

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 26

\*Resource Name or #: (Assigned by recorder) 1390 Madison Street

- P1. Other Identifier: \_\_\_\_\_  
P2. Location: ☐ Not for Publication ☒ Unrestricted \*a: County Santa Clara  
and (P2c, P2e, and P2b or P2d. Attach Location Map as necessary.)  
\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 1390 Madison 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)  
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This property falls within the Old Quad neighborhood of Santa Clara, which contains hundreds of 19th century and early 20th century houses along with many newer buildings. This neighborhood is roughly bounded by El Camino Real on the north, the Caltrain tracks on the east, Newhall Street on the south, and Scott Boulevard on the west. A moderate number of houses in this area date to the 1850s-1880s, and very large numbers date to the 1890s-1900s. Along the eastern edge of the neighborhood is Santa Clara University, which consists of about eight large buildings dating from 1911-1930, plus newer buildings. By contrast, Santa Clara's historic downtown was razed in the 1960s through urban renewal.

(Please see Continuation Sheet, page 2.)



\*P3b Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*P4. Resources Present:  
☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5b. Description of Photo:  
(View, date, accession #)  
View West, Dec 2020

\*P6. Date Constructed/Age and

Source: ☒ Historic  
☐ Prehistoric ☐ Both  
ca. 1890

\*P7. Owner and Address:  
Leigh Souter Russo

\*P8. Recorded by: (Name, affiliation, and address)  
William Kostura  
P. O. Box 60211  
Palo Alto, CA 94306

\*P9. Date Recorded: January 2021

\*P10. Survey Type: (Describe)  
intensive

P11. Report Citation\*: (Cite

survey report and other sources, or enter "none".) none

\*Attachments: ☐ NONE ☐ Location Map ☐ Sketch 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)

Page 2 of 26

Resource Identifier: 1390 Madison Street

Recorded by William Kostura

\*Date January 2021

☒ Continuation ☐ Update

## Description (continued)

### Introduction, landscaping, and the newer building

The subject property contains two buildings. The older is a Queen Anne-style residence dating to about 1890, and the other is a house or multi-unit building that dates to recent decades. The recent building is located on the southern half of the lot, has two stories (rooms over a garage and basement), is wood-framed in construction, and is clad with horizontal wood siding. Though of recent construction (it was built in 1988), it has a number of features that resemble Victorian houses, namely a gabled roof with decorative shingles in the gables, a bay window with slanted sides (on its long north side), decorative window trim, and a staircase with wooden balusters and railings. This building was clearly meant to relate visually to the older Queen Anne style house on the property.

Most of the front yard is devoted to a lawn, and a white picket fence surrounds the yard on three sides. A large, mature pepper tree is in the far northeast corner of the yard. While the tree is clearly of some age, when it was planted, and whether it dates to the property's early years, is unknown. The back yard contains a swimming pool, a small filter and pump shed for the pool, and a paved area around the pool.

### The main house of ca. 1890

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

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

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

*(See Continuation Sheet, page 3.)*

Page 3 of 26

Resource Identifier: 1390 Madison Street

Recorded by William Kostura

\*Date January 2021

☒ Continuation ☐ Update

### Description (continued)

Other ornament is not profuse, but it is effective and is consistent with the ornament on other Queen Anne houses in California. Curved brackets with spindles and pendants give visual support to the front gable. In the covered porch, four posts — two freestanding posts, and two half-posts or pilasters connected with the body of the house — are turned, with grooved skirts near the base. Sunburst brackets spring from the tops of the posts to support the porch roof. The staircase has square newel posts that are incised with vertical lines and topped by knobs. These newel posts appear to be original. The staircase risers and treads are wooden and may be original, but the treads are covered with a non-original coating.

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

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

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

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_

Page 4 of 26

\*NRHP Status Code \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) 1390 Madison Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: residence B4. Present Use: residence

\*B5. Architectural Style: Queen Anne

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
Built in ca. 1890.

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

\*B8. Related Features:  
none

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Theme history architecture Area City of Santa Clara

Period of Significance ca. 1890 Property Type house Applicable Criteria 1, 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

**History of this house**

The earliest history of this house remains uncertain, in part because the Santa Clara County Recorder's Office is closed at present, making a title search impossible, and in part because of conflicting information from available sources. The construction date can be estimated, however. In the San Francisco Bay Area, the Queen Anne style of this house was common in the 1890s, but not before then. This house is clearly shown in the Santa Clara Sanborn map of 1891, which is at the early end of the likely range. For these reasons, a construction date of ca. 1890 therefore seems most likely, and is the date estimated in this report. It is also the date given in a historical plaque on the house.

*(Please see Continuation Sheet, page 5.)*

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

**\*B12. References:**

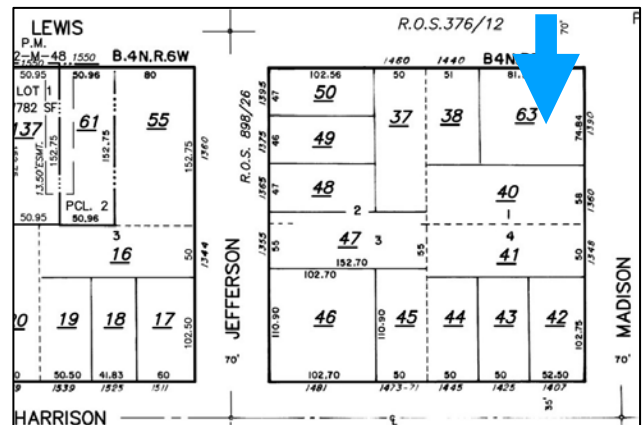
See Continuation Sheet, page 13.

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: William Kostura

Date of Evaluation: January 2021

(This space reserved for official comments.)



Page 5 of 26

Resource Identifier: 1390 Madison Street

Recorded by William Kostura

\*Date January 2021

☒ Continuation ☐ Update

### History of this house (continued)

There is evidence that this house and 1360 Madison Street (next door to the south) were in common ownership during the early decades of the 20th century, that the owners of these two houses lived in #1360, and that #1390 was usually a rental property. This is supported by the fact that from 1900 to 1930 the subject house was occupied by eighteen different persons and families, none of whom lived here for more than a few years, and almost all of whom were blue-collar workers. This history of frequently-changing occupants suggests that most of them were renters. The occupants were:

1900. John Hancock, farmer, and his wife Spy. They are listed as living at 1390 Madison Street in the 1900 census. However, the city directories of 1898, 1899, and 1900 list him as living at 1390 Monroe Street in Santa Clara; so it is not certain that they lived in the subject house. Where Hancock farmed is also unknown.

1901. The *San Jose Mercury News* of June 20 of this year mentions that Mr. and Mrs. H. E. Hazelton lived at this address. The 1900 census, however, states that Hiram E. Hazelton, a blacksmith, and his wife Helen lived at 1412 Madison Street in Santa Clara. It seems likely that this couple lived here only briefly, in 1901. See also another Hazelton resident of 1906, below.

1902. Albert F. Nist, a boxmaker, and Joseph Wiedner, occupation unknown.

1904. Chester S. Wilson and Harry A. Wilson, both millhands; Miss Irma E. Wilson; and William A. Wilson, an engineer for the Enterprise Laundry, all lived here.

1906. Frank H. Hazelton, a plumber for J. Stock Sons Company, lived here. In this year many relatives lived next door at 1360 Madison. They included George and Herbert Hazelton, of Hazelton Brothers, florists; G. Clyde Hazelton, a dairyman; and Mrs Helen J. Hazelton. Although this is not certain, it seems that the Hazelton family owned both houses.

1908. Fred Linde, and Margaret Engel a widow; occupations unknown, lived here.

1910-1911. Maria O. Daniels, widow of Antone, lived here. In these same years Manuel T. Nandarrae, a tanner born in Portugal, is also listed as living here in city directories; however, the 1910 census lists him as living on Washington Street in Santa Clara.

1912. Fred Browne, a painter, and James M. Hooper, occupation unknown, both lived here.

1915. William Brown, a painter

(See Continuation Sheet, page 6.)

Page 6 of 26

Resource Identifier: 1390 Madison Street

Recorded by William Kostura

\*Date January 2021

☒ Continuation ☐ Update

### History of this house (continued)

1917. John Doherty, a teamster

1919. John Rodriguez, a laboreer

1920. Mrs. Christina Weidner and R. Edward Weidner, occupations unknown. They could not be found listed in the 1920 census.

1922-1923. Ralph Boynton, a laborer. He also could not be found in the 1920 census.

1925-1926. Mrs. Annie Cardoza. In 1926 Jesse V. Cardoza also lived here. Their occupations are unknown.

1930. Antone R. Burgos, a laborer born in Spain, his wife Norma, and their daughter lived here as renters according to the 1930 census. The census also lists Amato Burgos, a laborer born in Spain, and his family, as owners and residents of 1360 Madison, next door.

1934, 1940. Sebastian Burgos, farm laborer, and his wife Annie lived here these two years, and presumably the years between as well.

Information supplied by the owner states that the Sisters of the Holy Family of the Roman Catholic church taught catechism classes in this house in 1929 and 1946, and presumably in the intervening years. This information could not be verified and is not supported by the city directory research cited above. The owner also supplied some chain-of-title information from recent decades that does support a history of Roman Catholic Church ownership:

1963: Roman Catholic Archbishop of San Francisco to the Roman Catholic Welfare Corporation of San Francisco

1967: Roman Catholic Welfare Corporation of San Francisco to John J. Kiely

1983: John, Joseph and Mary Kiely to Ralph and Theresa Wiggington.

Because the Office of the Santa Clara County Clerk-Recorder is closed, not all of this information could be verified. The Kiely and Wiggingtons' ownerships could be verified, however, for Kiely is listed as living here in a 1972 phone book; and building permits list the Wiggingtons as owners during 1972-1988.

*(See Continuation Sheet, page 7.)*

Page 7 of 26

Resource Identifier: 1390 Madison Street

Recorded by William Kostura

\*Date January 2021

☒ Continuation ☐ Update

### History of this house (continued)

Building permits list the following work to be performed for the Wiggingtons:

July 1972: Construct a one bedroom and bath “on one side.” This is the gabled north addition.

October 1980. Build swimming pool and fence; demolish garage.

December 1984. Remodel interior and add mechanical.

March 1988. Add accessory unit. This is the new building to the south.

### Old Quad history

As mentioned above, the Old Quad area is roughly bounded by El Camino Real on the north, the Caltrain tracks on the east, Newhall Street on the south, and Scott Boulevard on the west. The area includes Santa Clara University, which was once the site of Mission Santa Clara. Generally speaking, the Old Quad is the oldest part of Santa Clara. The overwhelming majority of its historic buildings are located here.

Major factors in Santa Clara’s growth and economy include:

1777. Founding of Mission Santa Clara de Asis by the Franciscan order of Spain. This mission was secularized by Mexico in 1833 but the mission chapel continued to function as a church afterward. It was enlarged and rebuilt several times over the next century.

1851-present. After the takeover of California by the United States, the Jesuits acquired the mission and established Santa Clara College in 1851. It became the University of Santa Clara in 1912 and Santa Clara University in 1985. The older buildings on this campus date to the period 1911-1930 and were designed by architects Will D. Shea, John J. Donovan, and Henry A. Minton. The chapel of 1930 was designed by Minton to replicate the old adobe mission building of ca. 1824.

1852. The City of Santa Clara incorporates.

1850s-1880s. Agriculture is the city’s primary industry. To some degree this remains true into the 1940s.

*(See Continuation Sheet, page 8.)*

Page 8 of 26

Resource Identifier: 1390 Madison Street

Recorded by William Kostura

\*Date January 2021

☒ Continuation ☐ Update

### Old Quad history, continued

1863. The railroad connecting San Francisco and San Jose reaches Santa Clara. The railroad depot still stands, now at 1005 Railroad Avenue.

1885-1990s. Agnew's State Hospital. The Victorian building of 1885 collapsed in the earthquake of 1906, with great loss of life. New buildings were built from 1908 through the 1910s to designs by the State Architect George C. Sellon. After the campus was sold to San Microsystems in the late 1990s, all but four of the Agnew's buildings were demolished. It was the best four, however, that were retained.

1960s-present. The semiconductor industry becomes important in Santa Clara.

1963. The city's old downtown is razed in order to receive funding from the federal government for urban renewal.

To the above list should be added Santa Clara's close proximity to the city of San Jose, where some Santa Clara residents worked.

The demolition of the city's old downtown was a major loss, but the built environment in Santa Clara is otherwise able to represent, or evoke, important themes in Santa Clara's early history. An adobe house at 3260 The Alameda (now the Santa Clara Women's Club) is a ca. 1790s building that was part of the Spanish-era mission complex. The Berryessa adobe at 373 Jefferson Street (late 1840s) represents the Mexican or very early American period. Two other early properties evoke Santa Clara's early agricultural economy. The older is the James Lick flour mill complex, at 4101 Lick Mill Boulevard, at Mansion Park Drive. Its four buildings were built in 1857, the 1860s, and the 1880s and include a granary, a house, an office, and a hall. The Harris-Lass house at 1889 Market Street (1865) includes a farmhouse, a barn, a water tank, and farming implements. As mentioned above, four early twentieth century buildings survive at Agnew's State Hospital, and about eight buildings from 1911-1930 survive at Santa Clara University.

Most prolifically, the Old Quad area is filled with hundreds of 19th and early 20th century houses that retain good to high integrity. The oldest houses date to the 1850s, a moderate number date to each decade of the 1860s, 1870s, and 1880s, and very many date to the 1890s-1920s. While it is beyond the scope of this report to describe these houses, it can be said that they range from modest, vernacular working-class houses to large houses built for the well-to-do. Houses in the latter group are often elaborately decorated, but smaller houses possess fine details and ornament as well. Because the subject house is Queen Anne in style, a number of houses in that style are illustrated below.

*(See Continuation Sheet, page 9.)*

Page 9 of 26

Resource Identifier: 1390 Madison Street

Recorded by William Kostura

\*Date January 2021

☒ Continuation ☐ Update

## Integrity

The major alterations to this property are the rear addition of 1972 (this is the westernmost 15 feet), the accessory unit of 1988, and the swimming pool and other backyard features (1980). It is possible that the four-over-four windows in the basement are sympathetic alterations, though this is not known.

Aside from these, the exterior of the house is largely unaltered. Regarding the seven areas of integrity:

Location. The house has not been moved, and so retains integrity of location.

Design. Except for its rear addition, the exterior of this house is largely unchanged. It clearly expresses its Queen Anne style, one-story-over-basement form, and hipped roof. It thus retains integrity of design.

Materials. The wooden siding, porch, front door, and window sash and trim are all in place. So is the flash glass in the upper sash of the front window. Thus, the house retains integrity of materials.

Workmanship. The turned porch posts and their brackets, the ornamental trim, and other millwork must have been created using steam-driven saws. This house exhibits its late 19th-century construction techniques. It thus retains integrity of workmanship.

Feeling. This house's appearance still exhibits the feeling of a late-19th century ornamental blue-collar cottage. It retains integrity of feeling.

Association. The early residents of this house would likely recognize this house as the one they lived in, so it retains integrity of association.

Setting. Regarding the setting *within* this property's boundaries: the newer building of 1988, the swimming pool of 1980, and the back yard landscaping are clearly of recent dates, while the pepper tree is of unknown date. Regarding the *surrounding* neighborhood: the neighborhood is still residential, but most buildings are not very old. Overall, integrity of setting is mostly lost.

## California Register evaluation

The California Register of Historical Resources is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to

(See Continuation Sheet, page 10.)

Page 10 of 26

Resource Identifier: 1390 Madison Street

Recorded by William Kostura

\*Date January 2021

☒ Continuation ☐ Update

### California Register evaluation, continued

the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria:

- \* Criterion 1 (Events): Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- \* Criterion 2 (Persons): Resources that are associated with the lives of persons important to local, California, or national history.
- \* Criterion 3 (Architecture): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- \* Criterion 4 (Information Potential): Resources or sites that yield or have the potential to yield information important to the prehistory or history of the local area, California, or the nation. This criterion relates mostly to archaeology and so is not considered here.

Criterion 1. A moderate number of houses in the Old Quad neighborhood of Santa Clara are older than this one. One has been dated to the 1770s, one has been dated to the 1840s, and a scattering date to the 1850s-1880s. As a percentage of all of the houses in the Old Quad area, however, this house is still one of the oldest. Only a small percentage date to the year 1890 or earlier. The house thus represents an early period in Santa Clara's history when the town was just starting to become suburban in feeling. Because of its age, its high integrity, and its ability to represent this early period of Santa Clara's history, this house appears to be eligible for the California Register at the local level under this criterion. The Period of Significance under this criterion is the 1890s-1910s, the first thirty years of the house's history and a period when much of the Old Quad area was still being developed.

Criterion 2. Most of the residents of this house were blue-collar workers who lived here briefly. They represent the blue-collar history of Santa Clara, but this is probably true for the vast majority of old houses still standing in Old Quad. Nothing about the residential history of this house distinguishes it from that of other houses in the neighborhood, and so the house does not appear to be eligible for the California Register under this criterion.

*(See Continuation Sheet, page 10.)*

Page 11 of 26

Resource Identifier: 1390 Madison Street

Recorded by William Kostura

\*Date January 2021

☒ Continuation ☐ Update

### California Register evaluation, continued

Criterion 3. This is an excellent example of a raised-basement Queen Anne cottage. The distinguishing features include the front and side gables with their decorative bargeboards, shingles, and the trim around the attic vents; brackets with spindles at the top of the front bay window; the covered front porch and turned porch posts with brackets; the staircase's newel posts; window trim; flash glass in the upper sash of the front bay window; and the ornamental front door. The form of the house is also effective. It includes the L-shape of the house; the covered porch that fills the angle of the ell, and the hipped roof. For these reasons, the house appears to be eligible for the California Register at the local level under this criterion. The Period of Significance is ca. 1890, when the house was most likely built.

Character-defining features of the significant property. They include:

- \* the presence of a large front yard and a narrow side yard facing Lewis Street; these establish the suburban character of the house and afford views of the principle facades. The specific plantings in the yards are not character-defining, however.
- \* the height of the house: one-story-plus-attic-and-raised-basement
- \* the form of the house: ell-shaped, with a bay window at right and a shallow (one-foot-deep) projecting bay on the north side (but not counting the 15-foot rear addition of 1972)
- \* the width of the house
- \* the hipped roof with gables on the front and north sides
- \* the covered porch that fills the angle of the ell
- \* decorative features, including window and front door trim, trim around the vents in the gables, bargeboard and shingles in the gables, brackets with spindles at the top of the bay window in the projecting wing, turned porch posts, brackets at the top of the porch posts, and the belt course at the first floor level
- \* double-hung window sash, and flash glass in the front part of the projecting wing
- \* the paneled front door.

It is uncertain to what degree the front staircase is original. The newel posts, at least, seem to be, and so these should be considered to be character-defining features.

The rear addition that is fifteen feet in depth, the newer building on the south part of the lot, and the swimming pool and other landscape features in the back yard are not character-defining.

*(See Continuation Sheet, page 12.)*

Page 12 of 26

Resource Identifier: 1390 Madison Street

Recorded by William Kostura

\*Date January 2021

☒ Continuation ☐ Update

### Evaluation under City of Santa Clara criteria

The Criteria for Local Significance were adopted on April 20, 2004, by the City of Santa Clara City Council and are listed under Section 8.9.2 of the City of Santa Clara General Plan, Criteria for Local Significance. Under this section of the General Plan, 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 archeological significance is potentially eligible. The criteria that this property meet are listed below.

#### Criterion for Historical or Cultural Significance

To be historically or culturally significant, a property must meet at least one of the following criteria:

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

With its high integrity and expressive style details, this is an excellent example of a 19th century house built for blue-collar residents.

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.*

This house is one of many houses in the Old Quad area that date to the 19th century and the early 20th century. Having been built in ca. 1890 (or perhaps slightly earlier) it is one of the older houses in the neighborhood. It also has high integrity. Under this criterion, the house is important along with other 19th and early 20th century houses for their collective ability to evoke early Old Quad history.

Similarly, this house and its 19th century neighbors are important in the history of Santa Clara and San Mateo counties. No other city or town on the peninsula, between San Francisco and San Jose, possesses such a large and coherent collection of 19th century houses as Old Quad does. Along with many other houses, this house helps to evoke the period better than any other collection of houses on the peninsula.

#### Criterion for Architectural Significance

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

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

This is an excellent, and early, example of a Queen Anne working-class cottage. With its porch, decorative gables, brackets, and other ornament, it is one of the better examples of a late 19th century house of this size and style in Old Quad.

(See Continuation Sheet, page 13.)

Page 13 of 26

Resource Identifier: 1390 Madison Street

Recorded by William Kostura

\*Date January 2021

☒ Continuation ☐ Update

### Evaluation under City of Santa Clara criteria (continued)

*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.*

This house's most notable features — the recessed covered porch that fills an ell, ornamental gables, and other ornament and trim — are not unique in Old Quad, but they are of a high enough quality to be notable. The porch is both functional and aesthetic.

#### Criterion for Geographic Significance

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

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

As mentioned above under "Historical or Cultural Significance" (5), this house strongly contributes to Old Quad, a striking collection of 19th and early 20th century houses. No other city on the peninsula between San Francisco and San Jose possesses so many fine examples with high integrity.

#### Criterion for Archaeological Significance

This property is not being evaluated under this criterion.

### References

Santa Clara and San Jose city directories and Santa Clara County voter registrations, 1902 to 1926, for residents at this address. Searched via Ancestry.com.

1900, 1930, and 1940 U. S. censuses, for John Handcock, Antone Burgos, and Sebastian Burgos, respectively, at this address. Searched via Ancestry.com.

"Santa Clara's Latest News." *San Jose Mercury News*, June 20, 1901; re: Hazelton.

1891 Sanborn map (page 38) and 1915 Sanborn map (page 211) for Santa Clara and San Jose. This house is shown in both maps.

"Santa Clara General Plan: Historic Preservation and Resource Inventory." This document lists about three hundred old houses in the Old Quad area. The subject house is listed as a "Queen Anne Cottage" (that style name is correct) that was built in "ca. 1880" (this seems too early).

*(See Continuation Sheet, page 14.)*

Page 14 of 26

Resource Identifier: 1390 Madison Street

Recorded by William Kostura

\*Date January 2021

☒ Continuation ☐ Update

### Resources (continued)

Building permits for this address (all for owner Wiggington):

July 1972: Construct a one bedroom and bath “on one side.” This is the gabled north addition.

October 1980. Build swimming pool and fence; demolish garage.

December 1984. Remodel interior and add mechanical.

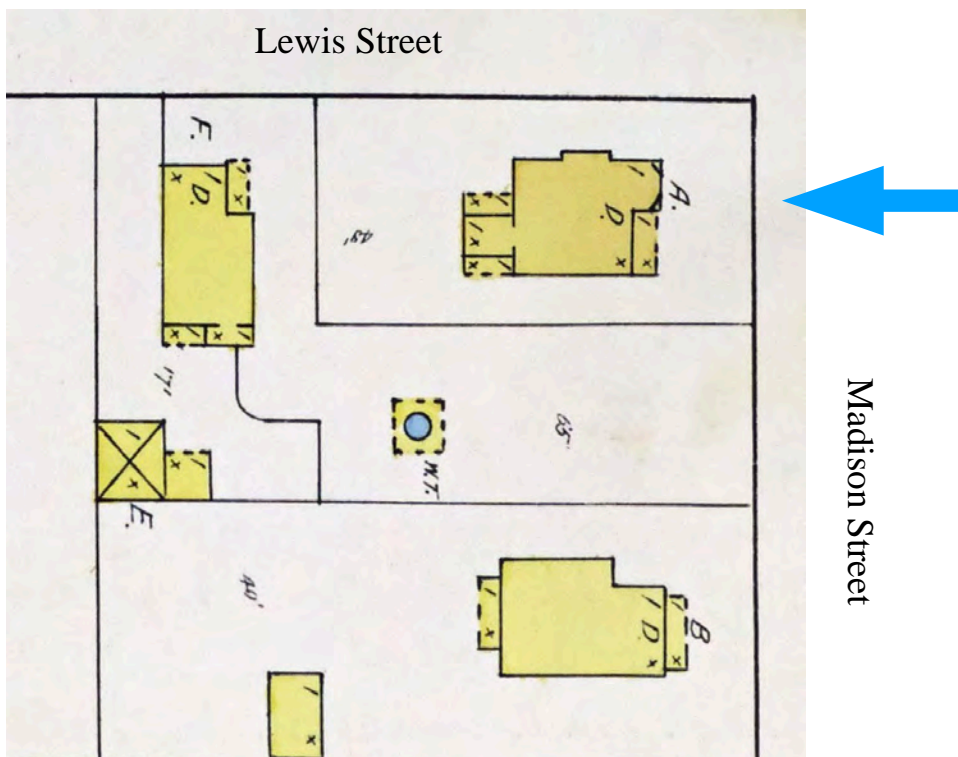
March 1988. Add accessory unit. This is the new building to the south.

Note: No permits for exterior alterations (except for the rear addition) could be found.

Susan Dinkelspiel Cerny, ed. *An Architectural Guidebook to San Francisco and the Bay Area*. Gibbs Smith, Publisher, 2007. A short but useful chapter on the City of Santa Clara can be found on pages 188-190.

The author of this report made two trips to the Old Quad area to photograph over one hundred early houses for purposes of historic context, as well as to photograph the subject house, in December 2020 and January 2021.

### 1891 Sanborn insurance map, page 38



Page 15 of 26

Resource Identifier: 1390 Madison Street

Recorded by William Kostura

\*Date January 2021

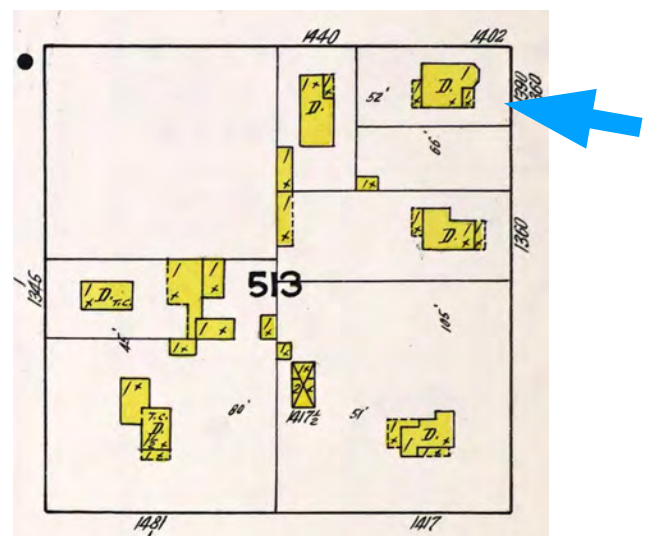
☒ Continuation ☐ Update

### 1891 Sanborn map, showing a larger field



### 1915 Sanborn map, page 211

The footprint of the house in the 1891 and 1915 Sanborn maps was the same as it is now, except for rear additions.



Page 16 of 26

Resource Identifier: 1390 Madison Street

Recorded by William Kostura

\*Date January 2021

☒ Continuation ☐ Update

### Photos of the house

#### Front



Page 17 of 26

Resource Identifier: 1390 Madison Street

Recorded by William Kostura

\*Date January 2021

☒ Continuation ☐ Update



The slanted side of the projecting front wing, with brackets, spindles, and pendant at the top.

Page 18 of 26

Resource Identifier: 1390 Madison Street

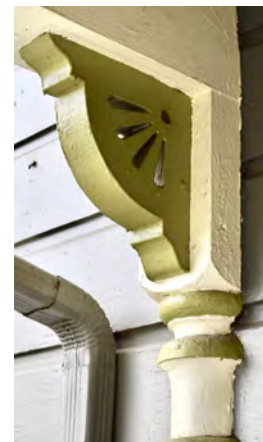
Recorded by William Kostura

\*Date January 2021

☒ Continuation ☐ Update



Front porch, turned  
porch post, and  
incised brackets



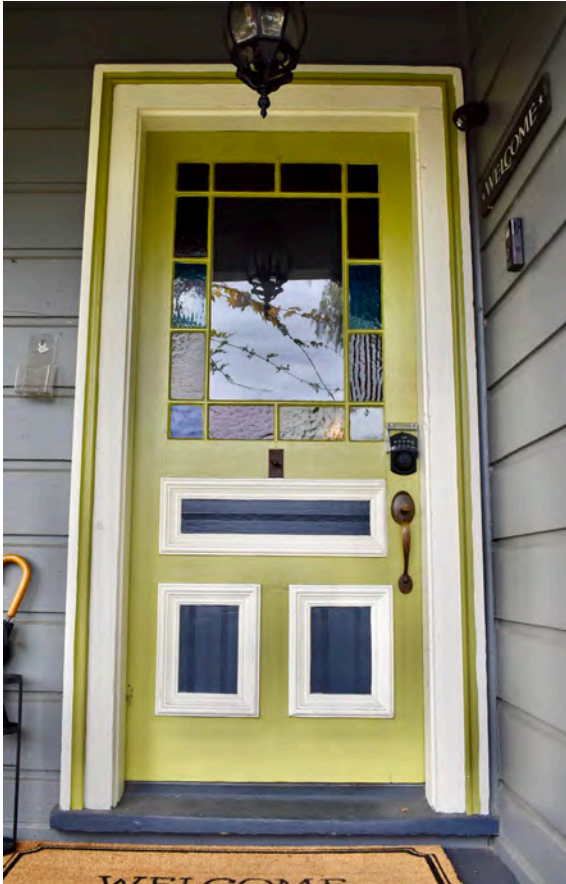
Page 19 of 26

Resource Identifier: 1390 Madison Street

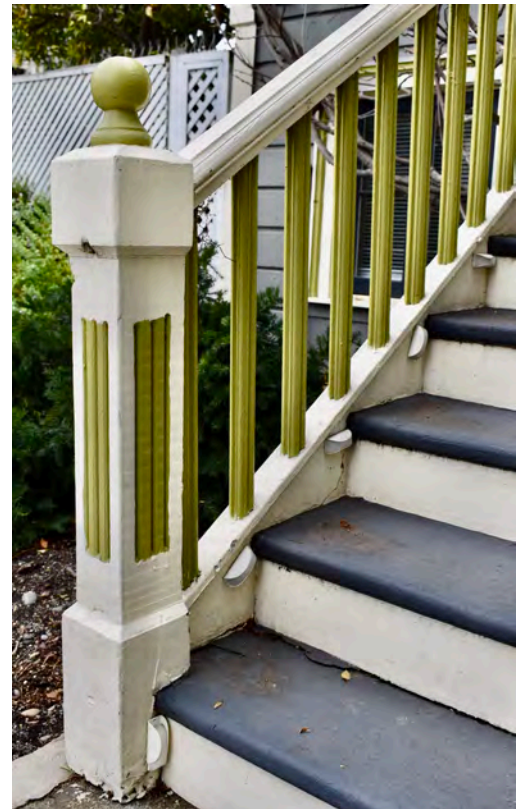
Recorded by William Kostura

\*Date January 2021

☒ Continuation ☐ Update



Paneled front door, with flash glass glazing, and staircase with newel post detail.



Page 20 of 26

Resource Identifier: 1390 Madison Street

Recorded by William Kostura

\*Date January 2021

☒ Continuation ☐ Update

North side of house, facing Lewis Street



Note the gable over the one-foot-deep projecting bay, the hipped roof over the original building (shown below), and the rear addition of 1972 (shown below at far right).



Page 21 of 26

Resource Identifier: 1390 Madison Street

Recorded by William Kostura

\*Date January 2021

☒ Continuation ☐ Update

The south side



Showing the one-over-one windows in the main story, with trim; the molded belt course at the first floor level; and the four-over-four windows in the basement.

Page 22 of 26

Resource Identifier: 1390 Madison Street

Recorded by William Kostura

\*Date January 2021

☒ Continuation ☐ Update

The rear addition of 1972



Above: As viewed from Lewis Street

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI/Trinomial

Page 23 of 26

Resource Identifier: 1390 Madison Street

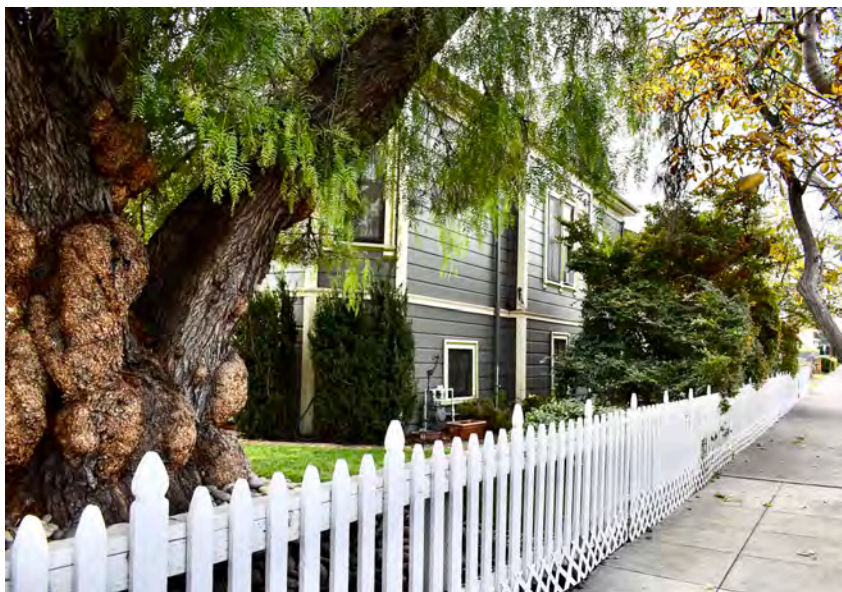
Recorded by William Kostura

\*Date January 2021

☒ Continuation ☐ Update



Front and side yards



While the specific plantings are not considered character-defining features, the open spaces in front of and on the north side are so considered because they define the relationship of the house to the streets and afford views of these two facades.

The pepper tree shown at left is clearly a mature tree, but its date of planting is unknown.

Page 24 of 26

Resource Identifier: 1390 Madison Street

Recorded by William Kostura

\*Date January 2021

☒ Continuation ☐ Update



The new building of 1988 and rear landscaping

Above: Two views of the “accessory unit” built in 1988. In its siding and window trim it mimics the older house.

Below: Rear view of both houses (at left, the rear addition to the old house, and at right the new building of 1988) with swimming pool, paving, and trellis.



Page 25 of 26

Resource Identifier: 1390 Madison Street

Recorded by William Kostura

\*Date January 2021

☒ Continuation ☐ Update

### Other Queen Anne houses in Old Quad, Santa Clara

Construction dates, where given, are from secondary sources and have not been confirmed.



Above: 981 Fremont Street (1892)  
At right: 1009 Harrison Street (1895)



Above left: 1065 Harrison Street (ca. 1891)  
Above right: 1077 Harrison Street

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI/Trinomial

Page 26 of 26

Resource Identifier: 1390 Madison Street

Recorded by William Kostura

\*Date January 2021

☒ Continuation ☐ Update



Lefty to right, and top to bottom:

1474 Homestead Road  
1380 Lincoln Street (1895)  
1567 Lexington Street (1890)

975 Lewis Street  
1409 Lexington Street (1894)  
1680 Market Street (1895)

1311 Lewis Street  
1435 Lexington Street  
1116 Washington (1892)