



CONTINUITY

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Court Rules for PAC*SJ-Again!

It was a classic courtroom scene, a battle of David and Goliath-like proportions. On one side was the team of attorneys from Lowe's, IBM, and City of San José. On the other was PAC*SJ's attorney, Susan Brandt-Hawley. Clearly we were outnumbered. As it turned out, the number of attorneys you have makes little difference when the law is on your side — and it was on our side on that early November day in the restored historic Santa Clara County Superior Courthouse.

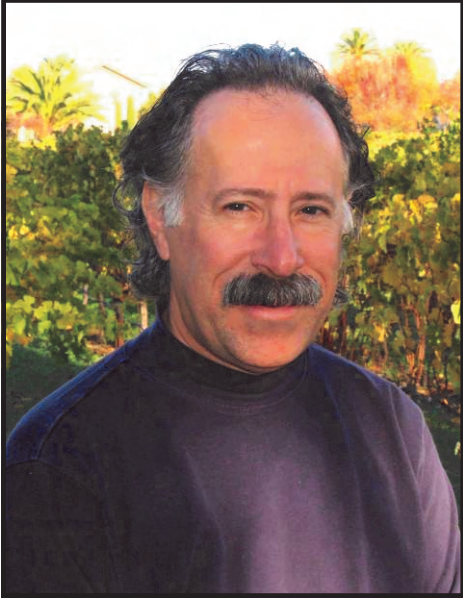
The Honorable Leslie Nichols, Santa Clara County Superior Court Judge, overturned the City of San José's approval of demolition of the historic IBM Building 25 for the second time. The Court first overturned the demolition in 2004 because the City violated the California Environmental Quality Act (CEQA) when it approved a Lowe's big box store on an 18-acre site on Cottle Road without substantial evidence that alternatives — for example, building a smaller-size Lowe's big box and adaptively reusing Building 25 on the site as well, or building the Lowe's store on a site a mile away — were infeasible.

A peremptory writ of mandamus was issued in 2004 ordering the City to revise its Environmental Impact Report (EIR) to further analyze alternatives to demolition of Building 25. After Lowe's and the City filed an appeal, the Sixth District Court of Appeal affirmed Judge Nichols' decision in a precedent-setting ruling that was published in August 2006 and affected CEQA cases statewide.

Lowe's then inexplicably *increased* the size of its proposed store by almost 20,000 square feet, to 180,000 square feet, which would be the largest Lowe's store in the nation. The City published a new EIR that identified alternatives that allow the Lowe's store to be built without demolition of Building 25. The City's Planning Department staff, the Historic Landmarks Commission, and Planning Commission all then urged that the Lowe's project be DENIED as proposed, since it would be inconsistent with planning goals of the General Plan and because of the many available project alternatives both on-site and off-site. While Lowe's insisted that alternative parking configurations, such as parking on the roof of the store, were impossible, City staff discovered that Lowe's had built and continues to build stores in other states with just such parking. A big box store in a sea of asphalt is not the sole option.

A Planning Commissioner noted at the public hearing: "...a variety of places worldwide utilize smart urban growth models for retail similar to this one by eliminating large paved parking areas which are both inefficient and have negative environmental consequences...I would encourage Lowe's to think outside the box...". (Continued on page 3)

President's Message



Brian Grayson

The days are growing shorter, the holidays are nearly upon us, and things should be quieting down as the year wraps up. But, that is not the case for PAC*SJ. Things are as busy as ever and there is much to do.

The biggest news recently is that we prevailed in court – again – in our efforts to save IBM Building 25. For the third time, the court ruled in our favor. As you will read

elsewhere in this issue, Judge Nichols overturned the City's approval to demolish Building 25.

While we are quite pleased with the Judge's ruling, this is not a time to gloat. This issue should have been resolved long ago and without having to resort to litigation, but the City Councilmembers refused to listen to us. They also refused to listen to their Planning Department or their Historic Landmarks or Planning Commissions. We made every effort to warn the City that it was approving illegal actions but we were rebuffed every time. The City should know by now that we are serious about protecting the historic resources of San Jose and that we will litigate if necessary, but only as an absolute last resort. We have shown that we do not take the decision to litigate lightly and we do not file a legal challenge unless we believe we have a very good chance of prevailing. Our record of legal victories bears that out.

The fact that in 2007 we still have to fight to save historic buildings is an embarrassment for a city the size of San Jose. Cities throughout the country and the world recognize the importance of their historic buildings and incorporate them into revenue-producing economic benefits. Here, we still have to argue over the merits of saving our historic buildings, and in most cases our elected officials still do not understand that they can have the development they want, save our historic buildings, and bring in much needed revenue to the city. In addition, preserving historic buildings also fits very nicely with Mayor Chuck Reed's Green Vision environmental plan to make San Jose a sustainable city.

Instead, we have to fight it out in court. We continually win, but we would rather focus on education programs and other beneficial activities. The same could be said for the City. If they would work with us instead of against us, there is much to be accomplished.

It is not over yet. We learned at press time that Lowe's is appealing Judge Nichols' latest ruling. It is truly unfortunate that Lowe's has taken a scorched-earth policy approach to this project, when City staff and Commissions recognize the many alternatives that would allow it to proceed without the loss of the IBM Building. While we are hopeful of saving Building 25, had the City just done the right thing in the beginning, not only would Building 25 have remained on the landscape, but Lowe's would have been in operation for several years and would already be producing revenue for itself and for the City. Perhaps someday our elected officials will better understand the value of historic buildings, not only from just an economic point of view but also how they define the character of a city and its sense of place.

All is not bleak, though, with the City. We continue to build our relationship with San Jose's Planning Department and the Redevelopment Agency. Both entities are willing to work with us towards the common goal of making San Jose a better place in which to live. We look forward to cultivating these relationships and collaborating on programs that will benefit the community.

We are also pleased to hear that Mayor Chuck Reed is recommending restoring the classic Civic Auditorium building. He is proposing spending \$10 million to make it an updated mid-size entertainment venue. Not only is this a much needed location for concerts and other entertainment activities, but it showcases one of the city's historic gems. We hope the Mayor's interest in this building and his concern for the environment is an indication that he will reevaluate his less than enthusiastic support for preserving other buildings in San Jose.

In closing, I want to thank Megan Bellue for the nearly two years she served as our Executive Director. Megan left recently to pursue other areas of interest, but she leaves behind a better and stronger PAC*SJ. We wish her well as she embarks on this new chapter in her life.

Brian Grayson
PAC*SJ President, 2007

(Continued from page 1)

The City Council nonetheless approved the demolition of IBM Building 25 in May 2007, and filed a "Return to the Writ" contending it had complied with the Court order. PAC*SJ filed objections to the Return and a hearing on the objections occurred on November 2, 2007.

At the conclusion of the hearing, Judge Nichols ruled in open court that the City has again violated CEQA. The Court refused to discharge the writ. The Court agreed with PAC*SJ that the EIR prepared for the enlarged store failed to adequately analyze the feasibility of alternatives to demolition both on-site and off-site, or to respond to EIR comments relating to feasibility. "Respondent's request to discharge the writ is DENIED pending further return, and order of this Court, confirming compliance with the California Environmental Quality Act."

The City now must set aside its approval of the project, revise its EIR and re-circulate it for public and agency comments, and then have further public hearings before the Historic Landmarks Commission, Planning Commission, and City Council if it continues to propose demolition of IBM Building 25. Approval of demolition will continue to be illegal unless alternatives to demolition are proven to be infeasible.

Lowe's response to the Judge's ruling was to file another appeal. At press time there were no other details available regarding the appeal.



It is with mixed feelings that I announce my departure from PAC*SJ. I have valued my two years with PAC*SJ and have enjoyed meeting and working with many of you. I am leaving PAC*SJ to pursue other interests and hope not to stray too far from preservation. PAC*SJ is in a good position to move forward into the future. This summer and fall we hosted a very successful workshop on the California Historic Building Code attended by more than 100

preservation professionals. We also hosted a successful and exciting lecture by noted preservation economic analyst, Donovan Rypkema, which challenged us to think about preservation in new ways. We also hosted the most successful fall event ever with our Italian Festa at the Roberto Adobe. We hosted more than 300 people for a lovely evening under the clouds which fortunately never opened up. A heartfelt thank you goes to all our tireless volunteers who make PAC*SJ the organization it is. With all my best and wishes of good luck, thank you for the opportunity to have served the Preservation Action Council of San Jose and historic preservation in San Jose.

Cheers, Megan Bellue



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The Board and members of PAC*SJ wish to thank Megan Bellue, our Executive Director, for her contribution to our organization over the past two years. We will miss Megan's historic preservation expertise and experience.

PAC*SJ wishes the best for Megan in her new endeavors.

Sustainability, Smart Growth and Historic Preservation

Part III. Preservation & Cultural/Social Responsibility

by Donovan D. Rypkema

There are some ways that heritage conservation contributes to sustainable development through environmental responsibility and through economic responsibility. But I saved the third area – cultural and social responsibility – for last, because in the long run it may well be the most important.

First, housing. In the United States today we are facing a crisis in housing. All kinds of solutions – most of them very expensive – are being proposed. But the most obvious is barely on the radar screen – quit tearing down older and historic housing. Houses built before 1950 disproportionately are home to people of modest resources – the vast majority without any subsidy or public intervention of any kind. So you take these two facts – there is an affordable housing crisis and older housing is providing affordable housing and one would think, “Well, then, a high priority must be saving that housing stock.” Alas, not so.

In the last three decades of the 20th century, we lost from our national inventory of older and historic homes 6.3 million year-round housing units! Over 80 percent of those units were single-family residences. A few of those burned down or were lost to natural disasters, but the vast majority of them were consciously torn down – were thrown away as being valueless. And today millions of American families are paying the cost by paying for housing they cannot afford. Certainly not every one of those houses could or should have been saved. But if even half were retained instead of razed, the picture today would be much different for the millions of Americans inadequately or unaffordably housed.

For the last thirty years, every day, seven days a week, 52 weeks a year we have lost 577 older and historic houses. For our most historic houses – those built before 1920 – in just the decade of the 1990s, 772,000 housing units were lost from our built national heritage. But when there are policies to conserve older housing stock, we are meeting the social responsibility of sustainable development.

But at least as important as the affordability issue is the issue of economic integration. America is a very diverse country – racially, ethnically, educationally, economically. But on the neighborhood level, our neighborhoods are not diverse at all. The vast majority of neighborhoods are all white or all black, all rich or all poor. But the exception – virtually everywhere I’ve looked in America – is in historic districts. There rich and

poor, Asian and Hispanic, college educated and high school drop out, live in immediate proximity, are neighbors in the truest sense of the work. That is economic integration and sustainable cities are going to need it.

Earlier I mentioned the labor intensity of historic preservation and the jobs it creates as part of the economic component of sustainable development but I want to mention it again in the social context. Those aren’t just jobs. They are good, well-paying jobs, particularly for those without formal advanced education. That too should be part of our social responsibility within sustainable development.

I told you that I work in the area of economic development. Economic development takes many forms – industrial recruitment, job retraining, waterfront development, and others. But historic preservation and downtown revitalization are the only forms of economic development that are simultaneously community development. That too is part of our social responsibility.

So I want to return to the premise with which I started. Green buildings are part of, but in no way are a synonym for sustainable development. That is not to say that we should not all be very pleased that preservationists are beginning to try to enlighten the green building people. Preceding the National Trust conference in Pittsburgh last fall was held a National Summit on the greening of historic properties. This was an excellent step forward and I certainly don’t have any quarrel with any of their conclusions or recommendations. I am certainly not wedded to the Secretary of the Interiors Standards for the Rehabilitation of Historic Buildings. And if the Secretary’s Standards have to be adjusted to be more environmentally sensitive, so be it. But I am very concerned that in our rush to make nice with the green building people we will forget this is about sustainable development, not about green buildings. Here’s this great report. Green buildings mentioned 53 times; sustainable development mentioned exactly zero times.

Of course, the big accomplishment of the U.S. Green Building Council is the development of the LEED certification system. In the pilot stage is a checklist for evaluating neighborhood development. And it’s fine. 114 total possible points, including up to a gigantic 2 points if it’s an historic building. But if you look at the individual line items in the checklist, at least 75% of the goals of those items are automatically met if you rehabilitate an historic building. If we really need (Continued on page 5)

Part III. Preservation & Cultural/Social Responsibility (cont'd)

such a checklist, it ought to be 200 points and you start out with 75 points for being an historic building.

I'm not sure we need platinum plaques on porches. But if we do, they should be for sustainable development, not for green buildings. And, in fact, just such a checklist has been devised in Great Britain. Using the three elements of sustainable development, this scoring system includes such elements as "functional adaptability", cultural importance, cultural adaptability, lovability, local amenities, and embodied energy as well as energy consumption, ecological attributes, etc. This certainly includes green building attributes, but within a broader sustainable development context.

Environmentalists cheer when used tires are incorporated into asphalt shingles and recycled newspapers become part of fiberboard. But when we reuse an historic building, we're recycling the whole thing.

Finally, I'd ask you to take a moment and think of something significant to you personally. Anything. You may think of your children, or your spouse, or your church, or god, or a favorite piece of art hanging in your living room, or your childhood home, or a personal accomplishment of some type. Now take away your memory. Which of those things are now significant to you? None of them. There can be no significance without memory. Now those same things may still be significant to someone else. But without memory they are not significant to you. And if memory is necessary for significance, it is also necessary for both meaning and value. Without memory nothing has significance, nothing has meaning, nothing has value.

We acquire memories from a sound or a picture, or from a conversation, or from words in a book, or from the stories our grandmother told us. But how is the memory of a city conveyed? Here's what Italo Calvino writes, "The city ... does not tell its past, but contains it like the lines of a hand, written in the corners of the streets, the gratings of the windows, the banisters of the steps, the antennae of the lightening rods, the poles of the flags, every segment marked in turn with scratches, indentations, scrolls." The city tells its own past, transfers its own memory, largely through the fabric of the built environment. Historic buildings are the physical manifestation of memory – and it is memory that makes places significant.

What is the whole purpose of the concept of sustainable development? It is to keep that which is important, which is valuable, which is significant. The very definition of sustainable development is "...the ability to meet our own needs without

prejudicing the ability of future generations to meet their own needs." We need to use our cities, our cultural resources, and our memories in such a way that they are available for future generations to use as well. Historic preservation makes cities viable, makes cities livable, makes cities equitable.

I particularly appreciate that the broadened concept of sustainable development is made up of responsibilities – environmental responsibility, economic responsibility, and social responsibility.

Next year, of course, is an election year. And every side in every race will be supported by dozens of advocacy movements. Most of them are "rights" movements, and I'm for all of those things – rights are good. But I would suggest to you that any claim for rights that is not balanced with responsibilities removes the civility from civilization, and gives us an entitlement mentality as a nation of mere consumers of public services rather than a nation of citizens. A consumer has rights; a citizen has responsibilities that accompany those rights. Historic preservation is a responsibility movement rather than rights movement. It is a movement that urges us toward the responsibility of stewardship, not merely the right of ownership. Stewardship of our historic built environment, certainly; but stewardship of the meaning and memory of our communities manifested in those buildings as well.

The social/cultural components of sustainable development can be addressed at the neighborhood level...in fact that is the most effective scale for those issues to be addressed. That's why neighborhood level historic preservation advocacy is so important. YOU are the sustainable development movement in your city. The EPA, the Green Building Council and far too many environmental activists just haven't figured that out yet.

Sustainability means stewardship. There can be no sustainable development without a central role for historic preservation. That's what you all are doing today, and future generations will thank you for it tomorrow.

*The article above contains excerpts from Donovan D. Rypkema's presentation, **Sustainability, Smart Growth and Historic Preservation**, given at the Historic Districts Council Annual Conference in New York City, on March 10, 2007. Parts I and II in our Summer and Fall issues of "Continuity" are available on line. Mr. Rypkema's lecture in San Jose covered similar material.*

ON THE RADAR



IBM's Building 25/Lowe's: Once more PAC*SJ prevailed in the courts. Judge Nichols ruled that the EIR for the Lowe's project did not meet CEQA standards. Now it's anyone's guess what will happen next. It appears that one of the alternative sites suggested

for Lowe's (the iStar site south of Hitachi) may be rezoned for housing in order to facilitate the construction for a soccer stadium.

Donner House: The remains of the façade are still on site and have been covered with plastic. PAC*SJ is still brainstorming ideas on what could be done with them. It was interesting to note that the value of the property increased one million dollars after the fire.

MLK Library (San Carlos St.): The City would like to expand the convention center and in order to do so would have to demolish the former library. Before the city can do this, an EIR will have to be written and circulated. The historic significance of the building will be evaluated at that time.

San Jose Medical Center: An EIR is being prepared to evaluate the environmental impacts that the demolition of the buildings on the property would have. It's not clear at this time whether the demolition of a former IBM building (between N. 15th and N. 16th Streets) is included in this phase of the project. The proposed new use for the property is a surface parking lot.

BART Alignment and Exhaust Vents: It is proposed that the BART alignment, rather than go under Santa Clara Street west of Coyote Creek, should be located to the south of the street. The reason for the realignment is to avoid removing the posts of the bridge over Coyote Creek on East Santa Clara Street. The posts were treated with creosote and no one quite knows how to deal with that. The BART system will need an exhaust vent along the new route and several locations are being evaluated on Santa Clara Street between 10th and 17th Streets. For security purposes, vents are enclosed in a structure approximately two stories high.

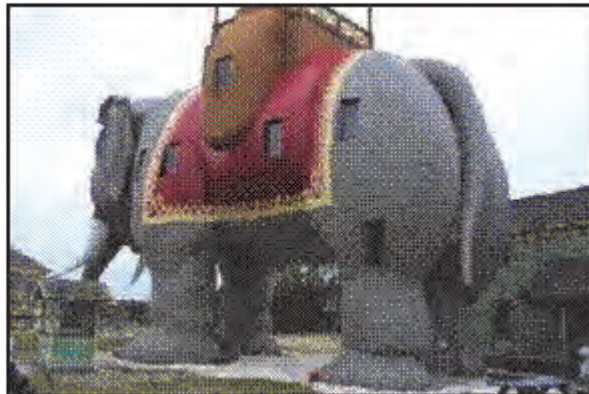
Civic Auditorium: Kudos to Mayor Reed for proposing to renovate this historic building. Hopefully the money can be found to do it.

Park View Towers: The deadline for submitting comments to the SEIR (Supplemental Environmental Impact Report) was November 13. PAC*SJ has submitted comments. As part of the project, the First Church of Christ Scientist will be saved and restored, but it doesn't look as optimistic for the former Letcher's Garage building. The lot next to the east side of the church will be left vacant and used as a surface parking lot. It does not appear that the proposed project adheres to the St. James Park Design Guidelines: the setback height limitation is exceeded. The height of the building proposed for the Devine Street side is approximately as high as city hall. Wow!

A Different Kind of Historic Landmark

Margate City, New Jersey (close to Atlantic City) is home to Lucy the Margate Elephant. Lucy is the world's largest elephant and the only one to be designated a National Historic Landmark. James V. Lafferty built Lucy in 1881. She stands 6 stories high and weighs 90 tons! She served as a hotel and then a tavern. Today, thousands of

visitors tour Lucy's innards and visit her gift shop every summer. Over 126 years old, she has been painstakingly restored and is the oldest remaining example of zoomorphic architecture left in the United States.



Preservation Progress

East San Jose Carnegie Library

In November, the East San Jose Carnegie Library closed for rehabilitation of the original structure while preserving its historical design and saving its unique features. A larger addition will replace the 1981 expansion structure at the rear. The Library is located at 1102 East Santa Clara Street on the southeast corner of S. 23rd Street. Plans anticipate a reopening in mid-2009.

Back in 1906, after East San Jose voted to become its own city (lasting until 1911), the citizens quickly applied for and won \$7,000 in funds for a new library from an Andrew Carnegie Library grant. The stately, classical revival building was designed by the prominent San Jose architect Jacob Lenzen and built by M. D. Green. The small building resembles a Greek temple with a Classical portico, paired Doric columns, ornate cornice line, and a triangular pediment on the exterior, which is constructed of plaster with wood columns and trim. The Library is a San Jose City Historical Landmark Building and was added to the National Register of Historic Places in 1990.

The East San Jose Carnegie Library has been open for continuous service since construction was completed in 1908. The library remains one of the oldest Carnegie Libraries in continuous use and the only one left out of five in Santa Clara County. The Gilroy Carnegie Library is now a museum and the other three libraries (San Jose, Los Gatos, and Palo Alto) were demolished.

A groundbreaking celebration will take place on Saturday, December 15th at 10:00 am.

Below, inside the original library building which serves as the children's section. Note the large windows which made it difficult to use bookshelves at the exterior walls. (Photos by G. Frank)



Original Carnegie Library facing East Santa Clara St.

James McWilliams House, Saratoga

The Saratoga Historical Foundation celebrated the grand reopening of the McWilliams House on Oct. 20th. One of the two oldest homes in Saratoga, the four-room pioneer cottage has been restored and furnished in the era when it was occupied by the family of James and Martha McWilliams, from 1865 to 1880. James McWilliams was the second blacksmith in Saratoga. The house was built sometime between 1855 and 1865. The walls are of local redwood, but are painted and papered over as was the custom of the period.

In the early 1970's, the house was to be demolished and consequently was rescued by the Historical Foundation and the community. It was moved to its present location in 1973 and became part of the Saratoga Historical Park for the 1976 Bicentennial Celebration. For years, the house needed major renovation work done, but the money to make that happen was

(Continued on page 8)

Preservation Progress

James McWilliams House, cont'd

(Continued from page 7) not available until about a year and a half ago when the Saratoga Heritage Preservation Commission applied for a grant from Santa Clara County. Saratoga Historical Park is located at 20450 Saratoga Los Gatos Road in Saratoga. A walking tour of historical Saratoga (including the McWilliams House) is available on line at: <http://www.saratogachamber.org/todo/walking.htm>.

Below, the James McWilliams House in Saratoga



Below, Inscription on the Juana Briones Plaque at Esther Clark Park, Palo Alto. Right, Jeanne McDonnell stands in front of the Briones Monument and speaks at the Dedication.

(Photos by Gayle Frank)



Juana Briones Monument Dedication

November 1st is the Mexican tradition of celebrating departed ancestors (Dia de los Muertos). What a perfect day to dedicate the new Juana Briones Monument at the end of Old Adobe Road in Palo Alto. The Monument sits in the Esther Clark Park among beautiful hills and trees that once belonged to Juana. Just up the road sits her home, waiting for litigation efforts to save it. A Mariachi Band, young dancers, and *The Raging Grannies* for Juana Briones enhanced the celebrations. Kudos were extended to all those who spent the last decade working for Juana's recognition and the preservation of her home. Palo Alto Mayor, Yoriko Kishimoto, formally initiated the unveiling, music and dancing began and refreshments were served. Below, Jeanne McDonnell fondly describes Juana Briones' talents and how she gave and received respect in all aspects of her life. Jeanne's biography of Juana Briones will be available in 2008.



Donovan Rypkema Visits San Jose

Beyond Green Buildings: Historic Preservation & Sustainability

On a balmy Thursday night (Sept. 27th), Donovan Rypkema delighted the audience with a timely lecture on historic preservation and sustainability. Guests enjoyed refreshments in the courtyard of Petit Trianon and then moved to the large auditorium to listen to the economic, social and cultural benefits of saving historical buildings and houses. Informative slides accompanied the talk and illustrated his numerous discussion points. The evening was co-sponsored by PAC*SJ and the Commonwealth Club.

Donovan Rypkema is a nationally recognized expert on economic and preservation issues relating to rehabilitation, community development and commercial revitalization.

His excellent presentation is summarized in this issue of *Continuity* (See Part III, page 4), and the two previous issues of *Continuity* (Fall, 2007 [Part II] and Summer, 2007 [Part I] that are available online).



Left to right, Donovan Rypkema, Lindsay Winslow, Megan Bellue and Brian Grayson chat before the lecture.



Keith Watt, Norm Finnance and Beth Wyman sample refreshments in the Le Petit Trianon courtyard.

What Don Rypkema Says:

"Green Buildings in the United States are attracting the attention of architects, builders, city officials, and environmentalists. However, "going green" is only part of the larger sustainable development movement. Sustainable development includes not only environmental responsibility, but economic and cultural responsibility as well."

"The best green building is an historic building."

Coming Soon—Our Famous *Fabulous Hats!* Party



*The beautiful arts and crafts home in Palm Haven will be the location of PAC*SJ's third Fabulous Hats! Party on March 16th, 2008.*

The third Fabulous Hats! Party has been set for the afternoon of March 16, Palm Sunday, 2008. This has become such a popular and fun event that we are expanding the sale to include a private collection of dolls. Ms. Joan Bohnett of the Palm Haven Conservation Area has offered her wonderful arts and crafts home for the venue. "Its beautiful decor and architectural charm will enchant our guests", said Hat Party Chairperson Patt Curia. Members will receive a discounted admittance price so please renew your membership now.

To donate hats or dolls, or to volunteer to make cookies, be a docent or join the planning team, contact Patt Curia at (408) 294-3599, or send email to pcuria@sbcglobal.net.

P.S. The two homes used for previous Fabulous Hats! Parties received City Landmark status in November, 2007.

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Fabulous Hats! Party Committee: Mary Lou Mason, April Halberstadt, Joan Bohnett, Gwen Jennings, Sandra Soellner, and Patt Curia

Willow Glen Founders Day Parade



Left, PAC*SJ Executive Director Megan Bellue and PAC*SJ President Brian Grayson enjoy the parade ride with their guests. The 1925 Lincoln is driven by owner Steve Lehto.

Below, California Pioneers participated in the Willow Glen Founders Day Parade. From right to left, Ed Archer, Jerry Rosenthal, Mary Lou Lyon, Bill and Beverly Fisher.

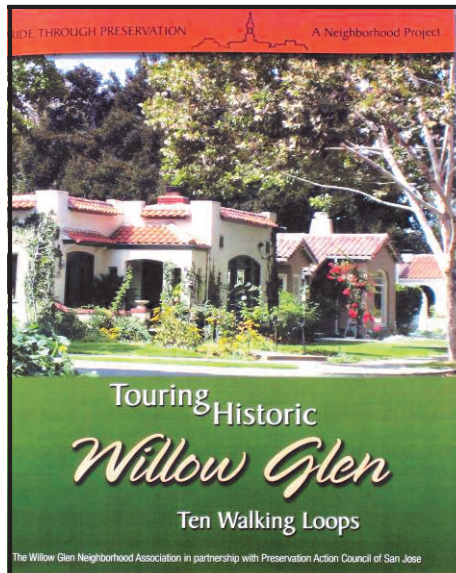
(Photos by Tim Peddy)

PAC*SJ participated in the Willow Glen Founders Day Parade on September 29th. The Parade was extra special this year since it marked the 80th anniversary from the day Willow Glen voted to become its own city in September, 1927. (Later, Willow Glen became part of San Jose in 1936). The two and a half hour parade was led off by Honorary Grand Marshal John Bruzzzone and Grand Marshal, San Jose City Councilmember, Pierluigi Oliverio.

The 27th annual Italian Family Festa followed the parade. The streets of downtown Willow Glen rocked all week-end with music, food, dancing and a multitude of people.



Willow Glen historical photos were exhibited in the Garden Theatre building and neighborhood walking tours were guided by members of the Willow Glen Neighborhood Association and PAC*SJ. These events coincided with the release of the new book "Touring Historic Willow Glen - 10 Walking Tours" which is the first in the "Pride Through Preservation, A Neighborhood Project" series. This book was made possible through the History Committee of the Willow Glen Neighborhood Association that included Joan Bohnett (Chair), Larry Ames, Liv Ames, Jim Arbuckle, Patsy Brown, Jean Dresden, Ken Eklund, Cindy Erceg, Dan Erceg, Judi Henderson, Gerri Hodson, Catherine Kilkenny, Anna Menuz, Paulette Ornellas, Jan Paull, and Jim Zetterquist. The book was published in conjunction with PAC*SJ.



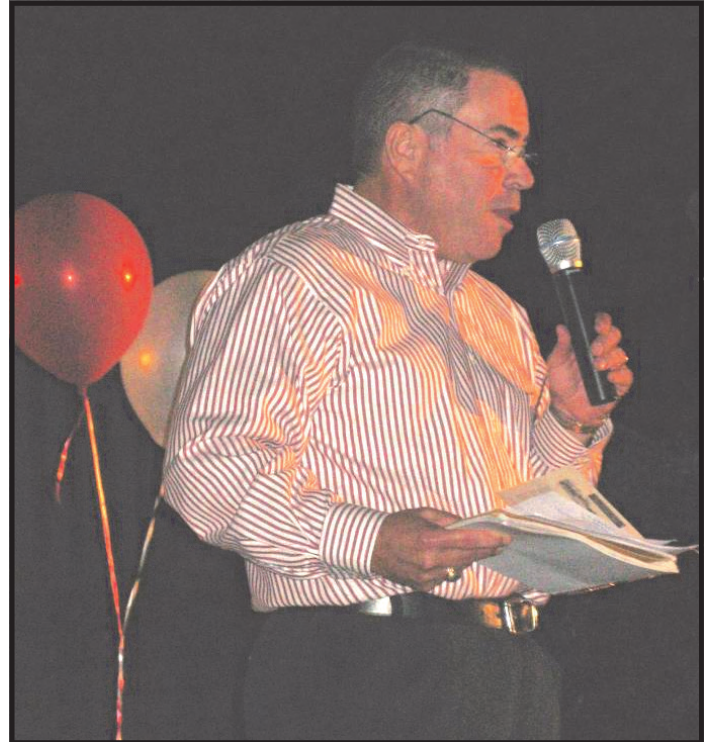
"Touring Historic Willow Glen - 10 Walking Tours"
"Pride Through Preservation, A Neighborhood Project"

\$17.95 each at Willow Glen Books on Lincoln, or call PAC*SJ 408-998-8105. Free with PAC*SJ membership of \$100 and up.

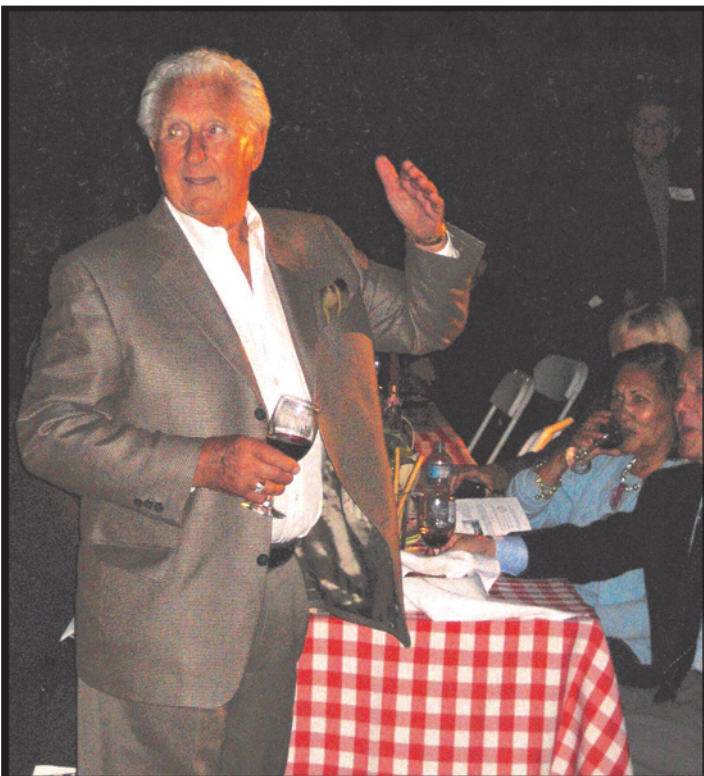
PAC*SJ's Ultimate Italian Experience!



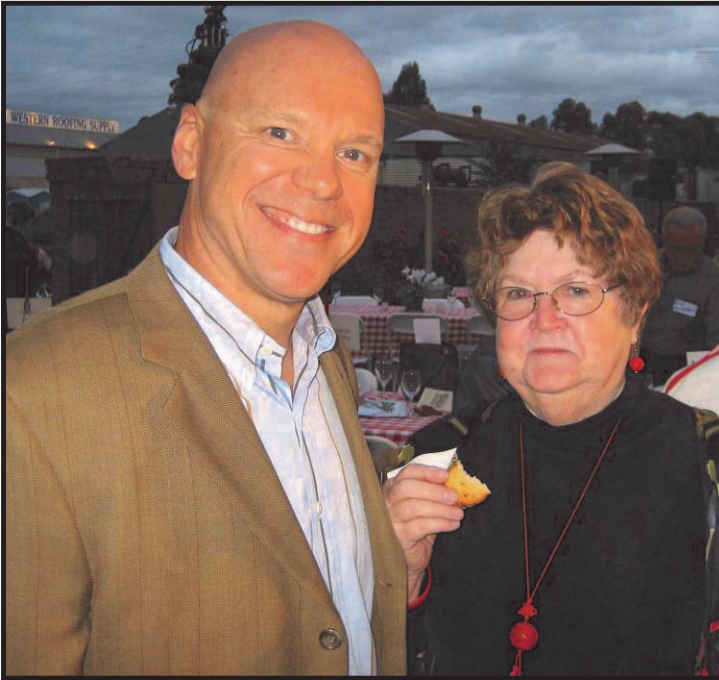
This year's *Founders Celebration and Festa* honored John Bruzzone for his efforts in the 1970's to preserve and rehabilitate the Roberto Adobe and Sunol/Splivalo House located at 770 Lincoln Avenue. After the 1836 home of Roberto Bellarmino, a Valley Indian, was saved from demolition, John carefully restored and leased the facility to the Arzino Law firm. For the Celebration, John re-landscaped the extensive grounds and painted the city, state and Federal landmark. *(Continued on pages 13-15)*



Above, John Bruzzone enjoys festivities with daughter, Jeannette. Below, John regales the guests with stories of the Adobe restoration. To the right, Joe Melehan, Co-Chair of the event, welcomes everyone. Lower right, Patti Phillips, President of Horace Mann Neighborhood Association visits with District 6 Councilmember Pierluigi Oliverio.



PAC*SJ's Ultimate Italian Experience!



Jim Zetterquist and Joan Bohnett



Above, Rosario and Lisa Chiramonte.



*Right,
Cindy and
Dan Erceg*

*Left, Father
Larry
Lorenzoni*



*Right, Megan Bellue
greet the guests.*

*Far right, Mary Lou Lyon and
Jerry Rosenthal*



PAC*SJ's Ultimate Italian Experience!



Jerry and Gail Dance



Left, Nina Grayson tends bar.



Larry Ames and other guests in background

(Continued from page 12)

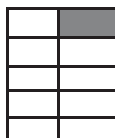
Over 300 hundred guests witnessed John's induction into the Preservation Hall of Fame. The outdoor arbor was decorated with twinkling lights that showcased PAC*SJ's famous silent auction merchandise that ranged from donations from our retail friends (see the complete list on page 18) as well as a huge jar of marbles, steamer trunks, 80 year old Christening gowns, copies of Clyde Arbuckle's *History of San Jose*, and other precious and obscure items. The evening included live music, a delicious Italian buffet by *Catered Too*, limoncello and other spirits, silent and live auctions and the camaraderie of friends. Guests toured the interior of the Sunol House and the attached Roberto Adobe.

PAC*SJ thanks John Bruzzone and the PRx public relations firm for making this one of our most successful celebrations ever.

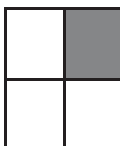
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AMETHYST:

Jack Nadeau

BUSINESS PARTNERS:

Catered Too - Greg Casella

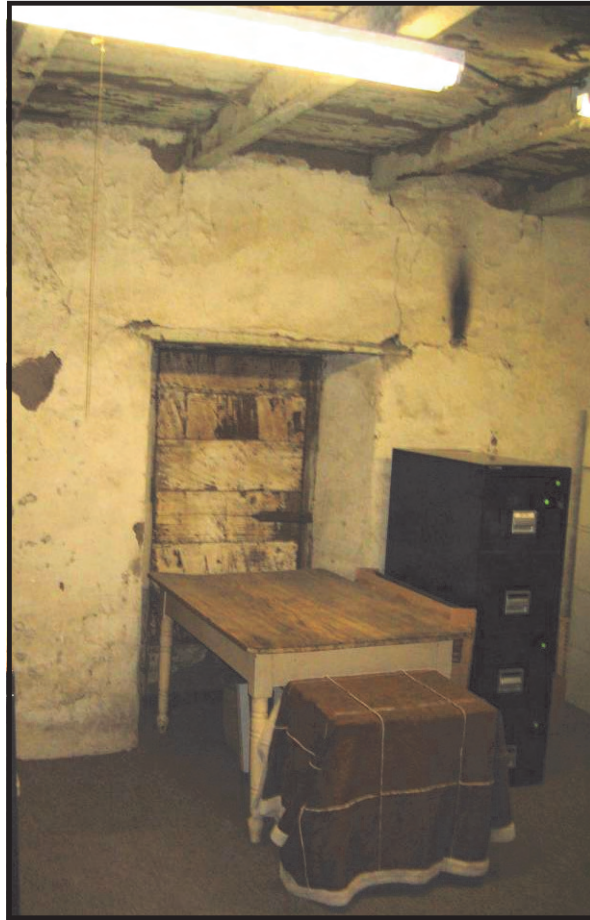
Monsieur BEANs Coffee Roasting Company

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San Jose Mailing-Ken Podgorsek

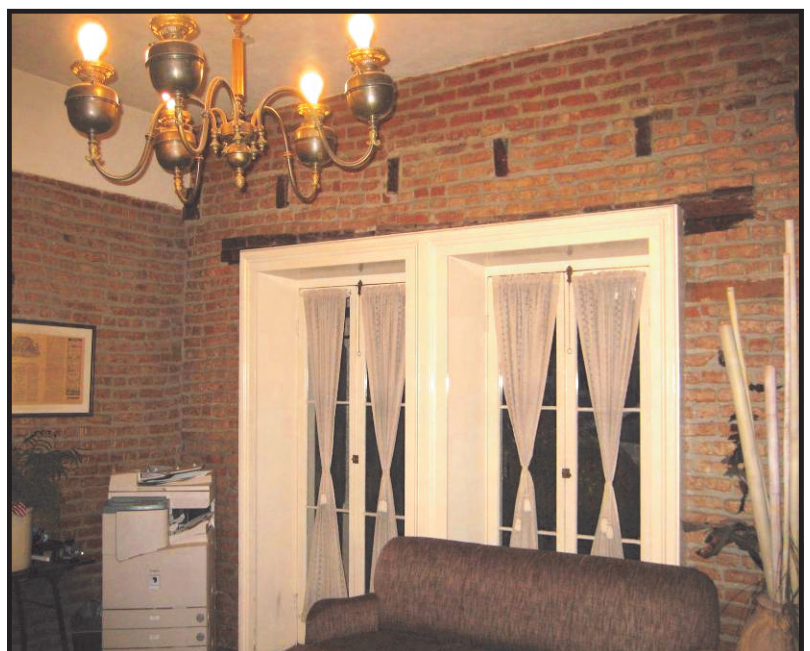
Slawinski Auction Company-Rob Slawinski



Left, during the PAC* SJ Fall Festa Preservation Celebration, guests were invited to view the inside of the Roberto Adobe (1836). This small structure is now used for storing files for the law offices in the Sunol house.

(Photos by Gayle Frank)

Below, this is a view of the interior of the Sunol brick house (circa 1847) that is attached to the Roberto Adobe. The unique bricks may represent the earliest made in California.



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Celebration Auction Donors

Alta's Clothing, Willow Glen	Giorgio's Italian Food & Pizzeria	Riga European Bakery
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Children's Discovery Museum	Lisa's Tea Treasures,	Starbuck's, 1338 The Alameda
Children's Musical Theater of	Campbell and Menlo Park	The Tech Museum of Innovation
San Jose	Lo Monaco's Jewelers	Tumason Portraits
Christina Soto, Hair Stylist	Louis M. Martini Winery	Vahl's Restaurant
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	in Jamestown	

Thank You!



Celebration Sponsor

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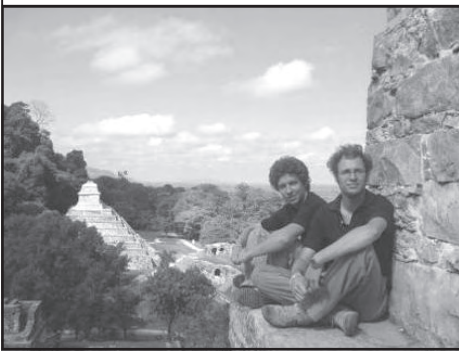
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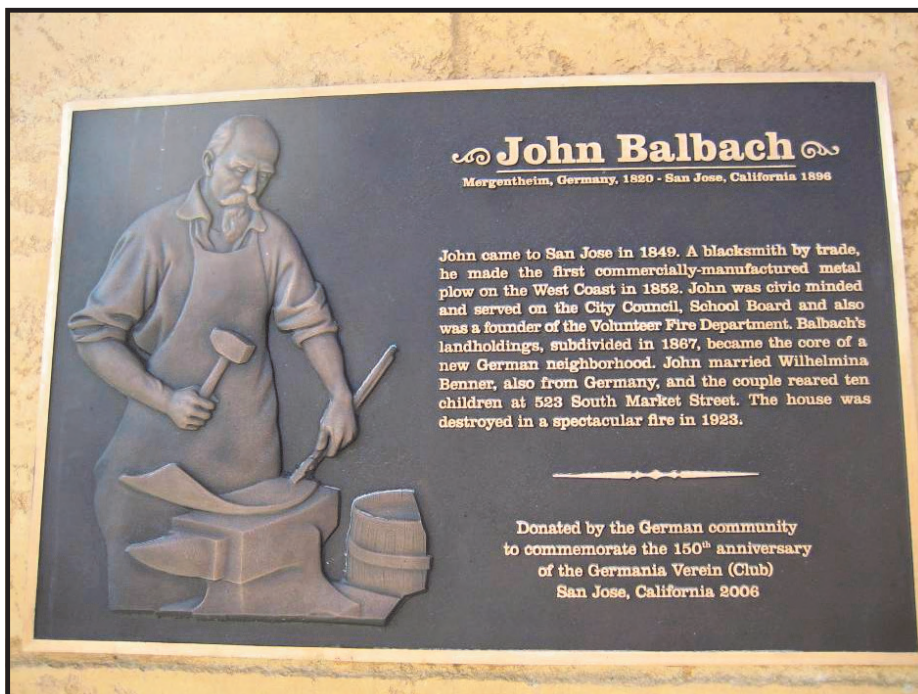
*IPS and Osher are units within the division of
International and Extended Studies at San Jose State University.*

John Balbach Plaque Unveiled

The unveiling of the John Balbach plaque was held on September 22nd, 2007. The plaque was mounted the next week on the corner building at South Market and Pierce Streets. About 50 people attended the ceremony where Balbach's biography and the very applicable poem "The Village Blacksmith" by Henry Wordsworth was read, songs were sung and refreshments were served.

John Balbach arrived in San Jose in 1849 and became a successful blacksmith and manufacturer of wagons, buggies and carriages. In 1852 he manufactured the first steel plow on the Pacific Coast without a pattern or guide. He and his wife reared six sons and three daughters.

The idea for the plaque began at the Germania Verein (Club). PAC*SJ member Maria Brand suggested installing a plaque honoring a German descendant in San Jose for the Club's 150th anniversary. They chose John Balbach because he became a pillar of the community, yet still represented the ordinary people. A 5-person committee worked together to solicit the \$5,500 needed to complete the project. Gil Hernandez, of South Bay Bronze, created the plaque.



The John Balbach plaque is now installed at the corner of South Market and Pierce Streets (Photo by Gayle Frank)

*Below, PAC*SJ member Maria Brand with her son, Raymond Brand*



Right, Balbach business sign after son Charles took over his father's (John) business.



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San Jose Councilwoman Judy Chirco presents a check for \$1000, to PAC*SJ Executive Director, Megan Bellue. This grant will support PAC*SJ's education initiatives. Ms. Chirco is the San Jose City Council Liaison to the Historic Landmarks Commission.

New San Jose Landmarks

The following buildings were recently made landmarks and the owners are pursuing Mills Act contracts with the City of San Jose:

- 201 S. 13th Street
- 295 Sequoia Avenue
- 523 S. 6th Street
- 470 S. Third Street
- 301 S. First Street (the Sainte Claire Building).

The following buildings were added to the City of San Jose historic resource inventory:

- 1336 Magnolia Avenue
- 437 Park Avenue
- 445 Park Avenue

CONGRATULATIONS!



Kai Alexander was born on September 28th, 2007 to Dayana Salazar and PAC*SJ Board member

Jaime Angulo. *Congratulations!*

In Memory of

David Walter Eakins

David Eakins, a well-known and beloved American historian passed away on November 2, 2007. He was a Professor of History and Humanities at San Jose State University from 1962 to 1994, a founding editor of *Studies on the Left and Socialist Review*, a Sourisseau Academy board member, and Historic Landmarks Commissioner for the City of San Jose.





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

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

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| <input type="checkbox"/> | Student / Senior (65+) | \$20 |
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I WOULD ALSO LIKE TO DONATE \$ _____
TO HELP PAC*SJ PRESERVE OUR ARCHITECTURAL HERITAGE. ONLINE DONATIONS WELCOME AT
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Please make your check out to "Preservation Action Council of San José", and send it to: PO Box 2287, San Jose, CA 95109-2287.

*As a member, you will receive our quarterly newsletter Continuity as well as invitations and discounts to our events. *Memberships of \$100 and can choose a free copy of "Touring Historic Willow Glen – 10 Walking Tours" or the VHS from our "Movie Night".. To ask about benefits of higher membership levels, please call (408) 998-8105.*

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

I AM INTERESTED IN VOLUNTEERING (please check):

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

I am interested in serving on the:

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|--------------------------|-----------------------|
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PAC*SJ 2007 Board

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

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

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