

*Anne Bloomfield*

ARCHITECTURAL/CULTURAL SURVEY  
 LOS GATOS RESEARCH

File address 9 Peralta Av

PARCEL MAP INFORMATION

Parcel # 510-42-040 Lot size: 125 front ft. x 197-160 ft. deep

Lot shape: Rectangle L Rectangle with small rear jog Other

Location: N S E W side of P St Ave Other

distance to cross st:  ft. N S E W from

at NE NW SE SW corner of Pennsylvania

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name McCullagh Tract Old Block # 3 Old lot # 1

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating + Estimated age 1880s Style Strick 2 stories or 1 1/2 B

Alterations lower floor virtually gone - raised in the past?

Other stone fence

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) Effective date

APN 510-42-040	ADDRESS 9 PERALTA	AV LG 95030	4 POOL	DISHWASH	TOT AREA
MULTI-FAMILY	TRA 3-001 WIDTH 03 DEPTH ACRES	NO. UNITS 88	FIREPLACE NO. FLOORS	REC. BN TENNIS	ELEVATOR 3,144
USE CODE	YR BUILT	117 SAUNA LEASABLE .24	3,144	2	

OWNERSHIP SHOWN ON MAPS

Source Name	Source Date	Source Page	Location of property, or Old tract/block/lot	Lot Size	Owner Name
-------------	-------------	-------------	--	----------	------------

	1891				<u>REECE</u>
--	------	--	--	--	--------------

Blk Book	1908				<u>ZELLA LEWIS</u>
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Survey	1944				
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**RED**

G - stone rebuilt  
 Alterations: Moved 90  
 Raised Porch encl  
 Addition Siding  
 Windows Condition  
 Designer: a b d  
J.A. Crosby



MISCELLANEOUS

National Register listed date

County Inventory 1979

Town of Los Gatos: Designation  Recognition

District Name

Butler/Junior League C.A.R. pr 1900 - A.E.G. 1880  
76 Survey

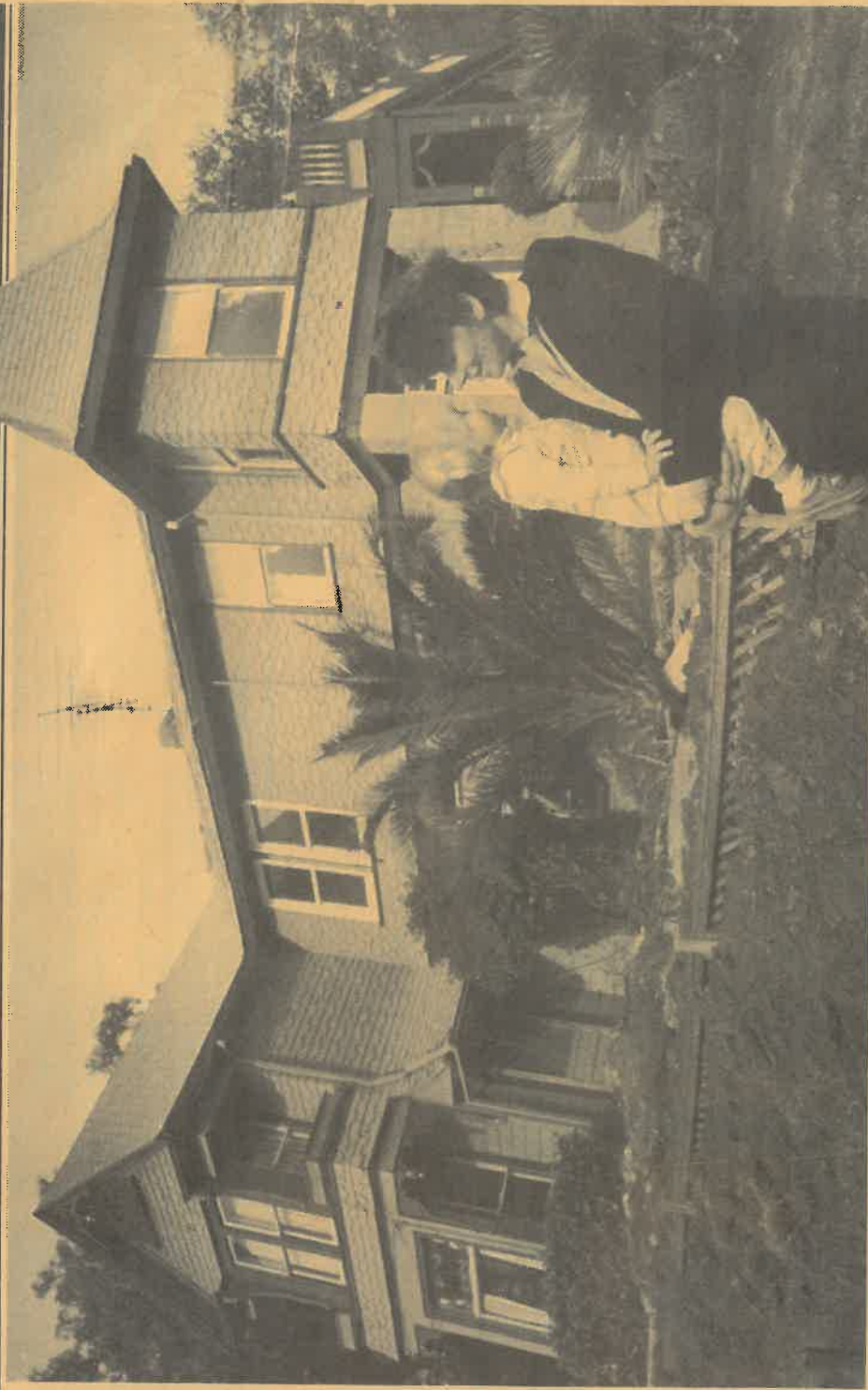
Gebhard: page #  illustration page #

Butler/Junior League



155 Sanb: 14 - 401 D, 2-st

# FAMILY HISTORY OF LOS GATOS



Photos by Dan Honda

*Denise Billheimer and her daughter Margo survey their grounds at 9 Peralta, a Victorian that started out half its size. Originally it was made of stone, purchased from a man transporting it to build Stanford University.*

## Everywhere you look, there is something beautiful to see'

Duane Billheimer shows a visitor into the entry of his Victorian at 9 Peralta and immediately points out where the new stairway is going to be placed. It's the exact spot where an old stairway once existed. "Apparently it was removed to make more room, but we're going to put it back in," he says. Billheimer's mind brims with projects as he gives a tour of the house and grounds. Currently he's hand-building a wrought iron fence to line the yard, while laying hardwood flooring up stairs. On the "to do" list are the new

stairway and redoing the aging, cracking plaster upstairs.

Recently he's regraded the yard, showing earth from one side to the other to make a gentler slope and he's put in a new brick walkway. "I was out here working on the tractor until 2 a.m. one Sunday morning when the police made me quit," says Billheimer, with a sweep of his arm toward his newly graded yard.

Billheimer has Victorian fever. "I really enjoy working on the house," he says with enthusiasm. "It's therapy for

me to use my hands."

He's so dedicated that he has skipped vacation for the past two years.

He, wife Denise and their three children, Gretchen, 7, Heidi, 5 and Margo, 2½, have lived in the elegant house since November, 1984.

Billheimer has carefully researched the house's history. "In 1888, it was part of the McCullough Tract," he explains. "The person who bought the property was James C. Crosby. He was a mason who lived on Main Street and he used the stone from a quarry in

Almaden. The stone was the same that was used at Stanford University." Part of the house is of sandstone and part is of wood. The wood portion was added sometime before 1898, says Billheimer.

During the 1930s, the house was converted to a boarding house for Los Gatos High School teachers and later it was converted into apartments. At one point, it was considered impossible to maintain because of its size and plumbing problems, says Billeheimer.

Though still in the process of being remodelled, today the house is elegant

and liveable. A velvet settee faces a cheerful fire burning in the parlor stove and bathrooms are equipped with clawfoot tubs and turn-of-the-century fixtures.

"We'd always seen ourselves in a Victorian house with lots of antiques," says Billheimer, director of quality assurance for Sytek in Mountain View. "As an artist, I used to paint Victorian houses and I was always admiring their architecture. Everywhere you look, you're supposed to be able to see something of beauty."

Anne Bloomfield  
 ARCHITECTURAL SURVEY  
 ASSESSMENT ROLL RESEARCH

File Address 9 PERALTA

Tract/Block/Lot McCULLOUGH/3/1

Assessments are filed by last name of property owner, but not necessarily in alphabetical order. Some years there is an index inside the volume or in a separate book. The goal of a search is to find the years when the assessed value of "improvements" (buildings) changed from 0 to over \$500, or when that figure rose by \$500 or more. Write down every year and name you try, including the years when you find nothing. Ditto marks are fine.

Date	Page	Name	-----Lot Identification/Boundaries-----					--Assessment for--		Other Info.
			Tract/ Acres	N Bdy	Block/ E Bdy	Lot/ S Bdy	W Bdy	Land	Improve- ments	
1891	4	CROSBY, J.C.						\$200	\$1500	
		Will document address - confirms that it appears on earliest tax record in 1891								
1895	57	PIERCE, Mary M						200	1600	
		Pierce on tax records at least up to 1907								
1905	74	PIERCE, <del>FRAN</del> Mary						260	2070	
1908	65	Piera Mrs May D	W. Peralta 135 3/4 fr. ft.	Batch		PA Ave		300	2000	

AGENDA  
TOWN OF LOS GATOS  
EARTHQUAKE RESTORATION COMMITTEE  
THURSDAY, NOVEMBER 30, 1989  
10:30 A.M. -- TOWN COUNCIL CHAMBERS  
110 EAST MAIN STREET -- TOWN HALL  
(408) 354-6872

I. REVIEW OF RESTORATION APPLICATIONS

612 University Avenue  
Architecture and Site Application ES-74-31A

Requesting approval of plans to demolish and reconstruct an office building significantly damaged by the earthquake on property in the LM zone.

PROPERTY OWNER: Thomas and Elenor Shafer

9 Peralta Avenue  
Architecture and Site Application ES-89-72

Requesting approval of plans to reconstruct portions of a single-family residence significantly damaged by the earthquake on property in the R-1:8 zone.

PROPERTY OWNER: Duane Billheimer  
APPLICANT: Gary Schloh

II. REVIEW OF RELOCATION APPLICATIONS

140 N. Santa Cruz Avenue  
Conditional Use Permit Application U-77-24C

Requesting permission to relocate an existing restaurant from 15 North Santa Cruz Avenue to this new location on property in the C-2 zone. This relocation is requested due to significant physical damage suffered by the recent earthquake or aftershocks at the previous location.

PROPERTY OWNER: Dennis Varni  
BUSINESS OWNER: Jeff Brigham

DISTRIBUTION:

Earthquake Restoration Committee  
Development Review Committee  
Historic Preservation Committee  
Mardi Bennett  
Laura Taylor  
Bruce A. Spotswood Friesen  
Planning Commission  
Town Council

REVISED

*Anne Bloomfield*  
**ARCHITECTURAL/CULTURAL SURVEY**  
**NAME RESEARCH**

ARCHITECTURAL HISTORY  
 (415) 922-1063  
 2229 WEBSTER STREET  
 SAN FRANCISCO, CA 94115

Name (person, building, organization, etc.) Pierce  
 Addresses associated with Name 9 Pearl St  
 Relevant dates: construction 1888-91 birth \_\_\_\_\_ death \_\_\_\_\_ other \_\_\_\_\_

**I. DIRECTORY SEARCH (City Directories, County Directories, Telephone Books, society directories, etc.)**

Year	Book	Name/Classified Heading	Listing (copy entire, exactly as shown; use * for boldface)
1887		NL	
1895			E.F. Pierce, Pierce & Higham Stationery, 17 Pen Ridge
1905			MRS. E.F. Pierce, 17 Pen Ridge
1902			MRS. M.D. Pierce, 9 Pearl St ←
1888	5 Clara City	Crosby, JA	mason, Main St. (per D. Billheimer)
244 1927	SSD	McEachren, Neil	(May) Enoc occ] h 9 Pearl St
1912	"	"	φ
1914	SSD	Pierce E F or Mary φ	

**VI. BIOGRAPHICAL SEARCH, indexes & other alphabetical listings.**

- Mark 'X' (info) or 'φ' (nothing found) at each source you try. List findings below.
- |  |   |
|--|---|
| Los Gatos Library<br>_____ Directories, 1919+<br>_____ Historic Collection Index<br>_____ Thompson & West, 1876<br>_____ Photo collection<br>_____ County history 1888, Pen Pictures<br>_____ County history 1922, Sawyer<br>_____ L.G. history 1971, Bruntz<br>φ Crosby<br>Pierce | California History Center, De Anza College<br>_____ Biographical file<br>_____ Photo collection<br><br>San Jose Historical Museum<br>_____ Great Registers (of voters)<br>_____ Indexes<br>_____ Photo Collection |
|--|---|

- General sources, unknown location(s)
- \_\_\_\_\_ Indexes, California Historical Quarterly
  - \_\_\_\_\_ State Library Information Index (fiche)
  - \_\_\_\_\_ State Library-S.F. Newspaper Index
  - \_\_\_\_\_ Census (microfilm)
  - \_\_\_\_\_ County history 1881, Monroe Fraser
  - \_\_\_\_\_ Brainard maps

**III. LIST ALL REFERENCES FROM ABOVE. Find them. Copy good material & attach. Or copy below if only a few words. Or explain why not relevant (as, wrong person).**

CHRONOLOGICAL HISTORY OF 9 PERALTA AVE, LOS GATOS, CALIFORNIA

by Duane Billheimer

9 September 1986

1888 OCTOBER 24 - Saratoga Los Gatos Real Estate Association conveyed the property to James C. Crosby. This was a subdivided property at the time, a subdivision of the McCullough Tract. The McCullough property was one of the largest pieces of properties in the town foothills area. Map book D, page 37, shows the lot (1), block (3) designation of the McCullough tract, still used today in modern maps.

1891 NOVEMBER 19 - James C. Crosby and his wife Sarah J. conveyed the property with improvements to Mary M. Pierce. She was the wife of E. F. Pierce. It is known that improvements existed on the property at the time because of the outline of a house and water tower showing on a Sandborn Insurance company map. At this time, the house was stone, and two stories. There was a cellar just outside the back door. The stones used to make the home came from a quarry in the Almaden Valley, and were transported and sold by a Dutchman by mule team and cart. These same stones were used on a few other Los Gatos and San Jose structures, as well as Stanford University. Mr. J. A. Crosby was a mason. He lived on Main street according to the 1888 Santa Clara City directory. The masonry work is very well done and has endured the elements and the big earthquake very well.

9 Peralta

McCullough Tract  
? Reservoir (103)  
? LGB (227)

1891	pg 4	Crosby J. C. (or J. A.)	200	1500	1650	.88
1892	pg 31	Pierce, Mrs Mary M.	200	1600	1750	2.89
1897	pg	Pierce, Mary M.	200	1600		
1898		Pierce, Mrs Mary M.	225	1485		
1902	pg 68	Pierce, Mrs M. D.	245	1890		
1903		Pierce, Mrs M. D.	260	2070		
1905		Pierce, Mrs Mary D.	260	2070		
1906	pg 52	Pearce Mary D.	260	2070		
		Harwood.....Dorothy Case was daughter...?				
19--,		McEachren, Neil and May				
1931	28 Oct	McEachren, Niel from Son, William, (Sons share of Deceased Mother's Estate)				
1933	13 Feb	McEachren, Whiliam H. and Hazel				
1937		Zell Lewis		Bought		
1942	3 Sept	Hitt, Fredrick G.		Bought		
195-		Hitt, Fredrick G & Mary J			Transfer Z-4135	
195-		Blankenbaker, Charles R. & R. E.			Transfer 682988	
1954	Dec 16	Hoefer. Bruce D & Berry			Transfer 1035687	
1957	Feb 14	Slater, George T et al			Transfer 1307118	
1957	Apr 30	Jantze, Harry et al			Transfer 1334322	
1957	Dec 20	Phelan, Forest D. & Rita			Transfer 1417851	
1958	Sep 17	Nawrocki, John T & Theodore				1517992
1959	Jul 9	Graff, Gordon W. & Florence			Transfer 1660347	
1963?						

In the Los Gatos Museum, there is a large original map of the town, and this shows "Pierce" as the builder of the house at 9 Peralta. According to the Sandborn maps, an addition to the house was completed sometime before 1898.

This addition is the wood frame structure added beside the stone "square" original structure. It is interesting to note that there exists a photo of the water tower showing on the Sandborn map. This picture was taken of the Lois Chapson family when Lois was a young girl. The water tower can be reconstructed from this photo if ever desired.

When the Crosby's first paid taxes on the property, (earliest available recorded history) they paid \$0.88 on an appraised value of \$1500.00 house, 200.00 lot, in 1891. Taxes paid in 1892 by Mrs Mary M. Pierce were \$2.89 on an appraised value of \$1600.00 house, and 200.00 lot. The record of taxes paid is available in the Town Clerk's office. - A brief summary is included as an exhibit, showing the owners through present (1986).

1906 thru 1931 - At some time the property was owned by a Mr. Harwood, whose daughter was a historic figure in the town, Dorothy Case. Dorothy used to play with Dora Rankin, who has told a lot of the history about these old homes in Los Gatos over the years. Documents were not found to determine the exact changes of ownership during this period, however and exhaustive search was not conducted.

1931 OCTOBER 28 - Neil and May McEachren had owned the house.

They had a new and second hand furniture business called McEachren and son in the town of Los Gatos, at 23 West Main. Their telephone number was 412. Apparently, on this day, the son, William conveyed his share of his recently deceased Mother's willed property, 9 Peralta, to his father. It is interesting that most homes were actually deeded to the women in these days. The taxes were paid by women also, perhaps because they were the legal owners. Anyway, two years later, the son, William McEachren must have just gotten married, because the house was deeded back to William and his wife Hazel, from the Father Niel.

1937 FEBRUARY 13 - Zella Lewis purchased the house. It is believed that during the Zella Lewis era, the house was converted to several rooms for boarders. The boarders were interestingly enough the Los Gatos High School teachers. The Principal during the 70's, Mr. , also lived there at the time. Other teachers who lived there were

It is also during this time that booze was purchased and hidden. A bottle dated of was found behind a built in buffet. It was probably kept on top of this buffet. It could only be accessed through another closet. The bottle was empty. Also found in this vicinity was a box of shredded wheat (empty) and an old cake box with a string around it that had a dull rattle. Hoping there was money or bonds in the cake box, but fearing a dried up carcass of some rodent, the box was carefully opened.

To our surprise, we found ice cream and cottage cheese containers, like the Chinese-food-to-go type.

The containers are from a very popular dairy downtown which is no longer there. At least there will be one keepsake for the museums of the future.

When Zella Lewis owned the house, there were still two stairways, (1941 appraisal by Santa Clara County). There were 15 plumbing fixtures and it still had its original wood shingle roofing. It had 2 fireplaces and 4 bathrooms. It is shown as owner occupied, with a number of tenants.

1942 SEPTEMBER 3 - The property was conveyed to Fredrick G. Hitt.

It is believed that this period was also multi-apartment usage. After this period, through 1963, the ownership involved many owners, perhaps unhappy ones, because as many as seven people owned it in 1950 through 1959.

1975 It is known that the Maloneys owned it and sold it to the Ethridges sometime in the late seventies. A very nice article, but not historically accurate, was written while the Maloneys lived in the home.

Mrs Maloney loved pink, and there are several signs that many things were painted pink, like a mantel which is no longer used in the house, (stored in the garage).

There are nice oak supports for this mantel also painted pink. The Maloneys owned several antiques as well. This was the start of the popularity of owning Victorian homes and stuffing them with antiques from the period.

1981 - The Moores, John and Muffet, bought the home. It is believed that the Ethridges fixed the home up quite a bit inside. The Moores have some historic furniture that has been in the town since its original purchase by Mrs. \_\_\_\_\_ of \_\_\_\_\_. The furniture fits so well in the house, it was offered for sale to the Billheimer's as part of the house. The furniture should remain as a cherished part of the house because of the historical background and the uniqueness of the circumstances behind how it came to stay at 9 Peralta.

9-10-71

.

1975

Maloney,

197-

Ethridge

1981

Moore, John and Muffet

1984

Billheimer, Duane A. & Denise

State of California, } s.s. \_\_\_\_\_  
County of Santa Clara. }

On this Nineteenth day of November a.d. one thousand eight hundred and ninety one, before me, S. C. Traylor, a Notary Public, in and for said County of Santa Clara, duly commissioned and sworn, personally appeared J. C. Frost, and Sarah J. Crosby (wife of said J. C. Frost) whose names are subscribed to the within instrument, known to me to be the same persons described in, and who executed the said instrument, and acknowledged to me that they executed the same.

{Seal.}

In Witness Whereof, I

have hereunto set my hand and affixed my Official Seal,

the day and year in this certificate first above written.

S. C. Traylor, Notary Public.

Recorded at the Request of Grantee,  
Jan'y, 4th 1892, at 145 min. past 9 o'clock,  
a.m.

Chas. P. Owen,  
County Recorder.

**THIS INDENTURE**, Made the fourteenth (14) day of November, in the year of our Lord one thousand eight hundred and ninety one. Between James C. Crosby and Sarah J. Crosby, his wife,

of the County of Santa Clara, State of California, the parties of the first part, and Mary M. Pierce, wife of E. S. Pierce, of the County of Santa Clara, State of California, the party of the second part,

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of ten (10) Dollars. Gold Coin,

of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do ~~and~~ by these presents grant, bargain, sell, convey and confirm, unto the said party of the second part, and to her heirs and assigns forever, all that certain lot piece or parcel of land, situate, lying and being in the County of Santa Clara State of California, and bounded and particularly described as follows, to wit:

Lot number one (1) in Block number three (3), as shown upon the Map of said Block number three (3) of the McCallough tract of Record in the County Recorder's Office of said County, in book "A" of Maps, page 27, being the same property conveyed to James C. Crosby by the mortgage and Los Altos Real Estate Associates, a corporation, by deed dated Oct. 24<sup>th</sup> 1888.

9-REACT

... Block ...  
Cullough tract of Record in the County  
Recorder's Office of said County, in book  
"D" of Maps, page 34, being the same prop-  
erty conveyed to James H. Crosby by the  
Cullough and Los Santos Real Estate Ass-  
ociates, a corporation, by Deed dated Oct. 24<sup>th</sup>  
1888.

9-REALLY-

Together with all and singular the tenements, hereditaments and appurtenances therunto belonging, or in  
any wise appertaining.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances, unto  
the said party of the second part, and to her heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part have hereunto set their hands  
the day and year first above written.

~~Signatures and Names to be printed~~

J. C. Crosby  
Sarah J. Crosby

**THIS INDENTURE.** Made the fourteenth (19) day of November, in the year of our Lord one thousand eight hundred and ninety one. Between James C. Crosby and Sarah J. Crosby, his wife,

of the County of Santa Clara, State of California, the parties of the first part, and Mary M. Pierce, wife of E. S. Pierce, of the County of Santa Clara, State of California, the parties of the second part,

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of ten (10) Dollars. Gold Coin,

of the United States of America, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do hereby these presents grant, bargain, sell, convey and confirm, unto the said parties of the second part, and to her heirs and assigns forever, all that certain lot piece or parcel of land, situate, lying and being in the County of Santa Clara, State of California, and bounded and particularly described as follows, to wit:

Lot number one (1) in Block number three (3), as shown upon the Map of said Block number three (3) of the M<sup>rs</sup> Fullough's tract of record in the County Recorder's office of said County, in book 1 of Maps, page 1, being the same property conveyed to James C. Crosby by the mortgage and Los Altos Real Estate (1880) notes, a corporation, by deed dated Oct. 24th 1886.

9-Permit

Summary on 9 Peralta (ca. 1888-1891, Pierce):

This "Crosby/Pierce House" is well documented from earlier surveys and by the present owner. I verified the tax records and ownership. The first extant tax record with a structure is in 1891. In 1895, ownership shows as Pierce, formerly being Crosby. The 1902 city directory lists Mrs. M.D. Pierce at 9 Peralta. No prior directory listing found.

Heavily damaged in the 1989 quake, a major restoration was done in 1990.

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