

# CONTINUITY

Volume 19, No. 1

Dedicated to Preserving San José's Architectural Heritage

Spring, 2008

## INSIDE

**COVER STORY**— San José's  
Great Opportunities

### PRESERVATION ISSUES

- 2 PAC\*SJ Announcement
- 2 San Jose Landmarks
- 3 Interim Executive Director  
Message
- 4 San Jose Steam Railroad Park
- 6 San Jose Fire Museum
- 9 On The Radar
- 10 Latest Historic Losses
  - Porter Stock Building
  - Hori Midwifery Building
  - Stephen's Meat Packing Bldg

### PAC\*SJ NEWS

- 12 Meet New Board Member
- 12 BAREC Update
- 13 PAC\*SJ's Fabulous Hats!  
Party/Sale—Save Mar. 16th
- 15 PAC\*SJ Calendar
- 15 Other Local Events
  - We & Our Neighbors
  - Hanger One Meeting
- 16 Next Generation of  
Preservationists

### PRESERVATION ARTICLES

- 17 They Left Their Mark:  
Howard Higbie, Architect
- 23 Membership Form
- 24 Board and Staff Rosters

## San Jose's Great Opportunities

Within the last year, two San Jose groups have come forward with exciting, well thought-through plans for museums that would really put San Jose on the map. Talk about tourist attractions, public relations, and historical education; what could be sweeter than a Fire Museum and a Steam Railroad Museum right here in our city.

The first group, the San Jose Fire Museum (SJFM), proposes exhibiting their rare collection of historical fire fighting equipment in the former Fire House #1 on Market Street. The SJFM is determined to save the 56-year-old Art Deco-style station. It has a high historical evaluation score and served the SJFD for one third of its great history. Its goal is to turn this site into the most complete fire museum in the country. As part of its final phase, the team plans to construct a third building in the backyard of Old Fire Station One.



The second group, The California Trolley and Railroad Corporation, a non-profit group formed in 1981, proposes a unique *San Jose Railroad Park*, devoted to telling the story of the railroad's historical role in the San Jose community and inspiring an appreciation for railroads and mass transit generally. The park will include relocated historic railroad structures complemented by artifacts and historic equipment from our community.



Please refer to pages 4-8 for the exciting details of these two promising proposals.

If these two museums materialize, San Jose could be known throughout the country for our exhibits on transportation. What would make it perfect? If we could also have an historical museum for antique cars at the famous Letcher Garage on First Street, (built in 1906) and acclaimed to be the first auto garage on the west coast. Highlights could include pictures of the *Sunset* auto, built right here in San Jose way back in the first decade of the twentieth century. Sadly, it appears San Jose will lose the Letcher Garage soon.

(Articles on the Fire Museum and Railroad Park continued on page 4)

## Interim Executive Director Appointed

PAC\*SJ is pleased to announce the appointment of Brian Grayson to the position of Interim Executive Director. On February 21st, 2008 the PAC\*SJ Board of Directors voted unanimously to have Brian serve as Interim Executive Director (ED) for 3-6 months. The goal for this Interim ED position will be: to assess the ED position, evaluate the requirements for that job, assist in the hiring of a permanent ED, and plan PAC\*SJ's strategy for increased preservation education and advocacy in 2008.

Since Brian has been a long-time PAC\*SJ Board member and past president for multiple years, he is in an excellent position to fulfill the needs of our organization, reach out to our community, and make recommendations for the growth and future of PAC\*SJ. His experience with governmental and non-profit agencies is extremely beneficial for this position. Thank you Brian, for accepting this role! We are eager to support your ideas and strategies, and look forward to a great year.



is published quarterly by the  
**PRESERVATION ACTION COUNCIL OF SAN JOSE**

The opinions expressed by contributors are not  
necessarily those of PAC\*SJ itself.

Editors: Gayle Frank & Julia Howlett  
Distribution: Robb Moore

Please submit your letters, comments and suggestions to  
[info@preservation.org](mailto:info@preservation.org) OR

PO Box 2287 San José, CA 95109-2287  
Office location: Petit Trianon, 72 North 5th Street, San Jose

© 2008 Preservation Action Council of San José  
PAC\*SJ is a 501(c)3 non-profit organization: 77-0254542

Did you know that San Jose has 150 city landmarks? If you go to the San Jose Planning Commission website you will find 166 listings, however 16 are missing and have probably been destroyed by fire or demolition. Now two more will be missing, the Donner House (#125) and the Porter Stock Building (#127). PAC\*SJ would like to list a few of these City Landmarks in each issue of *Continuity*. So here are the first three. The HL stands for historic landmark and the next two numbers stand for the year the site qualified for City Landmark status (e.g., HL77=1977).

### **HL77-1; Luis Maria Peralta Adobe at 184 West St. John St.**

The last vestige of El Pueblo de San José de Guadalupe. It is believed to have been built before 1800 by Manuel Gonzalez, an Apache, who was one of the Pueblo "Pobladores" founders. It was later owned and occupied by Sgt. Peralta, pueblo "comisionado" from 1807 to 1822, who came to California with the Anza expedition in 1775-76.

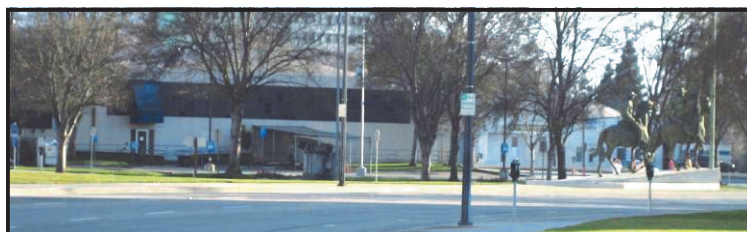


### **HL77-2; Old Post office (now San Jose Art Museum) at 110 South Market St.**

Constructed by the United States government in 1892, this was the first federal building in San Jose. It served as U.S. Post Office from 1892 to 1933. Designed by Willoughby Edbrooke and constructed of locally quarried sandstone, this Romanesque-style structure is the last of its kind on the West Coast.



**HL77-3; Pellier Park at 183 West St. James St.** Louis Pellier, native of Saint-Hippolyte, France and founder of California's prune industry, came to California in 1849. In October 1850 he established a nursery called City Gardens. Here, aided by his brothers Pierre and Jean, he introduced the French prune (la petite prune d'Agen) into California in 1856. Park renovation is expected soon.



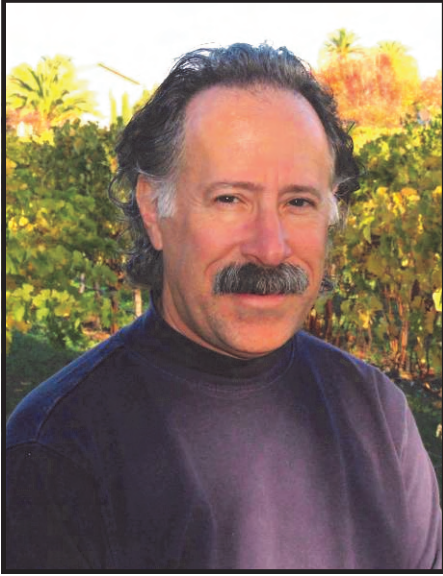
Visit or drive by these wonderful sites of San Jose history. To view the entire list, map and pictures go to:

<http://www.sanjoseca.gov/planning/Historic/landmarks.asp>

---

# Interim Executive Director Message

---



*Brian Grayson*

It has been said that the more things change the more they stay the same. I'm experiencing a little of that right now. After serving on the Board of PAC\*SJ for almost 8 years, I have now switched from the role of Board member and President to helping steer the organization as Interim Executive Director.

In some ways it is not that big of a change, but in other ways it is a significant change. As President, I worked with an active Board and many volunteer members to keep PAC\*SJ a strong and vibrant voice in the community. There was always plenty of behind-the-scenes work with individual Board members, and people throughout San Jose. Then there was the challenge to keep meetings running smoothly and on-time, letting everyone have their say while politely encouraging them not to take too long to say it.

So, what changes now that I'm in a different role? Well, perhaps not as much as one might think. Now I will work with the next President to do everything I did but to do it better and more efficiently (we can always see clearer from a distance). I will assist the Board in working towards accomplishing the mission of PAC\*SJ while, hopefully, easing the workload on everyone. If all Board members and members-at-large contribute a small amount of time, the load is eased and no one suffers as a result.

I look forward to the challenges ahead during this interim period and hope I can leave PAC\*SJ a little stronger than when I started in this role. Certainly, with the expertise of so many knowledgeable Board members, I have received a wonderful education from them during my many years on the Board. I expect to continue to learn from them as we move forward on this journey.

While I have met many of you, there are many more I have not met yet. So, for those who have wondered about me (I know, who hasn't) here is a little background:

I am a native of San Jose. I was born at the old O'Connor Hospital – just before it was torn down – maybe that's why I fight for historic buildings now. After attending local schools, I graduated from San Jose State University with a journalism degree and worked in radio and newspapers for awhile.

I spent over a decade as a senior staffer to former Rep. Norman Mineta handling a wide variety of issues. I then went into government relations and worked with community groups on transportation project related impacts. Both jobs required a bit of problem solving and helping people get through some difficult issues.

I then spent many years as a consultant, primarily with non-profits, assisting them with problems they encountered with local and state government.

My volunteer years started early and included 9 years on the Santa Clara County Human Relations Commission, including two years as Chair. I was also on the City of San Jose Planning Commission for eight years, including three years as Chair.

I continue my community involvement not only with PAC\*SJ but also as President of the Community Advisory Board of the San Jose Job Corps.

It is my hope that through my experiences I will help PAC\*SJ continue to build itself into a community force.

I would like us to provide education and information to homeowners, developers and other decision makers so they better understand that preservation is a good thing and not something to be feared.

I hope our elected officials will understand that PAC\*SJ should be viewed as a helpful partner and not an adversarial foe. That does not mean we won't fight when we have to, but we would much rather spend our time working side-by-side for positive change.

So, over the next few months, let's have some fun and enjoy what we do. Preservation is not only good for business, but it should also be fun. I hope you will join me in doing something positive for our community and also having a good time.

**Brian Grayson**  
**PAC\*SJ Interim Director, 2008**



# Proposal: A SJ Steam Railroad Park

The California Trolley and Railroad Corporation (CTRC) was formed in 1981 as a 501(c)(3) not for profit organization with a mission of preserving and reflecting the rich legacy of rail transportation in the Santa Clara Valley for the educational and recreational benefit of present and future generations. The organization has restored nine historic trolley cars, four of which operate for the Valley Transportation Agency's transit mall in downtown San Jose. CTCRC also built the Trolley Barn and street trackage at History Park and operates the Park trolleys.

The CTCRC leadership has briefed city agencies, the San Jose City Council, historic preservation groups, and the community on conceptual plans for a San Jose Steam Railroad Museum Park. Plans

are underway to enlist the fiscal and political support to protect the property and eventually fund the project. The proposed location is a vacant privately owned parcel (approximately 11 acres) near downtown alongside the Guadalupe River Park trail and bounded by a PG&E substation, Highway 87 and the Union Pacific Railroad. This parcel and adjoining lots on both sides of the Guadalupe River was used for a railroad yard for nearly 140 years and is owned by the Union Pacific Railroad.



*The unique Lenzen Roundhouse built in 1899, serviced steam locomotives 24 hours a day for 50 years. Reduced from 15 to 6 stalls in 1959.*

The San Jose Railroad Park is intended to provide a unique experience. With a theme devoted to telling the story of the railroad's historical role in the San Jose community, the park's purpose will not only be to discover the past but to hopefully inspire an appreciation for railroads and mass transit generally. The park will include relocated historic railroad structures complemented by artifacts and historic equipment from our community.



*Large steam locomotive SP 2479 on San Jose Roundhouse Turntable in the 1950's. Originally built in 1923, it weighs 300,000 pounds. Since 1986, restoration work has progressed at the Santa Clara County Fairgrounds with over 5,000 volunteer man hours per year.*

The Railroad Park will include a replica depot building of the first downtown San Jose Central Pacific and later Southern Pacific (CP/SP) railroad depot (built in 1883 at Basset and Market Streets). The replica has already been fully designed by Marv Bamburg, AIA, and is ready for construction. An outdoor garden will greet visitors as they enter the Museum grounds and proceed toward this structure.

Immediately adjacent to the depot building, *The Arcade*, with a 296-foot long wooden awning, will cover two railroad tracks. On track 1, a large steam locomotive (SP 2479) will lead two passenger cars to represent a beautifully restored San Francisco peninsula commute train. On track 2, a beautifully restored steam-switching locomotive (SP1215) will be coupled to a short freight train very similar to those that served the Valley's original vast agriculture businesses. Each of these train sets are currently owned and being restored by CTCRC and will be available both as static displays for tours, and for special excursion operation on the JPB tracks.

*(Continued on page 5)*



# Proposal: A SJ Steam Railroad Park (Cont'd)

The brick Roundhouse, originally built in 1899 and located at nearby Lenzen Avenue, was archivally deconstructed, palletized and moved to the fairgrounds site in 1978 for later reconstruction for the museum. The six stalls are all that remain of the structure that originally included fifteen stalls. The Roundhouse provided shelter during maintenance of the locomotives. This structure was the last intact roundhouse to be used for service on the vast Southern Pacific Railroad system in California. This roundhouse is unique because it was one of the few such structures built to serve two different gauged locomotives. (Gauge is the distance between the rail heads, i.e. narrow gauge 36" and standard gauge 56.5".) There will also be an 80-foot Turntable installed that enables steam locomotives to reverse direction, since they only travel forward. Only one other turntable remains in active railroad operation in the State of California.

Park plans also include an Entry Lobby, Display Lobby, a west-wing railroad exhibit (artifacts, photographs, maps, documents), the original 1870's redwood Herder's shack, the original water tower, a Whistle Stop Café, gift shop and a multipurpose room. A park-like setting will feature structural elements of the railroad museum with interpretive signage.

The railroad museum will enrich San Jose and Santa Clara County in numerous ways. It will let us experience our historical heritage; it will help us understand how people lived in a world that was not powered by the automobile; it will give concrete reality to the imagination of our children; and the museum grounds will provide recreational opportunities and will greatly contribute to the evolving and growing Guadalupe River Corridor.

Source: [www.ctrc.org/history](http://www.ctrc.org/history)



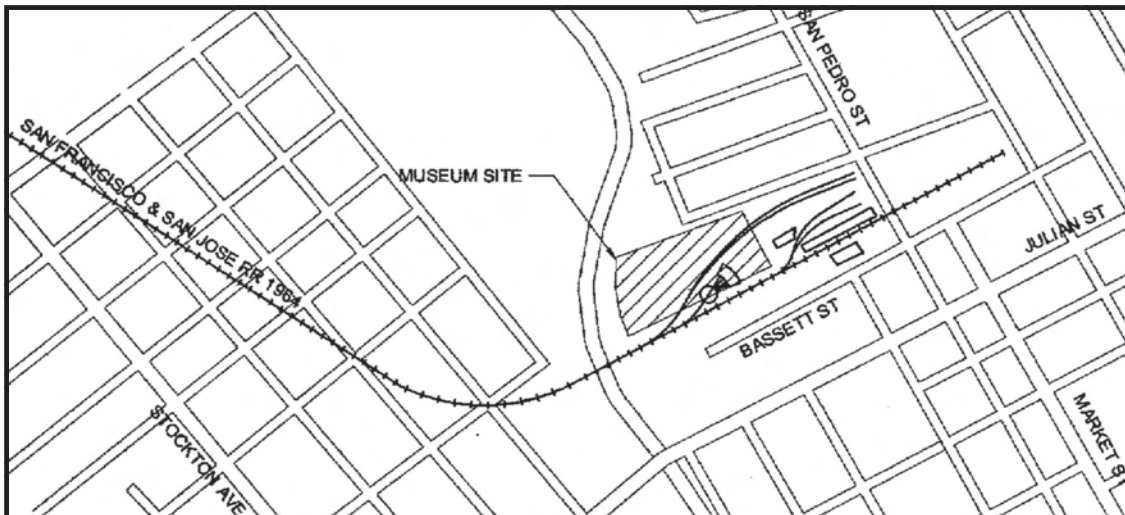
*San Jose depot, arcade and water tower in the past*



*Above center, the unique roundhouse sign installed on the Lenzen Roundhouse around 1938-1940. Disappeared in 1994.*

*Above, steam locomotive on turntable, Roundhouse in background.*

*Left, map of proposed site for the San Jose Steam Railroad Museum Park.*



# Best Kept Secret- San Jose's Fabulous Fire Museum

Want to know a secret? Want to see the most comprehensive collection of restored historic fire engines west of the Mississippi? Want to know who owns all of these very expensive vintage vehicles, and what you have to do to be invited to see them?

Sitting in the back warehouse, behind the old Beechnut Building on Senter Road, is one of the finest collections of fire trucks, fire engines and related apparatus in the United States. This remarkable collection is even more unique because it is a comprehensive collection, dating back to 1855, and all owned and operated by the same jurisdiction...ours.

Over many years, the San Jose Muster team has managed to acquire and restore San Jose's old fire trucks as they have come out of service. Many of these rigs are now in beautiful condition, thanks to hundreds of hours spent in loving restoration by devoted volunteers, as well as generous donations from several benefactors. Some of the machines are worth nearly a million dollars...each. It's a phenomenal collection, but the general public is not only unaware of its existence, it is nearly impossible to get access to see them.

The rigs deserve to be on display, and a small group of dedicated enthusiasts have found a suitable structure. The venue they have picked is perfect for a new fire museum. It is an old firehouse, built in 1950 but now out of service, like the rigs it could house. The building is old Station One, located right next door to new Station One, on North Market Street in Downtown San Jose.

Currently owned by the San Jose Redevelopment Agency, the building is solidly built, and has enough head room to hold

even the largest vehicles. The price tag for the building is a little over \$4 million, a bargain for a building of this type. Replacing or replicating a structure of this type would cost far more.

Designed in 1950 by the San Jose architectural firm of Binder & Curtis, old Station One is a handsome example of mid-century modern architecture. The supervising designer was Warren Heid, William Binder's young nephew, just out of the architecture school at University of California-Berkeley. The building has recently been evaluated as a local landmark and easily qualified. It would be a very appropriate home for the new San Jose Fire Museum and a good place to house our very special collection.

What makes the collection so special? Without a doubt, it is the age, rarity and condition of the vehicles. It is hard to pick the most wonderful rig in the collection, since San Jose has so many. One very special rig is the oldest, the first real piece of apparatus that San Jose bought way back in 1855. This little hand pumper is known as Old 41, because that was its name when it served with the New York Volunteer Fire Department in 1820. It was shipped around the Horn in 1850 and saw several years of service in San Francisco before being bought by San Jose in 1855.

While many departments would have put this little pumper on the scrap heap, San Jose cherished and restored this remarkable piece and there is not another one on the West Coast. Someone told me that it is the oldest piece of apparatus on the West Coast, and I can believe that claim. Old 41 was on display for many years at

*(Continued on page 7)*



*Left, inside of the former Fire Station #1 on North Market Street, built in 1950; Above right, front of former Fire House #1*



## Best Kept Secret- San Jose's Fabulous Fire Museum (Cont'd)

History San Jose and is now being displayed near the Rotunda of the new San Jose City Hall.

My next favorite rig has to be the 1937 American-LaFrance Metropolitan. It is everything a classic fire engine should be; it is open to the air, carries ladders on the side and sports an impressive V-12 engine. The Metropolitan was the top of the line when it was purchased – planned for service in the little community of Willow Glen. But Willow Glen decided to become part of San Jose, and the community brought their new fire engine along. With vintage gold leaf and decorative pin striping, it is one of the most handsome vehicles in the collection.

There are several other vehicles that are very rare and very valuable and two of them are the Knox-Martin and the Amoskeag pumper. Both vehicles date to the steam era and saw service before 1900. The Knox-Martin is a hybrid. The back of it is a steamer; years later the horses were replaced with a 1914 Knox-Martin, three-wheeled tractor. This updated the rig and gave maximum flexibility in tight turns. San Jose has the only operational Knox-Martin in America. The only other example is in the Smithsonian and cannot be driven.

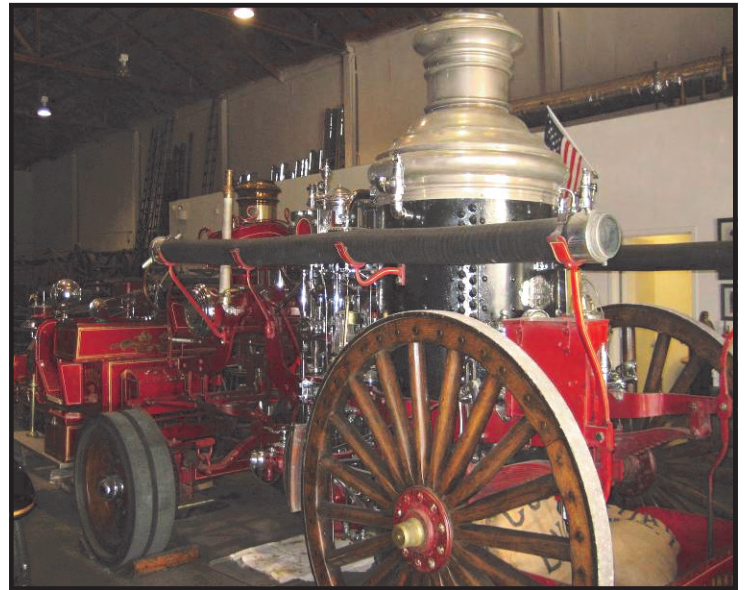
The other all-time favorite early steam pumper is the Amoskeag, affectionately known as "The Engine that Saved San Jose". Fire fighting is just one area in which San Jose has proven to be superior to San Francisco. During the great earthquake and fire of 1906, San Jose's downtown also suffered massive damage. But unlike San Francisco, in San Jose the fires were contained and the city was saved by machines like the Franklin Engine #3, the Amoskeag pumper.



*The early "Old 41" purchased by San Jose in 1855. Now displayed in the new San Jose City Hall.*

*(Photo by Hans Halberstadt)*

*(Continued on page 8)*



*Left, the rare 1914 Knox-Martin tricycle tractor which replaced horses that pulled the 1899 American Steamer (right)*

*(Photos by Gayle Frank)*



## Best Kept Secret- San Jose's Fabulous Fire Museum (Cont'd)

The Amoskeag was an 1890's horse-drawn rig, housed in the imposing three-story brick Franklin Fire House on South First Street, completed in 1889. The fire house collapsed during the 1906 earthquake, and the pumper was damaged. The firemen pulled it out of the rubble, rolled it into the street and hooked it up. It pumped for three days without stopping, keeping the Downtown fires from spreading.

After a lifetime of service, the Amoskeag was retired and forgotten. Decades later, it was discovered in a Lodi warehouse, sitting in various boxes and bins. A dedicated enthusiast named Bruce Kegg discovered and restored the Amoskeag, leaving only a small tell-tale dent in the boiler to recall its finest hour in 1906. Thanks to a generous financial contribution from the John and Christine Davis family, our Amoskeag is again ready for service.

The history of San Jose, the oldest city in the West, can be told through its fire service. No other jurisdiction has such a complete collection of apparatus, from the early days of 1850 to the present, telling the story of a municipality from its beginning. It is a unique story of the American West, and it deserves to have a much wider audience. The efforts to secure a new home for the collection are being spearheaded by retired Fire Chief John McMillan. For ongoing information about the collection and the plans for the Museum, see the website at [sanjosefiremuseum.com](http://sanjosefiremuseum.com).

by April Halberstadt



*Top of the line - The 1937 American LeFrance Metropolitan*

*(Photo by Hans Halberstadt)*



*A restored 1905 Model F Cadillac as a Chief's Buggy. Volunteer restoration took place at History San Jose.*

*(Photo by Gayle Frank)*





---

# ON THE RADAR

---



**Japantown Draft Environmental Impact Report:** The Japantown DEIR has been released and comments are due back to the city by March 10th. PAC\*SJ is in the process of developing its comments. The site that is being

studied is the former San Jose Corporation Yard at Sixth and Jackson Streets. The buildings on the site have been demolished, so PAC\*SJ comments will be focused on the height of the proposed development and how it will impact historic Japantown. Archeological artifacts are expected to be found on the site. The construction will be closely monitored for this eventuality. The site was part of the Chinese settlement, Heinlerville, and the foundations of the early buildings of this settlement may still be buried beneath the pavement.

**Porter Stock Building:** It was with great sadness that the community learned that the Porter Stock Building on S. First Street burned in January. In order to protect the citizenry, the City of San Jose decided that the remaining parts of the structure had to be demolished. The rehabilitation of the historic building was to be completed in April. The only good news was that the Crescent Jewelry Building next door was not damaged. It is PAC\*SJ's position that the replacement structure should be a reconstruction of the original building since extensive documentation exists. See page 10 for pictures and brief history.

**Stephen's Meat Co. Pig Sign:** In order to protect the sign, the Historic Landmarks Commission will consider adding the sign to the city's Historic Inventory at its March meeting. The present plan is to erect the sign on site after the surface parking lot is completed. See page 11 for pictures and details.



Shown left is the cake baked by PAC\*SJ Member Mary Lou Mason. The cake was won by Mike Reandau at the PAC\*SJ Celebration Live Auction last fall. Board Member Norman Finnance enjoyed this holiday treat at his recent birthday party.

**San Jose Medical Center:** The IBM building (between 15th & 16th St.) will not be evaluated as part of the San Jose Medical Center Environmental Impact Report. If the report is certified, the developer will demolish the rest of the San Jose Medical Center buildings in order to "build" a surface parking lot.

**BART Alignment :** The City Council voted to align BART on the north side of E. Santa Clara Street. PAC\*SJ will continue to monitor the vent placement.

**Park View Towers:** PAC\*SJ submitted comments to the Draft Environmental Impact Report (DEIR) in November 2007. While commending the developer's desire to retain and rehabilitate the First Church of Christ Scientist, we do feel that the proposed project is too tall. The project DEIR uses a height averaging formula to satisfy the St. James Historic District Guidelines. By doing this, the height of the buildings facing St. James Park are much higher than envisioned by the guidelines. PAC\*SJ also is requesting that the rehabilitation of the church be completed in the first phase of the project. The response to comments has not yet been circulated, but the DEIR is scheduled to go to the Planning Commission for certification in March.

**West Valley Community College:** West Valley Community College in Saratoga is offering a certificate in Historic Preservation. The two-year program is part of West Valley's architecture section. What a wonderful opportunity to interest young students in preserving our historic resources. If you're interested, please go on the West Valley Community College website.

# Latest Historic Losses

## Porter Stock Building

San Jose lost another historic building to fire on January 17<sup>th</sup>. The vacant Porter Stock Building was owned by Barry Swenson Builder but was recently undergoing renovations. Officials shut down a block of First Street businesses and light rail for fear of a collapse of the walls after the fire. Sadly, the building was a complete loss and demolition began immediately.

Fortunately the historic Wilcox Building next door, was only slightly affected due to the brick construction of the Porter Stock Building that acted as a fire wall.

Henry Haskell and D.J. Porter started their early San Jose wagon and carriage factory and blacksmith shop in the 1850s. Their two-story brick structure was built at 83-91 So. First St. between Post Street and West San Fernando around 1866-1867. They sold the business to W.O. Barker and J.B. Church in 1869. The second floor of the building was a print shop for several San Jose newspapers, the San Jose Patriot and later the San Jose Herald. By 1892 the building was known as the Porter Stock Building, since John Stock purchased Haskell's interest. At that time the building was remodeled for retail and offices. Occupants included J. Nash Cloaks and Suits, dressmakers, dentists, opticians and realtors.

The building went through more renovation in 1908 after fire and/or earthquake damage. The popular business, "The Arcade", remained until 1933 when they went out of business during the Depression. Later occupants included Cannon Shoe Store, Sherman Clay, Dundee's Men's Clothing, Proctor's Jewelers, photography studios, dentists, and realtors.



*Above, Porter Stock Building before fire.*

The upper story symmetrical façade was a Neo-classical design with an Italian Renaissance style. This façade displayed five bays, each with recessed double-hung windows and solid panels above displaying a plaster relief of a lion's head and foliage. The upper interior retained much of the original character.

The 19,000 square foot building was designated a San Jose Historic Landmark in 2001 (HL01-127) and was significant for its association with commercial development, association with significant early San Jose citizens, and for its design work by prominent regional architect Jacob Lenzen (circa 1908). It was an important contribution to the Historic District. The landmark received \$2 million from the city's Redevelopment Agency in 2004 to restore its Italian Renaissance facade. What a tragedy.

Source: [http://www.sanjoseca.gov/planning/Historic/pdf/Porter\\_Building.pdf](http://www.sanjoseca.gov/planning/Historic/pdf/Porter_Building.pdf)  
Mixed-Use Project – Century Center Expansion, Appendix IV –Historical Property Summaries

## Hori-Midwifery Building - Japantown

On November 27, 2007, the 100-year-old bungalow known as the Hori-Midwifery, was destroyed by fire. Sadly, one life was lost in the fire. The historic building was built in 1905 to serve as two portable classrooms for Grant Elementary School. In 1915, a midwife, Mrs. Mito Hori bought the structures and moved them to 580 North 5<sup>th</sup> Street in Japantown. After placing the two classrooms end to end, they served as Mrs. Hori's home, a boarding house, and a place for her to practice midwifery. Many local residents were born in this modest bungalow and it held much history. In the 1920's, Mrs. Hori's son-in-law Dr. Hakahara practiced dentistry in the front portion of the building; a porch and Tuscan columns were added. Later the building became a rooming house, then a real estate business, and most recently a boarding house again. An historic marker was planned for placement at the Hori site and will now be installed after cleanup of the site.



Source: [www.californiajapantowns.org](http://www.californiajapantowns.org)



# Latest Historic Losses

## Stephen's Meat Packing Building



The Stephen's Meat Packing Building, at 105 S. Montgomery St., was demolished for a surface parking lot. The main building was built in 1948 and included retail and a processing plant. Stephen Pizzo founded the well-known company. The building was eligible for inclusion in the San Jose Historic Resources Inventory as Structure of Merit status because it contributed to the historic neighborhood. The 1950's sign remains for the time being and is of special interest because it promotes a sense of historic awareness and community identity in the immediate area.

Recommendations by the City Planning Commission to the Historic Landmarks Commission included: 1) retaining the sign on Montgomery St., 2) offering the sign for salvage, 3) providing photographic documentation for the structure and site for storage at the *History San Jose Archives*, and/or 4) displaying a commemorative marker at the site.

*Above, the Stephens's Meat Packing Building before demolition.*

*Below left, the 1950's sign on Montgomery St.*

*Below right, the now vacant lot where the Stephen's Meat Packing Building was located.*

*(Photos by Gayle Frank)*



---

## Meet PAC\*SJ New Board Member

---



Frank Penrose has lived and worked in the Silicon Valley for over 20 years and currently holds the position of Director of Business Development at Absolute Turnkey Solutions. In lieu of his busy professional schedule, Frank is impassioned about the revitalization of the St. James Historic District.

As President of the St. James Historic District Neighborhood Association, which he co-founded, Frank continues to work with neighborhood leaders, the SJPd and City Officials to make St. James Park and the St. James Historic District a safe, clean, community, where new businesses & residents can flourish while preserving the historic landscape of the downtown area. Frank has played a key role in “re-vitalizing” the St. James Park Advisory Group (under Sam Liccardo), in which appropriated funds from the city & RDA are currently being implemented for the “First Phase” of the St. James Park Master Plan. Frank also holds other community roles as President of the UNSCC, a Board Member of the San Jose Downtown

Association (SJDA) and Chair of D3’s Neighborhood Advisory Group Parks, Rec’s & Trails Sub Advisory Group.

One of Frank’s goals is to remind all those who visit San Jose, that it is more than just the Capital of Silicon Valley - it is California’s First City – a branding opportunity that speaks volumes in terms of San Jose’s legacy (critical importance) in Bay Area & California History.

Welcome to the Board, Frank! It will be a pleasure working with you.

---

## Preservation Updates: BAREC Setback

---

Santa Clara voters approved the *SummerHill Homes*’ proposed housing development at BAREC (the former Bay Area Research and Extension Center) on February 5, 2008. The ballot measures were the results of the two resolutions approved by the Santa Clara City Council on June 20, 2007 (at 2:30 AM) to change the zoning and general plan. Those actions were challenged by citizens in the form of a referendum that forced the decisions to be put on the ballot as Measures A and B. *SummerHill Homes* bankrolled the political campaign to the tune of \$600,000, paying for multi-page mailers, phone banking, billboards, TV ads, newspaper ads, etc. SaveBAREC contacted thousands of people and almost 10,000 residents voted against these two measures. Unfortunately, almost 14,000 voted in favor of the measures (60% = yes and 40% = no). SaveBAREC believes the voters were misled into the idea that the development was about senior housing and open space, when in reality, less than 20% will be used for senior housing and less than 6% for public open space. *SummerHill* convinced the public they were simply building affordable housing for seniors, when in reality they are planning 110 market rate (not affordable) detached single-family houses.

There is still a CEQA (California Environmental Quality Act) lawsuit pending against the City of Santa Clara for approving a faulty EIR (Environmental Impact Report), thus preventing any development to begin. SaveBAREC supporters are encouraged to stay involved; however, it is unclear what else can be done. Contact SaveBAREC at [info@savebarec.org](mailto:info@savebarec.org).

Contributed by: Kirk Vartan, Spokesperson, SaveBAREC

PAC\*SJ note: There are two historic structures on the BAREC property, One building was constructed of redwood from Sanborn Park in Saratoga and designed by UC Davis’ architectural students (circa 1920’s). See our Fall/Winter 2005 *Continuity* at [www.preservation.org](http://www.preservation.org) for more details.



# PAC\*SJ's 3rd Annual *Fabulous Hats!* Party

## Save the Date! Party & Sale: Sunday, March 16th

Don't miss this opportunity to tour an early 1900's Prairie style home at 940 Plaza Drive, beautifully decorated with native American handiwork and period art in San Jose's Palm Haven. You may view and purchase vintage hats, vintage clothing and collectable dolls. Guests will enjoy a wine and desert reception in the garden.

Over 100 unique hats from the 40's, 50's, 60's and 70's, donated by members and the public, will be available for purchase. Hat prices begin at \$10. For avid hat collectors, there will be 20 wooden hat blocks from the turn of the century. In addition, a collection of 100 boxed dolls from a private collector will also be offered for sale. Doll brands include Lenci, Chatty Cathy, Madame Alexander, Sasha, Ginny, Knowles, Ashton-Drake, and others. The doll collection was recently appraised at \$7000. Other items available for purchase include new and vintage hat boxes, linens, an extensive collection of vintage doll collector magazines and books, doll clothing, vintage dresses, gloves and boots. To view items for sale go to [www.preservation.org](http://www.preservation.org). Funds raised from this event will support PAC\*SJ's efforts in preserving San Jose's architectural history and increasing public awareness of the importance of historic preservation.

More donations of hats, dolls and auxiliary items are needed. Please contact Patt Curia at 408-294-3599 if you would like to donate items for this exciting event. For more information, please call 408-998-8105 or email [info@preservation.org](mailto:info@preservation.org).

### Advanced reservations required.

*Free street parking.*

*Tickets and details will be mailed.*



*(Photos by Hans Halberstadt)*

### **Premiere Admission:**

**12:30 to 4:00 pm**

PAC\*SJ members \$20.

Non-members \$25

### **General Admission:**

**1:30 to 4:00 pm**

PAC\*SJ members \$10.

Non-members \$15

You may purchase tickets on line  
at [www.preservation.org](http://www.preservation.org) - or

*Send your name, address,  
phone, & # tickets with a check  
to:*

PAC\*SJ  
PO Box 2287  
San Jose, CA 95109

*Checks payable to PAC\*SJ*



# PAC\*SJ's 3rd Annual *Fabulous Hats!* Party (Cont'd)

**Hat Party guests** will tour the Bohnett family home now occupied by Joan Bohnett, and enjoy refreshments in the garden. The home was built in 1919 for George and Dorothy Sainsbury, a business man and agriculturalist. Attorney Lewis Dan Bohnett and his wife, Ivadelle, bought the home and surrounding acreage in 1923 and lived there until their deaths in 1970. The home features a "U" shaped floor plan surrounding a patio. A long window wall faces the patio. A most relaxing home, the large living room (pictured right) includes a fireplace with adjacent reading nooks. Ms. Bohnett has decorated with family treasures as well as collections of furniture, native American handiwork and period art. By locating the 3<sup>rd</sup> Hat Party in the Palm Haven Historic Conservation Area, PAC\*SJ continues to highlight San Jose's rich architectural history. Noted Wolfe and McKenzie scholar/architect, George Espinola, will also be on hand to describe the home's special features.



*Left, the Bohnett home at 940 Plaza Dr. in Palm Haven. Above, two views of the spacious living room.*

## In Memory of

### Nicholas Hyland 1944-2008

Nicholas Hyland passed away on January 15th, 2008. He was a life-long San Jose resident and strong supporter of PAC\*SJ. Nicholas was a master cabinet maker and owner of Geppetto's Workshop. His many talents and wit will be greatly missed by PAC\*SJ.

*Donations can be made to the DJ Frandsen Memorial Scholarship Fund at Bellarmine College Preparatory, 960 W. Hedding St., San Jose 95126.*

## Joanne M. Cirocco, CFP®

Senior Financial Advisor

1999 S. Bascom Ave., Suite 600

Campbell, CA 95008

(408) 371-8666

joanne.m.cirocco@ampf.com

www.joannecirocco.com

CA license # 0682246

Ameriprise Financial Services, Inc. Member FINRA.



PRIVATE WEALTH ADVISOR



# PAC\*SJ Calendar—2008

<b>March</b>	<b>16</b>	Sunday, PAC*SJ's 3rd Annual Fabulous Hats! Party, Palm Haven (see page 13-14 for details)
<b>March</b>	<b>17</b>	Monday, PAC*SJ Annual Board Meeting, 6 - 8 pm , Le Petit Trianon, 72 N. 5th Street, San Jose
<b>April</b>	<b>21</b>	Monday, PAC*SJ Board Meeting, 6 - 8 pm , Le Petit Trianon, 72 N. 5th Street, San Jose
<b>May</b>	<b>19</b>	Monday, PAC*SJ Board Meeting, 6 - 8 pm , Le Petit Trianon, 72 N. 5th Street, San Jose
<b>June</b>	<b>16</b>	Monday, PAC*SJ Board Meeting, 6 - 8 pm , Le Petit Trianon, 72 N. 5th Street, San Jose
<b>July</b>	<b>21</b>	Monday, PAC*SJ Board Meeting, 6 - 8 pm , Le Petit Trianon, 72 N. 5th Street, San Jose

## Other Local Events

### 116th Birthday Party—March 15th

*We and our Neighbors* Clubhouse is City Landmark #97 and celebrates its 116th birthday on Saturday, March 15, this year. PAC\*SJ Advisory Board Member April Halberstadt will be the guest speaker discussing "Craftsman Bungalow Architecture" from 1:00pm - 3:00pm. Refreshments will be served. Please R.S.V.P. and to save a seat by calling Penny Canario at (408) 267-8175. The rustic redwood building is located at 15460 Union Ave, on the corner of Union Avenue and Los Gatos-Almaden Road, in San Jose.

Club members meet every third Saturday of the month from 1 to 3 p.m. for "fun, friendship, sharing and giving, and to preserve the traditions of local history. Membership is open.

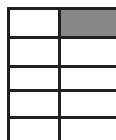


### Hangar One Public Meeting March 13th

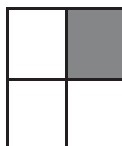
The Moffett Restoration Advisory Board will meet on March 13<sup>th</sup> at 7:00 pm, just outside the Moffett Field main gate in Building 943. Proponents are asking the Navy to re-skin Hangar One with a durable, attractive teflon-covered fiberglass fabric similar to that used for Mountain View's Shoreline Amphitheater and the Denver International Airport terminal. Re-covering Moffett Field's Hangar One with fabric is an historically sensitive, cost-effective, legally compliant way to restore the Hangar and prepare it for future use. The fabric has a 60-year lifespan, with existing installations still going strong after up to 37 years in service. By removing the siding and keeping the steel skeleton, then recovering the hangar with fabric, the Navy will meet both obligations: To clean up the hangar and to return it to the community for re-use under the Base Realignment and Closure process. The cost is modest, not much more than demolition, which would destroy this historic regional landmark, a unique public asset.

## ADVERTISE IN CONTINUITY!

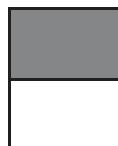
*Continuity* is distributed to over 800 San José preservationists, homeowners and opinion-formers. It's a great way to get your message out to your best potential customers! For ads larger than the business card, you must supply camera-ready artwork, or PAC\*SJ can provide it at an additional charge.



**Business Card**  
Single issue \$50  
3 issues \$120



**1/4 Page**  
Single issue \$100  
3 issues \$250



**1/2 Page**  
Single issue \$200  
3 issues \$450



**Full Page**  
Single issue \$375  
3 issues \$700

## Next Generation of Preservationists



PAC\*SJ was excited to learn of the birth of twin daughters to our previous Executive Director, Alex Marthews and his wife Catherine Tucker. The twin daughters, Cordelia Joy Marthews Tucker and Elizabeth Lily Marthews Tucker, survived twin-to-twin transfusion syndrome and were born safely 6.5 weeks early on December 17, 2007 and are doing well. Catherine has also recovered well and is on her feet again after fourteen weeks of bed-rest during the pregnancy. PAC\*SJ congratulates Alex and Catherine on their treasured bundles! The family resides in Medford, Massachusetts.

### New PAC\*SJ Preservationists!



# AAA Furnace

## Heating & Air Conditioning

*Since 1957*

# 408-293-4717

Lic.# 346361, 277145, 768871

1712 Stone Ave, Suite 1,  
San Jose, CA 95125

**Congratulations to PAC\*SJ Board  
Member Rachel Gibson and hus-  
band, Jeremy Weinstein, on the  
birth of their son Jonah who was  
born on April 3, 2007.**





# They Left Their Mark: Architect Howard Higbie

*By Jack Douglas, SAH*

Howard W. Higbie was born in New York in 1879. He attended the exclusive Pingry School in New Jersey, and later, Columbia College. After polishing his skills on various projects in the East, he came west to San Jose in 1912. His first office was in the old Porter Building on Santa Clara Street, home of many of our local architects. For several years he was in partnership with Andrew Hill Jr. (son of our famed artist and conservationist and the subject of one of my earlier PAC\**SJ Continuity* articles).

During his forty-year career Higbie was commissioned to do a wide variety of buildings. San Jose in the 1920's and 30's was, as it is now, expanding and becoming less dependent on its original agricultural focus. New apartments and commercial structures were popping up, much like our current high-density craze. The two-story studio apartment with its ever-present Murphy bed was ideal for single clerks and office workers. Higbie did many of these, as well as smaller commercial buildings, machine shops, bakeries, dairy outlets and packing houses. One of his larger public projects was a wing of the County Hospital. Almost all of these are gone now.

His residences have fared better, being in such neighborhoods as Naglee and Hanchett Parks. One of the most impressive is the two story Spanish eclectic home of Dr. Victor Corsiglia and his wife Joan on South 16<sup>th</sup> Street, overlooking William Street Park.

Perhaps his most daring innovation was the conversion of an old Victorian building at 518 South 2<sup>nd</sup> Street into a structure that resembles a stylized Navaho Pueblo adobe. This was done by mottling the plaster, squaring



*Spanish eclectic home overlooking William St. Park*



*Higbie's stylized conversion of Victorian building on South 2nd St.*

off the rooflines and affixing log rafter ends at three-foot intervals below the roofline. Higbie and his wife Jane, a local interior decorator, shared the building, which still stands on South 2<sup>nd</sup>. Howard and his wife were very active in San Jose's social circles. He was a member of the Friendship Lodge 210 and the Scottish Rite. The couple retired in 1945. Howard died on October 7, 1958. The Masonic funeral took place in San Jose, but the inurnment was in Cypress Hills, New York.

While Howard Higbie did not design any of our spectacular downtown landmark buildings, we can be grateful that he came to San Jose at a time when distinctive homes and well-designed, functional commercial structures were needed.

*(More pictures on page 18)*



# They Left Their Mark: Architect Howard Higbie (Cont'd)

1

By Jack Douglas, SAH



2



5



3



4

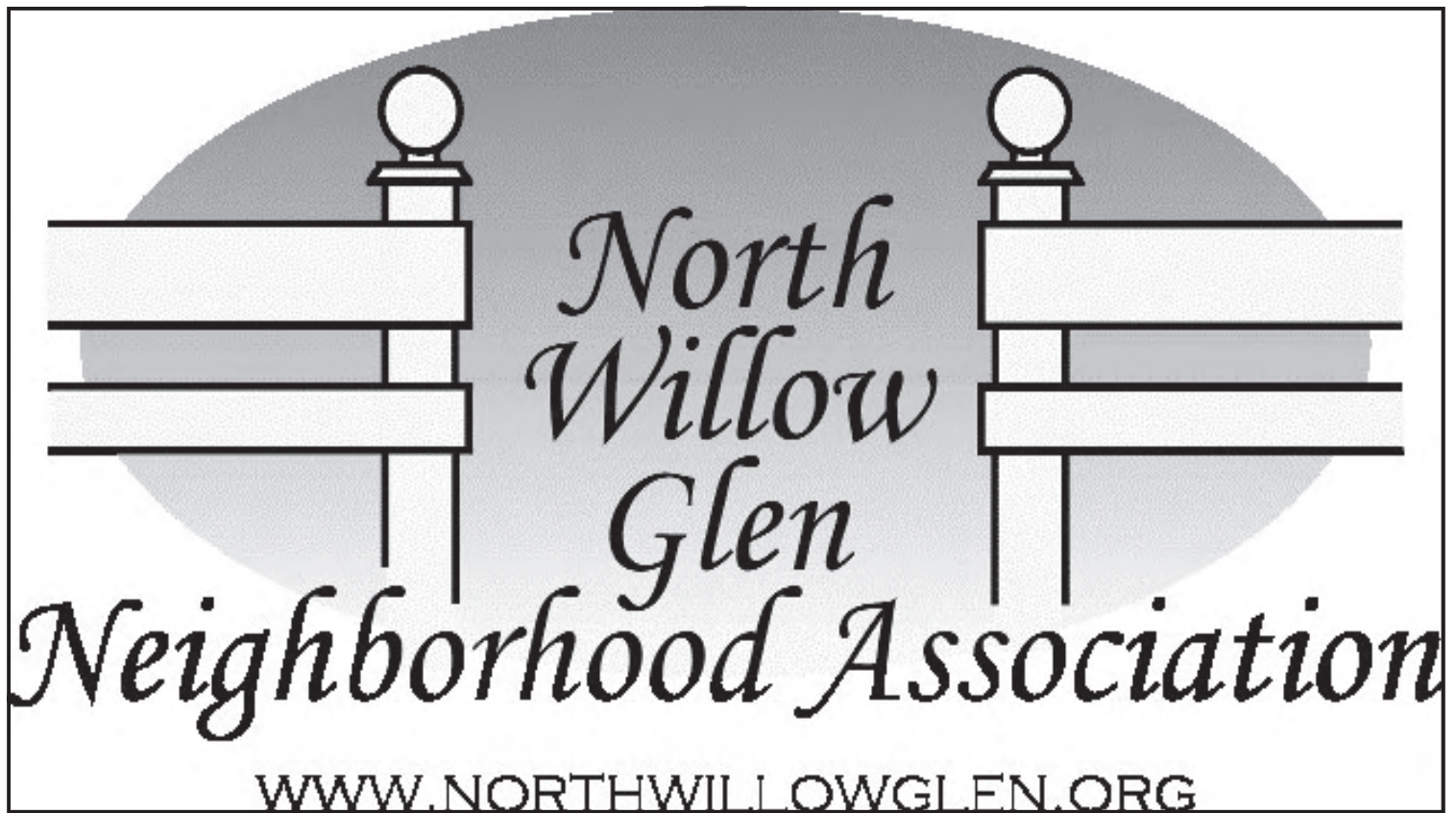


*Examples of Howard Higbie homes and a building in San Jose. Clockwise from top left: 1) South 6th Street, 2) South 9th Street (built in 1922), 3) South 3rd Street (built in 1922), 4) on Hanchett in Hanchett Park (built in 1916), and 5) 452 Empire Street (built in 1925 and was formerly the "Mills Depot").*

*(Photos by Jack Douglas)*



## PAC\*SJ Celebration Sponsors



### GEPPETTO'S WORKSHOP

*Serving San Jose since 1967. Visit our kitchen & bath showroom.*



195 E. Gish Rd, San Jose 408.392.0600 [www.gworkshop.com](http://www.gworkshop.com)

**Silicon Valley Los Angeles**

## **The Steinberg Group**

SAN JOSE 408.295.5446

LOS ANGELES 213.629.0500

[WWW.TSGARCH.COM](http://WWW.TSGARCH.COM)

**Architecture  
Planning  
Interiors**



The origins of *The Pied Piper* go back to the 13th century in the town of Hamelin, Germany. At this time, Hamelin was heavily infested with rats. The rats were fighting dogs, killing cats, biting babies, eating and drinking the town's cheese and soup and destroying the townspeople's clothes. A legendary figure who claimed himself to be The Pied Piper got rid of the rats by charming them away with his flute playing. When he was refused payment for his services he charmed away the town's children instead.

Today, we carry on the tradition of getting rid of rats and other pests from people's property but we won't charm your children away with our flute playing. We'll keep them safe from all the disastrous effects rats and other pests can do.

Family owned and operated since 1934, The Pied Piper Exterminators, Inc. has established itself as a leader in providing exceptional pest control service. Our 70 years of experience has earned us a reputation characterized by quality, commitment and excellence. By continually finding ways to better serve our customers and contributing to the professional and personal development of every individual at our company, we believe that our service completely lives up to our motto...

*"Service That Satisfies"*

The Pied Piper Pest Control,  
Inc. Corporate Office: 4615 Scotts Valley Drive, Suite A, Scotts Valley, CA 95066  
Phone: 1 (800) 834.4034 Fax: (831) 440.0912



---

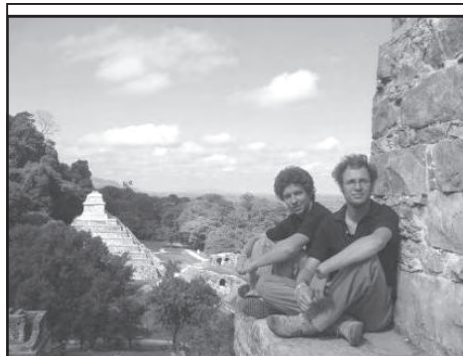
## Celebration Sponsor

---

### INTERNATIONAL PROGRAMS AND SERVICES (IPS) San Jose State University

#### International Students and Scholars

2300 nonimmigrant international students, research scholars, and faculty from more than 90 countries who study, conduct research, and teach at SJSU.



#### Study and Exchange Abroad

230 university locations in 40 countries throughout the world where SJSU students may study abroad for short-term, semester, and year-long study abroad exchange programs. 408/924-5931

#### International House, 360 South 11th Street, San Jose

A multicultural residence where 70 SJSU students, both domestic and international, live in a homelike atmosphere with an emphasis on intercultural communication and learning.

#### Osher Lifelong Learning Institute (OLLI@SJSU)

For people age 50 +:

Learning for the fun of it.

408/924-2735



*IPS and Osher are units within the division of International and Extended Studies at San Jose State University.*



*PERFORMING ARTS*

*EXECUTIVE OFFICE SUITES*

*CONFERENCE CENTER*

*VERSAILLES COURTYARD*

*Planning a special event or meeting, or looking for an elegant,  
professional office space for your small business...*

*Le Petit Trianon Theatre, an elegant, historic building with  
wonderful acoustics and a storybook setting, is ideal for  
your event planning or business needs.*

*The Main Theatre seats 348  
the Keith A. Watt Recital Hall seats 80.*

*Our Banquet Hall can accommodate up to 150, and the brand new  
Versailles Courtyard can hold over 200 people for outdoor receptions.*

*Our Executive Office Suites are approximately 150 square feet .*

We are located near the new Civic Center Plaza at  
72 N. 5<sup>th</sup> Street in downtown San Jose, just walking distance from the new San Jose City Hall, SJSU, County Court House, St. James Post  
Office, restaurants and retail outlets.

Please contact us at (408) 995-5400 or visit our website at [www.trianontheatre.com](http://www.trianontheatre.com) for more information.



# MEMBERSHIP FORM

*Please type or print clearly.*

**Name(s):**

**Organization/Business/Employer:**

*Please ask your employer about matching programs for your contribution.*

**Address:**

**Home Phone:**

**Work Phone:**

**Fax:**

**Cell:**

**Email address:**

*We mostly notify our members of events via email. Not supplying an email address will make it harder for us to notify you about our events.*

**I WOULD LIKE TO JOIN or RENEW MY MEMBERSHIP AT THE LEVEL OF:**

- |                          |                              |         |
|--------------------------|------------------------------|---------|
| <input type="checkbox"/> | Student / Senior (65+)       | \$20    |
| <input type="checkbox"/> | Individual                   | \$35    |
| <input type="checkbox"/> | Family / Nonprofit           | \$50    |
| <input type="checkbox"/> | Contributor / Small Business | \$100   |
| <input type="checkbox"/> | Patron / Corporation         | \$250   |
| <input type="checkbox"/> | Benefactor                   | \$1,000 |

**I WOULD ALSO LIKE TO DONATE \$ \_\_\_\_\_**  
**TO HELP PAC\*SJ PRESERVE OUR ARCHITECTURAL HERITAGE. ONLINE DONATIONS WELCOME AT**  
**[www.preservation.org](http://www.preservation.org).**

*Please make your check out to "Preservation Action Council of San José", and send it to: PO Box 2287, San Jose, CA 95109-2287.*

*As a member, you will receive our quarterly newsletter Continuity as well as invitations and discounts to our events.*

*To ask about benefits of higher membership levels, please call (408) 998-8105.*

**PAC\*SJ will not release your contact details to third parties without your consent. Please check this box if you do not want us to publicize your name as a PAC\*SJ member:** ☐

## **I AM INTERESTED IN VOLUNTEERING (please check):**

- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | Graphics Design                                      |
| <input type="checkbox"/> | Staffing or managing events and tours                |
| <input type="checkbox"/> | Testifying at public meetings and hearings           |
| <input type="checkbox"/> | Writing articles for the newsletter                  |
| <input type="checkbox"/> | Helping with the Preservation Celebration            |
| <input type="checkbox"/> | Helping with the Salvage Sale / I have a truck       |
| <input type="checkbox"/> | Pro bono legal assistance                            |
| <input type="checkbox"/> | Evaluating properties for architectural significance |

**I am interested in serving on the:**

- |                          |                       |
|--------------------------|-----------------------|
| <input type="checkbox"/> | Board of Directors    |
| <input type="checkbox"/> | Advocacy Committee    |
| <input type="checkbox"/> | Fundraising Committee |
| <input type="checkbox"/> | Education Committee   |
| <input type="checkbox"/> | Membership Committee  |
| <input type="checkbox"/> | Audit Committee       |
| <input type="checkbox"/> | Public Relations      |



## PAC\*SJ 2008 Board

The Preservation Action Council of San José (PAC\*SJ) is a 501(c)(3) nonprofit corporation dedicated to preserving San José's architectural heritage through education, advocacy and events.

We believe that historic preservation is **good for our quality of life and good for business.** We aim to integrate a strong commitment to historic preservation into the land use and development decisions of the City of San José that affect historic resources, as well as into the private decisions of property owners and developers. We try to bring owners and developers together to create historically sensitive projects that make economic sense.

Judith Henderson, *V.P. Advocacy*  
James Williams, *Treasurer*  
Helen L. Stevens, *Membership*  
Julia Howlett, *Secretary*  
Joseph Melehan, *Past President*  
Jaime Angulo  
Patricia Curia

Norman Finnance  
Gayle Frank  
Ellen Garboske  
Rachel Gibson  
André Luthard  
Frank Penrose  
Jim Zetterquist

**Staff:** Interim Executive Director, Brian Grayson

### Advisory Board:

Bonnie Bamburg  
Marvin Bamburg, AIA  
Paul Bernal, Esquire  
Jack Douglas  
Ken Fowler  
April Halberstadt

Karita Hummer  
Rusty Lutz  
Franklin Maggi  
Craig Mineweaser, AIA  
Gil Sanchez, FAIA  
Keith Watt

---

### Preservation Action Council of San Jose

PO Box 2287, San Jose, CA 95109-2287

NON-PROFIT  
ORGANIZATION  
U.S. POSTAGE  
**PAID**  
PERMIT 384  
SAN JOSE, CA

 **Don't Miss PAC\*SJ's Fabulous Hats! Party on March 16th!!** 