

HENSLEY HISTORIC DISTRICT

Volume 4, Issue 1

www.hensleyhistoricdistrict.org

Spring 2003

Historic Home Restoration Projects

by Michele Brenot

At a recent neighborhood meeting I heard someone complain about those houses on 4th Street and what was being done with them. Well, I can answer that question and a few others.

457 N. 4th Street: The two-story Italianate was awarded to Dave and Naomi Dudek in December 2001. Dave is an engineer at IBM and Naomi is a molecular biologist at Iconix Pharmaceuticals. Dave and Naomi have both been very active in their current neighborhood and have assisted with their local schools and in other projects. Although they do not have any children at this time, they are the proud parents of a wonderful cat, Rufus.



457 N. 4th

459 N. 4th Street: This home was awarded to Mark and Jane Przybysz. They have a beautiful daughter, Kendall, and are the proud parent's of two cats, Jasper and Zingo. Mark works for Home Depo in the inside garden and Jane is the Executive Director of the San Jose Museum of Quilts, the first quilt museum in the United States.

465 N. 4th Street: That home was awarded to my husband Chris and myself. Like Naomi, Chris works in the bio-tech field and I am an attorney. Our daughter Madeleine is almost two-years-old and we are the proud parents of a cat named Jager.

About the houses:

All families are in the process of restoring the homes to single family residences and all hope to be done by the end of the year. It has been slow going so far. We all thought that we would be able to get started working on the houses last

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450 N. 4th

Hensley Historic District Home Tour

Join your neighbors and friends as we celebrate the fall season. On Saturday Sept 20th, 2003, the Hensley Historic District will host a *Home Tour* from 12 noon to 4:00 p.m.

The Tour will showcase the historic homes and neighborhood of the Hensley Historic District of San Jose, raising money for the Neighborhood Association and other local organizations. From the richness of the past to the beauty of the present, this annual Holiday Home Tour will highlight historic homes and buildings. Proceeds will go toward HHD Beautification & Neighborhood Projects.

Would you like to showcase your home? We are looking for more homes to be included in the tour. Or perhaps you'd like to volunteer to help us plan this event? We're looking for enthusiastic volunteers to help us with outreach, media, co-sponsors and all of the activities that will help make this a successful event.

For details please contact Mary Tucker at 408-286-5675 or email her at hometour@hensleyhistoricdistrict.org.

EXTRA TRASH PICKUP

Did you know that you can have 3 large items picked up for a \$19.00? To arrange a date for pickup call 277-2700 for an appointment.

New look, new web address, same old neighborhood

Please take the time to visit the new Hensley Historic District website. You will find fun and useful information about the Hensley district, City of San Jose, events and lots, lots more. Get involve and join HHD. We have a mailing list so that neighbors can communicate with each other. For surrent and past newsletters or if you would like an electronic/hard copy please e-mail: contact@hensleyhistoricdistrict.org.

www.hensleyhistoricdistrict.org

Residential Design Guidelines Coming Soon

At the prompting of the Hensley Historic District, the City will soon be publishing *"Your Old House Guide for Preserving San Jose Homes"*. The guide will assist property owners planning exterior improvements or expansions to historic homes and will also address in-fill projects in historic neighborhoods throughout the city.

The publication of this document and the establishment of guidelines is another effort to protect historic homes and neighborhoods. The guidelines are not a new law, but rather educational information for property owners. They provide many examples of historic architectural style and examples of additions and infill projects.

In addition to building guidelines, examples of proper landscaping, fencing, driveways, and walkways are also provided. The appendices include the Secretary of the Interiors Standards for the Rehabilitation of Historic Structures and other resources for preservation in San Jose.

Many residents from historic neighborhoods participated in the development of the guidelines. The Hensley Historic District led the effort by organizing meetings and agendas, as well as providing extensive comments on the first drafts. Lenora Porcella, HHD President, was the leading force of the effort, with assistance from neighbors Erik Shoennauer, Manuel Lima, Brian Chapman, Dave and Naomi Dudek, Chris Mc Sorley Michael Tierney, and Mary Tucker.

Other neighborhood groups that participated include the Campus Community Association, Horace Mann Neighborhood, Naglee Park, Palm Haven, South University, University Neighborhoods Coalition, Preservation Action Council and the Victorian Preservation Association.

The guidelines will be published following City Council approval, expected sometime this summer. A draft of the guidelines is available at the Planning Department.

Home Improvement Grants On Hold

The Redevelopment Agency has put the Home Improvement Grant Program on hold pending the resolution of the State budget crisis. Hopefully, the program will be reinstated in the near future.

Some examples of exterior improvements will be eligible under this program include a new roof, painting, front landscaping, new front doors, fencing, and historic façade repairs. Exterior improvements in the Hensley Historic District must meet historical rehabilitation standards and preserve or enhance the historical integrity of the structure.

The focus of the interior grants is to correct health and safety hazards and to improve energy efficiency. Examples of eligible interior improvements include furnace or water heater replacement, plumbing, electrical, window repairs, and weatherization.

In addition to the above SNI Grants, properties in the Hensley Historic District may be eligible for an additional grant up to \$25,000 for exterior improvements. The Hensley Historic District Home Improvement Grants can be combined with the SNI Grants to fund eligible exterior improvements as described above. Therefore, it may be possible for a property to be eligible for a combined total of \$65,000 in grants.

When reinstated, all of these grants will be available to both owner-occupied and rental properties. Each of these grants has different income eligibility requirements. The application for the grant programs is fairly simple. For further information and application forms, please call the Department of Housing at (408) 277-8403 or (408) 277-8406.

Traffic Improvements On Hold

The conversion of local streets (3rd, 4th, Julian, St. James) from one-way highways to two-way local streets has been put on hold along with other neighborhood improvement projects as a result of the State budget crisis. The action was taken after the State threatened to take Redevelopment Agency funds to resolve its own budget problems.

The city is, however, maintaining coordination with the railroad and moving forward with that design so they will be ready when funding becomes available. The next step would be the signal and striping design on 3rd/4th and Julian/St. James which is estimated to cost \$1 million.

The neighborhood improvements were identified as top priorities during the two-year long Strong Neighborhood Improvement (SNI) process. The SNI process involved directing redevelopment and city funding into San Jose's older neighborhoods. The Hensley Historic District, along with the Northside Neighborhood Association, Julian/St. James and the Horace Mann Neighborhood Association, make up the 13th Street SNI area.

Other local SNI projects on hold include business district enhancements on 13th Street and homeowner grants for exterior improvements.

For more information regarding the Strong Neighborhood Initiative, go to www.strongneighborhoods.org.

Next HHD Meeting May 27th, 7-9:00 p.m.

We rotate locations and if you'd like to host a meeting, or verify the location of the next meeting e-mail contact@hensleyhistoricdistrict.org or call 793-5216.

new/old neighbors are welcome to attend

**Restoration,
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spring. However, the City discovered that the soil around the homes was contaminated with lead. The City then removed 18 inches of soil around all three homes. The soil was tested again and it was discovered that the type of lead that was in the soil was not accepted by the waste facility they intended to take it to. As a result, none of us were able to get started in the spring.

Toward the beginning of summer we were told that all of the soil remediation was being taken care of and the legal department was reviewing all of the contracts and just as soon as the legal department approved them, they would be sent out to all of us for our review. As a lawyer, I know just how long that could take. Once we were told everything was go, the City Council went on break and, again, everything was stop.

Finally in October we had all signed the paperwork and it was approved by the City Council. After processing all of the paperwork, we were finally given the go-a-head to start working around November 26. Dave and Naomi and Chris and I are working with architects to restore our houses to single family residences. Dave and Naomi's house was



Restored houses on N. 4th and Washington

divided into three units and the former owners of our house had it divided into five units.

Mark and Jane are working with a contractor to restore their house by removing a bathroom which was built right in the middle of their hall way. They have been told that the front porch is not original and therefore has to be removed. The back porch which is original (according to the city) is structurally unsound and will be replaced.

Now we just have to get the site development permits and the historic preservation permits and the building permits which I am sure will take no time and be no problem. But you all know that.

If you see us at the houses, stop by and say hi and wish us luck with our permits and we'll keep you updated with our progress and any other news.

(Editor's note - The Mc Sorleys (Chris and Michele) received their Historic Preservation Permit on April 2)

IMPORTANT DATES:

Parking & Traffic Committee (PTC)

Every 3rd Wednesday of May, July, September and November
5:45 - 7:45 p.m.

First United Methodist Church
24 N. 5th Street

PTC: Raj Verma 794-6210
PAC: Bill Ekern 794-1070

**Hensley Historic District
Neighborhood Meeting**

Last Tuesday of odd months
5/27, 7/29, 9/30, 11/25
7:00 - 9:00 p.m.

Call 793-5216 for location information after July 15. Email agenda items to contact@hensleyhistoricdistrict.org

Budget Meetings:

Important for us to attend at Council Chambers:

Study Sessions:

May 16, 8:00 - 12:00 pm
Capital Improvement Program

May 19, 8:00 - 12:00 pm
Redevelopment Agency

Public Hearings:

May 20 and June 9,
Final Adoption - June 17 2003

House Tour

Saturday September 20th, . 12-4pm

This newsletter is possible due to a grant from the Community Foundation of Silicon Valley. We gratefully acknowledge their generosity.

277-5231
299-2040
277-2572
277-4528
277-4000
452-0707

Councilwoman Cindy Chavez
County Supervisor Blanca Alverado
Sidewalk Repair
Code Enforcement
Shopping Cart Pickup
Airport Noise Report Line

277-4237
City Hall Customer Service 277-4000
Graffiti Removal
Street Light Repair
Abandoned Vehicles
Vehicles Parked on Lawns 277-5307

USEFUL CONTACTS:



HENSLEY HISTORIC DISTRICT

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408-793-5216**

hensleyhistoricdistrict.org

- Lenora Porcella.....President*
- Erik Schoennauer..... Vice-President*
- Brian Chapman.....Treasurer*
- Diane Gonzales.....Secretary*
- Richard Desmond.....Communications*
- Manuel Lima.....Historian*
- Miranda von Stockhausen.....Events Coordinator*
- Hanh Le.....Webmistress*
- Mary Tucker.....House Tour Committee*