

Below are the historical and architectural characteristics of 14344 La Rinconada Drive, Los Gatos, CA 95032 for your review.

At A Glance

- The construction date of 1938 is incorrect; the correct date is *at least* 1940. The first proof I have of a structure is a 1948 aerial photograph from the California Room in the MLK library..
- 14344 was originally a part of a different lot, likely 14330, that was split on May 15, 1939.
- Lewis & Myrtle Bird owned 14344 La Rinconada since at least 1970; other records were too difficult to locate.
- 14344's original APN was 408-03-018, *not* the current value of 409-14-019. I am unsure why this is the case; the former value yields no results in any system I could find.
- The only permitted work on 14344 listed on the Property Record was the addition of the pool in 1998.
- Los Gatos did not have jurisdiction over 14344 La Rinconada Dr. until the '70s (around 1973?). Consequently, the Los Gatos library had no information on the property whatsoever, and the San Jose library had very few resources available that were of any use – just a single tax record and an aerial photograph in 1948.
- The original construction style was Craftsman.
- On Google Earth you can see that in May of 2011 the brick, siding, and front door were changed as well as new windows. In 2013 you can see the new siding on the front of the house. See pictures below.

Data Points	Sources	Date Acquired
Aerial Photographs	UCSB aerial photography collection San Jose MLK California Room (1948 only)	2024.05.18
Side by Side Aerial Photographs	Cropped and resized by Will Maynard	2024.05.18
Property Record	Santa Clara County Assessor's Office	2024.06.13
1989 Quitclaim Deed	Santa Clara County Recorder's Office	2024.06.13

An aerial photograph from July 31, 1939 shows that there is no structure on the property.

Contrary to government records, the house was not built in 1938.



[An aerial photograph](#) from September 26, 1948 shows the main structure on the property.



Side By Side Aerial Photographs

14344's approximate property lines are highlighted in beige.



The [Property Record](#) shows that the house was built in 1938. However, we know this is not the case from the previous photos.

I was directed to the Clerk Recorder's office so that I could build out an ownership history for the house. I tried to do this but hit roadblocks. The previous owners were Douglas Maynard (my father), Myrtle Bird, and Lewis Bird & Myrtle Bird (held in trust).

The earliest record that appeared to be relevant I could find for the property with Lewis Bird was a [Quitclaim Deed](#) dated November 9, 1989. This includes a summary of a lot split on May 15, 1939. The measurements detailed in the summary seem to match our property:

Portion of Lot 2 of Rinconada Acres Tract No. 106 Map of La Rinconada acres: filed May 15, 1939 Vol. 3 of Maps, page 58, Santa Clara County Records, described as follows:

Beginning at a point in the Easterly line of La Rinconada Drive, said point being the common corner of Lot No. 2, and Lot No. 1 of the above described Tract, thence S.69°12'F. along the dividing line between Lot No.2 and 1, 266.68 feet to the Southeast corner of Lot No.2; thence along the Easterly line of Lot No.2, North 20°48'E., 81.47 feet to a point in the Easterly line of Lot No.2; thence N.69°12'W. 266.68 feet to the Easterly line of La Rinconada Drive, thence along said Easterly line S.20°48'W. 81.47 feet to the point of beginning.

14344 La Rinconada is attributed as built in 1938, but with the lot split, it didn't exist as a separate parcel on its own at this time. While I'm not positive, I believe 14344 was originally part of 14330 – this would have made the original lot an even acre of land and would explain the oddly deep lots of both properties.

Looking at the two aerial photos, we can see that the property at 14330 saw dramatic construction changes between 1939 and 1948. In 1939, there was nothing on the lot other than trees. By 1948, the currently-standing 1320 SF house was erected – according to Zillow, this was built in 1941.

14344 could not have been built before 1940.

Lewis & Myrtle Bird owned the property since at least 1970.

I attempted to track down past owners in hopes of finding more information about when the structure might have been completed, but was unable to trace anything beyond 1970. Records from 1970 onward are organized by grantee / grantor last names in alphabetical order. I used this information to find all records of Lewis & Myrtle Bird but didn't see the acquisition of 14344 La Rinconada in these records - just the sale of it to my father in 1995.

Records prior to 1970, however, are organized chronologically instead of by grantee names. Since I don't know the dates of transfer, it seemed that the only way I'd track down the previous records was going to be to parse thousands of pages of microfilm looking for the Bird family.

The APN changed at some point.

The [Property Record](#) has an original APN of 408-03-018. This has a strikeout on the bottom right corner of the document and was replaced with the current APN of 409-14-019.

The original APN yielded no results in any system I accessed. Perhaps this was the APN of the original property before the lot split. It's more of a curiosity than anything else and doesn't appear to be useful on its own at this time.

Google street View May 2011



Google Street View 2013



Documents for your review. All will be uploaded and numbered.

File #	Filename	Description	Source Date	Date Found
01	c-5750_285-91.tif	Aerial Photograph of the neighborhood in 1939 Flight CIV-285-91 UCSB Aerial Photography	1939.07.31	2023.05.18
02	SCAN1085.JPG	Scan of an aerial photograph of the neighborhood in 1948 Flight 2-173 San Jose MLK Public Library, California Room	1948.09.26	2023.05.18
03	civ-1956_6r-48.tif	Aerial Photograph of the neighborhood in 1956 Flight CIV-6R-48 UCSB Aerial Photography	1956.06.09	2023.05.18
04	14344 Rinconada 1939-2024.png	Side-by-side comparison of aerial photographs 1, 2, & 3 Google Maps Satellite image added for reference Images rotated, resized, and cropped with highlight of property Compiled by Will Maynard	Various	2024.05.18
05	Polk's 1967 Hilton & Helen.jpg	Photo of the 1967 Polk's Los Gatos City Directory Shows Hilton & Helen Bird living at 14344 La Rinconada Dr. San Jose MLK Public Library, California Room	1967	2024.05.18
06	News_Article__Evening_News_published_as_SAN_JOSE_NEWS__September_14_1961__p34.pdf	Birth Announcement for Mary Alice Bird, Daughter of Hilton & Helen Bird Hilton lived at 14300 La Rinconada Dr. before 14344 San Jose Evening News	1961.09.14	2024.05.18
07	1978 Tax Roll.jpeg	1978 Tax Record showing Lewis & Myrtle Bird in 14344 Rinconada	1978	2024.05.18
08	Screenshot 2024-05-19 at 17.28.26.png	Excerpt from a 1957 Mercury News article listing 14344 for rent	1957.04.14	2024.05.19
09	Los_Gatos_Times_Saratoga_Observer_Mon__Jun_8__1959_.pdf	Newspaper clipping showing a James Billingsley as the resident of 14344 La Rinconada; whether tenant or owner is unknown	1959.06.08	2024.05.19
100	News_Article__San_Jose_Mercury_News_published_as_San_Jose_Mercury_News__April_14_1957__p34.pdf	Source for #08	1957.04.14	2024.05.18

Findings-

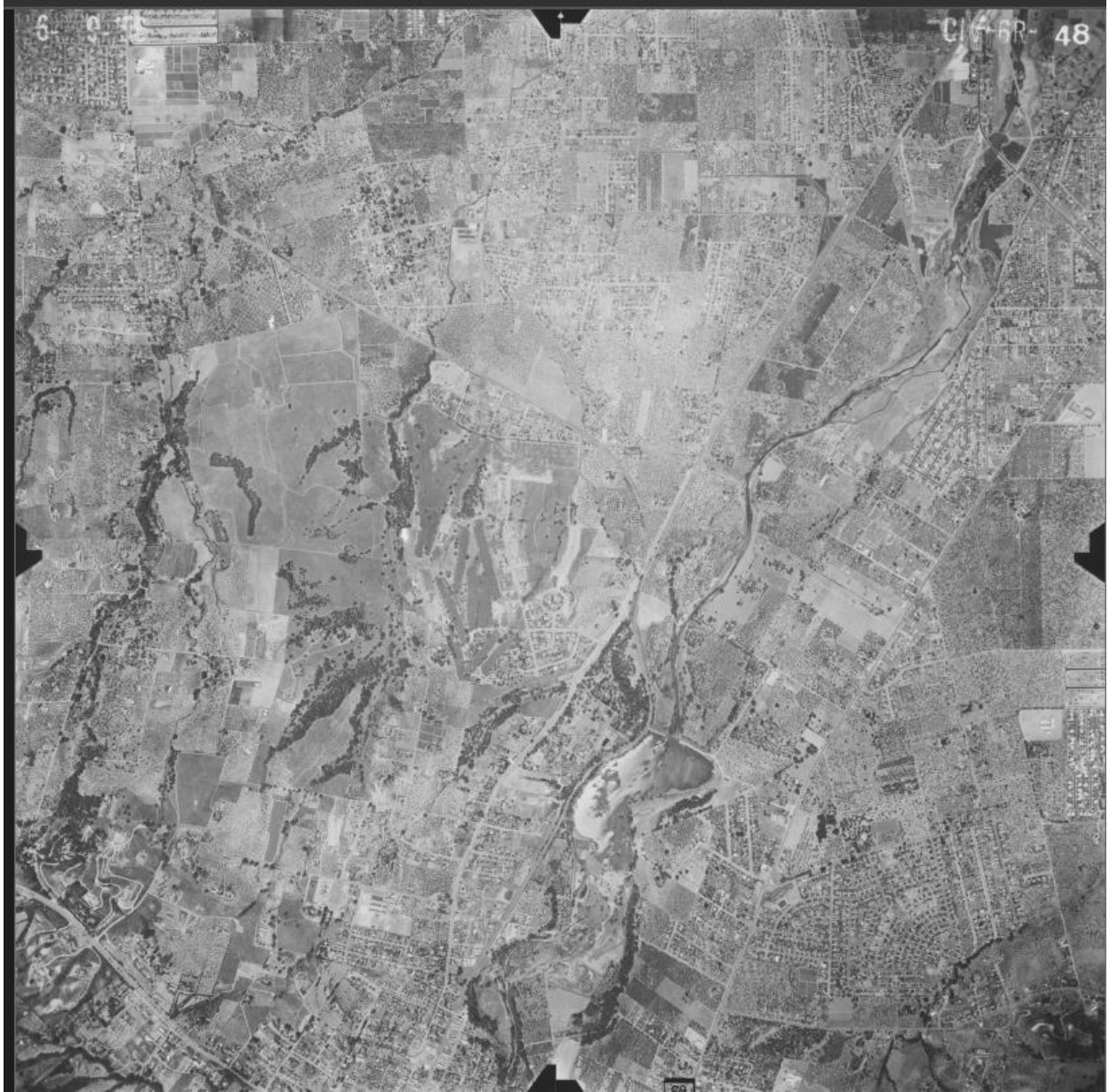
- Per aerial photography, the main structure at 14344 La Rinconada Dr. did **not** exist in 1939, contrary to the information available on sites like Zillow listing construction as 1938.
- The structure did exist by 1948.
- The home was purchased from Myrtle Bird in 1995 by Douglas Maynard, my father.
- Lewis & Myrtle Bird owned the home since at least 1978, though they were in Campbell in 1961 *[citation misplaced; news article mentioned them in Campbell]*
- They had family in the area; Jack Bird & Hilton Bird. Hilton lived at the end of the street, at 14300 La Rinconada Dr. before moving into 14344.
- 14344 was a rental property for some time; at least in 1957. Occupied by James Billingsley in 1959.
- Because this area was annexed by Los Gatos in the 70s, Los Gatos Public Library had no documents relevant to the history of the home (Sanborn maps, etc.); visited the LG library on 7/12 and found nothing.



01. Aerial Photo of Neighborhood



02. Scan of Aerial Photo in 1948



03. Aerial Photo of Neighborhood 1956



04. Aerial Photos

COMMUNITY BANK of San J

TELEPHONE (408) 286-2660

NORTH MARKET and WEST ST. JOHN STREETS, SAN JOSE

BINDER ANN (WID WM) H10250 KENNEDY
117
--HELENITA (WID WM) H10250 KENNEDY
RD (LG)
--LOUISA A (CLARA M) RETD H15946
LINDA AV (LG)
BING WM E (DARLENE) ELEC TECH
BECKMAN INSTRUMENT HIGER EOBETS
DR (C)
BINGER CARL E (GRACE G)
DENTIST
609-10 TWOTHY BLDG
216 S 1ST ST
SAN JOSE
TELEPHONE 293-2446
H20 PERSHING AV
SAN JOSE
TELEPHONE 293-2441
BINGHAM CAROL E (LOIS J) H13801
PIERCE RD (S)
--DEE MRS DPR TREND HAIR FASHIONS
R SAN JOSE
BINI LAWRENCE S (HABEL) (LARRY'S
SERVICE GARAGE) H1650 WESTMONT
AV (C)
BINKLEY T C R13570 PIERCE RD (S)
--THAD C (MILORIO H) CIV ENG
H13570 PIERCE RD (S)
--WM L R13570 PIERCE RD (S)
BINLEY HERBERT R (YVONNE) DRIVER
CAMPELL HIGH SCH DIST H81 S
CAMPBELL AV (C)
BINNS MARGT STUOT R240 RADFORD DR
(C)
DINEZ LUCILLE MRS TCHO CAPRI SCH
BIONDICH MARK J (MARY T) SLNHN
FORD HTRS H18920 EASTON PL
(S)
--PATRICIA M STUOT Foothill R18920
EASTON PL (S)
BIONDO SARAH (WID DOMINIC) R18914
AFTON AV (S)
BIRD SEE ALSO BURD AND BYRD
--CLARENCE L (ALMA N) PLMB LA NOTE
PLMB R REAR 14300 LA RINCONADA
AV (LG)
--CONNIE MRS DENTAL ASST DR JACK M
CHAMBERLAIN R1956 A WHITE OAKS
(C)
--ERNEST B RETD H19366 OVERLOOK RD
(LG)
--HILTON (HELEN) LAB PERMANENTE
H14344 LA RINCONADA AV (LG)
--JOSEPH W (LOIS) PSYCHOLOGIST
COUNTY HOSP H12579 NORTHAMPTON
CT (S)
--JUDSON (SANDRA) AGT PROVIDENT
MUT INS H54 MONTGOMERY AV (LG)
BIROSALL BARBARA E STUOT H13646
RIVERDALE CT (S)
--CLAUDE R (EILEEN J) ENG LOCKHEED
H13646 RIVERDALE CT (S)
BIRDWELL EUG F (HELEN) ACCT H263
CALLE LOLITA ST (LG)
BIRK SEE ALSO BERKE BIRKES BURKE
AND BURKS
--EUG D (JUDITH) APPRAISER FIRST
SAV & LOAN H454 JEFFREY AV (C)
BIRKELAND STEVE P (LUCILE N)
REALTOR H1331 EL SOLYO AV (C)
BIRKES HAZEL H570 UNIVERSITY AV
(LG) APT 12
BIRKETT SEE ALSO BURKET AND
BURKITT
BIRKLEY CREEK H1224
BIRLE JAMES R (MARY M) SLNHN
GENL ELEC H19370 REDWOOD CT
(LG)
BIRON VIEGLI D (MILORIO H) HIGHER
WESTINGHOUSE H13605 500
151
BIRZ, WILSON & CO INC, 2400 N
Graziano Apt V-Preb, 2400 N
Member of New York Stock Ex-
change, Pacific Coast Stock Ex-
1547 Saratoga St, San Jose, Cal-
Street From Venezuela Shopping
ter, Tel 253-5036
BIRZA RAYMOND (SUE) EMBALMER
VALLEY CHAPEL H312 A MAIN ST
(LG)
BISBY CHARLES A (BERTHA) RETD
H16220 ROSELEAF LA (LG)
BISCHOFF RICH (MARIJANE) HIGHER
KARL AV (WES)
--ROBT C (VIRGINIA) SLNHN HIGHER
SURGICAL HSE H17996 GARDEN ST
(MS)
BISHOP BLAIN D REV (BETTY J)
KENNEDY RD (LG)
--CECIL P (MARY J) (F D A WES)
H280 LAS MIRADAS DR (LG)
BISHOP GRANT CHEVROLET CO (LG)
BISHOP AUTO DR (LG) 16151 SAN JAV
LOS GATOS RD (LG)
BISHOP GRANT R (BEVERLY) R 100
BISHOP CHEVROLET CO (HIGHER)
SUNSET DR (S)
--JOHN R (BETTY J) SPLICE INC
H161 N HILTON AV (C)
--LYLLE D (JOAN) EMP LOCKHEED
H20336 CRAIGEN CIR (S)
--MARK D STUOT R260 KENNEDY RD
(LG)
--PAUL R JR (EVELYN K) SLNHN
PHOENIX MUTUAL LIFE INS HIGHER
RAY DR (LG)
BISNETT BERNARD J (PATRICIA L)
PRES LINEAR SYSTEMS HIGHER
ROCHIN TER (LG)
BISON STEVEN (SUSAN) H161 VILLAGE
(LG)
BISORDI DINO P (SYLVIA) ELEC
PRES SEQUOIA MGE H19500 HIA
REAL DR (S)
BISSELL BETSY MRS OFC SEC
HAZELWOOD ELEM SCH R SAN JOSE
--BURFORD L JR (BETTY G) 3401
PROCESSING CONSULTANT HIGHER
IONE CT (S)
--DAVID (SHIRLEY) H4960 HATTING
AV (LG) APT 5
--DWIGHT M (GERALDINE E) PHOTO
H21261 CANYON VIEW DR (S)
BISSETT WM (DOROTHY) CARMEL
H265 WREN WY (C)
BISTOR E F H150 FULTON ST (C)
1
BITTER JOAN V MRS H12921 HIGHER
RANCH CIR (S)
--MARCUS K DENTIST 14459 HIGHER
WAY (S)
BITTINGER H M H14850 OAKA V L
APT 31
BITTLE SEE ALSO BIDDLE AND

CANAVERO JOSEPH H LOTTIE B 3520 UNION AV, SAN JOSE CA 95124	409-25-023 * 119 3006	LA RINCONADA DR LOS GATOS	6050L 8950	1750	2270719 62	R112 01
ROBINSON WILBUR J EVELYN M 123 LA RINCONADA DR, LOS GATOS CA 95030	409-25-024 123 3006	LA RINCONADA DR LOS GATOS	6050L 7900	1750	2636141 64	R112 01
BIRD CLARENCE L ALMA P O BOX 276, CAMPBELL CA 95008	409-14-021 * 14294 62042	LA RINCONADA DR	1900L 325		3715796 69	R18 01
BIRD C L ALMA N P O BOX 276, CAMPBELL CA 95008	409-14-023 * 14300 62042	LA RINCONADA DR	2350L 325		1349448 57	R18 01
PIPER RICHARD ET AL 1654 HILLSDALE AV, SAN JOSE CA 95124	409-14-024 * 14301 62042	LA RINCONADA DR	10225L 4475		5842912 11/15/77	R18 01
BIRD CLARENCE L NADINE P O BOX 276, CAMPBELL CA 95008	409-14-022 * 14314 62042	LA RINCONADA DR	2350L 325	SALE AMT- 58750	3885016 70	R18 01

MP	1978-79 STREET	(SITUS)	INDEX	COUNTY OF SANTA CLARA	PAGE 137			
OWNERS NAME		PARCEL NO.	STREET NO.	STREET NAME	LAND IMPROV	PERS PROP EXEMPTION NO.	RECORDERS DATE	ZONE USE
HILL JOHN E TRUSTEE		409-14-020	14330	LA RINCONADA DR	3500L		5867989	R18
14330 LA RINCONADA DR, LOS GATOS CA 95030		62042			2625		77	01
PAGAN ANTONIO C CARMEN R		409-14-025	14333	LA RINCONADA DR	3225L		1266310	R18
14333 LA RINCONADA DR, LOS GATOS CA 95030		62042			2200	1750	56	01
HAYES ORVILLE JEWELL		409-14-026	* 14335	LA RINCONADA DR	3375L		1527108	R18
3637 SNELL AV NO 151, SAN JOSE CA 95136		62042			1375		58	01
BIRD LEWIS T MYRTLE M		409-14-019	14344	LA RINCONADA DR	3500L		3223375	R18
14344 LA RINCONADA DR, LOS GATOS CA 95030		62042			2800	1750	67	01
PFANNL JOSEPH W		409-14-027	14345	LA RINCONADA DR	4900L		5263548	R18
14345 LA RINCONADA DR, LOS GATOS CA 95030		62042			5675	1750	76	01
SCHWERTMAN JAMES A		409-14-018	14350	LA RINCONADA DR	3825L		5314040	R18
14350 LA RINCONADA DR, LOS GATOS CA 95030		62042			7150	1750	6/16/76	01
FISHER GREGORY K		409-14-028	14355	LA RINCONADA DR	SALE AMT- 3475L	42750	5184664	R18
14355 LA RINCONADA DR, LOS GATOS CA 95030		62042			1475	1750	75	01
HERIMAN JOHN W FLORENCE		409-14-029	14365	LA RINCONADA DR	2500L		1340797	R18
14365 LA RINCONADA DR, LOS GATOS CA 95030		62042			3700	1750	57	01

07. Owners Names

Large 2 bedrm. house on $\frac{1}{2}$ acre.
fruit trees. \$85. 14344 La Rin-
conada Drive, Los Gatos, Austin-
Garrison. AX6-3042.

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San Tomas PTA board to meet

The executive board of San Tomas P. T. A. will meet June 10 at 8 p. m. at the James Billingsley residence, 14344 La Rinconada Drive, Los Gatos.

Under the direction of president Mrs. Leslie Jones, plans will be set up and projects discussed for the coming school year.

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