

**TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
HISTORIC RESEARCH WORKSHEET**



Applicants shall provide written evidence and supporting documents to justify their request for a remodel, alteration, addition, determination of significance, or demolition of a designated or presumptive historic resource. This worksheet is intended to assist the applicant in gathering written evidence and supporting documents, and to assist the Historic Preservation Committee during evaluation of the request.

Applicants shall provide written evidence and supporting documents of the historical and architectural characteristics, regarding both structures (construction date, alteration dates, photographic documentation) and people (owner and/or resident names). If written evidence cannot fit on this worksheet, please attach separate sheets.

The applicant shall research the following (please check the box once you complete your research):

- ✓ 1. Los Gatos Public Library (see How to Research the History of a House in Los Gatos):
- ☒ Sanborn Maps - *MICROFILM FILE CABINET*
 - ☒ 1941 Tax Assessment - *CABINET #11*
 - ☐ 1989 Anne Bloomfield Historic Resource Survey forms
 - ☐ Polk's Directories
 - ☐ Telephone Directories
 - ☒ Other *"HISTORIC PROP. RESEARCH COLLECTION" - CABINET #11*
2. Santa Clara County Resources (especially helpful for properties previously located in the county's jurisdiction):
- ☐ Santa Clara County Planning Department records
 - ☐ San Jose Public Library (California Room)
3. Community Development Department Resources:
- ☐ Sanborn Maps
 - ☐ 1989 Anne Bloomfield Historic Resource Survey forms
 - ☐ Community Development Department property files (permit history)

Research was conducted on (please enter date): 6/3/25

Records and Documents found (please attach copies): SEE ATTACHED

By MARJORIE PIERCE

'The house that Jack built' may be mere myth, that Henry (Henry C. Crall) that is)

trees givin
which exte
front brick

6 BAY AREA NEWS GROUP 183

Los Gatos Market is Still Going Strong!

7 offers | \$3,180,000



68 Broadway | PENDING

Les Moineaux

The house sits on four city lots, part of which was the old McAbee Wood Yard from which some of

the U
Si
has re
wife.
in no

| REAL ESTATE APPRAISAL COMPUTATION. | | | | | | | | | | VALUATION RECORD | | | | | | | | | | | | | | | | | | | | | | | | |
|--|------------------|---------------------------------------|--------|-------|-------|----------------|----|--|------|--|--|--|--|--|------|------|----|----|----|------------|---------|----|----|----|----------------|---------|----|----|----|-----------------|--|--|--|--|
| BLOCK NO. | | LOT NO. 21 Block 3 BLOCK BOOK PAGE 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Description, Dimensions and Ownership of Real Property Described herein, conforms with Official Block Book, and Assessment Map of The City Named on Reverse. No accountability Assumed for Matters Legal in Character. Computation of Values of Land and Buildings in Accordance with Contract Provisions for Equatax System Valuation. | | | | | | | | | | <table border="1"> <tr> <th>YEAR</th> <th>1940</th> <th>19</th> <th>19</th> <th>19</th> </tr> <tr> <td>Land Value</td> <td>\$ 970.</td> <td>\$</td> <td>\$</td> <td>\$</td> </tr> <tr> <td>Building Value</td> <td>\$ 5400</td> <td>\$</td> <td>\$</td> <td>\$</td> </tr> <tr> <td>Number of Bldgs</td> <td></td> <td></td> <td></td> <td></td> </tr> </table> | | | | | YEAR | 1940 | 19 | 19 | 19 | Land Value | \$ 970. | \$ | \$ | \$ | Building Value | \$ 5400 | \$ | \$ | \$ | Number of Bldgs | | | | |
| YEAR | 1940 | 19 | 19 | 19 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Value | \$ 970. | \$ | \$ | \$ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Building Value | \$ 5400 | \$ | \$ | \$ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number of Bldgs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SYMBOL | FRONT | DEPTH | PCT. | COEF. | UNIT | COMPUTED VALUE | | | | OWNERSHIP RECORD | | | | | | | | | | | | | | | | | | | | | | | | |
| | 50 | X | 132.76 | 111 | 55.50 | 17 1/2 | \$ | | 971. | 1940 | | | | | | | | | | | | | | | | | | | | | | | | |
| | | X | | | | | | | | 1941 Henry C. Crall | | | | | | | | | | | | | | | | | | | | | | | | |
| | | X | | | | | | | | 1942 | | | | | | | | | | | | | | | | | | | | | | | | |
| | | X | | | | | | | | 1943 | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | 1944 | | | | | | | | | | | | | | | | | | | | | | | | |
| | Added For Corner | | | | | | | | | 1945 | | | | | | | | | | | | | | | | | | | | | | | | |
| | Added For Alley | | | | | | | | | 1946 | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | 1947 | | | | | | | | | | | | | | | | | | | | | | | | |
| SYMBOLS | | | | | | TOTAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| F.T.=Front Triangle. R.T.=Rear Triangle. B.L.=Back Lot Comp. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C.I.=Corner Influence. ♂=Reverse Corner Comp. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

SYMBOLS

F.T.=Front Triangle. R.T.=Rear Triangle. B.L.=Back Lot Comp.
C.I.=Corner Influence. ♂ = Reverse Corner Comp.

Retail Business ☐ Residence ☐
Semi Business ☐ Industrial ☐ SPECIAL REMARKS

REVISIONS AND ADJUSTMENTS: Record Below Subsequent Changes in Value due to Re-appraisal. Indicate Reason for Action Such as Additions, Alterations, Rebuilding, Fire Loss, Demolition, or Removal of Buildings.

[illegible]

SKETCHES OR REMARKS, OR
METES AND BOUNDS DESCRIPTION

This dwelling is so unique it can just about be classified as a freak. It is useful almost solely to its owner-occupants. While Reproduction cost has been estimated on the basis of what a Contractor would bid to replace it probably has not cost the owner this much. A freak, with many functional defects has a low market value, & has been depreciated accordingly.

BUILDING CLASSIFICATION AND COMPUTATION RECORD

| | | |
|-----------------------|---------------|----------|
| ADDRESS LOCATION | 72 Broadway | ST. AVE. |
| BLOCK NUMBER 89 | LOT NUMBER 22 | Block |
| SUBDIVISION OR TRACT, | Lyndon S. | |
| DESCRIPTION | | |

CITY OF LOS GATOS

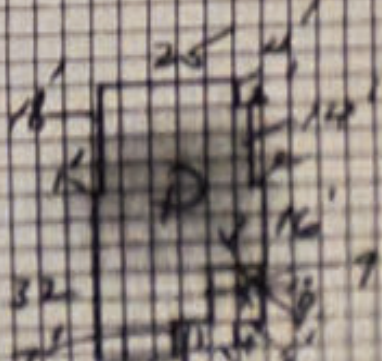
CAL I F O R N I A

OWNERSHIP Jimmy Crall

| DESCRIPTION | | | | Unit Cost | Repro. Cost | Out'bldgs | Pres. Value |
|-------------|------------|----------------|--------------------|-----------|-------------|--------------|-------------|
| Sect. | Dimensions | Area or Cubage | | | | | |
| (A) | X X | = 1229 | cu. ft. sq. ft. | @ \$ 2.80 | \$ 3441. | | \$ |
| (B) | X X | = 160 | cu. ft. sq. ft. | @ \$ 1.00 | 160. | Miscel. | |
| (C) | X X | = | cu. ft. sq. ft. | @ \$. | | Retain. Wall | |
| (D) | X X | = | cu. ft. sq. ft. | @ \$. | | Tank | |

BUILDING DIAGRAM AND DETAILS.

Scale 1" = 50' Hgt. FT.



1944

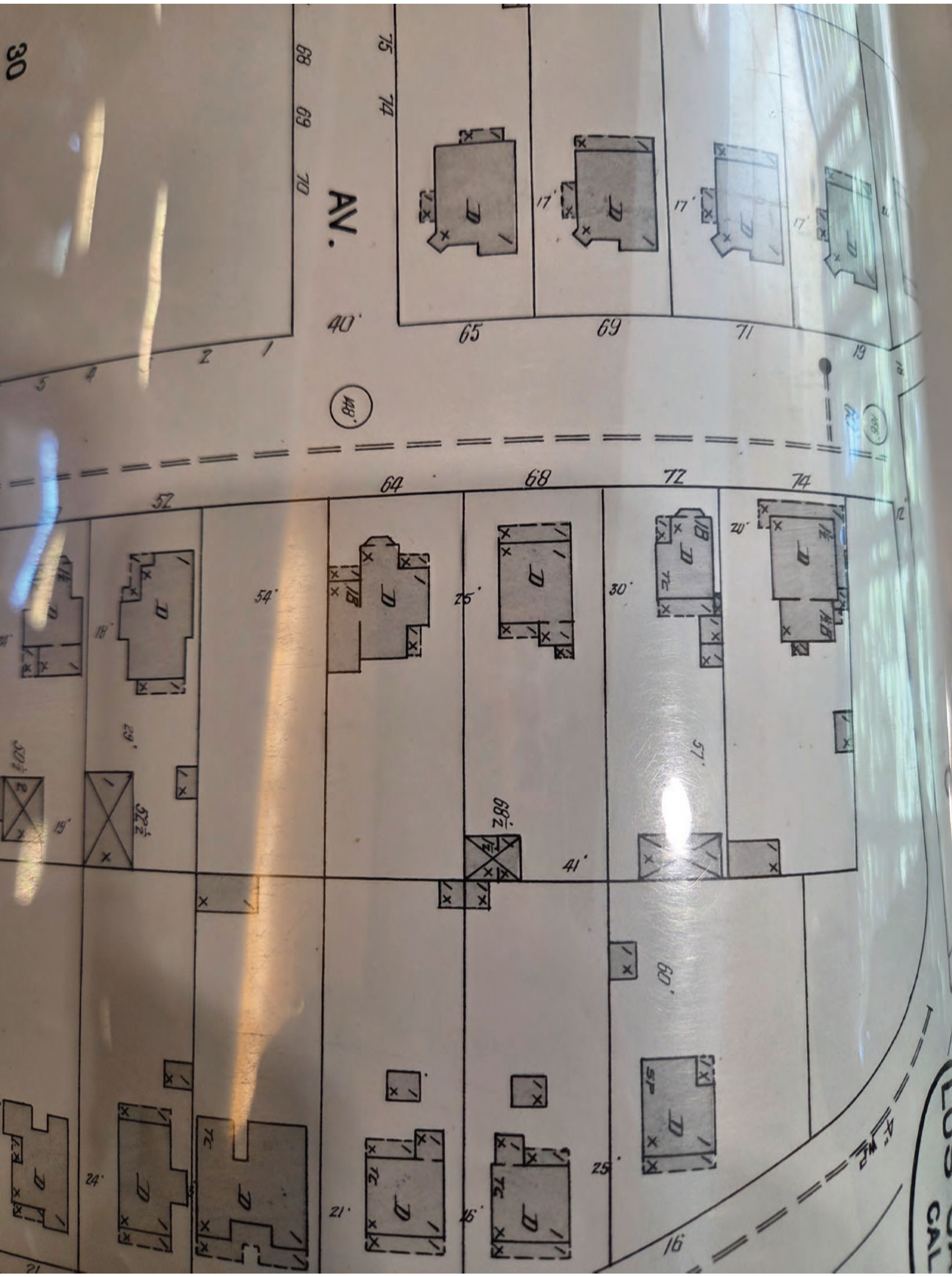
1945

1946

1947

SKETCHES OR REMARKS, OR
METES AND BOUNDS DESCRIPTIONIndicate
e Loss,REVISED
VALUE

This dwelling is so unique it can just about be classified as a freak. It is useful almost solely to its owner-occupants. While Reproduction cost has been estimated on the basis of what a Contractor would bid to Replace it probably has not cost the owner this much, as a freak, with many functional defects it has a low Market Value, & has been depreciated accordingly.



(68 Broadway) *Les Moineaux* or the Chateau Crall: now owned by Mike and Kim Wasserman

This multi-level, Normandy-style home was built by Henry C. Crall, a native of Los Gatos, after returning from France at the end of World War I. In 1919 he built the area to the left of the tower, as bachelor quarters, behind his parents' home at 72 Broadway. He drew his own plans based on his own memories of the houses he had seen in Normandy, scavenged most of the materials used (the bricks came from the Guadalupe Mine), and built the beginning of the home with his own hands. At that time the home included a kitchen, dining room (now the family room), a fireplace, a bedroom and bath. The ceiling in the dining room has hand-adzed beams.

In 1934, after his marriage to Josephine Tavani, a native of Italy, he purchased the lot to the east, and two lots to the north facing Main Street. The following year he built the second phase: the living room, with a guestroom above (and cellar below), bath, and fireplace. The home was now designed to face Main Street. An octagonal-shaped tower with a narrow spiral staircase was built to integrate the two sections. In addition to hand-adzed beams, he installed window and door hardware from France, oak and walnut inlaid floors of various designs. Inlaid in what was then the front door is "Soyez le Bien Venue" (Welcome), while "Bon Repos" (sleep well) is in one of the bedrooms. He called his home *Les Moineaux* for the many sparrows around at the time of construction.

There were at least two more phases of construction, the first in 1940, the second after 1944. These phases expanded the house along the eastern elevation and added two more bedrooms, a bathroom, fireplaces with carved mantels, an attic, a storeroom, a workshop and a garage (which is now another bedroom).

In 1916 Henry C. took over the business his father had established in 1891 as a candy store, but later expanded to include toys, stationary, and books. When Henry returned from France he expanded the business by delivering out-of-town newspapers and adding greeting cards and gift items. Henry C. was active in the community: he was involved in the Pageants, was on the Los Gatos Planning Commission, and was elected to the Town Council in 1962 where he served as vice-mayor. He and Josephine Crall had two sons, Henry L. and George. Henry L., born in 1935, became a partner in the store in 1964. Henry L. and his sons continued the business after Henry C.'s death in 1978. Henry L. and his wife Jole lived here after his father's death.

The current owners, Mike and Kim Wasserman, bought the two homes (68 and 72) on the four lots in 1984 from the Cralls. They subdivided the property and sold off the back two lots facing Main Street so that they could keep the two Broadway houses. They reoriented the main house (68) to face Main Street. In 1987, they added a few hundred square feet to the right side of the house to provide an internal passage to the laundry and expand the rooms above. Thankfully, this also reinforced the right side of the home before the 1989 earthquake. There was however extensive damage to the left side of the home (built in 1919). During the repairs, they also expanded the kitchen and created a new master bedroom suite. They replaced the spiral staircase with a staircase on the left side of the house and created a "cat walk" in the middle. The fences on either side of the property came tumbling down, but the Wassermans were able to reuse the bricks to build a new front patio, flower boxes and walkways around the entire home. A pool and cellar have also been added to this intriguing home.

The Wassermans lived on Tait Avenue prior to moving to *Les Moineaux* in 1984. Mike and Kim had owned Collector's Corner II on North Santa Cruz Ave. for 10 years until selling it in 2000. They still own their property management company, which they started in 1982. Mike coached Little League baseball and various basketball teams for the last 7 years. He has served on various non-profit Boards and is currently coaching basketball for RJ Fisher Middle School. He and his wife enjoy collecting memorabilia and often display several fascinating pieces from the likes of Babe Ruth and Michael Jordan. Their true passions lie in watching and helping their children, Nicole and Sean, live life to the fullest through school, sports and travel. Mike and Kim have been married 21+ years at this time.

72 Broadway looks fine as you've written it except Sian's name is spelled with an "i" and you want to use 1887 and 1885 in the first two lines of your second paragraph instead of 1987 and 1995.

- Crall, May (widow HJ) h 72 Broadway
 1940 = 1936
 1943 Crall, Henry C. (Josephine) = 1936
 Crall, H. May = 1936
 Crall, HJ Co. = 1936
 Crall, George M, clerk HJ Crall Co. r 68 Broadway
 1945 Crall, H May (wid. HJ) h 68 Broadway [sic]
 Crall, Henry C. (Josephine), stationary 21 N. SCz, h 72 [sic] Broadway
 1949/50 Crall, George M (Muriel) r 68 Broadway
 Crall, Henry C. (Josephine) stationary 21 N. SCz, h 68 Broadway
 1956 Crall, Henry C. (Josephine, Crall's Book Store) h 68 Broadway
 Crall's Book Store 21 N. SCz
 1962 Crall, Henry L. salesman Crall's Book Store r. 68 Broadway
 Crall, HC & book store = 1956
 1967 Crall, Henry C. (Josephine) (Crall's Book Store) h 68 Broadway
 Crall, Henry L. (Jolee) (HJ Crall & Co.) h 15745 Peach Hill Rd.
 Crall, Henry L. (Joan) h 15735 Peach Hill Rd.
 1971 (=1974)
 Crall, Henry C. (Josephine) (Crall's Book Store) h 68 Broadway
 Crall, Henry L. (Jolee) (Crall's Book Store) h 15745 Peach Hill Rd.
 Crall's Book Store (Henry C. & Henry L. Crall) 21 N. SCz

1941 Tax Assessment Record

1144 ft² + 6' x 9' = 54' @ 8.80 = \$10,630
 30 x 4 @ 2 = 2,400 [sic]
 porches 12 x 24 + 6 x 10 @ 5.70 = 2,400
 total 15,430 @ 35% good = \$5,400
 land 132.76 x 50 assesses \$971

Owner: Henry C. Crall, owner occupied. Special quality. Age 1 to 30 years. Remodeled 12 years. Good condition. Awkward floor plan. Assessor's note: As a freak with many functional defects it has a low market value.

2 stories, medium construction, wood frame, double wall, shallow concrete foundation, gable, hip, gambrel & mansard roofs. Dormer. Wood shingle and slate roof. Front and rear porches roofed. 1 car garage. Special inside trim – hand hewn, etc., 8 plastered rooms. Beam ceiling. 5 papered, 3 tinted. Pine, hardwood, cement, tile, terrazo and composite floors. Good and medium fixtures. 3 good baths. Electric unique lighting. Heating: 4 fireplaces. Built-in cabinets in the kitchen, water heater.

Obituaries

Henry Jewell Crall (HC Book 39A 18 June 1927 [sic])

HJC was born in Wooster, Ohio 9/18/1845. On 4/18/1861, at age 15 years plus 7 months, he enlisted in Co. C, 14th Ohio Vol. Infantry for 3 months service. On 8/13/1861 he reenlisted in 38th Ohio Infantry, where he served to the end of the war; he mustered out in Louisville on 7/12/1865. He was twice wounded. He left Ohio in 1869. He was in Chicago in 1871 during the great fire. In the years following he became active in church work and in 1884 he joined the Southern California Conference. Later, because of ill health, he gave up the ministry and moved

08/05/01

68 Broadway

Mike & Kim Wasserman

354-7686

Planning Files

Lyndon Subdivision Block 3, lot 21 part lot 22; built 1920s.

Block Book Downstairs

Lyndon Lot 21 B. Barbieri to HC Crall 132.36' x 50'

Also lot 8 WD McAbee to Adele Lereck to Henry C. Crall

Tax Assessment Records

- 1926 Crall, Hannah M. Lyndon 3/22 500/1050/ -1000 soldier's exemption
1927 p. 23 Crall, Henry C Lyndon S ½ 5: 2700/1400/2000 autos \$230, store \$1770
p. 23 Crall Hannah M. L 3/22 500/1000 -1000
1929 p.19 Crall, Henry C. L S ½ 5: 2740/1100/1750 auto 150; store 1600; 21 N. SCrz
p. 19 Crall, Hannah L 3/22 500/1000/ -1000 72 Broadway
1931 p. 22 = 1929 except HC Crall ppty = \$1400 stock, \$350 autos
1934 p. 25 Crall, Hannah L 3/22 500/1000/ -1000
p. 25 Crall, Henry Lyndon 3/21 500// + L 1 S ½ 5 2700/1100/1100 auto 200 stock 900
p. 25 Crall, HC Lyndon 3 lots 8 & 9 400//, 400//
1936 p. 24 Crall, Hannah L 3/22 500/1000/ -1000
p. 24 Crall, HC L 3/22 500/1300/150 (furniture) [no improvements 1935]
p. 24 Crall, HC L 1 S ½ 5 2740/1100/900 \$800 stock + \$100 cash
1940 p. 23 Crall, Hannah L 3/22 500/1000/ -1000
p. 23 Crall, HC L 3/21 500/1300/250; L 3/8+9: 800// + L 1 S ½ 5 2740/1100/800
1941 p. 32 Crall, HC L 3/22 582/582//; L 3/8 519/504//; L 3/9 519//
p. 32 Crall, HC L 3/21 582/3240/250; L 1 S ½ 5 3990/1800/1550
1943 p. 33 Crall, HC L 3/22 580/580//; L 3/8 520/520//; L 3/9 520//
p. 33 Crall, HC L 3/21 580/3240/250; L 1 S ½ 5 3990/1800/1700
1951 p. 30 Crall, HC L 1/S ½ 5 5000/2300/5250
p. 30 Crall, HC L 3 lots 8, 9, 21, & 22: 2700/5400/500 [sum 1943: 2200/4340/250]
1958 p. 30 Crall, HC L 1 S ½ 5 5000/2300/5000
p. 30 Crall, HC L 3 lots 8, 9, 21, & 22: 4550/5930/500

Directories

- 1902 no Crall
1905/6 Crall, HJ stationary, Main near Broadway
1912 Crall, HC clerk HJ Crall, h 52 Broadway
Crall, HJ stationary, Ford Block, r 52 Broadway
Crall, Herbert D. emp. Gem City Garage b. 52 Broadway
1924 Crall, HC (HJ Crall Co.) r 72 Broadway
Crall, HJ (Hannah M.) h 72 Broadway [=1925]
HJ Crall Co. (HC Crall) stationers, 21 N. SCrz
1930 Crall, HJ Co. (HC Crall mgr.) 21 N SCrz
Crall, Hannah M. (wid. HJ) h 72 Broadway
Crall, Henry C. mgr. HJ Crall Co. r 72 Broadway [married in 1934, but lived at 72 Bway]
1936 Crall, HJ Co. (HC, HM Crall) stationary 21 N SCrz
Crall, Hannah M. (w) r 72 Broadway
Crall, Henry C. (Josephine) HJ Crall Co. h 68 Broadway

2001



68 Broadway
Les Moineaux

This one-and-a-half story, Normandy-style home was built by Henry C. Crall, a native of Los Gatos, after returning from France at the end of World War I. In 1919 he built the area to the left of the tower, as bachelor quarters, behind his parents' home at 72 Broadway. He drew his own plans based on his memories of the houses he had seen in Normandy, scavenged most of the materials used (the bricks came from the Guadalupe Mine), and built this beginning of the home with his own hands. At that time the home included a kitchen, dining room (now the family room), bedroom and bath.

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