

Overview:

My name is Matthew Reynolds and I am the owner of the subject property (95 Fairview Plaza). I purchased the property in June of 2024 with my family to be our new home here in Los Gatos. The property has windows that are in need of repair or replacement. The goal of this project will be to repair where possible and replace where necessary many of the windows around the house while maintaining the historical character of the property.

Description of Work:

Frames and Jambs:

- No window frames will be altered or changed. This means no changes will be made to the size, placement, orientation, or operation of any window on the property.
- Where needed, window jambs will be repaired or replaced with wood of the same size and shape as what is currently in the window.

Sashes, Casement Windows, and Glass

- Single and double hung windows
 - Sashes in poor condition (showing signs of wood rot) will be replaced in kind. New sashes will be hand constructed entirely of African Mahogany by Kinney Woodworks, a specialist in window restoration. New sashes will be single-pane and hand glazed to match the original windows.
 - Sashes in good condition will be tuned up, reglazed, repainted, re-weighted, and provided with new hardware, ropes, and weatherstripping. Original weights and pulleys will be utilized. Original glass will be utilized (unless broken)
 - All double hung windows that are currently nailed shut in such a way as to make them operate as single hung windows will be restored to their full functionality.
- Casement and divided light windows
 - Casement windows with wood in good condition will be reglazed using the original glass.
 - Casement windows showing signs of wood rot will be replaced with new windows hand constructed entirely of African Mahogany by Kinney Woodworks. New casement windows will be single-pane and hand glazed to match the original windows.
 - New windows replacing windows with true divided lights will also be constructed with true divided lights. Again, these will be hand constructed entirely of African Mahogany by Kinney Woodworks. These divided lights will be single-pane and hand glazed to match the original windows.
- General Notes
 - For all windows located in bathrooms, sashes will be reglazed with tempered glass for safety.

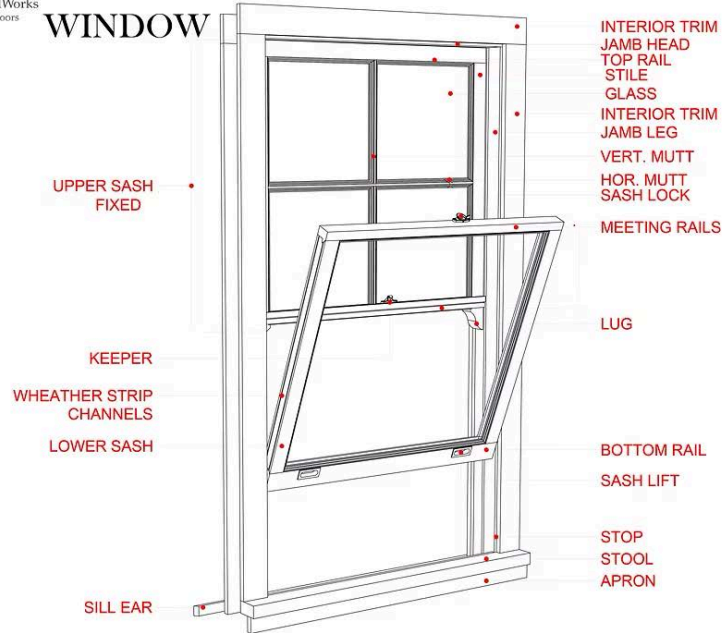
Diagram of example work provided by Kinney Woodworks

(<https://www.kinneywoodworks.com/>):

(Please note, only new sashes will be installed. This diagram shows frames, jambs, rails, and other items that will remain original and will be out of the scope of this project.)



SINGLE HUNG WINDOW



Pictures of a similar sash replacement for a double hung window from Kinney Woodworks:





Summary of Historical Research:

The subject property, 95 Fairview Plaza, is a fourplex located on the northwest corner of Fairview Plaza Park. It was constructed around 1890 and exhibits elements of the Queen Anne Victorian building style. The property has two main stories, a full basement and an attic that has been partially converted into a bedroom. In the course of our research on this property we visited several libraries, looked through thousands of old photographs published to the Los Gatos Library online photo archive, and read through many century old newspaper articles to get a peek into the history of our home.

According to our research, the house was originally built and lived in by Wesley Peck, the methodist minister for the town, and his wife. They had three children (maybe 4?) - two daughters and one son according to one newspaper and one grandson. The two of them passed away in 1914 and 1921 respectively. Information about their residence at 95 Fairview Plaza is a bit unclear, as one newspaper article places the Pecks' primary residence on Broadway.

The house was then owned by John Harrison Green and his wife Margaret possibly in the 1920s. At the time, the property line extended all the way back to Pennsylvania Avenue and included a barn. In the 1920s, the barn was converted into a second residence for their mother and mother-in-law.

At some point after 1920, the Bricmont family purchased the house and sometime between the 1920s and 1954, the house was converted into three apartments. Between 1954 and 1964, a fourth studio apartment was created by converting the northeast portion of the wrap-around porch into another unit. Around this time, a porch on the second floor was converted into a sunroom. During this time period, the "barn" residence was subdivided into a separate property (now 93 Fairview Plaza) and at some point sold off separately. After his son PFC Francis Bricmont Jr. died in Vietnam - a member of "Bunny" platoon, Private Bricmont passed away in combat - owning the property became very painful for Bricmont Sr. so, according to our neighbors, he sold it. A plaque from 1991 commemorating Bricmont Sr. is still located on the property to this day.

Although this has not been verified, according to several of our neighbors, at some point Jim Henson lived at the house in the 70s. Through my own research, I could find nothing to corroborate this, but I did find evidence that the performer Dave Goelz (best known as The Great Gonzo from The Muppets) lived in a "Victorian apartment" in Los Gatos at the time and invited Jim Henson to visit in 1972 (<https://www.henson.com/jimsredbook/2013/02/221973/>). According to our neighbors, Jim Henson would put on Muppet shows at the house for children living in the neighborhood.

In 1991, the property was purchased by Community Housing Developers (CHD), using a low interest loan provided by the town, to be utilized to house below median income residents. CHD took the help of the local chapter of the Lions club and the community as a whole to renovate and repair the house. The house would then be purchased most recently by our family, the Reynolds, in June of 2024.