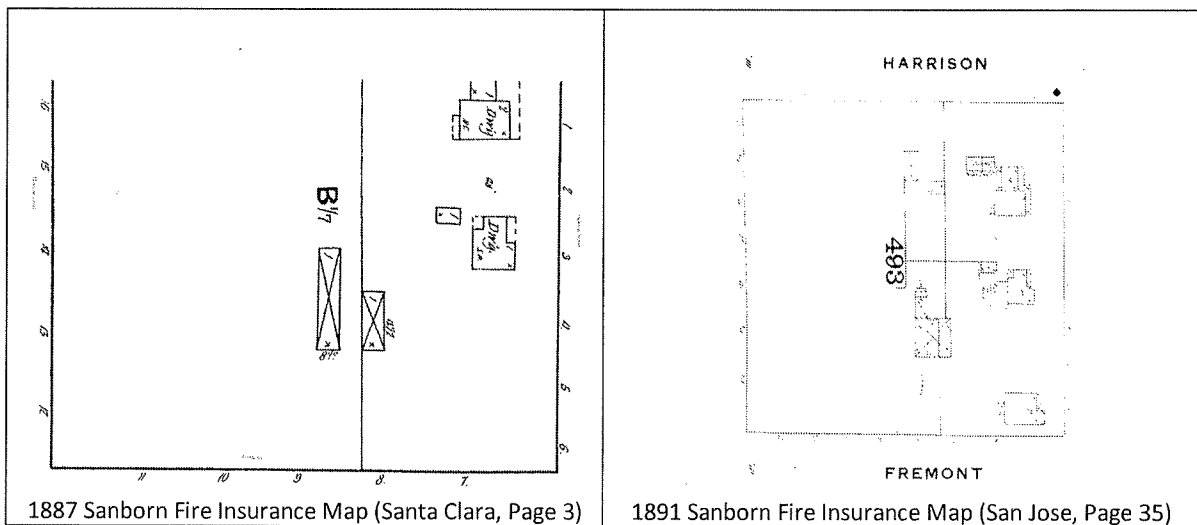
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Historic Maps



Historic Sanborn Fire Insurance Maps, 1887-1891

Block 3N Range 3W, Sanborn Block 493, bounded by Harrison Street (top);
Fremont Street (bottom); Monroe Street (left); Jackson Street (right).

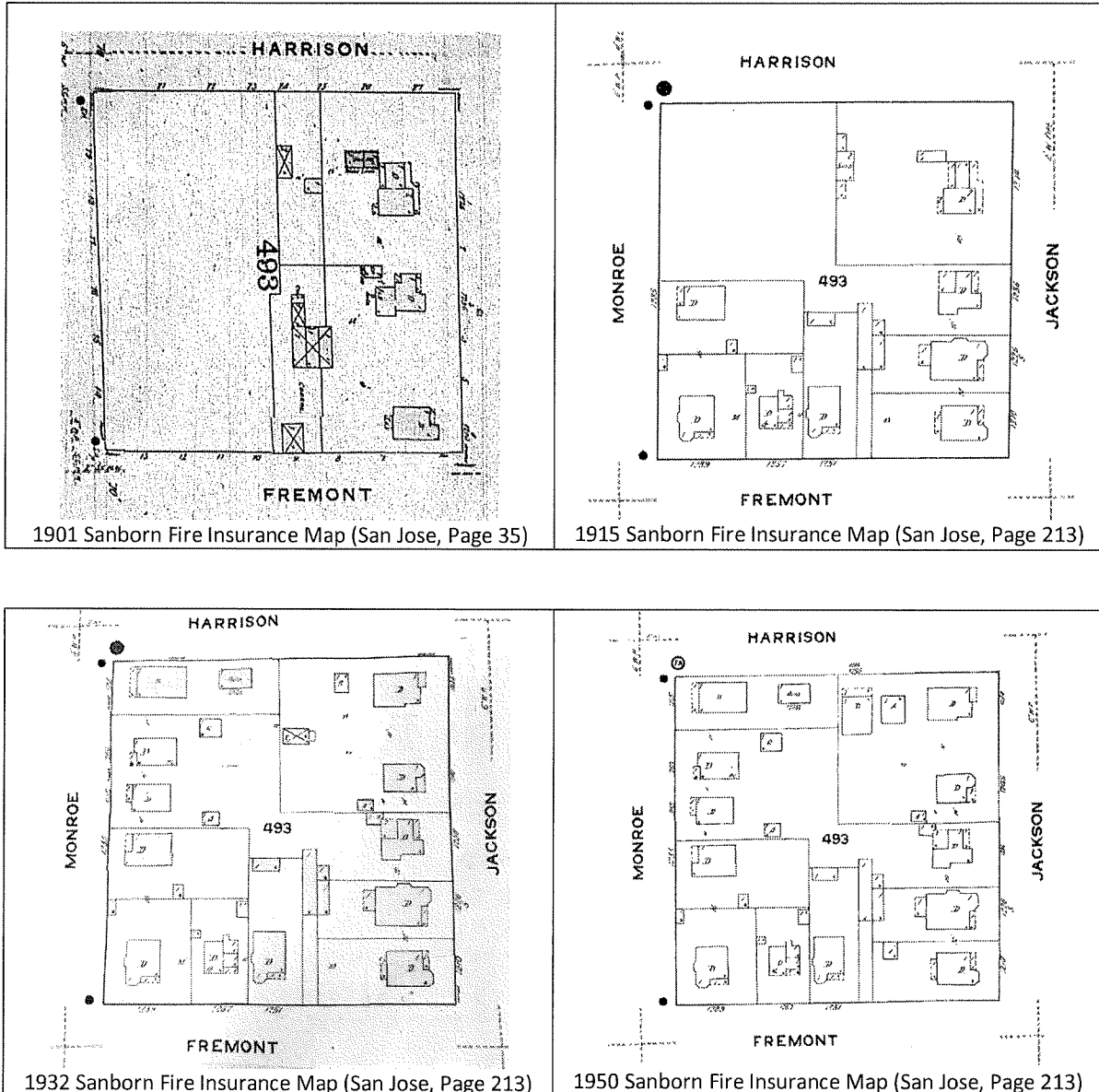


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Historic Sanborn Fire Insurance Maps, 1901–1950

Block 3N Range 3W, Sanborn Block 493, bounded by Harrison Street (top);
Fremont Street (bottom); Monroe Street (left); Jackson Street (right).



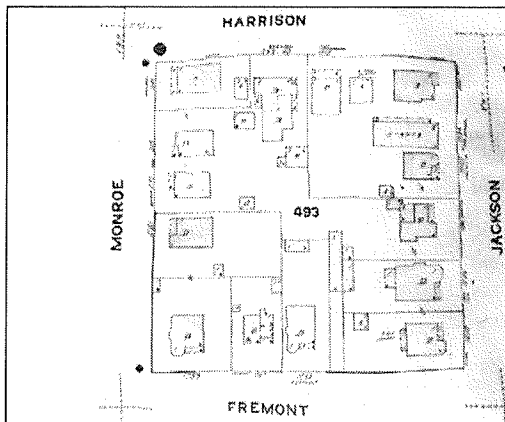
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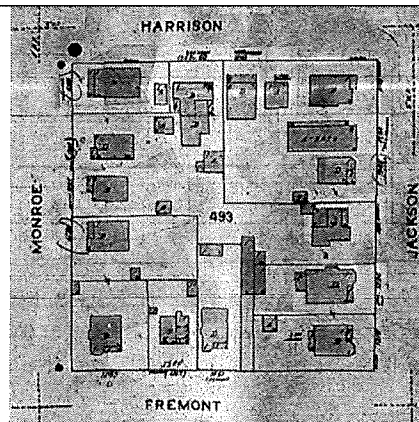
Historic Sanborn Fire Insurance Maps, 1962–1966

Block 3N Range 3W, Sanborn Block 493, bounded by Harrison Street (top);
Fremont Street (bottom); Monroe Street (left); Jackson Street (right).

Notice the long, rectangular outbuildings behind 1226 and 1236 Jackson that should have been demolished in 1955
to make room for a new single car garage.



1962 Sanborn Fire Insurance Map (San Jose, Page 213)



1966 Sanborn Fire Insurance Map (San Jose, Page 213)

Additional Photographs

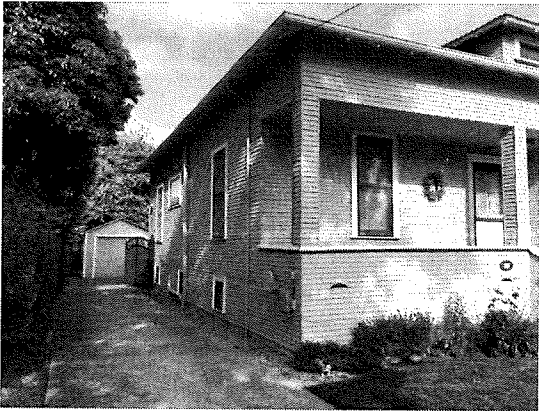


Front façade of 1226 Jackson Street, July, 1988. The photo appeared on the original historic inventory form. Front steps have since been reconstructed to add handrails.

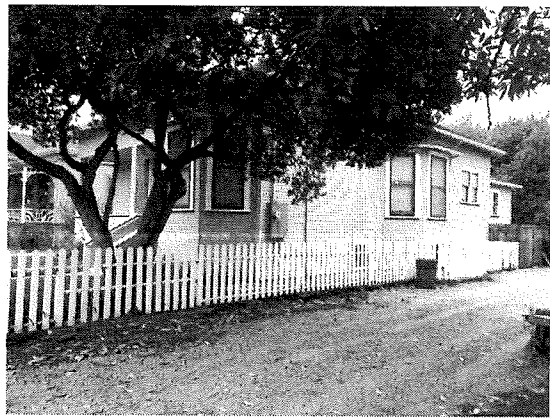
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Additional Photographs



South (side) elevation showing porch and garage. June 2018. Camera facing northwest.



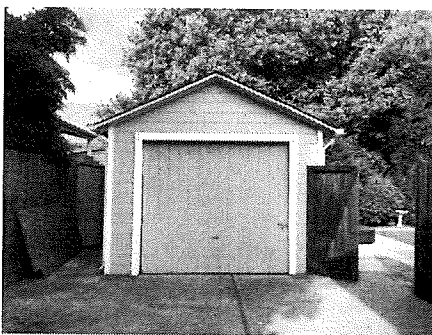
North (side) elevation showing rear porch. June 2018. Camera facing southwest.



West (rear) elevation showing enclosed back porch, basement entry, and back door. June 2018. Camera facing east.



Enclosed back porch and basement entry. April 2018. Camera facing northeast.



Garage front. June 2018. Camera facing west.



Garage side, with 1210 Jackson in background. June 2018. Camera facing south.