



CONTINUITY

Volume 25, No. 4

Preservation Action Council of San Jose
Dedicated to Preserving San Jose's Architectural Heritage

Winter, 2014

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Historic District Threatened



View of St. James Park with Trinity Episcopal Cathedral and former Bank of America Building, both landmarks. One proposal will obliterate this view.

PAC*SJ supports the concept of a large and dense residential project within the St. James Square National Register Historic District. But projects must abide by the St. James Square Historic District Design Guidelines in order to preserve the District's historic vitality. The Guidelines owes its existence to the San Jose City's Historic Ordinance which requires such guidance be created and states that projects in the District cannot be approved unless the Planning Director, or the City Council on appeal, determines that the project conforms to those Guidelines.

The whole purpose of creating this National

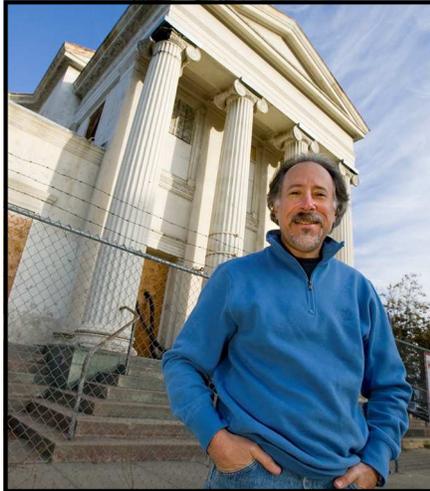
Register Historic District and its Guidelines was to assure the survival of the District and its distinctive character. Proposed projects within a historic district are meant to conform to the 1989 formal District Guidelines as well as the Historic Preservation policies of the San Jose General Plan. The mantra of the Guidelines is the oft-repeated admonition that any new construction must "enhance the character of the historic resources."

After reviewing two recent project proposals planned in the St. James Square Historic District, PAC*SJ concludes that

(Cont'd p. 3)

Executive Director's Message

As another year comes to a close we are proud of some significant successes. There were losses as well but we will savor the "wins" as they have made our city a better place. Here is a summary of 2014 preservation highs and lows.



Brian Grayson in front of First Church on St. James St.

Photo: Silicon Valley Community Newspapers

Perhaps the most important win was saving the iconic Century 21 Theater. While nothing ever seems to be certain in San Jose, gaining local, state, and national designation for the structure certainly gives it much more protection than it had prior to the designations. We will continue to work with the City and Federal Realty in 2015 to ensure the theater is reused and becomes a major asset to any new development on the site.

Saving Century 21 was brought about through the efforts of many community groups and hopefully is the beginning of collaborative efforts to preserve our historic resources.

We also worked to save the historic Willow Glen Trestle. By now most of you are familiar with the City's efforts to demolish this important piece of railroad and Willow Glen history. The Friends of the Willow Glen Trestle, of which PAC* SJ is a member, filed suit against the city and the judge ruled in favor of the Friends stating the City violated state law.

This was important not just to save the historic trestle, but also to put the city on notice that it cannot just unilaterally declare something "not historic" without appropriate review. This ruling will be helpful in protecting other historic structures in the future.

There were major changes in the City Planning Department as both the Director and Assistant Director left the department. Fortunately, we have continued a good working relationship with the new director and other senior Planning staff and meet on a regular basis to discuss preservation-related issues.

The Historic Landmarks Commission came under fire by Council Liaison Oliverio. His proposal would have drastically weakened the commission but we fought hard to prevent that. We were partially successful as the proposal was revised but there is still work to do to educate the Mayor and Council to ensure the independence of the commission and to avoid future intimidation of commissioners.

We held a very successful Wolfe & McKenzie home tour this summer. We also hosted several walking tours throughout the city. Events like these promote preservation, advance our educational goals, as well as provide an entertaining social opportunity. Watch for more events next year.

We continue to monitor developments in the City that potentially impact historic resources. We have submitted comments about two major downtown projects, Marshall Squares and Park View Towers, that we believe are not in conformance with the St. James Historic District Guidelines. Both projects, as proposed, could negatively impact the St. James Square Historic District. As of press time neither proposal has been finalized and we are hopeful our concerns will be appropriately addressed.

The fate of the over 100-year-old Vogliazzo House on Terrain Street is still to be decided. This house, which is still in very good condition and is a "Structure of Merit", may have already been demolished by the time you read this.

The house sits on the site of a new high-rise development. The house was made available to anyone who wanted to relocate it.

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CONTINUITY
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

Please submit your letters, comments and suggestions to
info@preservation.org OR
1650 Senter Rd, San Jose, CA 95112-2599

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Threatened (Cont'd)

neither conforms on many of the significant guidelines. Furthermore, the projects would not enhance the Historic District.

One proposed project is Marshall Squares, a massive structure designed to wrap around the Trinity Episcopal Cathedral, which is a landmark and the oldest church structure in San Jose. The proposed high density residence with some retail on the ground floor borders St. John Street, N. First and N. Second Streets.

In our opinion, the physical bulk and design of the proposed project seriously threatens the character and value of this Historic District.

The Marshall Squares developer has submitted an analysis, in the form of a 36-point Comparative Matrix, claiming general conformance with the Guidelines and its objectives. PAC*SJ strongly disagrees. The proposed building would present the biggest, most aggressive building face of any on the Square. The list below is a sample of non-conforming issues.

- The St. John Street portion of the project has far too much bulk to be “sensitive to and harmonious with the scale of the older buildings.”
- The St. John Street elevation is not symmetrical.
- The building, though massive, has slender features (column, window frames, edges, wall thinness).
- Project does not conform to “surrounding setbacks” requirement.
- Project does not conform to the guideline prohibiting parking garage access on St. John Street.
- The building is significantly higher than the maximum 70-foot height limitation for a lot depth of 137 feet.
- The two primary building entries within the District do not front directly on St. John.
- Project does not adequately conform to the general intent of the Guidelines regarding windows on St. John Street. The Guidelines require “more wall than window



*Proposed project for Marshall Squares, wrapping around and overwhelming the historic Trinity Episcopal Cathedral. PAC*SJ is alarmed that it does not meet the St. James Square Historic Design Guidelines and does not fit in with the notable Historic District.*

area” and specifically excludes glass window walls.

- Project does not conform to the most relevant “Detailing” Guidelines by proposing large lighted signs, an odd single column, a large white box structure, and lack of landscaping on St. John Street.

PAC*SJ has delivered a letter to the San Jose Planning Department detailing our concerns and requesting a third party review of the project’s conformance with the Design Guidelines by an independent Architectural Historian. We urge changes to the proposed project that will reduce the height, increase the setback, use a more respectful redesign with high quality materials and detailing, eliminate the garage entrance on St. John Street and add landscaping on St. John Street. PAC*SJ is also concerned that there is no mention made as to the impact of this proposed project on the adjacent Knights of Columbus Building (34-40 N. First Street), also a landmark.

While the Marshall Squares Project is in its initial stages, the Park View Towers proposal has reappeared for a new round of approvals. This Barry Swenson Builder project, planned for the area adjacent to and behind the iconic First Church of Christ Scientist on St. James Street, has been on the drawing board for years. The plan has included two towers, an 18-story Tower 1 behind the church and a Tower 2 that is stepped-up to 12 stories.

(Cont'd p. 4)

Threatened (Cont'd)

Within the last few years there have been proposals to move the First Church temporarily, removing its basement for underground parking use, or moving the Church permanently to the 2nd Street corner. Plans have changed several times and we are awaiting the latest proposal.

Again, PAC*SJ is voicing objections to the project as it does not conform to the Historic District Guidelines, overwhelms the First Church and impacts five other city landmarks next to the project.

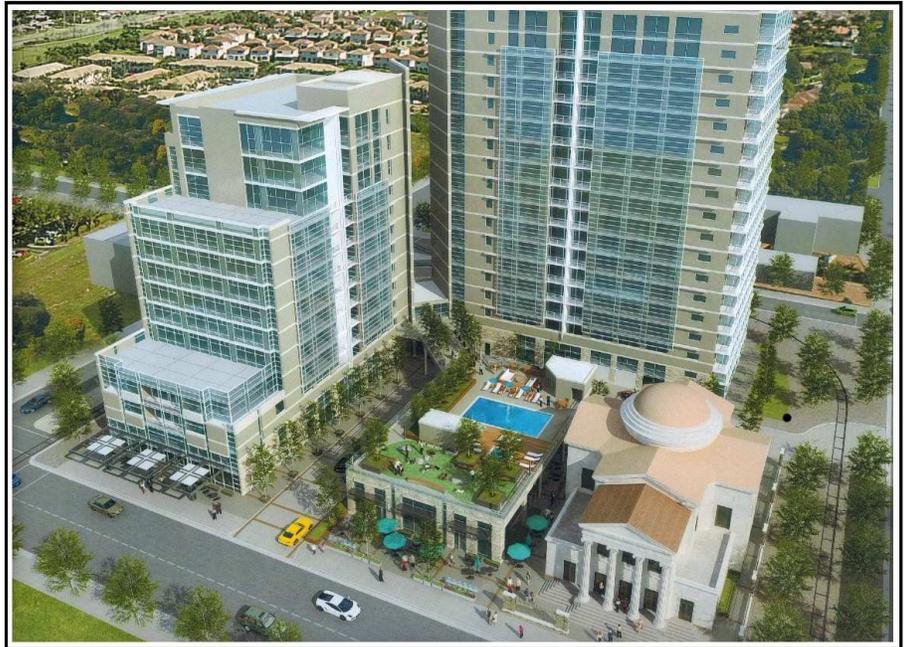
PAC*SJ is concerned, as are the authors of the 2006 Supplemental Environmental Impact Report (SEIR), for the proposed Park View Towers project. On page 15, the SEIR states, "the proposed twin tower development could have significant adverse affects on the church and historic district." The report further declares that the project "could lead to the loss of significance tied to the integrity of the district," and that it could "compromise the historic sense of place associated with the church and historic district [by] introduc[ing] a new feature that would visually intrude on the feeling of the historic district."

Also disturbing is that the SEIR has no reference to potential impacts from the Park View Towers project to five nearby City Landmarks that are not included within the St. James Square Historic District. These buildings are: 1892 Moir Building (227-241 N. First St.); 1892 Beatrice Building (255 N. First St.); Tognassi Building (261-265 N. First St.); Germania Hall (259-261 N. Second St.); and the 1933 National Guard Armory (240 N. Second St.). These landmarks sit to the north and west of the First Church. Therefore, the existing environmental review is incomplete and inadequate for decision-making purposes.

Recent plans for the proposed Park View Towers project continue to conflict with the District Design Guidelines on 1) building height, 2) symmetrical design, 3) surface treatment and fenestration, and 4) driveway and garage entrances. Tower 1, behind First Church, is planned for 18 stories (198 feet). Tower 2, adjacent and west of First Church and partially within the Historic District appears to step-up from 4, to 10 and then 12 stories. Tower 2 has a 150-foot tall section within the boundary of the Historic District (defined



Photos: Gayle Frank



Top, view of First Church from St. James Park. Above, rendering of Park View Towers with a recent proposal to move the Church

as one-lot depth from the street fronting Saint James Park). Tower 2 exceeds allowable building height by 80 feet! The historic buildings within and near the Saint James Square Historic District are uniformly low, between two-to-four stories.

Ten years ago, the City Council and the former Redevelopment Agency approved an accelerated development schedule for the (Cont'd p. 5)

Former Fire Station 1 Success!

On Friday, Nov. 7, San Jose's Central Fire Station, also known as Old Fire Station One and a City Landmark, went before the California State Historical Resources Commission to be considered for inclusion in the National Register of Historic Places. The San Jose Fire Museum (SJFM) is very happy to report that the Commission unanimously approved the nomination!

The Commission's recommendation will now be forwarded to the National Park Service to be reviewed by the Keeper of the National Register. It was explained at the hearing that if the property is included in the National Registry, it will be automatically be listed on the California Register.

During the hearing, Commission staff reported on the historical significance of San Jose's Old Fire Station Number One. Briefly summarized, those comments described the building as "...an International Style firehouse located in downtown San Jose,

designed by the architecture firm of Binder and Curtis and built in 1951. When this station was completed, it became the city's central fire station including a new communication system that functioned as a command center for emergency services throughout the city."

Attending the meeting at the historic Sacramento City Hall were SJFM President John McMillan, SJFM Director of History and Founder Emeritus Sam Seibert, SJFM volunteer John Whitaker and Liz Whitaker. John McMillan spoke briefly before the Commission expressing the Museum's gratitude for its decision. During his comments, he explained the importance of the building's inclusion in the National Registry of Historic Places and described future plans for the old firehouse. 

-John Whitaker

Hotel De Anza Upgrade

Hotel De Anza, at 233 W. Santa Clara Street, will be upgraded soon by its new owner, Lowe Enterprises. The historic structure was saved and restored by the San Jose Redevelopment Agency and re-opened in 1990. Upgrade plans will save and enhance its historic character. Rooms will receive new furniture, modern bathrooms and hi-tech amenities.

The lobby, lounge and other common areas will also be improved. The Art Deco Hotel De Anza opened in 1931 and was celebrated as a "first class hotel." H. H. Weeks designed the 144-room, 10-story hotel and builder Carl Swenson completed construction in just one year. 

Threatened (Cont'd)

restoration of the historic Church in return for a low price for the property. Not only has the developer failed to meet its original obligations, the requirements of an amended agreement approved in 2009 to restore the Church has been ignored.

The proposed Park View Project has recently planned to move the Church and eliminate its basement for more parking. Several reports that have come to light discuss concerns about the condition and stability of the Church. Therefore PAC*SJ prefers not moving the Church - but if relocation is absolutely necessary we urge a structural analysis to determine the safety and feasibility of the move.

As a dedicated advocate for San Jose's historic resources, PAC*SJ is concerned about the context and impacts of both

of these proposed developments. The First Church of Christ Scientist and Trinity Episcopal Cathedral are significant contributors to the District, adjacent to important historic and cultural resources, and within a growing neighborhood. All these considerations require diligent evaluation and action to mitigate permanent significant negative impacts on this fragile Historic District. The St. James Historic District is arguably the most important and remarkable Historic District in San Jose and well worth any effort to preserve its special value. 

*This article is a summarized and edited version of two separate letters written by the PAC*SJ Advocacy Committee and were submitted to the San Jose Planning Department in October, 2014.*

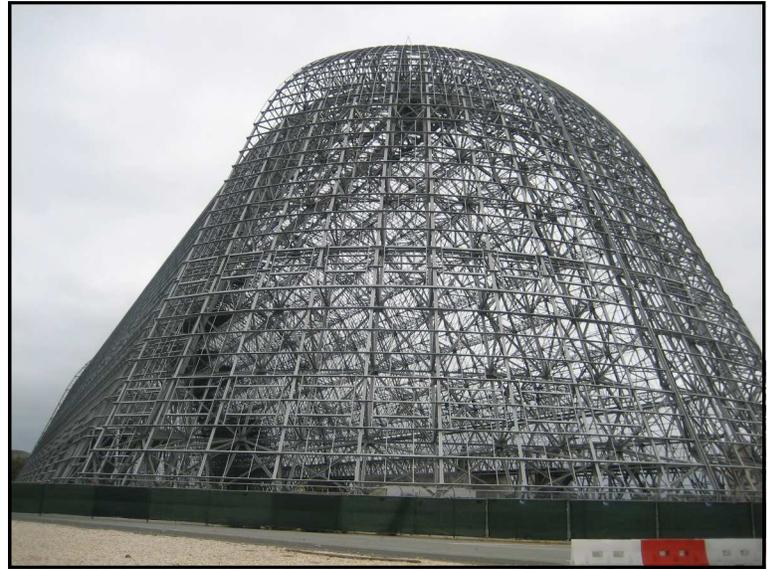
Preservation Kudos

Google and Hangar One

Kudos to Google, who has officially leased the Moffett Field facility and committed to spending over \$200 million dollars to rehabilitate Hangar One and two other hangars. They also plan to create an educational center to “explore the site’s legacy and the role of technology in the history of Silicon Valley” and will manage the historic air base. Google will conduct research in space exploration, aviation, robotics and other emerging technologies.

The iconic 1931 Hangar One originally was originally built to house naval airships. In 2003, it was closed because of chemicals leaching from its outer skin. Google has committed to re-skinning Hangar One and saving it from demolition by neglect. Presently it is open to environmental intrusions.

Google also has a separate long-term lease for office facilities on another 42 acres at the Moffett Field site. 



**Hangar One at Moffett Field,
waiting for its new skin.**

(Photo: Gayle Frank)

ED Message (Cont'd)

Several parties expressed interest and our friends at Little Italy worked very hard to move the house to Little Italy/River Street. To date they have been unsuccessful in securing a new location for the house.

We hope improved policies come out of this potential demolition. Currently, a developer is not responsible for any costs related to relocating an historic structure. We have long advocated requiring developers to pay a portion of relocation costs by contributing an amount at least equal to the costs of demolition. In the past the City has ignored this request but this year the Planning Department has shown some interest in pursuing this proposal. It won't help the Vogliazzo House but maybe it will benefit future structures that are “in the way” of development.

Aside from frustrations over issues like the Vogliazzo House, we are cautiously optimistic that next year, under a new mayor and city council, preservation issues will receive more sensitivity and respect.

Our congratulations to Mayor-elect Liccardo and the new members of the City Council. We look forward to working

together collaboratively to make our community a better place and preserve our ever-dwindling architectural heritage.

We recently held our Annual Meeting and elections for the Board. Congratulations to our new and returning Board members and officers. As new members join our Board some members will be leaving at the end of the year. Our thanks to Cici Green, Brian Habekoss and Helen Stevens for their service to the organization and for their dedication to PAC* SJ.

As 2014 comes to an end, consider making a year-end donation to your favorite organizations and we hope you will keep PAC* SJ in mind. Thanks also to everyone – our Board and our members – for their ongoing dedication and support to preserve the historic structures of our community. It takes all of us to be successful and we look forward to your continued support in the New Year.

Best wishes for a Happy and Healthy New Year!

**Brian Grayson, Executive Director,
Preservation Action Council of San Jose**

Preservation Kudos

Yosh Uchida Hall

The refurbishment of San Jose State University's athletic building, Yosh Uchida Hall, was celebrated on November 7, 2014. The Hall served as the original SJSU (formerly called State Teachers College at San Jose) gymnasium constructed in the late 1920s. Its refurbishment kept the architectural features but updated the facilities for today's students. It sits at the corner of S. Fourth St. and Paseo de San Carlos.

The Hall was named in 1997 after Yoshihiro Uchida who officially started teaching Judo at SJSU in 1946 and was the inspiration for their renowned Judo program. Among numerous accomplishments, he organized the first National Collegiate Judo Championship in 1953 and coached the first US Olympic Judo Tournament in 1962 in Tokyo. The SJSU Collegiate Judo Team is the most successful team in US Judo History, while building role models and encouraging successful leadership.

Uchida cut the ribbon at the dedication, which was attended by such dignitaries as Norman Mineta, Japanese Consul General Masato Watanabe, San Jose Mayor-elect Sam Liccardo and SJSU President Mohammad Qayoumi. ☞



*Entrance to Yosh Uchida Hall at San Jose State University.
The doors on the left face Paseo de San Carlos.*



SW corner of the Hall, doors facing S. 4th Street.

(Photos: Gayle Frank)

Lick Observatory

Lick Observatory has a new lease on life – for the moment. The University of California has decided to continue funding the 126-year old Observatory, though its budget will be smaller and continued research may be more difficult. A year ago the University announced that its operational funding for Lick would cease in a few years and operating expenses would have to come from donations. Now, this reversed decision to continue funding may be attributed to UC personnel changes and the wide support from the public for saving the iconic site.

Monetary public donations will be easier to mobilize knowing that UC is supporting Lick's basic operations. Lick Observatory is an important test site for new technologies and offers graduate students and scholars a chance to design and implement their research projects.

Friends of Lick Observatory contributes to Lick's astronomical research and individual donors have assisted with important purchases of high-end instrumentation. For more information visit www.ucolick.org/public/friends/index.html. ☞

Terraine Street Home Threatened

The Neo-classical house at 152 Terraine Street, pictured center, is slated for demolition if a new location is not acquired. It is in the way of a hi-rise development bordering N. San Pedro, W. St. James and Terraine Streets. PAC* SJ strongly urges that the historic home at 152 Terraine be allowed to be relocated to an available plot of land nearby.

San Jose's Little Italy, under the helm of executive director Josh DeVincenzi Melander, has found the ideal location for this house—next to restored homes that line the Guadalupe River Park. But the catch is: San Jose's Parks, Recreation and Neighborhood Services declared that using this vacant lot would diminish designated green space. But we are talking about a large dirt lot sitting vacant along a row of small houses.

What's even more disturbing is that the developer is not required to contribute the amount of money it would cost to demolish the historic home toward its re-location. Here is another case where the City of San Jose has failed to use common sense regarding preservation issues.

The house represents San Jose's historical past in a working-class, Italian immigrant neighborhood. Serafino Vogliazzo (1853-1933) came to the U.S. from Italy and eventually arrived in San Jose where he became an American Citizen in 1882. At that time there were only thirty-nine Italians registered to vote in all of Santa Clara County. He traveled back to Italy to marry Angela Riscaldina (1863-1941), both returning to San Jose in 1883. Serafino worked as a vegetable peddler, farmer, orchardist and rancher, and eventually was able to purchase various parcels of land including a ranch in the east foothills. By 1907-09, the Vogliazzos sold off some of their land to purchase two plots in San Jose on one of the oldest San Jose streets, Terraine Street, between Chabolla Alley (now gone) and San Augustine (now St. John Street.) The Fallon House lay behind their property and the Peralta Adobe sat across the street. Over the next few years, Serafino and his family built four cottage-style homes,

single story, with wrap around porches and Tuscan columns at 156, 154, 152 and 150 Terraine Street.

The Vogliazzos moved into 156 Terraine in 1908. The house next door (154) was constructed soon after and rented out. The Vogliazzos moved into 154 Terraine in 1917, remaining there for the rest of their lives. The third house at 152 Terraine was built in 1909 for the Vogliazzos' daughter, Louisa and her new husband Charles Rosenhahn. These three Neo-Classical homes were very similar in style with wood construction. Serafino's last and fourth lot, next to 152 Terraine, was presented to their other daughter, Dell (Delvina) Vogliazzo Baggott and her husband George Baggott in 1912. George Baggott was a contractor at the time and is presumed to have built the stucco home at 150 Terraine.



Photo: Gayle Frank

The only Vogliazzo family house left today remains at 152 Terraine, is in good condition and basically unchanged. It was built in 1909 by contractor D. A. Chartier and finished in three months. Louisa and Charles Rosenhahn remained in the five room cottage until 1930. They had one daughter, Louise. The other three houses were razed in the 1970s; the land became city parking lots. The only permanent evidence that remains from

the Vogliazzos' past is the Rosenhahn house at 152 Terraine Street, a designated "historical structure of merit." The family that Serafino and Angela created made contributions to the City of San Jose for over a hundred years, in no small part because of their hard work and generosity. The house should be preserved as a reminder of our city's rich history and the Italian immigrant population that helped to build it. To watch a video of the Vogliazzo family history visit www.razoo.com/story/Save-The-Historic-Vogliazzo-Home. ☞

Source: "Serafino Vogliazzo, Early Italian Immigrant to Santa Clara Valley" by Jan Roloff, in appreciation of the contributions made by her great-grandfather to the Valley of Heart's Delight.

San Jose Vintage Signs

Some preservationists are saying that San Jose has the best assortment of vintage neon signage in the greater Bay Area. On San Carlos Street, there's the Western Appliance sign, Time Deli, Alex's 49er Inn, Y NOT, Falafel Drive-In, Westside Billiards, Mel Cotton's, O. C. McDonald, Orchard Supply Hardware, etc. But we've learned that we lost the Meyer Appliance sign some time ago. It was saved from demolition but left the area. The flood of high density development on San Carlos Street threatens our vintage sign inventory.

Other personal favorite signs around town include Futurama Bowl (Safeway), Babe's Muffler (which, at one time may have been lit), Winchester Shopping Center, Mr. T's Liquor Locker, City Center Motel, Wing's in Japantown, Firato Delicatessen, Hotel St. Claire, Andy's Pet Shop, Flamingo Motel, Stephens Meat Dancing Pig and the Jose Theater. We bet there are other signs out there just waiting to be discovered.

Vintage signs are another golden opportunity for San Jose to celebrate its vibrant past. Send us a photo of your favorite San Jose vintage sign and we will publish it on our website, in our newsletter and/or on our Facebook page. Favorites can be emailed to info@preservation.org. 🐾



Above, the famous dancing pig sign on Autumn Street, taken from a 2008 video by Andrew Wood. The pig is not dancing any more and the sign is quickly deteriorating.

To see the dancing pig in motion visit:

<https://www.youtube.com/watch?v=InICmKLQRKA>



Two lower photos: Gayle Frank

Latest City Landmark

Congratulations to Barry and Maile Del Buono, owners of the latest San Jose City Landmark. Their "Daniel D. Tennyson House" at 54 S. 14th Street was approved as a City Landmark by the San Jose City Council on December 2nd. This house is an outstanding example of the well-respected design by Wolfe and McKenzie, the partnership between 1899 through 1910 that produced a unique blend of architecture

Built in 1904 for Daniel D. and Lillie Tennyson, the 1 ½ story home illustrates many of the characteristics of a Wolfe and

McKenzie design with such distinct features as deep eaves, ornamental windows, columns and an angled bay window. PAC*SJ's popular Home Tour in August of this year highlighted five Wolfe & McKenzie homes in Naglee Park and on The Alameda.

The Tennyson's owned orchards throughout the county and Daniel Tennyson was a pension agent for retiring veterans and a land agent for the US Department of Interior. The Tennysons occupied the house throughout their lifetime. 🐾



ON THE RADAR

Willow Glen Trestle

The City is proceeding with its plans for the trestle's replacement. It has issued a "Notice of Preparation" of the Draft EIR for Three Creeks Trail Pedestrian Bridge Project (file no. PP13-085), which is online at www.sanjoseca.gov/DocumentCenter/View/36048.

Because of the Court ruling, the EIR must consider the feasibility of alternatives to the proposed steel bridge, including the rehabilitation and reuse of the railroad trestle.

The city held a Public Scoping Meeting on Oct. 21st with the official public comment period ending on Nov. 8th. The Draft EIR is expected in early 2015. ☞

Burbank Theater

The Art Deco Burbank Theater at 552 S. Bascom has seen better days. The marquee has been vandalized with graffiti and the building is worn. But inside dance and performance classes are offered by Studio Sharise. The dream is for the site to become a creative performing arts center where "micro venues" would seat audiences as small as 30 or as large as 175 people.

The movie theater opened in 1949 and later transitioned to an art house theater, a revival house, and finally a porn theater, closing down in 2000. The construction of Highway 280 and the Parkmoor Avenue exit ramp destroyed the theater's only parking lot. Now the historic building is in danger of foreclosure and its fate is uncertain. It is a wonderful example of the Art Deco design and adds a unique flavor of the past to the area. ☞

San Jose Documentary Planned for Jan. 22

A new movie about the working people, political leaders and dreamers who built the City of San Jose will be shown on January 22nd, 2015 at the California Theatre, 345 S. First Street. This World Premiere of "**Changing Boundaries: The History of San Jose**" is presented by CreaTV San Jose, Norman Kline Productions and History San Jose. The film was directed by Tricia Creason-Valencia, narrated by actor Peter Coyote and features an original musical score by Grammy nominee Robert Berry of Soundtek Studios.

This first-of-its-kind documentary features interviews with key historical figures, from farmers to civic leaders, including Tom McEnery, Blanca Alvarado, Norm Mineta, San Jose Historian Paul Bernal, and Jimi Yamaichi, of the Japanese-American Museum of San Jose. Other notable interviewees include historians Terry Christensen, Nannette Regua and Steven Millner.

Tickets to see the film, shown at 7pm, will run \$25 with \$50 tickets for an additional VIP reception at 5:45pm. A question/answer period will follow the film. ☞



To Report Vacant Building Problems

If you notice a vacant building accessed by vandals or homeless persons or other alleged violations, report at:

<https://secure.sanjoseca.gov/codeEnforcement/blight-report.htm>.

Holy Cross Church Burns

Holy Cross Church at 580 E. Jackson Street, between 12th and 13th Streets went up in flames on November 16th. The attractive stucco church was constructed in 1919 and dedicated in 1920. The church was founded in 1906 to serve working-class Italian immigrants who lived in the north San Jose area.



Photo: Gayle Frank

Parishioners were grateful that their precious crucifix, a ten-foot wood carving in medieval style and crafted in Italy, survived the fire. After being missing for 40 years, the crucifix was saved, restored and replaced in 2005. Its survival in this fire was a sign to many that their church was meant to be rebuilt. ☞

*Holy Cross Church, founded in 1906.
This structure was built in 1919-1920.*

Meet our New Board Members



Scott Lane

Scott Lane is our newest Board Member, joining in November. He is a Director at Zella Media and has lived in the San Jose area most of his life. He has seen first hand how preservation can be celebrated as a source of pride and an economic and tourist draw in a modern world while living and working in Australia.

Scott has been active with the Friends of the Willow Glen Trestle group, working hard to save the historic structure. He believes a saved and sensitively restored Century 21 & 22 (perhaps 23) should be the centerpiece in a new Santana Row.

He acknowledges that preservation is an uphill battle and is looking forward to helping to improve community and political opinions about the importance of saving, promoting and celebrating our "Valley of Hearts Delight" heritage. He will help with advocacy and educating our elected officials as well as increasing our membership, growing our organization and promoting the joys and well founded benefits of preservation for all ages of our society.



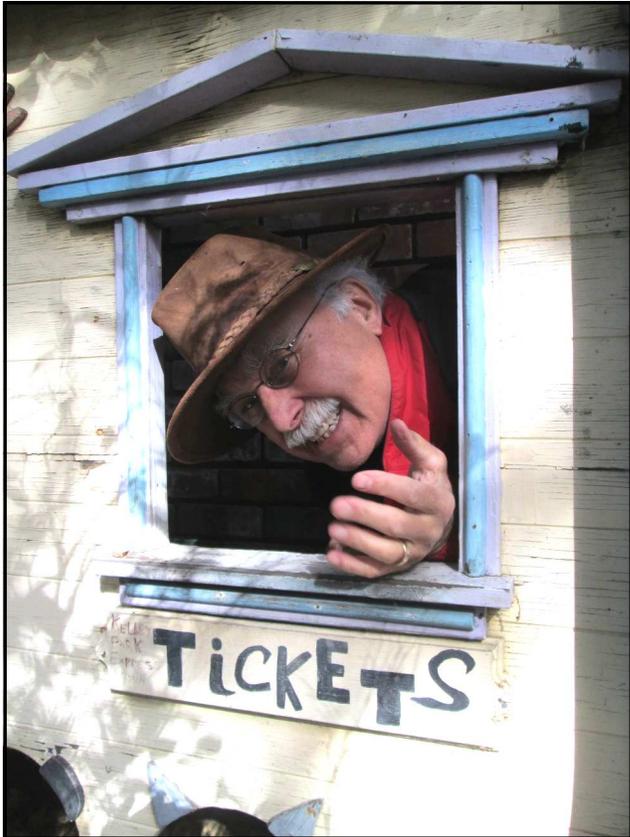
Shanna Desai

Shanna Desai joined the Board a few months ago. She was born and raised here in Santa Clara County. She is a Real Estate Agent with Intero Real Estate Services, a Berkshire Hathaway affiliate.

Shanna specializes in our historical neighborhoods as well as corporate relocation. Prior to that she held an executive level of sales & management positions in a corporate environment.

Shanna's area of expertise includes management, communications, planning, marketing and strategic planning. She is interested in vintage buildings and homes along with remarkable architecture. As a new Board Member, Shanna feels that it is important to educate the community in understanding the value of retaining our architectural heritage.

PAC*SJ Members Event



Left, Hugh Graham stands behind a section of the original Frontier Village wooden cutout.



*Above, André & Mattie Luthard.
Below, Ellen & John Garboske.*

The day after Halloween, PAC*SJ hosted a members-only event held at the Campbell home of Shaughnessy McGehee where a small replica of Frontier Village resides. A delicious barbeque menu from Sam's Barbeque was enjoyed by all.

McGehee gave a short talk about the beginnings of Frontier Village back in 1961 and he explained how he began collecting all things from Frontier Village. He visited the original Frontier Village about ten times as a child.

Party guests took advantage of the photo opportunities and had fun wobbling across the rope bridge, sitting in the tiny school house, checking out the saloon or sitting in the original, mini antique cars.

PAC*SJ thanks Shaughnessy McGehee and family for allowing us to experience a visit to the past.  (more photos on pg. 13)



Members Event (Cont'd)



Top left, Susan Torngren and John Gregorin.

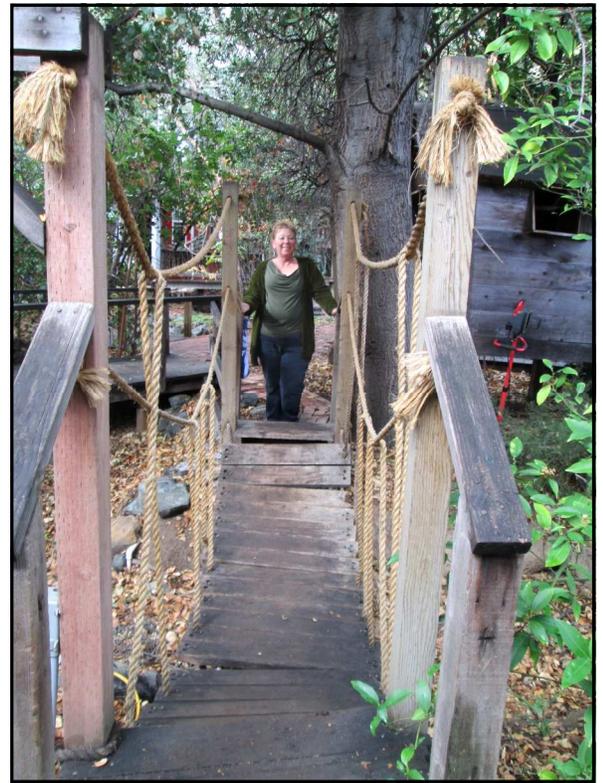
Top right, Patt Curia and Heinz Bodeker.

Above, Krista Van Laan, Cici Green, Franklin Maggi.

Above, Brian Grayson.

(more photos pg. 14)

Members Event (Cont'd)



Above, Cici Green and Ron Maeder are trying out the original Opera cutout from Frontier Village.

Top left, Shaughnessy McGehee tells of the origins of Frontier Village.

Top right, Suzanne Doty tries out the rope bridge.

Above, Steve Corelis, John Mitchell, Sharon McCauley and Mattie Luthard listen to Shaughnessy's stories.

PAC*SJ 2015 Calendar

- Feb 2** Monday, PAC*SJ Board Meeting, 6:30 - 8 pm. History San Jose, Pasetta House.
- Mar 16** Monday, PAC*SJ Board Meeting, 6:30 - 8 pm. History San Jose, Pasetta House.
- Mar 26-28** Thurs, Fri & Sat. PAC*SJ **Spring Garage Sale** at 260 S. 13th St. Thurs-Fri, 7 am—7 pm. Saturday, 7 am—1 pm. To volunteer or donate contact Patt Curia at donations@preservation.org.
- Apr 20** Monday, PAC*SJ Board Meeting, 6:30 - 8 pm. History San Jose, Pasetta House.
- May 18** Monday, PAC*SJ Board Meeting, 6:30 - 8 pm. History San Jose, Pasetta House.

PAC*SJ Board Election

The PAC*SJ nominating committee submitted the following names to stand for election to the Board: Darryl Boyd, Patt Curia, Shanna Desai, Ellen Garboske, Hugh Graham, André Luthard, and Josh Marcotte. An e-ballot was delivered to PAC*SJ members in October asking for a vote by email, mailing the response or delivering the member's vote in person at our annual meeting.

The PAC*SJ annual meeting was held on Nov. 17th at the Pasetta House, History San Jose. The membership unanimously approved the seven nominees to serve on the Board. Each year only half the Board's terms are up for renewal. A new applicant, Scott Lane, was also appointed to the Board for a 1-year term. The slate of officers offered by the Nominating Committee was then approved by the Board. For a full list of the Board members and officers for 2015 see page 24.



San Jose Japantown—125 Years

Japantown will be celebrating its 125th Anniversary next year. Murals and creatively painted electrical boxes are appearing in the area. The historic story benches, installed earlier, tell stories of early Japantown. The Ken Ying Low Building is scheduled to open next year as a hand-made noodle restaurant. Stay tuned for events celebrating this anniversary. The new book, *San Jose Japantown, A Journey*, came out in November.

Silicon Valley Bikes: Passion Innovation & Politics Since 1880

This History San Jose exhibit will run through May, 2015. It is the first-ever comprehensive museum exhibit on the history of cycling in the Santa Clara Valley, located in the Pacific Hotel at History Park. More details at: www.historysanjose.org.

PAC* SJ Announces

Visual San Jose

2015 Historic Photo Contest

Enter your photo of a San Jose historic building, site or artifact
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March 7th

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Photo From the Past



Agnews Developmental Center in 1936, 3500 Zanker Road in North San Jose.

(Not to be confused with the West Campus, the former Agnews Hospital [aka Insane Asylum] in Santa Clara.)

This is an aerial photo of the Agnews Developmental Center on Zanker Road in San Jose, taken on June 7, 1936. The Center was closed in 2011 and is a potential historic district as one of California's earliest facilities for the treatment of developmental disabilities. Note the water tower on the right and the three independent Wards of innovative design called the "colony" plan, all completed by 1931.

Today this site is surrounded not by orchards but by Cisco, homes and buildings. This unique and historic site is threatened with demolition to make way for a Santa Clara School complex. For more details on this Center, visit www.preservation.org, newsletters, Spring, 2012.

Photo source: miltpeddy.com. Photo compliments of Wings of History—Air Museum, San Martin, CA

Frank Delos Wolfe: California Prairie Architecture

This past August, PAC*SJ presented its 2014 open homes tour showcasing the work of prolific San Jose architects Frank Wolfe and Charles McKenzie, who partnered from 1899 through 1910. Two years ago, PAC*SJ's 2012 home tour featured eight examples of the work Frank Wolfe did after he and Charles McKenzie separated—the Prairie-style architecture for which Frank Wolfe and his son Carl became famous. If that tour left you wanting to learn more about the unique Prairie work by San Jose's own Frank Delos Wolfe, you'll want to read Krista Van Laan's new book, *Frank Delos Wolfe: California Prairie Architecture*. Krista was the organizer for the 2012 tour and has been researching Frank Wolfe's work for many years.

The eight houses on the 2012 tour were just a small representation of the Prairie buildings Wolfe designed throughout Northern California. *Frank Delos Wolfe: California Prairie Architecture* covers all of the Prairie-inspired buildings Wolfe is known to have done. There were more than 40 built between 1912 and 1922, with more being discovered all the time, and nearly all of them still in existence today. Inspired by Frank Lloyd Wright and other Midwestern Prairie School architects, Wolfe took elements of the style and made them thoroughly Californian, appealing to clients who wanted

something "different." Today, these beauties can be found all over San Jose and surrounding cities, many still retaining their original features.

The book contains previously unknown biographical information about Wolfe and his influences, set against the backdrop of San Jose as it went through a building and architectural boom. The histories of the original owners are particularly fascinating. Krista Van Laan takes the reader on a tour of historic San Jose with stories of colorful owners such as community leaders Paul and May Clark and Frazier O. Reed, real-estate pioneers William Atkinson and Joe Hageman, "Lady Embalmer" Mary Ward, and glass artist Sylvain Le Deit, to name just a few. If you know local history, you may be surprised to discover who owned a Wolfe house.

History buffs and fans of architecture will definitely want to add this to their collection. The book is an oversized soft-cover coffee-table type book, 222 pages, filled with nearly 250 photographs of the exteriors and interiors of these houses, many in color. You can buy the book at Antiques Colony at 1881 W. San Carlos St, or at Discover San Jose at 150 S. 1st St., both in San Jose. Or go to the publisher's website at www.archivesandarchitecture.com. ☞

New California designation by the National Trust

Pond Farm in Guerneville, California, the historic home and workshop of renowned ceramic artist Marguerite Wildenhain, was added to the National Register of Historic Places in August of 2014. The California Department of Parks and Recreation also recently pledged \$450,000 to begin stabilization work on the long-neglected farm. ☞

Source: <http://www.preservationnation.org/magazine/national-trust-at-work.html#.VFLTWWdG030>

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Exploring San Jose City Landmarks

Here is the next San Jose Landmark from the City list. Check previous *Continuity* issues for earlier landmark descriptions at www.preservation.org.

HL92-61; Baker Ranch Buildings, 6468 Almaden Expressway

Ruben (also spelled Reuben) J. Baker arrived in San Jose in 1858 at the age of 23 from Missouri by way of West Virginia. Baker married Winifred L. Hart in 1865 and they had eight living children. In 1873 Baker and his family moved to Hollister where he owned a 172-acre farm, a 2,320-acre ranch and where he also engaged in butchering.

Baker returned to San Jose in 1883 and built his expensive home in 1886 set back from what is now Almaden Expressway near Camden. The two story white house, a tall water tower, garage and other incidental buildings still remain on the small portion of property left from the days of Baker's 300-acre farm. This ambitious man was admired for his good management skills and energetic work ethic. His farm was praised as being "perhaps the most desirable farm in his district."¹ Baker raised livestock, grew hay and grain, and farmed vegetables.

The Italianate style farm house and the tank house at 6468 Almaden Road (now Expressway) was determined to be historically significant. The house is one of the few farm houses from the 1880s left in San Jose. The barn, constructed around 1960, was determined to be assembled from a previous machine shop and feed barn from about the 1940s and is not considered historic.

Baker's daughter, Irene, married Joseph A. Matteis and they lived in the farm house after Irene's parents died. By 1992, their



Baker House facing west toward Almaden Expressway

daughter, Luceil Matteis, had lived in the house for six decades at the time of the landmarking issue of her property.

According to a San Jose Mercury News article (6/29/92), Ruben Baker's granddaughter, Luceil Matteis, fought a long battle against the City of San Jose, who wanted to landmark her property. Ironically, her family went to court twenty years earlier to prevent the city from tearing down the Baker House to make way for the wider Almaden Expressway. The house was subsequently moved and re-oriented. Family members were apprehensive about landmark status of their property, afraid it would be taken from them or they would lose control, even though the city assured them that wouldn't happen.

As it turned out, the City Council rejected the Historic Landmarks Commission's recommendation for landmarking the entire site and approved only the house and tank house as City Landmarks, a compromise that the landowner considered acceptable. At that time, this controversial dispute resulted in raising three questions that needed clarification by the City of San Jose: 1) when to landmark structures versus a total site, 2) improving the owner notification process, and 3) settling the question of whether owners or the public should pay city fees for modifying their landmarked property. ☞

¹ *Pen Pictures From The Garden of the World, or Santa Clara County, California, Illustrated.* - Edited by H. S. Foote, Chicago: The Lewis Publishing Company, 1888. page 451.



Behind fence, Baker Ranch house and tank house facing north

National Trust News

In the latest National Trust of Historic Preservation news (*Preservation*, Oct. 1, 2014), there is an article about adaptive re-use of churches transformed into restaurants.

As an example here is the text about the “Church Brew Works” in Pittsburgh, PA.

While some may scoff at turning a church into a brew house, Church Brew Works’ founder and owner Sean Casey feels it expands on the building’s original role as not only a place of worship, but a community hub. Casey bought the property, built as St. John the Baptist Church, in 1994.”

The Catholic Church removed all sacred objects, and the ensuing restoration was acknowledged with an award from the local history and landmarks association. Brew tanks gleam beneath the 51-foot ceilings in the former altar space. Pews were repurposed into seating or used to build the bar, and Douglas fir floors were resurrected from beneath old linoleum.

The brewery is famous for its unconventional pierogi, particularly the rattlesnake-and-cactus variety. Patrons often wash them down with a mug of the brewery’s award-winning Pious Monk Dunkel.



“Church Brew Works” restaurant in Pittsburgh, PA.

For more examples of churches turned into restaurants throughout the country, visit www.preservationnation.org/magazine/2014/fall/ecclesiastical-cuisine-churches-restaurants.html.

Why can't San Jose transform the magnificent First Church of Christ Scientist into a classy restaurant that would enrich the St. James Square Historic District? PAC*SJ was originally formed to save the Church, among other issues, back in 1990. Twenty five years later we are still waiting. ☘

No State Historic Tax Credit - Yet

California’s AB 1999 was a historic tax credit program and smart policy for California for many reasons. A state historic tax credit is a fiscally responsible way for Californians to sustain its economy and create jobs while protecting its heritage.

The California Preservation Foundation and the California Council of the American Institute of Architects led a broad-based coalition of preservation organizations to pass AB 1999. With the leadership of Toni Atkins, Speaker of the Assembly, their efforts resulted in unanimous, bipartisan support for AB 1999 from both houses of the state legislature - *State Assembly (75-0 vote) and the Senate (30-0 vote!)* The bill was delivered

to Governor Brown for his signature in late August. Unfortunately, Governor Brown vetoed AB 1999.

This advocacy effort brought together a diverse group of interests and strengthened alliances between preservation organizations, key legislators, and the business community -- all recognized the many benefits of AB 1999 and worked together for its passage.

The California Preservation Foundation will continue their work to pass a state historic tax credit to ensure that California joins the ranks of 35 other states that have enacted state historic tax credits.

Source: www.californiapreservation.org/state-tax-credit-coalition.html

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*Visit PAC***SJ**'s section of vintage treasures for sale inside "Discover San Jose."*

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The International House is a 501c(3) non profit organization. We appreciate your donations. We seek traditional dress from around the globe to add to our collection and items for residents' use such as camping equipment. Let us know if you have a way that you would like to contribute to improvements at I-House.



Please visit our home page to learn more about the International House at www.sjsu.edu/ihouse, write to us at ihouse@sjsu.edu, call (408) 924-6570, or stop by for a tour, 360 S. 11th Street, San Jose, CA 95112.

Fall 2014 Pancake Breakfast on Sunday, October 19th, 9:30 am - 1 pm

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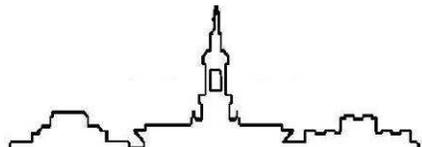
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CONTINUITY

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

We believe that historic preservation is **good for our quality of life, good for business, and good for the environment.** We aim to integrate a strong commitment to historic preservation into the land use and development decisions of the City of San Jose 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.

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