

PP

Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY LOS GATOS RESEARCH

3524

File address 95 Fairview Plaza

PARCEL MAP INFORMATION

Parcel # 510-43-018 Lot size: 53 front ft. x 75-80 ft. deep

Lot shape: Rectangle L Rectangle with small rear jog Other hat/cone

Location: N 1 S 26 E 7 W side of F St Ave Other Plaza

distance to cross st: 532 ft. N 1 S 26 E 7 W from Fairview Av/Oak Knoll

at NE 1 NW 26 SE 7 SW 1 corner of 1

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name Fairview Adn Old Block # 1 Old lot # plns 11+12

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating + Estimated age 1890s Style Queen Anne # stories 1

Alterations 1

Other 1

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) 8987 Effective date 12-87

APN 510-43-018	ADDRESS 95 FAIRVIEW	3-011 WIDTH	60 P2 LG 95000	POOL	DIETWASH	TOT AREA
MATZ FAMILY	TRA CODE	02 DEPTH	140 SALMS	PIRPLACE	REC RM	ELEVATOR
TR BUILT	TR BUILT	ACRES	.19 LEASABLE	NO. FLOORS	TENNIS	

OWNERSHIP SHOWN ON MAPS

Source Name	Source Date	Source Page	Location of property, or Old tract/block/lot	Lot Size	Owner Name
	1891				
Blk Book	1908				
Survey	1944				

MISCELLANEOUS

National Register listed date 1

County Inventory 1979 1

Town of Los Gatos: Designation 1 Recognition 1

District Name 1

Previous Survey CAR 1895, AEG 1885

PHOTOS: Roll/frame # 024/35 Date 18/90



VALUATION: 1 Date 1895-94 (Los San)

Fairview Contributor 1

earliest known District Non-contrib 1

wner 1 Resident 1 Wesley Peck-2nd Ho

ontext(s): 1 realtor

95 Fairview

Alterations: 1 Moved 1

Raised 1 Porch encl 1

Addition 1 Siding 1

Windows 1 Condition 1

Designer: a 1 b 1 d 1

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

Relevant dates: construction 1893-4. birth . death . other

Year	Book	Name/Classified Heading	Listing (copy entire, exactly as shown; use * for boldface)
1971	1
1972	2
1973	3
1974	4
1975	5
1976	6
1977	7
1978	8
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2074	104
2075	105
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2077	107
2078	108
2079	109

initials	date
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Mark 'X' (info) or 'Ø' (nothing found) at each source you try. List findings below.

California History Center, De Anza College:

Biographical file

Photo collection

Pen Pictures, 1988 (bio index)

Sunshine Fruit & Flowers, 1895 (bio index)

Guinn, 1904 (bio index)

Sawyer, 1922 (bio index)

San Jose Historical Museum:

Great Registers (of voters)

— Indexes

Photo collection

Extended index to Bruntz

Bio index of Munroe Frazer, 1881 (Survey box)

Photo collection (2 boxes)

Other sources:

Indexes, California Historical Quarterly

State Library Information Index (fiche)

State Library-S.F. Newspaper Index ("

Los Gatos Museum (Forbes Mill):

Death records by year

Funeral records (index cards to big books)

Photo collection

Bruntz, 85 - Wesley Peck agent for Anna Lee, offering site for fire bell c. 1900, \$175

initials	date
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File address 95 Fairview

Anne T. Bromfield
ARCHITECTURAL SURVEY
BUILDING RESEARCH

ARCHITECTURAL HISTORY
(415) 922-1063
222 BOSTER STREET
SAN FRANCISCO, CA 94115

PUBLISHED ANNOUNCEMENTS

Source: A&E Bulletin CA&BN Call Chron DPB Ed AB EX News PCA OtherVolume Date Page Nature of announcement: Contract notice Notice of completion BP issued Photo Elev/sketch/rend'g Floor plan Arch't/cont'r pub Real est

Copy exactly:

OwnerBuilder/ContractorArchitect/EngineerLocationNature of workCostInitialsDate

BUILDING PERMITS

Address requested Source: Permit
Register, Press-
Dem., or . . .Application
Number

Date

LocationCostUse/
No. of
UnitsOwner
&
addressBuilder/
contr. &
addressArch't/
engin'r
& addressDescription of workBldg's
width/
depth/
heightExterior
MaterialsInitialsdate

OTHER SOURCE (specify thoroughly)

InitialsDate

SANBORN MAPS

Vac.
or
dif.Color:
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orange
blu, gry
greenPatches
Yes/
NoNo. of
storiesHeight
(ft.)No. of
bay
windowsPORCH
fr + sidesMisc.Date of
constr.Describe or sketch
planInitialsDateDateVol/
pagebldgAddressUse

1895	10	this	862 FA Plaza	?	D	N	2	—	3	fr + sides		
1904	6	"	" FV "		same							
1908	7	"	14 ex 96 "		"						rear stable	
1928	15	"	95 "		"							
1944	"	"	"		"							

LG Victorian provides low cost housing



This Victorian at 95 Fairview Plaza provides housing for seven people who otherwise might not be able to live in Los Gatos. Photo by Dan Honda

By Greg Garry

It's a New Year and a 76-year-old Victorian on Fairview Plaza will have a new face to go along with it.

The Victorian, purchased with a \$111,000 low interest loan from the town, is split into a four-plex and provides low to moderate income housing for the seven persons who live there, according to Karen Saunders, director of Community Housing Developers, a San Jose based non profit housing corporation.

In addition to the purchase loan, which was drawn from Community Development Block Grant money, the Victorian, built in 1910, is badly in need of repair and required an additional loan of \$30,000 for rehabilitation, according to Town Manager Deborah Swartfager.

Repairs on the home, which was purchased in May of 1986, have been extensive, according to Saunders. "We had to jack up the foundation eight inches because it had sunk," she said.

Moving the foundation caused other problems, however. "When we moved the foundation, it cracked almost all of the sheetrock," she said.

In addition to replacing the damaged sheetrock, work was done on the plumbing, the foyer was remodeled, landscaping was undertaken and a new paint job was planned, she said.

"It hadn't been painted in probably 15 to 20 years," Saunders said.

The painting and landscaping chores brought help directly from the community. Several nurseries in town donated plants to help with the landscaping and the Lions Club has

chipped in to help with the exterior painting job.

"That's in the process of getting organized right now," she said.

Some of the tenants have gotten into the spirit as well and have decided to help with the landscaping chores, she said. She added that members of the surrounding neighborhood have also been enthusiastic in their support of the refurbishing project.

Swartfager termed the refurbishing project an excellent example of how older homes can be spruced up and remain useful affordable housing.

Community Housing Developers uses a set of income criteria to determine whether a family qualifies to live in the four-plex, according to Saunders.

Candidates are required to provide tax forms to verify their income level. The income limit for a family of two is approximately \$22,000 or below, a family of one is approximately \$19,000 and a family of three, approximately \$24,000 or below, she said.

Two of the families living in the Victorian pay one-third of their income for rent, said Saunders. The remainder of the rent is subsidized through the Housing Authority of Santa Clara County.

One of the families there falls into the moderate income category and pays approximately \$620 a month rent, according to Saunders. The other family living at Fairview pays approximately \$500 a month in rent.

"We don't take any profit," she said. "We give them the lowest rent we can give them."

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