

Dedicated to Preserving San Jose's Architectural Heritage

PRESERVATION
ACTION COUNCIL



CONTINUITY

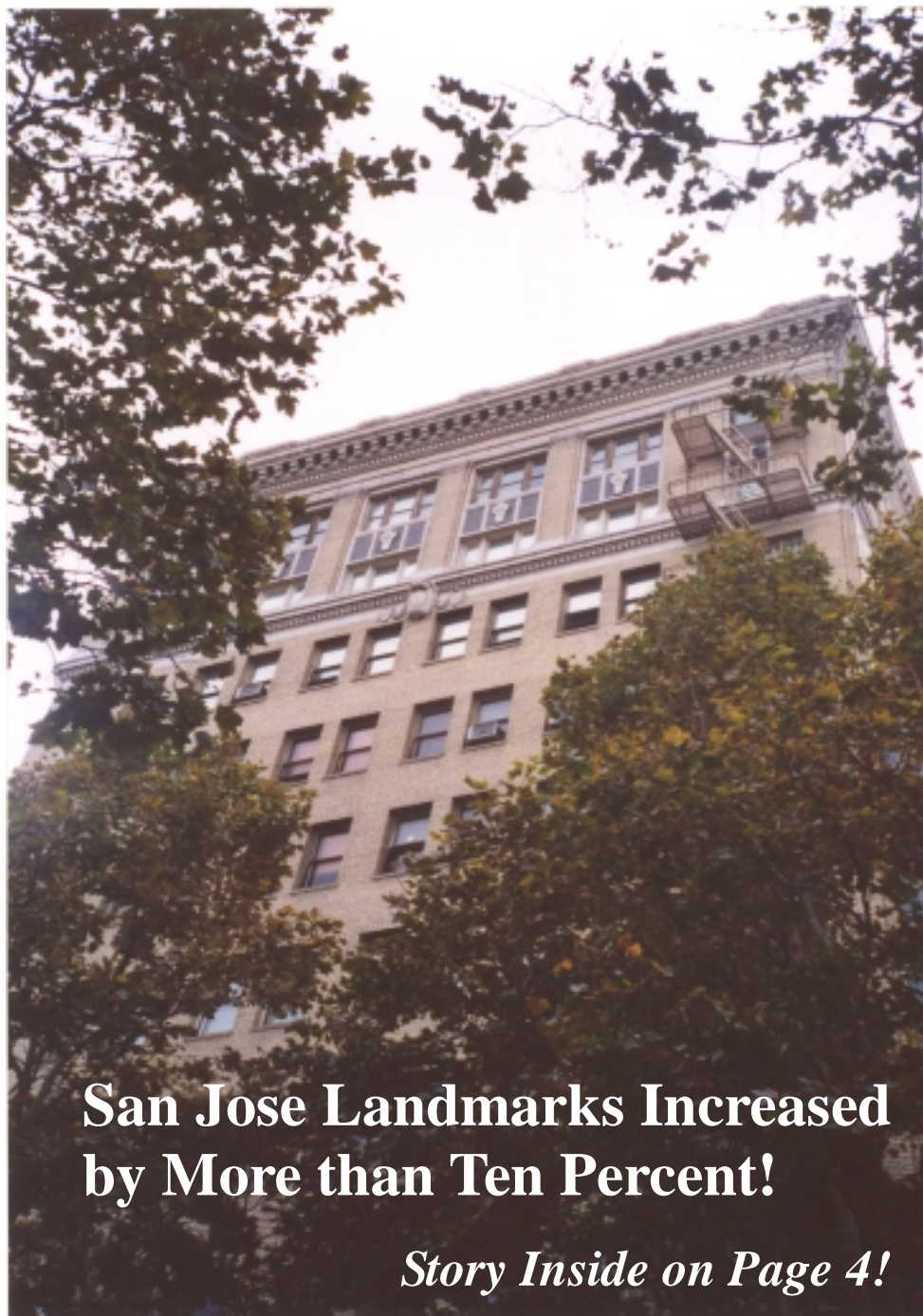
PRESERVATION ACTION COUNCIL OF SAN JOSE NEWSLETTER

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San Jose Landmarks Increased by More than Ten Percent!

Story Inside on Page 4!



From the President

What a difference a few months make! I've inventoried the preservation hot spots and, where previously it seemed like San Jose was engulfed in a giant demolition conflagration, currently I see smoke but no fire:

Former mayor **Al Ruffo's** successful appeal against the City and its Redevelopment Agency (SJRA) has put the construction of the new City Hall and the employee parking garage on hold for at least several months. Also, The eminent domain hearing for the City landmark Donner Houghton House has been deleted from the City Council agenda. (The house will most likely receive State landmark status at the November 2 preservation hearing at Hearst Castle.) Its future remains uncertain but it is safe as it stands.

The notion of a parking garage under historic St. James Park has died a quiet death; rest in peace! The historic Grenninger House along Balbach St. is slated to be relocated to a vacant corner at S. 3rd and William Sts. PAC*SJ had advocated the adaptive reuse of this beautiful home. SJRA's threat to use eminent domain on over 40 downtown properties it called "underutilized," including some Victorian and Craftsman homes, has evaporated; grass roots opposition convinced the City Council to work with only willing property owners. And Palladium, the New York developer with all the big plans to remake downtown (and level historic buildings in the process), is taking a 60-day breather to complete its designs and enter into a development contract with the City. With the downturn in the economy, even the boosters at the San Jose Downtown Ass'n give the project no better than a fifty percent chance of leaving the drawing board.

* * * * *

Welcome to **Sarah Sykes**, our first office manager, who started October 17. She has over six years of experience in the preservation field with a degree in art and architecture design



*New PAC*SJ board member Bev Blockie and Executive Director Sara Sykes.*



'What a difference a few months make! . . . I see smoke but no fire.'

— Pat Curia

*PAC*SJ President Pat Curia*

perspectives from San Francisco State University.

* * * * *

Welcome as well to new PAC*SJ board member **Bev Blockie**, who is no newcomer to downtown issues or local history. Appointed to fill a board vacancy, Bev immediately took over the reins of planning the spring picnic, the November mixer and our Pumpkins in the Park booth. The San Jose State grad has volunteered at History Museum San Jose and currently conducts tours of Silicon Valley for the convention and visitors' bureau. Her other volunteer work includes Mid-Peninsula Open Space Dist., the San Jose Repertory Theatre, Opera San Jose and the Almaden Quicksilver Mines. Welcome Bev. You arrived just in time!!

* * * * *

Finally, many PAC*SJ members attended the groundbreaking for the Fox California Theatre October 15. (*See story page 8*). Many thanks to **John Bondi**, **Franklin Maggi** and **Gary Parks** for their visionary work in the 1980s to save the Fox.

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Watchdog Report

When a dog bares his teeth to show his displeasure, it's always made our humans nervous; that's the way it's always been and the way it oughta be. Well, I knew there were a lot of sharks in City Hall, but now they're all over downtown San Jose (*including PAC*SJ's shark designed by Harry Dill in Park Center Plaza*) and all those teeth are giving me the willies. Every place I trot there's another one giving me the old fish eye and toothy grin. Kinda grows on you, though. Maybe some will end up in plazas where a dog can visit occasionally and compare fangs.

* * * * *

Speaking of sharks in City Hall, a couple of friends of mine are in deep trouble, thanks to them. Some years ago, Mark's Hot Dogs, in their East San Jose digs made to look like a giant orange, won historic landmark status. Then, to save the building it needed to be moved. Space was found around the corner on Capital Ave., permits issued and plans for a parade made. (A parade for hot doggies works for me!) Then disaster struck: Mark's owner was told he had to install a storm drain for the whole block, for \$50,000! Even though the Valley Transportation Agency is installing drains in the whole area. The City and the Redevelopment Agency (RDA) turned down requests to help this small (historic) business owner, though they spend millions to subsidize out-of-town chain owners. (You know how a Dog feels about chains!)

And that ain't all. Another great eatery, Casa Castillo, has been evicted from the historic Twohy Bldg. (*recently landmarked, see p.4*) in downtown San Jose.

* * * * *

All this demolition and construction downtown is making my head spin. To escape all this confusion, I trotted up to one of my favorite spots in the River St. area. Now, what a pleasure that was to find restored houses shining and just waiting for somebody to move in.

* * * * *

I'm panting to find out how the City handles the slowdown with Palladium's plans to turn downtown upside down in efforts to "revitalize" and "energize" San Jose. Everyone knows our little world is friendlier when old dogs and old buildings get the respect they deserve. So let's hear it for getting a local developer who understands what's good for San Jose.

* * * * *



*Above: PAC*SJ members lead an historic tour of the River St. district at the 2001 Pumpkins in the Park celebration at Guadalupe River Park. From left to right: Gayle Frank, Bev Blockie, Natalie Wells, an unidentified gentleman, April Halberstadt, Pat Curia, Andre Luthard, California Room librarian Bob Johnson, and County planner Hugh Graham.*

'All this demolition and construction downtown is making my head spin. To escape all this confusion, I turned up in one of my favorite spots in the River St. area. Now, what a pleasure that was to find restored houses shining and just waiting for somebody to move in.'

Hard to tell how Al Ruffo's appeal will turn out in his suit to stop the relocation of City Hall. Those top dogs in the City are trying to get around the illegal funding aspect of the suit by reimbursing the RDA for the \$49 million or so it has already spent on the project. Doggone shame the project ever got off the ground. I'm rootin' for Ruffo 'cause anybody with a name like that deserves to win the bone! Ruff! Ruff!

— The Dog



Left: the Porter Stock Bldg., 83-91 S. First St., with the Knight Ridder headquarters shown in the background.



Near left: the W. Prussia Bldg., 371 S. First St. It is home to Cafe Matisse in the SoFa district.

Historic Landmark Status Given to 13

Right: the St. Claire Bldg., 301 S. First St. San Jose's movers and shakers have long frequented its primary tenant, Original Joe's or, simply, OJ's.



On the cover: Commercial Bldg., 28 N. Second St., home to the San Jose Downtown Ass'n.

On October 2, the San Jose City Council approved the designation of 13 buildings in and around downtown San Jose for historic landmark status, increasing the number of city landmarks by more than ten percent, from 125 to 138.

"It's a recognition of the significance of the buildings and their role in the city," San Jose's historic preservation officer, Courtney Damkroger, was quoted as saying in the *San Jose Mercury News*.

The buildings newly designated as historic landmarks are: the Commercial Bldg., 28 N. 1st St. (home of the San Jose Downtown Ass'n), the Knights of Columbus Bldg., 34-40 N. 1st St., the Porter Stock Bldg., 83-91 S. 1st St., the Twohy Bldg., 200-210 S. 1st St. (former home of Casa Castillo Mexican Restaurant), the St. Claire Bldg., 301 S. 1st St. (home of Original Joe's), the W. Prussia Bldg., 371 S. 1st St. (home of Cafe Matisse), the Realty Bldg., 19 N. 2d St., the Rucker House, 418 S. 3rd St., the Pratt/Brackett House, 469 S. 3rd St., the San Jose National Bank Bldg., 101 W. Santa Clara St., the Sunol Bldg., 127-145 Post St., the Pritchard/Renzel House, 524 S. Almaden Ave., and the Stern/Fischer House, 132 Pierce St.



Far left: the Twohy Bldg., 200-210 S. First St. Above: San Jose Nat'l Bank, 101 W. Santa Clara St. Near left: the Realty Bldg., 19 N. Second St.

Buildings in Downtown San Jose!



Left: The Rucker House, 418 S. 3rd St. Above: (Top) the Pritchard/Renzel House at 524 S. Almaden Ave. (Bottom) the Pratt/Brackett House, 469 S. 3rd St.



Left: Germania Hall in its previous incarnation as the King Conservatory of Music at the turn of the 20th Century.

Germania Hall: Historic Former Conservatory of Music to Reopen After Surviving 1999 Blaze

by Maria Brand

"Of all the arts, great music is the art to raise the soul above all earthly storms," according to Louis F. King, music professor of King's Conservatory of Music in San Jose. King had big dreams and hoped to build San Jose into a national and international music center comparable with the city of Bayreuth, Germany.

This was 110 years ago.

In 1893, King commissioned F.D. Wolfe, a well-known San Jose architect, to build a conservatory along N. 2d St. This Conservatory, which still stands at 256-261 and is now known as Germania Hall, consisted of an auditorium with a balcony all around it and two identical two-story buildings used as living quarters and

'Over the years, pupils came from far and near to study music at the King's Conservatory of Music. The reputation of San Jose's maestro traveled across the continent and the Atlantic to Europe.'

practice rooms. The Conservatory was set back from the street, creating a cozy courtyard.

The initial concert in the Conservatory took place on December 13, 1894. The Orchestral Society, which had its humble beginnings in the Germania Verein (Club) Amateur Orchestra, played. The program consisted of music by Beethoven, Liszt, Glueck, Mendelssohn and others, as well as compositions by King, the maestro himself. The evening included soprano solos as well as Ziegeunerweisen (gypsy music) played by Hermann Brandt on his violin. In San Jose circa 1894, this was a memorable event.

Over the years, pupils came from far and near to study music at King's Conservatory of Music. The reputation of San Jose's maestro traveled across the continent and the Atlantic Ocean to

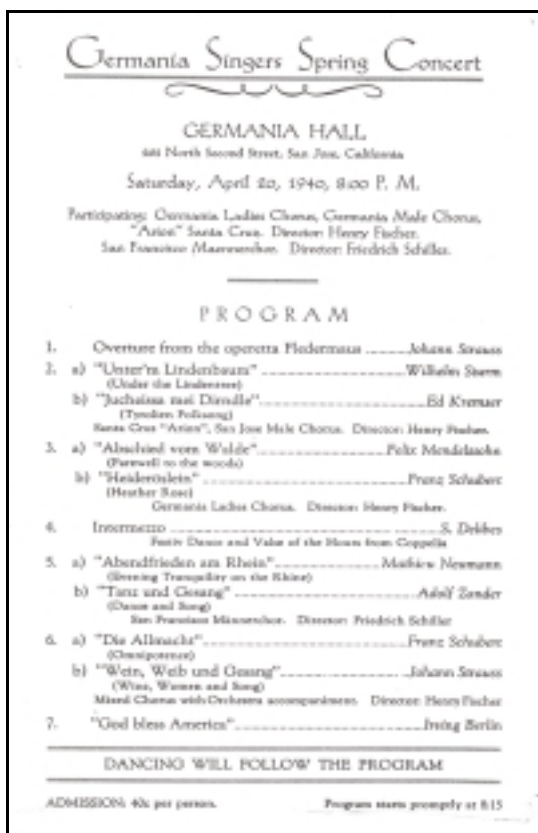
Europe. A letter written in German, dated November 16, 1895 by Moritz Moskowick, a well-known maestro in Berlin, complimented King for his advanced teaching method, of which Miss Evadue Hunkins, a graduate of King's class of 1888 was proof. Miss Hunkins continued her studies in Berlin under Moskowick.

San Jose prospered. The well-to-do population gladly supported the Conservatory. Recitals were given at the Conservatory followed by elaborate receptions. However, King's grand dream for San Jose to become a musical capital never quite materialized. In 1925, the Conservatory was purchased by members of the Germania Verein and its name was changed to Germania Hall.

The Verein had been founded by German pioneers in 1856. Many of its members were prominent citizens of San Jose. Architects like the Lenzen brothers were members. Adolph Pfister, who founded the Verein, was mayor from 1872 through 1874. More importantly, Pfister founded the city's first public library and Alum Rock Park. The Hermann brothers, Charles and A.T., made the first complete map of Santa Clara County. The first steel plow on the West Coast was manufactured by John Balbach. *(Editor's note: Balbach's house, under assault by the City's convention center expansion plans, is another building of historical interest. PAC*SJ is working to find it a new home, possibly along South Third Street near other historic homes.)*

Like the Conservatory, the Germans too had suffered tremendous setbacks. The first world war, with its relentless propaganda in the United States against anything German, had taken its toll. No German club is listed in the City directory during that time period.

On February 26, 1987, a collage of pictures of the graduates from King's school of music were found in the crawl space underneath the Conservatory along with an orchestral photo taken in 1892, the year before the building was built. These pictures were restored in



Left: a program from a concert at Germania Hall in April 1940.

‘The Hall . . . was home away from home during World War II. Here the members dared to speak their mother tongue. . . .’

1999 with contributions from San Jose's German community.

The Hall, as it is affectionately known by German immigrants, was again a refuge for German speakers during World War II. Here, the members dared to speak their mother tongue. Here they huddled together and spoke of their fear of being taken to detention camps along with the Japanese and the Italians. Here,

German immigrants could always get a bowl of warm soup and sometimes even find a job. From here, care packages were mailed across the sea to put a smile on the face of a loved one.

In recent years, Germania Hall has been home to a fine ethnic restaurant, a wonderful beer garden which hosted an annual Oktoberfest, and upstairs meeting rooms for public gatherings. If its walls could speak, they would talk of laughter, music, singing, dancing feet, good food and drink.

Then tragedy struck. On August 27, 1999, a fire struck the Hall, badly damaging its roof, rendering it (temporarily) uninhabitable. More than half a million dollars of damage was done. But, on September 15 of this year, the rafters on the new roof were raised and again there is reason for celebration. With a restored Hall, hopefully a new dawn will come and attract new and younger members to the club so that our heritage may continue to flourish in the spirit of our pioneers.



Above: Germania Hall under reconstruction following a 1999 blaze.



*PAC*SJ past president Andre Luthard addresses the crowd at the groundbreaking for the restored Fox California Theatre. Redevelopment Agency director Susan Shick is seated to Luthard's right.*

Photos courtesy of Ellen Garboske.

Encore: Historic Fox California Theatre Making a Comeback in Downtown San Jose

by Ellen Garboske

Groundbreaking ceremonies this past October 15th signified both a beginning and an end. They were an emotional and rewarding beginning to the rehabilitation of the glorious Fox California Theatre for adaptive reuse by Opera San Jose. They also marked the end of years of struggle by preservationists to save this symbol of cinema's golden age.

The program featured Opera San Jose's resident company performing sparkling renditions from Leoncavallo's *Pagliacci* and Verdi's *Falstaff*. Dignitaries speaking from the dais included San Jose Mayor Ron Gonzales, City Councilmember Cindy Chavez, Opera San Jose's Irene Dallis and PAC*SJ past president Andre Luthard.

"It was just too cool to see Andre onstage with the dignitaries and

'The Fox California Theatre is an important part of San Jose's history. Built in 1927, the theater was an immediate hit with the residents of the Valley farming community.'

politicians, graciously accepting congratulations on behalf of PAC*SJ for our role in saving the Fox," said PAC*SJ board member April Halberstadt. Councilmember Chavez called PAC*SJ "the conscience" of the city council for its efforts to preserve the Fox and other San Jose historic structures.

Luthard gave a warm, low-key but inspiring talk on the history of the theater. He called the Fox "one of the most magnificent movie palaces" of Hollywood's golden age and said that its "rehabilitation and reuse is testimony that the dream of all historic preservationists is alive and thriving."

PAC*SJ displayed a photo series at the event showing interior and exterior scenes of the theater throughout its nearly 75 years of existence. Visitors enjoyed the opportunity to look back and were enthralled by PAC*SJ member

Gary Parks' interpretation of the photos as well as his talks on the existing architectural elements which grace the interior of the theater. Parks' knowledge of the building is boundless and we were fortunate to have his expertise for the event.

The Fox California Theatre is an important part of San Jose's history. Built in 1927, the theater was an immediate hit with the residents of the Valley farming community. It was a time of transition from vaudeville and silent pictures to the "talkies."

Opening day in April 1927 was a momentous occasion with a myriad of Hollywood stars appearing to help celebrate the opening of the magnificent 1,848-seat theatre. The day before the opening, the *San Jose Mercury Herald* ran a special supplement devoted to details of the owners, staff, in-house performers, building features, and praising the music from the "Mighty Wurlitzer." The opening day featured film was *An Affair of the Follies*, starring popular 1920s "It" girl, Billie Dove. The opening was a huge success, and the Fox became the city's primary destination for a mixture of live performances and motion pictures.

By 1932, the theater orchestra was dropped, but the Wurlitzer organ console continued to be raised from the orchestra pit to stage level by elevator, entrancing audiences with its appearance and mighty voice.

But in 1937, the organ fell silent, used only for occasional, special presentations. The live prologues were eliminated and a second "B" feature was added to the movie bill. But the Fox, as it became known, was still "the place" to go for entertainment, and the public reverence for the institution was such that a formal dress for a night at the Fox became customary.



'Groundbreaking ceremonies this past October 15th signified both a beginning and an end. They were an emotional and rewarding beginning to the rehabilitation of the glorious Fox California Theatre. They also marked the end of years of struggle by preservationists to save this symbol of cinema's golden age.'

The Fox remained in the forefront, introducing 3D, Cinemascope and other advances to San Jose as soon as they became available. But by the late 1950s, with television available and within the price range of the average citizen, the decline of the great movie palaces became inevitable.

The Fox was sold in 1972, served briefly as a low-budget movie house and later as a rock band concert venue. In 1977, the Fox was sold again, supposedly to be used as a foreign film venue. The economics of this venture failed, the lights were turned off, and the Fox closed its doors seemingly for the last time. The Redevelopment Agency (SJRA) purchased the theater in 1985.

The non-profit Theater Foundation of San Jose was hired by SJRA to maintain and manage the theater. Without their efforts, the theater would have undergone "demolition by neglect." The foundation strived to create interest in saving the theater and presented plans suggesting ways to restore and reuse the building as an entertainment venue.

When SJRA planned to install the San Jose Symphony as a tenant, former PAC* SJ board member John Bondi who was involved with the foundation, objected to the demolition of important interior design elements of the building which would have been destroyed to accommodate the symphony. The foundation saved the design elements but shortly thereafter lost their maintenance contract with SJRA.

The current rehabilitation, assisted with a Packard Humanities Foundation grant, will once again make the Fox an important entertainment venue for downtown San Jose. Opera San Jose will be the primary tenant, with opportunities for use by other cultural and performing arts groups as secondary tenants. And the Fox will also serve as a venue for classic films — bringing history full circle.

The Petree House at 102 S. 12th St., built in 1903 for an attorney who was one of the developers of what is now Los Altos.

‘Naglee Park is Santa Clara County’s first modern subdivision designed and marketed as we understand subdivisions today.’



Spark in the Park: Campus Community Naglee Park Celebrates Centennial as Precursor of Modern Preplanned Neighborhoods

by April Halberstadt

Naglee Park is Santa Clara County's first modern subdivision, designed and marketed as we understand subdivisions today. It was designed as a complete neighborhood featuring paved streets, utility easements on the rear lot lines and restrictive covenants so that stables and lumber yards would not be built in the area.

Verifying the earliest development in Naglee Park is somewhat tedious but a search of the Index to Deeds at the County Recorder's office provided the information regarding early Naglee Park buyers. Verifying early house construction is more difficult since the Permit Books for 1900-1910 are missing; however we have pieced together some information from the Certificates of Completion found in the Book of Miscellaneous Records. Since many architects did not file a Certificate of Completion, finding completely accurate construction records is impossible. The following information represents our best efforts.

‘The first subdivision map for Naglee Park was filed with the County Recorder’s office on April 15, 1902. The first map covered the first two blocks of Naglee Park between 11th St. and Coyote Creek.’

Naglee Park was developed by the Naglee Park Improvement Company (NPICo), a small company chartered under Arizona law. The company was small; the major players were Naglee's two daughters, Marie and Antoinette, and their husbands. The California corporate offices were in San Francisco since Antoinette Naglee Burk lived there. Marie Naglee Robins lived in Philadelphia but spent a great deal of time in California and Europe.

The first subdivision map for Naglee Park was filed with the County Recorder's Office on April 15, 1902. The first map covered the first two blocks of Naglee Park between 11th St. and Coyote Creek. The area covered those houses now numbered in the "0" block and the 100 block. Buyers purchased a lot, then found an architect or a builder to design a house for them. Some early buyers were real estate investors who built houses for resale. Both Marie and Antoinette were investors in their own subdivision, building and selling several houses in Naglee Park.

The first two deeds for lots in Naglee Park were recorded in late April, a week after the subdivision map was filed. The first lots went to A. H. Eddy and someone named Rowland. The third deed was recorded by S. P. Hatcher and the fourth went to Charles Crothers.

The honor of having the first house completed probably goes to Eddy. He had contacted an architect and a builder by April 22 and documents show a completion date of August 12, 1902. The architects were Wolfe & McKenzie, the builder was J. W. Williams and the house was located in the middle of the 100 block of S. 11th. The parcel is Lot 16 of Block 40 and the Certificate of Completion describes the house as a one-story frame cottage resting on a concrete foundation, east side of 11th St. and San Fernando. Sadly, this house was demolished.

Druggist Frank Patterson contracted with builder A. E. House in July 1902 and his new Naglee Park home was completed in October. This residence is located at 22 S. 11th St. Mining engineer and capitalist S. P. Hatcher was building his house at 80 S. 11th St. at the same time. It was designed by architect William Klinkert and contractor W. J. Edmons finished the work in January 1903. The Hatcher house has been remodeled, substantially modifying the second story.

Charles Crothers was another early Naglee Park resident and his house at 97 S. 12th St. is a very unusual design for the late Victorian era. The house was built by contractor C. A. Bates who began work in



Above: Naglee Park's annual Fourth of July parade is a deep dish slice of small town Americana.

June and officially finished on December 4, 1902. The house is described as a two-story frame residence resting on a concrete foundation with a plaster exterior, situated on the northwest corner of 12th and San Fernando. (Remember that the street numbers were different at this time.) The Crothers House is noted in the historic inventories for San Jose and Santa Clara County.

Contractor William Tilcock started building the Louis McDow home at 93 S. 15th St. in August 1902 and was finished by Christmas. This little house is typical of the very late Victorian style cottages built in San Jose. It retains its integrity and hasn't been remodeled.

Two more early houses deserve special mention because of the longtime friendship of the two owners. Southern Pacific Railway agent Paul Shoup contracted with C. A. Bates to build the

house at 101 S. 12th St. It was completed in July of 1903, finished the same time as the house across the street at 102 S. 12th, built for attorney L. E. Petree. The two neighbors later formed the Altos Land Company and the University Land Company in order to develop what is now Los Altos. Paul Shoup later became the president of Southern Pacific in California and Shoup Park in Los Altos is named for him.

Building activity in Naglee Park was off and running and Recorder's Office records show many more deeds to lots recorded in 1903. Building was so successful that the Subdivision Map for the second phase, now known as the 200 block, was filed in 1905.

Verifying the construction dates of early Naglee Park houses is difficult, but the date of the earliest possible construction could be estimated by finding the date that the lot was sold by NPICo and then adding the four to six months that it took to build a house at that time.

And one more thing: We would be misleading you if we failed to mention that the oldest house in Naglee Park is actually Naglee's home, built in 1864 and located at the corner of 14th and San Fernando.

The Crothers House at 97 S. 12th St., built in 1902, is "a very unusual design for the late Victorian era." House photos courtesy of Bonnie Montgomery.



Above and Beyond: The Disproportionate Contributions of Naglee Park Residents to San Jose's Historic Preservation Movement

Naglee Park is not just a district where history is preserved; it's an elixir for promoting historic preservation across all of San Jose. More than any other neighborhood, Naglee Park residents are at the vanguard of the city's preservation movement.

More than 25 percent of PAC* SJ's current board of directors reside in Naglee Park, including its current president and several past presidents. Approximately ten percent of PAC* SJ's membership is comprised of denizens of this single neighborhood. At least two of the 7 members of San Jose's Historic Landmarks Comm'n, a citizens' advisory body to the city council, live in Naglee Park: Gloria Sciara and Stephen Polcyn. And the Victorian Preservation Ass'n, which held its 2001 annual home tour in (you guessed it) Naglee Park, has more than its share of members from the area. But the numbers tell only part of the story of the disproportionate contributions of this exceptional neighborhood to preserving San Jose's architectural heritage.

A pair of San Jose's most prolific and prominent historians, Jack Douglas and April Halberstadt, are Naglee Park residents. Both are longtime PAC* SJ board members. Douglas, an emeritus landmarks commissioner who is author of a history of his neighborhood (*see Book Review: Tales of Naglee Park (2d rev. ed.)*, at page 17) is said to have the most extensive collection of vintage San Jose postcards in town. Halberstadt, an extensive author of local history and architecture, including a book on Willow Glen and another on Arts & Crafts interiors, has lived in Naglee Park for three decades and brings a crusading zeal to PAC* SJ. "I am beginning to feel that we should begin to issue battle ribbons for the various campaigns," says Halberstadt, an unapologetic advocate of



The Victorian Preservation Association's 2001 house tour featured a handful of Naglee Park residences, including this S. 14th St. Arts & Crafts mansion.

'Naglee Park is not just a district where history is preserved; it's an elixir for promoting historic preservation across all of San Jose.'

a take-no-prisoners approach to pursuing preservation.

Both Douglas and Halberstadt are assisting with the California Historical Society exhibit on General Henry M. Naglee, which runs in San Francisco from October 27 until the end of February 2002. Halberstadt is serving as a guest curator, while Douglas, known for reprising the role of General Naglee at local functions in full battle costume, will be lecturing on the general's life and times.



April Halberstadt

*‘ April Halberstadt, an extensive author of local history and architecture . . . brings a crusading zeal to PAC*SJ. “I am beginning to feel we should begin to issue battle ribbons for the various campaigns,” says Halberstadt, an unapologetic advocate of a take-no-prisoners approach to pursuing preservation.’*

Pat Curia, PAC*SJ's current president, is also a 30-year resident of Naglee Park and is one of several from the neighborhood who have guided San Jose's primary preservation organ. Until recently, the group's offices and archives were in her garage. Curia's driveway still hosts PAC*SJ's annual salvage sale.

Past PAC*SJ presidents Andre Luthard and John Olson, both Naglee Park residents, speak softly but passionately in support of the historic preservation cause. Olson gave a talk on preservation in San Jose at one of the very first Salamanca lectures, and Luthard represented PAC*SJ on the dais at the recent groundbreaking for the Fox California Theatre. (See page 8).

PAC*SJ founder Betsy Mathieson lived in Naglee Park before moving to Alameda. Current board member Bev Blockie grew up in Naglee Park, on S. 14th St. And another board member, Tom Simon, lived in Naglee Park before buying a Victorian fixer-upper a few blocks away. The list goes on and on. Naglee Park residents have contributed disproportionately to the cause of historic preservation in San Jose. If PAC*SJ is the city's conscience, as Councilmember Cindy Chavez has said, then Naglee Park is the keeper of that conscience.



*Above: Past PAC*SJ president and Naglee Park resident Andre Luthard unloads an urn for the annual salvage sale last year.*



*Left: Naglee Park's John Olson tours the inside of the landmark Donner House in March 2001. Olson is a past president of PAC*SJ. Right: Naglee Park historian Jack Douglas enjoys a morning coffee at the neighborhood House of Bagels, where you can pick up a copy of his book, **Tales of Naglee Park.***



The Treatment Building of the Agnew State Hospital building in Santa Clara, designed by Leonard Willeke to replace the original facility, which was destroyed in the 1906 Earthquake.

They Left Their Mark: Architect Series

Leonard Willeke: Journeyman Architect

by Jack Douglas

The name Leonard Willeke is probably unknown among local architects and unlisted in any history of California architecture, but this young journeyman architect designed two major local buildings which have been familiar landmarks for over ninety years, namely the San Jose State College campus and Agnew State Hospital.

Willeke was born in Cincinnati on July 28, 1884. His father, Anthony, was a custom boot and shoe maker. Leonard decided at an early age to become an architect, but schools of architecture were few and far between

‘this young journeyman architect designed two major local complexes which have been familiar landmarks for over 90 years.’

in 19th century America, so at the age of 18 he became an apprentice in the Cincinnati architectural firm of George W. Rapp and Son. Rapp was a building superintendent for the city, and this allowed his apprentice the opportunity to see how public building projects were created.

After his initial training he began work as a journeyman architect. In early 1905 he went to work for the firm of Trowbridge & Livingston in New York City. The following year a disastrous event occurred in California that would affect the lives of architects throughout the country. The earthquake and fire of 1906 leveled a whole city and left numerous buildings in northern California uninhabitable. While

this was most unfortunate for Californians, it was an absolute boon for the architectural profession. The destruction of San Francisco allowed planners the opportunity to redesign the city and replace thousands of public and private commercial buildings.

Trowbridge & Livingston were hired to rebuild San Francisco's famous Palace Hotel, and Willeke was sent west to help work on the design. At the completion of that job, the young architect was taken on by the firm of Sellon and Hemmings in San Francisco. Willeke's design for the Hotel Sacramento won that important project for his new employers, and he went on to design the Berkeley Hotel, the Fresno Apartments and the Sacramento Masonic Temple — all impressive projects for a budding architect of only 23.

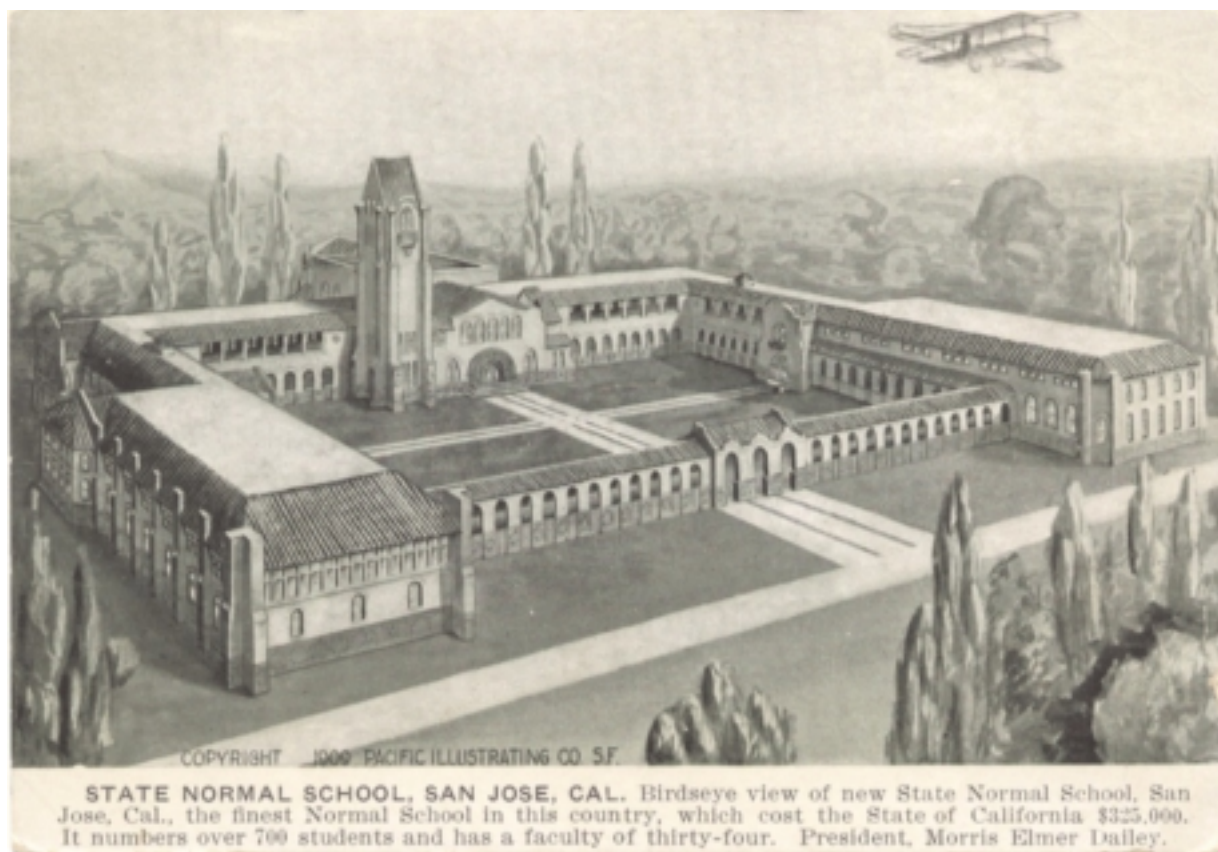
State Division of Architecture Created. The '06 earthquake may have been the factor that convinced the California State Legislature that

'They planned to raze the entire structure, but last minute petitions to the Governor from thousands . . . convinced the bureaucrats to save the Tower, [which] remains San Jose State University's most cherished symbol . . .'

they should establish a State Division of Architecture and Willeke's boss, George Sellon, was appointed to the position of State Architect in May 1907. Sellon, who recognized the potential advantages of holding such a position, was also loathe to ignore his booming private business. He solved this dilemma by installing Leonard Willeke in the State Division of Architecture as the ipso facto head of the department.

As chief designer for the State of California, Willeke had to supervise the plans for 103 projects at 23 sites. He personally did drawings for state hospitals at Agnew, Mendocino, Napa, Patton and Stockton, for the state teachers' colleges at San Jose and San Diego, the Capitol Park insectary in Sacramento, the California Building of the Alaska-Yukon-Pacific Exposition, the entrance to Folsom Prison and block plans for San Quentin Prison.

Continued on page 16



The San Jose State Normal School Tower Hall, designed by Willeke. It was one of the earliest California buildings to use earthquake-proof engineering methods of concrete reinforced with steel rods . . . on a grand scale.

Agnew State Hospital. The greatest tragedy of the 1906 quake in our county took place at the old Agnew State Hospital for the Insane. The multi-storied, unreinforced masonry building crumbled like a set of children's blocks, killing over 100 patients. Willeke and the institution's superintendent, Dr. Leonard Stocking, redesigned the hospital in, what was then, a revolutionary cottage plan, spreading the low-rise buildings along tree-lined streets in a manner that resembled a college campus.

The architect, barely arrived from the east, intuitively selected the emerging California Mission style as the basis for his design for Agnew and San Jose State. He adorned the modern concrete buildings with tile roofs, rustic wooden balconies, porch columns and bannisters. Bands of decorative tile patterns add to the Hispanic feel of the buildings.

At the center of the Agnew complex was the Treatment Building with its awesome asymmetrical clock tower. The auditorium is another outstanding building which seems as beautiful today as it was in 1913. Sun Microsystems, which purchased the property in 1997, removed most of the buildings but kept the most distinguished ones, the Tower, Administration Building, Auditorium and Superintendent's Home.

San Jose State. The majestic brick Normal School building designed by pioneer local architect Levi Goodrich did not crumble like Agnew State Hospital, but it was deemed structurally unsafe for further use. Willeke was challenged to design a building which would incorporate the latest earthquake-proof engineering methods of concrete reinforced with steel rods. This was one of the earliest



Willike, 'barely arrived from the east, intuitively selected the emerging California Mission style as the basis for his design for Agnew State Hospital and San Jose State College.'

California buildings to use these methods on a grand scale.

Unlike the Agnew campus, the San Jose State design was an integrated plan which housed the whole school in the shape of a quadrangle. All the rooms could be reached through covered walkways, and the right and left wings were connected by a low tile covered arcade. A stately tower was constructed next to the formal entrance into the administrative offices and to Morris Daily Auditorium, which was added a decade later. The Mission influenced style was similar to the buildings at Agnew, but the overall effect was more cloistered and romantic.

Up until the 1940s, architects of later buildings tried not to deviate from Willeke's original conception. Modern construction in the 1950s, however, crowded the Tower Hall complex and the campus planners decided that the quad was obsolete and not up to the latest earthquake standards. They planned to raze the entire structure, but last minute petitions to the Governor from thousands of students, alumni and friends convinced the bureaucrats to save the Tower and the auditorium. "La Torre," the Tower, remains the university's most cherished symbol and is a tribute to a young architect with a grand vision.

Leonard Willeke left California after serving only one year as its principal state architect. He returned to Cincinnati and later settled in Detroit, where he carried on a successful practice. He died there at the age of 85 on July 2, 1970.

Book Review:

Tales of Naglee Park (2d rev. ed.)

by Jack Douglas

San Jose: Campus Community Ass'n, 2001. 134 pp. \$16.95.

Reviewed by Bonnie Montgomery

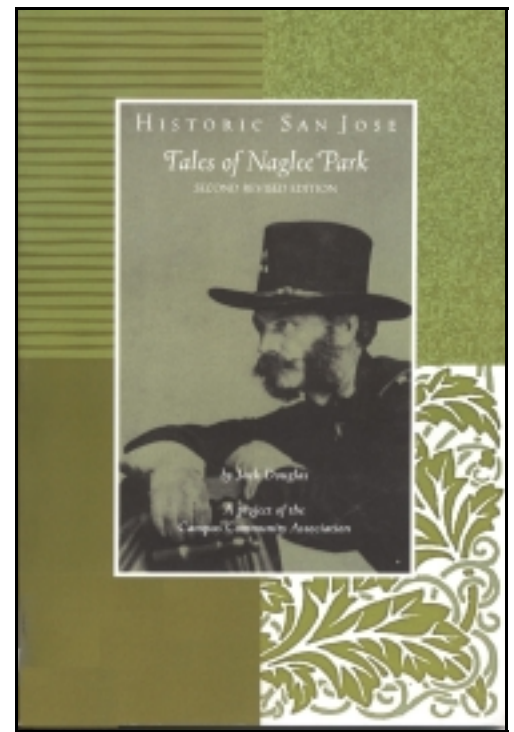
Henry Morris Naglee came to California as a soldier during the Mexican -American War. He stayed to make his fortune in banking and agriculture. After a tour of duty during the Civil War, in which he rose to the rank of Brigadier General, he returned to San Jose in 1864 to build his country estate, extending from William to Santa Clara Sts. and Coyote Creek to Tenth St. (He also owned a large tract east of the The Alameda, which explains the existence of Naglee St. in that part of town.) Naglee's manison still stands on its original site, 99 S. 14th St. The grounds were said to be lovely, full of exotic plants and trees. If you lived in San Jose in the late 19th century, a tour of the grounds was sure to impress your out-of-town visitors.

General Naglee died in 1886, and the property came into the hands of his two daughters, Marie and Antoinette. It was not until 1902 that the two women, along with their husbands, formed the Naglee Park Improvement Co. to develop the estate into home sites. If you bought a lot in the Naglee tract, you had to agree to erect a house costing not less than \$2500 (in 1902 dollars), and no shanties, corner groceries, wood yards, or other business could be built on the lot. Many of the leading merchants, businessmen, doctors, and other professionals of the day made Naglee Park their home, and the neighborhood flourished with the fortunes of the original residents. These prosperous pioneers died out of the course of the 1940s and '50s, and their large, elegant homes passed into new hands. Many chose to subdivide, and city planning policy encouraged the practice in order to fill the pressing housing needs of post-World War II San Jose. With the depopulation of state mental hospitals in the 1970s, many large Naglee Park residences were converted to board and care homes. Most people had forgotten Naglee Park was once a desirable San Jose address.

In 1984, Jack Douglas, archivist at San Jose State University Library, local historian and resident of Naglee Park, began writing for the local neighborhood association newsletter. He wrote about General Naglee and about the notable people who had once owned the grand homes in the neighborhood. With each issue, readers were able to feel a little of the pride that living in Naglee Park once produced. On the 25th anniversary of the Campus Community Association in 1998, Douglas compiled his newsletter articles into *Tales of Naglee Park*, now in its second edition.

The first part of the book gives an overview of General Naglee's life and describes the Naglee estate in its heyday and the development of the neighborhood. The next three parts survey Naglee Park's notable people, significant events and distinctive architecture. Read together, these three parts punctuate the argument that Naglee Park should qualify as an historic district. With over 500 houses in Naglee Park, only a small percentage are mentioned in the book; the second edition, published this spring, includes a final part to aid homeowners become historians of their own home.

The years of the neighborhood's decline go unmentioned in *Tales of Naglee Park*, presumably because when the original articles were written evidence of those years were still quite apparent. As Naglee Park has undergone a revival, with many homes occupied by single families again, newer residents may need reminding of how a once vital neighborhood was nearly destroyed by neglect and indifference to its glorious history.



Excerpt

'When in 1902, . . . the former estate of General Naglee [opened] to builders, they required high building standards. As a consequence, most of the houses built between Santa Clara and San Antonio Sts. were substantial two-story Edwardian homes designed for well-to-do business and professional people . . .'



*Above: PAC*SJ held its annual salvage and garage sale on September 28-30 in Naglee Park. The event raised more than \$5,000 for PAC*SJ, more than twice the previous year's revenue.*

PAC*SJ Salvage Sale Raises Revenue for Preservation Effort

by Pat Curia

PAC*SJ's 2001 annual salvage and garage sale earned over five thousand dollars, more than doubling last year's revenue.

The three day event, held on Friday, September 28 through Sunday, September 30 in Naglee Park, piggybacked on the Victorian Preservation Ass'n's September 30 house tour.

Many thanks to PAC*SJ's volunteer sales force who collected sale items, priced and set up the merchandise and sold during the pleasant autumn weekend. Special thanks go to Jim Zetterquist, John Olson, Kitty Monahan and Jo Dreschler, our heavy lifters, who collected oak paneling and light fixtures from member Patrick

Mormon's Pasquale's Restaurant for the sale. These items drew the most attention, matched only by the coal-burning fireplace from the Metropole Hotel and the fifty ladies' pill box hats donated from a neighbor's estate. The 1980s Fender guitar went to the highest bidder. Strum on, Rusty Lutz! Many neighbors dropped by daily since the merchandise evolved with new donations while the sale was ongoing.

The last crew on Sunday packed up the remaining items for pick-up by the Youth Science Institute's thrift shop and enjoyed a chicken BBQ prepared by Andre Luthard with help from Diana Wirt and Kathleen Olson. John Frolli and Lutz got prizes for being most helpful during the sale, followed by Jim Bunce, our man on River St.

River Street Project Opens

by April Halberstadt

An open house held on the afternoon of October 18 officially opened Phase I of the River Street Historic District. Hosted by developer Barry Swenson, the project owner along with PAC*SJ (which has a minority stake), the reception featured Italian music and food under the lemon trellis in the charming courtyard in the center of the enclave. Phase I of the district includes nine historic structures that were once adjacent to the Guadalupe River but were moved to make way for flood control improvements and the Guadalupe River Park. The project buildings are now available for commercial leasing.

River St. was once the home of dozens of Italian immigrants who came to San Jose before the turn of the last century to work on the farms and orchards of the Santa Clara Valley. Along with farmworkers came dozens of laborers and craftsmen who found work in the lumbermills and other businesses downtown.

The River St. Historic District project required the close cooperation of every government agency operating in the County, as well as the US Army Corps of Engineers. Additionally, PAC*SJ and the non-profit Guadalupe River Park Task Force have actively supported the project for nearly a decade.

The relocation and renovation of the participating houses was a joint effort of PAC*SJ and its development partners, Barry Swenson Builder, CORE Development and Middlebrook Gardens, with the assistance of project architect Michael Garavaglia Associates.

Construction of Phase II is currently in its planning stages and is expected to be underway by early 2002.



HAPPY HOLIDAYS FROM PAC*SJ !!

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CALENDAR

November

16 Annual PAC*SJ
Preservation Celebration
6 p.m., Banker's Club
First & Santa Clara Sts.

19 PAC SJ Board Meeting
7 p.m. Le Petit Trianon
72 N. 5th St.

December

17 PAC SJ Board Meeting
7 p.m. Le Petit Trianon
72 N. 5th St.

January

15 PAC SJ Board Meeting
7 p.m. Le Petit Trianon
72 N. 5th St.



The Preservation Action Council of San Jose is a nonprofit membership organization providing information to property owners and education to the public and promoting

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