

HISTORICAL RESOURCE EVALUATION

444 OLD SAN FRANCISCO ROAD
SUNNYVALE, CALIFORNIA



TIM KELLEY CONSULTING, LLC
HISTORICAL RESOURCES
2912 DIAMOND STREET #330
SAN FRANCISCO, CA 94131
415.337-5824
KARA@TIMKELLEYCONSULTING.COM

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I. INTRODUCTION

Tim Kelley Consulting (TKC) was engaged to conduct a Historical Resource Evaluation (HRE) for 444 Old San Francisco Road, Sunnyvale (Parcel number 211-01-031), a one-story single family residence constructed in 1949. This report was requested by Aastha Vashist, Senior Planner with the City of Sunnyvale. This report provides an evaluation of the property's potential eligibility to be listed on the California Register of Historic Places (CRHP). It will also look at whether the building is eligible for inclusion on the National Register of Historic Places (NRHP) or the local inventory.

II. SUMMARY

TKC finds 444 Old San Francisco Road is ineligible for individual listing in the California Register under any criterion. It is also ineligible for the NRHP or the local inventory.

III. METHODOLOGY

TKC conducted a site visit on August 3, 2023 to assess the existing conditions, features, and architectural character of the building. Research sources consulted for this report include: Sunnyvale building permit records and planning files; Sanborn Fire Insurance Company Maps; South Bay newspapers indexes as accessed by Newsbank, Newspapers.com and Newspaperarchives.com; and genealogical databases for city directories, Census information and biographical information.

IV. CURRENT HISTORIC STATUS

As part of this report, TKC reviewed previous evaluations performed on this building. A report dated April 1, 2009 presented to the Heritage Preservation Commission on May 12, 2009 determined that this building was ineligible for listing in the California Register and/or on the local register.

TKC also reviewed the California Historical Resources Information System (CHRIS) record search results provided by the project sponsor. The records search results were provided in January 2020; they found no recorded cultural resource studies, no recorded archeological resources, and no recorded buildings or structures in the area.

The property was reevaluated for this report.

V. DESCRIPTION

A. Site

444 Old San Francisco Road sits at the southeast corner of Old San Francisco Road and Cezanne Drive. The street and the parcel are both level, as is the surrounding area. The building is set back from the north, west and south lot lines; it sits close to the east lot line. There is a wide driveway and parking pad paved with concrete pavers on the left side of the front of the property; to the right of this is a planted area. A paver walkway runs between the building and the planted area to the side yard on the right. Wooden fences and shrubbery surround the rest of the parcel. An additional driveway and gate provide access to the rear yard along Cezanne Drive. The rear yard contains a detached accessory building at the rear east side of the property, with a swimming pool between the two structures, as well as a paved playing court.

The property is bordered to the south and east by parking lots for the adjacent retirement community. The surrounding area is heavily developed with commercial buildings.

B. Exterior

444 Old San Francisco Road is a one story, single family dwelling clad in board and batten siding and brick veneer (**Figure 1**). The building is capped with a compound hipped roof with clay tiles. It has a U-shaped plan, with two rear projecting bays. Two hip roofed bays project from the main façade at the center and far right. At the far left is a flush two car garage with a segmented roll up door, as well as a partially enclosed carport. The primary entrance is located in the corner formed by the center projecting bay and the garage (**Figure 2**). It features a screen door and is sheltered by a triangular canvas awning. The center projecting bay, which is clad in brick veneer, features two short tripartite windows sheltered by a projecting canvas awning. The recessed area between the two bays features an additional

pedestrian entrance; it is shielded by a vertical privacy screen (Figure 3). The right side projecting bay features a metal sash tripartite window sheltered by a canvas awning. The western secondary façade is sheltered by shade sails; any fenestration is not visible (Figure 4).

All façades terminate with projecting eaves.



Figure 1: 444 Old San Francisco Road



Figure 2: Detail, primary entrance



Figure 3: Detail, secondary entrance



Figure 4: Detail, western facade

VI. HISTORIC CONTEXT

A. *Sunnyvale*

Sunnyvale's earlier history and economy was based on agriculture initiated by the Castro and Murphy families in the 1840s. The San Francisco and San Jose Railroad arrived in 1864 with "Lawrence Station" in Santa Clara and "Murphy Station" in what would become Sunnyvale. The railroad provided easy access to the San Francisco market and paved the way for greater settlement and broader agricultural development in the Santa Clara Valley. More farmers came to the Sunnyvale area during the second half of the 19th century.

The city grew slowly through the first decades of the 20th century. The earliest industries to arrive in Sunnyvale were Joshua Hendy Iron Works as well as food processing and canning industries. Despite industrial growth, agriculture remained the mainstay of Sunnyvale. During World War I and the postwar era, Sunnyvale's development pattern started to shape: industrial plants and the railroad ran east-west, the Murphy Avenue business district ran north-south,

with single family homes in between. The 1930s' depression did not affect Sunnyvale as adversely since factory workers who lost their jobs were able to find work in agriculture. World War II brought the business and building boom but also tipped the balance between agriculture and industry. Both high wages and available work created an agricultural labor shortage. Although orchards were still profitable, the chamber of commerce and city government focused on expanding industrial development. Larger industrial firms moved into the community and Sunnyvale became the industrial economic center of the Peninsula.

By 1950, Sunnyvale's population had grown to about 9,800. Taxes on farmland rose rapidly, making agricultural use impracticable and urging land owners to sell or develop residential subdivisions and shopping centers. The city continued to grow through the 1960s and 1970s, becoming the second largest city in Santa Clara Valley. Transportation corridors and street patterns changed to accommodate steadily increasing automobile traffic and disrupted the ability for farms and orchards to maximize the use of agricultural land. Eventually and sometimes reluctantly, farmland was converted to urban uses. Residential, industrial and commercial development dominated the built environment and the farmlands were pushed out.

B. Construction Chronology

444 Old San Francisco Road was constructed in 1949 for Raymond and Jacqueline Tikvica by contractor Robert L. Vail of Santa Clara.¹ The subject building was originally surrounded by cherry orchards owned by the Tikvica family. In 1966, a pool and pool house were added. A dining room was added in 1986. The original design of the building is unknown but the primary façade does not appear to have sustained any major alterations.

No information was located about the building career of Robert L. Vail. No historic resources designed by Robert L. Vail were located.

¹ *San Jose Mercury News*, "S.C. County Building Permits," November 25, 1949.

C. Permit Record

Please see **Appendix** for the permit history of this building, as provided by the Sunnyvale building department.

D. Architectural Style

444 Old San Francisco Road's architectural style can best be described as Styled Ranch.² Styled Ranches were built intermittently during the Ranch-house era (1935-ca.1975), but became more popular through the 1970s and into the 1980s. Styled Ranches differ from Standard Ranches in that they incorporate a more complete and unified set of stylistic details that spell out a distinct style. Types of Styled Ranches include Spanish, Colonial Revival, Neoclassical, French, and Tudor.

The subject building has elements of Spanish Style Ranch (the clay tile roof) and French Style Ranch (the three-part massing and the hip roof).

E. Owners and Occupants

Raymond and Jacqueline Tikvica constructed 444 Old San Francisco Road in 1949. The property was originally part of a much larger cherry orchard that surrounded the subject property. Raymond and Jacqueline Tikvica resided at the property until their deaths in 2018 and 2009. They had one son Jeffrey, who died in 1982.

Raymond and his brother Nick operated the family orchards, which totaled 500 acres at its largest. They eventually sold the parcels and developed the orchard land into housing, medical centers, and commercial businesses.

VII. REGULATORY FRAMEWORK

The regulatory background provided below offers an overview of national, state, and local criteria used to assess historic significance.

² McAlester, *A Field Guide to American Houses*, p.695

A. *National Register of Historic Places Criteria*

National Register Bulletin Number 15, How to Apply the National Register Criteria for Evaluation, describes the Criteria for Evaluation as being composed of two factors. First, the property must be “associated with an important historic context.”³ The National Register identifies four possible context types, of which at least one must be applicable at the national, state, or local level. As listed under Section 8, “Statement of Significance,” of the NRHP Registration Form, these are:

Criterion A (Event): Property is associated with events that have made a significant contribution to the broad patterns of our history.

Criterion B (Person): Property is associated with the lives of persons significant in our past.

Criterion C (Architecture): Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

Criterion 4 (Information Potential): Property has yielded, or is likely to yield, information important to prehistory or history.⁴

B. *California Register of Historical Resources Criteria*

The California Office of Historic Preservation’s Technical Assistance Series #6, California Register and National Register: A Comparison, outlines the differences between the federal and state processes. The criteria to be used when establishing the significance of a property for listing on the California Register of Historical Resources (CRHR) are very similar, with emphasis on local and state significance. They are:

Criterion 1 (Event): Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

³ National Park Service, How to Apply the National Register Criteria for Evaluation, National Register Bulletin 15 (Washington, DC: United States Department of the Interior, 1997), 3.

⁴ National Park Service, How to Complete the National Register Registration Form, National Register Bulletin 16A (Washington, DC: United States Department of the Interior, 1997), 75.

Criterion 2 (Person): Resources that are associated with the lives of persons important to local, California, or national history.

Criterion 3 (Architecture): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

Criterion 4 (Information Potential): Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.⁵

The CRHR requires the establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a result, some resources that are historically significant but do not meet National Register of Historic Places (NRHP) integrity standards may be eligible for listing on the CRHR.⁶

California's list of special considerations is shorter and more lenient than the NRHP. It includes some allowances for moved buildings, structures, or objects, as well as lower requirements for proving the significance of resources that are less than 50 years old and a more elaborate discussion of the eligibility of reconstructed buildings.⁷

In addition to separate evaluations for eligibility for the CRHR, the state automatically lists on the CRHR resources that are listed or determined eligible for the NRHP through a complete evaluation process.⁸

C. City of Sunnyvale Criteria⁹

The city recognizes three levels of significance, ranked in descending from most significant as follows:

1. Local landmark /local landmark district,

⁵ California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), 1.

⁶ *California Register and National Register: A Comparison*

⁷ *California Register and National Register: A Comparison*, 2.

⁸ All State Historical Landmarks from number 770 onward are also automatically listed on the California Register. California Office of Historic Preservation, *California Register of Historical Resources: The Listing Process*, Technical Assistance Series 5 (Sacramento, n.d.), 1.

⁹ Excerpted from Sunnyvale Municipal Code, Chapter 19.96. Heritage Preservation.

2. Designated heritage resource/designated heritage resource district,
3. Heritage resource/heritage resource district.

Designated heritage resources and heritage resource districts are those resources that have been designated by both the city and the state or federal government as historically significant.

“Local landmark” means a heritage resource, which is significant in that the resource materially benefits the historical character of a neighborhood or area, or the resource in its location represents an established and familiar visual feature of the community or city, and has been designated and determined to be appropriate for preservation by the city council.

“Designated heritage resource” means a heritage resource which has specific elements which are expressly found to meet one or more of the Criteria of the National Register of Historic Places as established by the Secretary of the Interior and incorporated by reference into this code and which has been designated and determined to be appropriate for preservation by the city council, and has been recognized by the state or the nation to be historically significant.

“Heritage resource” means improvements, buildings, portions of buildings, structures, signs, features, sites, scenic areas, views and vistas, places, areas, landscapes, trees, or other natural objects or objects of scientific, aesthetic, educational, political, social, cultural, architectural, or historical significance to the citizens of the city, the Santa Clara Valley region, the state, or the nation, which are designated and determined to be appropriate for preservation by the city council.

Any improvement, building, portion of buildings, structures, signs, features, sites, scenic areas, views, vistas, places, areas, landscapes, trees, or other natural objects or objects of scientific, aesthetic, educational, political, social, cultural, architectural, or historical significance can be designated a heritage resource by the city council and any area within the city may be designated a heritage resource district by the city council pursuant to provisions of this

chapter if it meets the Criteria of the National Register of Historic Places, or one or more of the following:

- a) It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic engineering, architectural, or natural history;
- b) It is identified with persons or events significant in local, state, or national history;
- c) It embodies distinctive characteristics of a style, type, period, or method of construction, or is a
- d) valuable example of the use of indigenous materials or craftsmanship;
- e) It is representative of the work of a notable builder, designer, or architect;
- f) It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically or by plan or physical development;
- g) It has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Sunnyvale;
- h) It embodies elements of architectural design, detail, materials, or craftsmanship that represents a significant structural or architectural achievement or innovation;
- i) It is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif;
- j) It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;
- k) It is one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historic type or specimen;
- l) With respect to a local landmark, it is significant in that the resource materially benefits the historical character of a neighborhood or area, or the resource in its location represents an established and familiar visual feature of the community or city;
- m) With respect to a local landmark district, a collective high integrity of the district is essential to the sustained value of the separate individual resources;
- n) With respect to a designated landmark and designated landmark district, the heritage resource shall meet Criteria of the National Register of Historical Places, which are incorporated by reference.

VIII. EVALUATION OF HISTORIC STATUS

A. National Register of Historic Places/California Register of Historic Places

The following section examines the individual eligibility of the subject property for listing in the NRHP/CRHP under the above criteria.

- Criterion A/1 (Events)

444 Old San Francisco Road is not eligible for individual listing in the NRHP/CRHP under Criterion A/1. This building was constructed as a single-family home on a large cherry orchard. It is unclear if any other houses were located in the immediate area as the surrounding neighborhood consists of modern commercial, medical and multi-family housing. However this building did not make any individual significant contribution to the development of the neighborhood. Nor did it make a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the nation. Thus the property is not eligible for listing under Criterion A/1.

- Criterion B/2 (Persons)

This building is not eligible for individual listing in the NRHP/CRHP under Criterion B/2. The building is associated with Raymond Tikvica who along with his siblings inherited large orchards throughout Sunnyvale and Santa Clara County. Raymond and Nick Tikvica eventually transitioned to real estate development, but did not make a significant contribution to that industry. Their father, Nickolas Tikvacas Senior, is an important person associated with the agriculture industry in Sunnyvale, but his significance is conveyed in their farmhouse at 1039 Sunnyvale-Saratoga Road, which is listed in the Sunnyvale Heritage Resources Inventory. Otherwise the building is not associated with any significant persons in the history of Sunnyvale, the State of California, or the United States, as none of the owners or occupants appear to be important to the history these places. Thus the property is not eligible for listing under Criterion B/2.

- Criterion C/3 (Architecture)

This building is not eligible for individual listing in the NRHP/CRHP under Criterion C/3. 444 Old San Francisco Road was constructed by local contractor Robert L. Vail. He is not considered a master builder. This building does not embody distinctive characteristics of a type, period, region, or method of construction, represent the work of a master, or possess high artistic values. Thus the property is not eligible for listing under any aspect of Criterion C/3.

- Criterion D/4 (Information Potential)

This criterion ordinarily refers to potential archeological value. A full analysis of archeological value is beyond the scope of this report. The property does not appear eligible for listing on the NRHP/CRHP under Criterion D/4.

B. Sunnyvale Heritage Resources Inventory

The following section examines the individual eligibility of the subject property for listing in the Sunnyvale Heritage Resources Inventory under the above criteria

- a) It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic engineering, architectural, or natural history;

This building does not exemplify or reflect special elements of the city's cultural, social, economic, political, aesthetic engineering, architectural, or natural history.

- b) It is identified with persons or events significant in local, state, or national history;

This building is identified with Raymond Tikvica. However, the Tikvica family's significance is conveyed in their farmhouse at 1039 Sunnyvale-Saratoga Road. Otherwise this building is not identified with any other persons or events significant in local, state, or national history.

- c) It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;

This building does not embody distinctive characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.

- d) It is representative of the work of a notable builder, designer, or architect;

This building is representative of local contractor Robert I. Vail who is not considered notable.

- e) It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically or by plan or physical development;

This building does not contribute to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically or by plan or physical development.

- f) It has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Sunnyvale;

This building does not have a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Sunnyvale. The area is surrounded by infill buildings and the original location has been significantly altered.

- g) It embodies elements of architectural design, detail, materials, or craftsmanship that represents a significant structural or architectural achievement or innovation;

This building does not embody elements of architectural design, detail, materials, or craftsmanship that represents a significant structural or architectural achievement or innovation.

- h) It is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif;

This building is not similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif.

- i) It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;

The building does not reflect significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.

- j) It is one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historic type or specimen;

This building is not one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historic type or specimen.

- k) With respect to a local landmark, it is significant in that the resource materially benefits the historical character of a neighborhood or area, or the resource in its location represents an established and familiar visual feature of the community or city;

This building is not significant in that the resource materially benefits the historical character of a neighborhood or area, or the resource in its location represents an established and familiar visual feature of the community or city.

- l) With respect to a local landmark district, a collective high integrity of the district is essential to the sustained value of the separate individual resources;

This building is not part of a district.

- m) With respect to a designated landmark and designated landmark district, the heritage resource shall meet Criteria of the National Register of Historical Places, which are incorporated by reference into this chapter. (Ord. 262399 § 1; prior zoning code § 19.80.060).¹⁰

IX. INTEGRITY

In addition to being determined eligible under at least one of the four NRHP/CRHP criteria, a property deemed to be significant must also retain sufficient historical integrity. The concept of integrity is essential to identifying the important physical characteristics of historical resources and hence, evaluating adverse change. For the purposes of the California Register, integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” (National Park Service, National Register Bulletin 15, 3; California Code of Regulations Title 14, Chapter 11.5). A property is examined for seven variables or aspects that together comprise integrity. These aspects, which are based closely on the National Register, are location, design, setting, materials, workmanship, feeling and association. *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation* defines these seven characteristics:

- *Location* is the place where the historic property was constructed.
- *Design* is the combination of elements that create the form, plans, space, structure and style of the property.
- *Setting* addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building/s.

¹⁰ Sunnyvale Municipal Code, 19.96.050. Criteria for evaluation and nomination of heritage resources, <http://qcode.us/codes/sunnyvale/view.php?topic=19-6-1996-1996OSO&frames=on> (accessed April 27, 2017).

- *Materials* refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history.
- *Feeling* is the property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.

This building is not an historic resource. Therefore, period of significance and integrity can not be assessed.

X. CONCLUSION

444 Old San Francisco Road is ineligible for individual listing in the California Register under any criterion. It is also ineligible for the NRHP or the local inventory.

XI. BIBLIOGRAPHY

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XII. APPENDIX

PERMIT HISTORY

7/26/23

City of Sunnyvale
Building Project History

Page 1

Search Criteria:

Number: 444
St. Name: old san francisco

Permits	Project #	Address/ Permitee	Description	Inspector/ Status	Applied/ Finaled	Value/ Sq.Ft.	Construct./ Class	Occupancy/ Bldg Type	Units
Roofing Permit	2002-5235	444 OLD SAN FRANCISCO RD	Reroof Value=35690 Remove=No Crown Roofing DBA Cal-Pac RoofingUseType=Residential	DK Finaled	11/27/02 12/17/02	\$35,690 0	Remodel	1 Family	
Electrical Permit	1810-3897	444 OLD SAN FRANCISCO RD TIKINCA RAYMOND	(none)	COUNTER Expired	8/15/86	\$0 0	Remodel	1 Family	0
Building Permit	1809-1225	444 OLD SAN FRANCISCO RD SILVA CONST	ADD DINING ROOM	COUNTER Expired	6/28/86	\$3,600 120	Addition VN	1 Family	1
Electrical Permit	1804-6836	444 OLD SAN FRANCISCO RD SUN ELEC	(none)	COUNTER Finaled	10/28/77 3/10/78	\$0 0	Remodel	1 Family	0
Plumbing Permit	1807-8031	444 OLD SAN FRANCISCO RD GASS SPECIALTIES	(none)	COUNTER Finaled	11/29/72 12/5/72	\$0 0	Remodel	1 Family	0
Electrical Permit	1811-6146	444 OLD SAN FRANCISCO RD KAY ELEC	(none)	AJ Finaled	9/13/66 10/14/66	\$0 0	Remodel	1 Family	0
Building Permit	1811-2191	444 OLD SAN FRANCISCO RD LIEBERT CONST	POOL HOUSE	AJ Finaled	8/17/66 10/14/66	\$1,000 360	New V	Swimming Pool	0
Electrical Permit	1801-4572	444 OLD SAN FRANCISCO RD GOTELLI ELECTRIC	OUTLETS, FIXTURE, MOTORS	COUNTER Finaled	8/8/66 10/14/66	\$0 0	Remodel	1 Family	0
Plumbing Permit	1801-4574	444 OLD SAN FRANCISCO RD T & F CONST. CO.	VAC BREAKER, GAS SYSTEM	COUNTER Finaled	7/26/66 10/14/66	\$0 0	Remodel	1 Family	0
Mechanical Permit	1801-4573	444 OLD SAN FRANCISCO RD T & F CONST. CO.	WATER HTG. BOILER	COUNTER Finaled	7/26/66 10/14/66	\$0 0	Remodel	1 Family	0
Building Permit	1801-4571	444 OLD SAN FRANCISCO RD T & F CONST. CO.	POOL	COUNTER Finaled	7/26/66 10/14/66	\$3,000 0	New	Swimming Pool	0