

Other Listings
Review Code Reviewer Date

Page 1 of 4 *Resource Name or # (Assigned by recorder): Richards House

P1. Other identifier: HP-88-01

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad Cupertino Date 1980 Photorevised T .8 S. ; R .2 W. ; Mount Diablo B.M.

c. Address: 20150 Bonnie Brae Lane City Saratoga Zip 95070
d. UTM:(give more than one for large and/or linear resources) Zone 10S ; mE/ mN

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

south side of Bonnie Brae Lane south of Mendelsohn Lane APN# 517-22-048

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)
This property is not visible from a public right-of-way; the house reportedly sits well back from a private road in undeveloped grounds.

City records indicate that this one-story Craftsman bungalow features a heavy arbor as its front porch; the exposed structure typifies Craftsman design. Houses from the Craftsman era—about 1905 to 1925—embody a local design response to the Arts-and-Crafts movement, as presented in such historic magazines as *Craftsman*. The porch encompasses a third of the front facade and wraps onto the side of the house. A small projecting wing contains the front entrance. The house features a clipped gable roof of composition shingles and a small gable over the entry. The house is clad in horizontal lap siding and appears to have original wood sash windows. It also features a creek stone chimney.

*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.)



P5b. Description of Photo:
(View, date, accession #)
View from City files.

*P6. Date Constructed/Age and Source:
 Historic Prehistoric Both
c1910, 99 years old.

*P7. Owner and Address:
Sheau Don & Sen Wei Wu
20150 Bonnie Brae Lane
Saratoga CA 95070

*P8. Recorded By: (Name, affiliation, and address)
F. Maggi, L. Dill, & J. Kusz
Archives & Architecture, LLC
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 10/26/09

*P10. Survey Type: (Describe)
Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)
Archives & Architecture: City of Saratoga Statement of Historic Context, 2009.

*Attachments:

- None Continuation Sheet District Record Rock Art Record Other (List):
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
 HRI #

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*NRHP/CRHR Status Code 5S3

Resource Name (Assigned by recorder) Richards House

B1. Historic Name: James and Grace Richards House
 B2. Common Name: 20150 Bonnie Brae Lane
 B3. Original Use: Residence
 B4. Present Use: Residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Constructed circa 1910.

*B7. Moved? No Yes Unknown Date: n/a Original Location: n/a

*B8. Related Features:
 None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architecture Area: Glen Una
 Period of Significance: c1910 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 Richards House is listed on the Saratoga Heritage Resources Inventory, included as a part of HP-88-01. It qualified under Criteria a and c:

- a) the property exemplifies and reflects special elements of the cultural, social, economic, aesthetic, and architectural history of Saratoga;
- b) the property is identified with persons significant in local history; and
- c) the property embodies distinctive characteristics of the Craftsman style, type and period.

The Richards House does not appear eligible for the California Register of Historical Resources, as it appears to lack adequate integrity to the original design for it to distinctively represent the era in which it was built. This evaluation is not definitive however, as the site was not accessible to view as a part of this recording.

(Continued on page 4, DPR523L)

B11. Additional Resource Attributes: (list attributes and codes) None

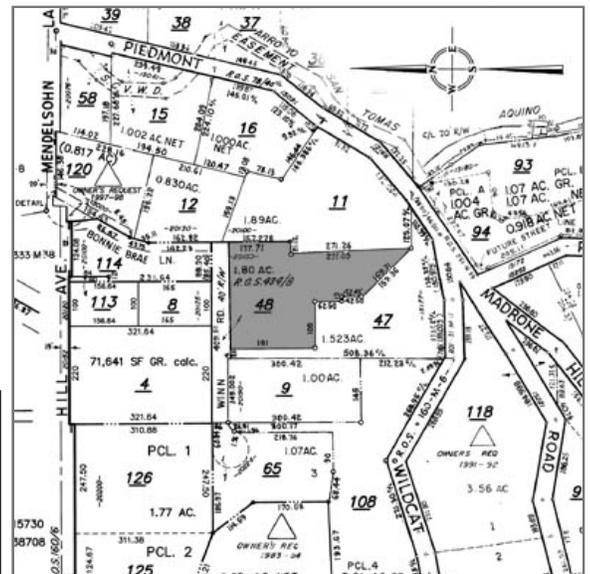
*B12. References:
 Saratoga Heritage Preservation Commission, Historic Resources Inventory form, 1988.

(Sketch Map with north arrow required.)

B13. Remarks: Listed Heritage Resource

*B14. Evaluator: Franklin Maggi
 *Date of Evaluation: October 26, 2009

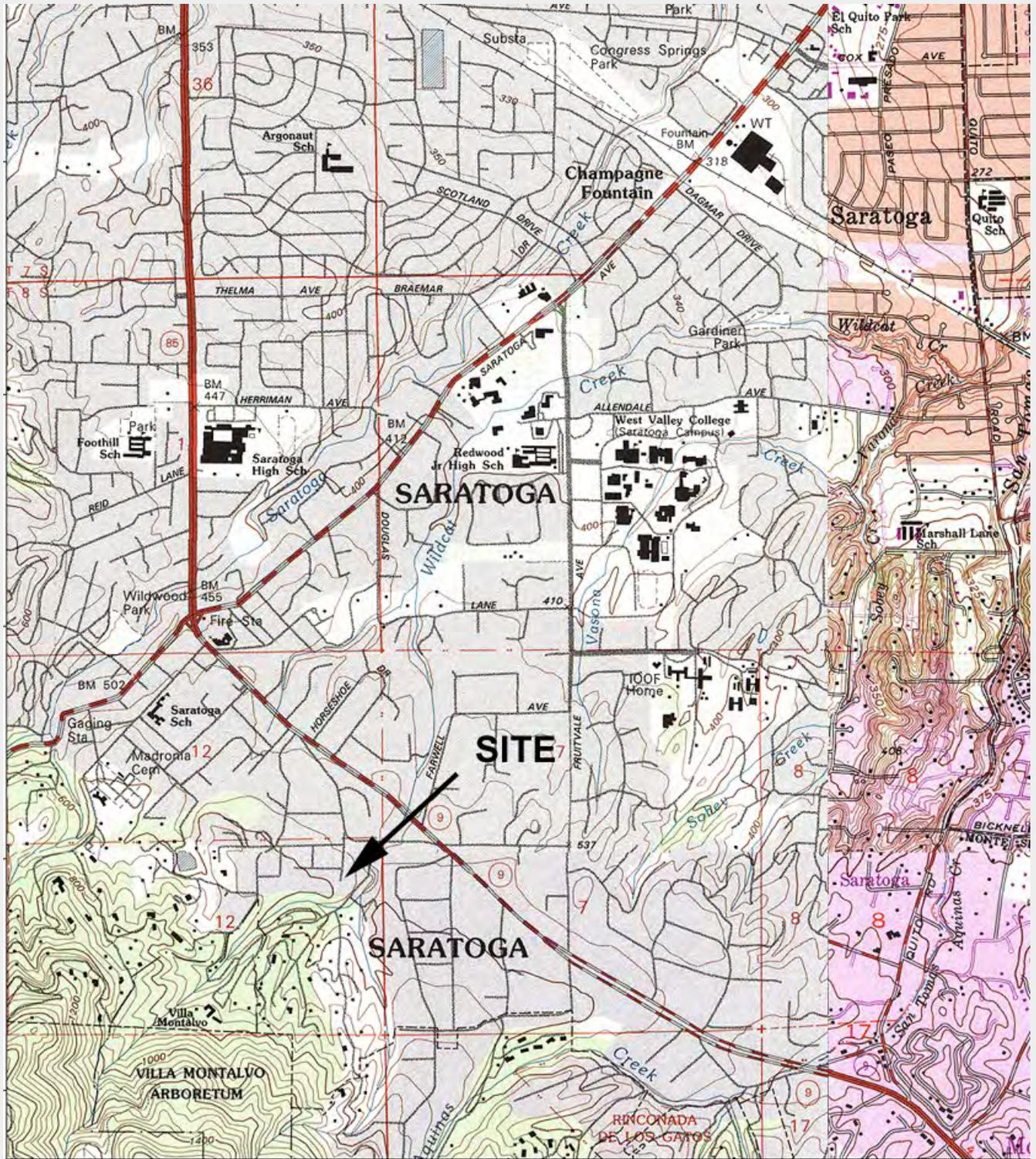
(This space reserved for official comments.)



* Map Name: Multiple

* Scale: n.t.s.

* Date of Map: Varies



MN
14°

586000m E. 587000m E. 588000m E. 589000m E. WGS84 Zone 10S
0 1000 FEET 0 1/2 500m 3000m MILE
Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

Page 4 of 4 *Resource Name or # (Assigned by recorder) Richards House

* Recorded By F. Maggi, L. Dill, & J. Kusz * Date 10/26/2009 Continuation Update

(Continued from page 2, DPR523b, B10)

Historical Background

This house was built for James T. Richards about 1910. James T. Richards was born about 1855 in New York and came to Saratoga from Connecticut. He had graduated from Yale with a degree in Mechanical Engineering, working for H. W. Johns Asbestos Company (later to become Johns Manville). He bought 110 acres just south of the Village, which was jointly owned by his brother-in-law Henry Plant. Richards quickly became a pioneer orchardist in the prune industry, collaborating with Lawrence Russell in a cooperative fruit drying plant located to the north of Saratoga Village that is considered the first of the type in the area.

By 1903, the original 110 acres had been reduced to 31 acres, jointed owned by F. A. Stone. In 1908 he began to subdivide his holdings in earnest, part being the Bonnie Bray subdivision No. 1 of 1908 located northwest of Piedmont Road. He sold off land to Senator James Phelan (20 acres), that would later become the site of Montalvo, and land between Senator James Phelan and his property along Peach Hill Road would be developed as the Piedmont Subdivision No. 1 (Maps M:99). The first Richards residence, which he resided in with his first wife Carrie, was somewhere on this hillside, and is said to have been a two-story Colonial-style house, according to informant, local historian Willys Peck.

Carrie died in 1909, and subsequently, he apparently built this house on Bonnie Brae Way. During the teens he married Grace M. Fisher of Oakland. Grace, born in 1869 in Connecticut, had come to California as a child with her missionary parents. In the late 1880s and early 1890s she attended the University of California, Berkeley. She graduated in 1889, receiving a Masters degree in 1892. It was during this time she befriended fellow student and Kappa Alpha Theta sorority sister Julia Morgan. Following graduation, Grace was employed as a high school teacher in Oakland until 1906, and later became present of the Oakland YWCA. Plans were begun in 1910 to construct both an Oakland and San Jose YWCA buildings, with Grace leading the campaign to raise \$250,000. Both designs, commissioned to her classmate Julia Morgan, were completed in 1915.

Prior to World War I, Grace had relocated to Saratoga, marrying the widower Richards, and went on to be an active community leader. Her first project was the construction of the Saratoga Foothill Club, in which she executed the contract directly with Morgan. Both James T. and Grace were living in Russia, Ohio with Grace's sister at the time of the 1920 federal census. By the early 1920s, they had returned to Saratoga and continued with their civic activities, and James with his real estate development. During the 1920s, Grace was involved in the building of Saratoga's first public library (Village Library), and in the 1930s, with James, worked with a coalition of churches that resulted in the construction of the Saratoga Federated Community Church, another architectural master work by the prolific architect Julia Morgan. The church facility contains Richards Hall in honor of their work.

James Richards died on May 14, 1954 in Santa Clara County. The 1956 city directory lists Richards at 14911 Bonnie Brae Lane in Saratoga. The subject house was apparently their residence until their deaths in the second half of the twentieth century. Julia Morgan is said to have been commissioned by Grace Richards to do a house in Saratoga, but whether it was a house on Bonnie Brae Lane could not be verified. Grace died in 1966 at age 98 while visiting relatives in Oakland. She had been living in their Bonnie Bray house at that time.

Integrity

The integrity of this property cannot be determined for this survey.