



CONTINUITY

Volume 29, No. 4

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

Winter 2018

COVER STORY

1 Piggie May Dance Soon

PRESERVATION ISSUES/NEWS

- 2 Executive Director's Message
- 4 First Church Wrapped for Winter
- 4 Scheller House Ready to Move
- 5 550 S. 1st St—A Carriage Factory and its Owner
- 6 Making of a National Listing; The Messina Site

PAC*SJ NEWS

- 9 Meet Our New Board Member
- 10 PAC*SJ Fall Yard Sale Success
- 10 Where Have All the Signs Gone?
- 11 On the RADAR
 - Proposed Almaden Corner Hotel
 - Odd Fellows Building
 - Willow Glen Trestle
 - Proposed 27 S 1st St Project
 - SJ Historic Inventory Survey
 - Artwork at Bank of West
- 12 PAC*SJ Calendar
- 12 Burbank Theater on County List

PRESERVATION ARTICLES

- 13 Preserving Alma College
- 14 Coyote Depot Threatened
- 15 About Coyote Depot
- 16 Preserving Cultural Landscapes
- 16 PAC*SJ Partners with HSJ
- 17 Exploring SJ Landmarks
 - The Tognozzi Building
- 19 Membership Form
- 20 Board and Staff Roster

Piggie May Dance Soon

Preservation Action Council of San Jose is pleased to announce its fundraising goal has been reached in our campaign to restore the iconic Stephen's Dancing Pig Neon Sign.

In October 2017, we launched the fundraising campaign to restore the animated neon sign of the former Stephen's Meat Products. The sign, over 50 years old, sits near Diridon Station at 105 S. Montgomery Street. Most people know the sign simply as the "Dancing Pig." Our fundraising goal of over \$35,000 has been raised to repair and restore the one-of-a-kind sign.

We would like to thank all of the supporters of this year-long initiative—with special acknowledgement to early donors: Bassian Farms of San Jose, all those who have donated to the Jo Drechsler Memorial Fund, as well as

the Poor House Bistro. Hundreds of donations were received, both large and small, from concerned citizens. In addition, none of this would have been possible without the tireless volunteers who contributed many work hours for more than seven fundraising events.

Several well-respected sign companies prepared detailed bids to restore the famous neon sign.

YESCO has been selected as the winning bidder to perform repairs, which will commence as soon as possible.

"Nearing our 100th year anniversary, we are thrilled to be involved with this renovation and committed to keep the signs in San Jose glowing," said Jeffrey S. Young, Senior Vice President/Chief Marketing Officer.

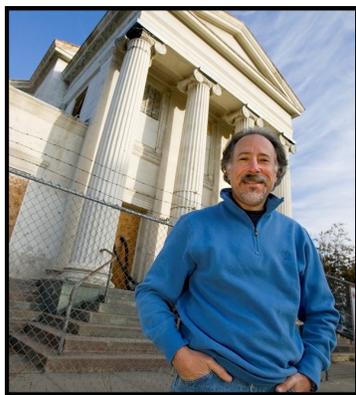
(Cont'd p. 3)



Executive Director's Message

It has been a busy year and even though the holidays are around the corner it shows no sign of slowing down in the final days of 2018.

Although our focus is on our ongoing advocacy work to preserve the architectural heritage of San Jose, we were pleased to present events for our members. We recently offered a tour of the History San Jose Collections Center hosted by Curator of Collections, Ken Middlebrook. Another recent event was an evening co-sponsored with History San Jose featuring former Mayor Tom McEnery sharing his perspectives about our local history.



Brian Grayson
*PAC*SJ Executive Director*
(Photo: Silicon Valley Community Newspapers)

Our efforts to save San Jose's collection of neon and lit signs continues. The campaign to Save the Dancing Pig sign has reached its initial fundraising goal although there are a number of issues still to be resolved before restoration can begin. The ownership of the sign and the parcel on which it stands complicates getting the restoration done. When we first began our efforts to save the sign, the site was under the ownership of the San Jose Redevelopment Agency. When that entity was dissolved, the parcel transferred to the Successor Agency to the Redevelopment Agency (SARA). Most recently the property transferred to the City of San Jose. And finally, the property is soon expected to be under the ownership of Google.

We have been in discussions with Google about the future of the sign and they understand and appreciate the importance of the sign. We expect the sign to be saved and restored but we just aren't sure of the exact timeline at this point.

By now, most of you are aware of the disappearance of the historic Orchard Supply Hardware (OSH) sign from the San Carlos Street store. Long before the sign disappeared, we reached out to the appropriate entities to

express our concern about the safety of the sign. Everyone involved knew of the community interest in the sign and how important it was to save and restore it.

Although Lowe's (who owned the sign) and Hilco (the company liquidating the OSH assets) have been non-responsive to us, we have worked with Google (who owns the site) and the City's Office of Public Art. We have also been in contact with History San Jose and the Office of Supervisor Ken Yeager as well as the Office of Councilwoman Dev Davis.

Bottom line though, as of this writing, is the sign is still missing. Stay tuned.

Looking ahead to 2019, we see some changes within our organization. We hope to work on boosting our membership and increasing our fundraising. You can help us with both by renewing your membership as soon as you receive your renewal notice. If you are not a member please consider joining now. Please ask your friends and family to join if they are not already members. Also, please consider making an end-of-year donation to help us continue our work on behalf of historic preservation in San Jose.

We also plan to work on strengthening our committees. There will be more information about that soon but that's another area where we can use your help. Members will be needed to join our committees that are designed to help every aspect of our organization by

(Cont'd p. 3)


CONTINUITY
is published quarterly by the

PRESERVATION ACTION COUNCIL OF SAN JOSE

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

Editor: Gayle Frank

Please submit your letters and comments to info@preservation.org

Or to 1650 Senter Rd, San Jose, CA 95112-2599

© 2018 Preservation Action Council of San Jose

*PAC*SJ is a 501(c)3 non-profit organization*

Piggie (Cont'd)



*San Jose Mayor, Sam Liccardo, left, stops to chat about the Dancing Pig sign with PAC*SJ Board member John Mitchell, right, at the PAC*SJ booth during Viva CalleSJ.*

(Photos: Patt Curia)

Even with the initial goal achieved, fundraising will continue. Monies raised will be used for ongoing maintenance, landmarking historic neon signs that are at risk of loss, and other preservation efforts. ☘



Lisa Wangsness holds up her designs used in the pig sign campaign.

E.D. Message (Cont'd)

advising our Board on key issues impacting PAC*SJ. Watch for more details on the committees and how you can help.

As the year ends, it's time to say goodbye to retiring Board members. Two members are leaving the Board this year as their terms end.

Our thanks to Board President, Shanna Desai, as she leaves the Board. Shanna is a dedicated preservationist who has admirably juggled her Board responsibilities, her professional life, and being a Mom to her two daughters and has done a great job at all three.

Darryl Boyd is leaving the Board having served in the important role of Treasurer. Darryl brought his many years of experience as a city planner to us. He provided invaluable assistance as we reviewed various development proposals for potential impacts to our historic resources.

Darryl and Shanna brought a dedication and passion to the Board that greatly benefited our organization. They brought a professionalism to our decision-making process and they will be missed, but they have left an indelible mark on our organization and we thank them for everything they have done for PAC*SJ.

And, a closing note about myself. I have notified the Board of my intent to retire early next year. I expect to write a farewell message for *Continuity* before I leave, but in the meantime, I want to wish our extended PAC*SJ family a Happy and Healthy Holiday Season.



— Brian Grayson, Executive Director, PAC*SJ

First Church Wrapped for Winter

The First Church of Christ, Scientist on St. James Street is secured against winter weather with a white, tight-fitting cover. Apparently no work will be done on the First Church until Spring. It is completely wrapped for protection through the winter, scaffolding and all.

On November 14, the Historic Preservation Permit Amendment was approved, which will allow the removal of the organ room (built later and not part of the original building), maintaining the church's original location without a move, exterior modifications and structural upgrades.

The developer maintains security on site. Moving forward the developer must meet certain milestones required by the City. ☞

Photo: Gayle Frank



A wrapped First Church of Christ, Scientist—the restoration PAC SJ has been waiting for since 1990! (Go to www.youtube.com/watch?v=ePMhLPASu4I to see a laser scan of the Church interior and exterior.)*

Scheller House Ready to Move



The Scheller House up on girders, ready to move to S. 10th St. The crushed concrete is from the entry stairs. (Photo: John Mitchell)

The Scheller House at San Jose State University, one of PAC* SJ's successful preservation stories, is sitting up on girders, appearing to be ready for its move to its new location on the NW corner of San Antonio and S. 10th Street. PAC* SJ and local historians are thrilled it is to be saved and continued to be used. It was restored in 1999 after years of neglect and a long legal battle.

The 1904 Scheller House is named after its original owner, Victor Scheller, a prominent San Jose attorney, who commissioned the design by Theodore Lenzen. Lenzen was a famous architect in the late 1800s but only a few of his works are left in the Bay Area. This house, described as California Colonial Revival style, is a rare example of his residential work. It is listed on the California State Historic Resources Inventory. ☞

550 S. First St.—A Carriage Factory and Its Owner

The proposed Invicta Towers Project, on S. 1st and 2nd Streets between William and Reed, will require the demolition of five existing structures to build three towers (25, 26, & 27 stories) with 667 residential units, a performing arts space, art exhibition space, dining, retail, and four levels of below grade parking. The project area is planned for one million square feet. The buildings to be demolished include three Contributing Structures (501-503 & 507 S. 2nd St.; 550 S. 1st St). Two others are Structures of Merits, 569 S. 2nd St. and another, 505 S. 2nd St., which is eligible for the National Register.

One of the buildings that I am especially interested in and fear its demolition is at 550 S. First Street because it is part of my family heritage. Here is the story of Michael Broedel, my great grandmother's brother, and his building at 550 S. First St.

Michael Broedel (1857-1932) was born in New York City but raised and educated in Pennsylvania. His parents came from Germany. At age 13 he began work in a flax factory, then learned the trade of brickmaking. Finally, Broedel came to California in 1873 and began learning the blacksmith's trade in San Jose at W. H. Hollis's business, serving a three-year apprenticeship and finally employed as a journeyman until 1883. After opening a small shop at the New Almaden Mines, Broedel then moved to Alameda and opened a blacksmith shop, operating there until 1888. He shortly ventured into the vegetable and fruit business but returned to San Jose in 1890, opening his general blacksmith shop and carriage works on Orchard Street in 1892.

Five years later, in 1897, Broedel relocated his business to 551-555 S. First St. (also referred to as S. Market St in earlier references) and manufactured carriages through individual orders, specializing in orchard trucks and show wagons. His products were sold in Santa Clara County, nearby counties, throughout the Pacific Coast, and even Hawaii, being well-known for his products' high quality workmanship and manufactured with the best grade of materials.

(Photo: Gayle Frank)



550 S. First Street, built for Michael Broedel's Carriage Factory in 1919 and designed by Wolfe & Higgins, a prominent architectural firm.

In 1907, a newspaper article about Broedel's business stated, "Michael Broedel is a thorough mechanic, blacksmith, horse shoer, and carriage maker," and, "his work is neatly done and satisfaction guaranteed" (*San Jose Mercury News*, Apr. 21, 1907).

In 1916, Broedel was interviewed for a newspaper article about wagon history in Santa Clara County and his expertise in building wagons (*Evening News*, Aug. 23, 1916). At that time he employed 16 men in his shop.

Broedel's first marriage in 1880 was to Mary Isabel Hamblen; they had two sons, Charles X. and William M. Broedel. William died in 1915 at the young age of 25. Mary Isabel divorced Broedel in 1900.

Broedel and his second wife, Nellie B., lost an infant son in 1904. Nellie passed away in 1906 at age 44. Her daughter, Helen Balbach, was from a previous marriage (*Evening News*, April 28, 1906).

Broedel married his third wife, Sydney Elizabeth Hanson, in 1912. She came to San Jose in 1902 from Yuba City and was a member of an early California family. (*Cont'd p. 6*)

550 S. First St. (Cont'd)

Her mother, Emily, was born in a covered wagon coming to California. Her grandfather, George Hanson from Illinois, was close friends with Abraham Lincoln. In fact, Hanson nominated Lincoln for the Vice Presidency in 1856 but Lincoln came in second on the final ballot. After becoming President, Lincoln appointed Hanson as Superintendent of Indian Affairs for Northern California.^{1,2}

But back to Broedel's business, on June 4th, 1918, a huge fire destroyed his carriage factory along with multiple buildings immediately north, including a grocery store, bike shop and a rooming house (*Evening News, June 4, 1918*). The cause was thought to be paint fumes from the second floor paint rooms in Broedel's structure. The estimated loss from the fire for Broedel was \$15,000.

That same year, the newspaper announced that San Jose's prominent architectural firm, Wolfe & Higgins, was designing plans for Michael Broedel's new carriage factory and business operations. The two-story brick structure was planned for 137 feet deep and 45 feet wide at the same location, 551-556 S. First Street. Cost of the new building was projected to be \$10,000 with J. H. Miller as the designated contractor (*Evening News, June 11, and June 24, 1918*).

In his new building, Broedel also sold trucks and truck tires, appearing to gradually reducing manufacturing and increasing sales. He was able to secure the Diamond T Truck (produced in Chicago) sales agency in 1919. In the later 1920s, Broedel organized a trucking business, founding and becoming president of the Highway Transport Co. with F. Hennessey as Vice President and General Manger. The company eventually employed up to 200 men.^{3,4} The address listed for the transport company was listed as 560 S. First Street.

Broedel was a member of the Knight's Templar, the San Jose Commercial Club and was active in San Jose politics, serving as a Republican County delegate for the Fourth Ward in 1902, 1904 and for San Jose District #10 in 1908. He was appointed election officer as a clerk for Precinct #38 in 1915.

Broedel left an estate of \$37,000 after his death in 1932, leaving \$4,000 each to his four sisters. He also bequeathed \$1,000 to the Masonic home at Decoto and \$15,000 in trust to his widow, Sidney, who still lived at 105 Pierce Avenue. The principle of his widow's trust went to the Shriners' Hospital in San Francisco upon her death. Michael Broedel is buried at Oak Hill Cemetery (*San Jose Mercury Herald, Mar. 6, 1932*).

The brick building at 550 S. First Street became Western Mountaineering, a retail store for outdoor equipment and apparel, in 1974. It was purchased by Gary Schaezlein and Jeff Jones, two fans of the outdoors. They diligently rehabilitated the building including sandblasting the exterior.

By 1989, before moving to their new business location at 1025 S. Fifth Street, the Western Mountaineering partners ensured the building was seismically retrofitted. Gary Schaezlein stated that the building was "well-built and with the seismic upgrade it could stand for another 100 years."

550 S. First Street still stands today and has been nicely refurbished, still owned by Schaezlein and Jones, for now. It is rented out to Third Space, a fitness center, yet the building's fate is perilous.

This building's early history is a good example of San Jose's shift in the transportation industry--from blacksmithing and carriage services transitioning to early 20th century motorized vehicle businesses, such as the repair and sales of automobiles or trucks and transport. ☘

— Gayle Frank

¹ *History of Napa and Lake Counties, California, 1881.*

² *San Jose Mercury, "Long Time San Josean Dies at 83" Sept. 30, 1963.*

³ *San Jose Mercury, "Michael Broedel, Businessman, Succumbs Here," Mar. 3, 1932.*

⁴ *1927-28 Annual Report for the Railroad Commission of the State of CA, pg. 148. [in Appendix to the Journals of the Senate and Assembly of the 48th session of the CA legislature]*

Other Sources:

History of the New California, by Leigh H. Irvine, 1905, pg. 17.

Making of a National Listing—The Messina Site

On April 9, 2018, the Messina Orchard in San Jose was listed on The National Register of Historic Places and on The California Register of Historical Resources. The property is located on the corner of Capitol Avenue and Mabury Road in the Berryessa District of San Jose. The 4.9 acre parcel was officially listed as a district, including two homes, formal and informal gardens, a barn, sheds and remaining orchard trees.

The property was first identified as eligible for The National Register in 1999, by Architectural Historian Ward Hill of San Francisco. Mr. Hill was hired by Basin Research Associates of San Leandro as a consultant along with Historian Marjorie Dobkin to research and evaluate the impact to the property from the pending Capitol Avenue Light Rail Project. The property at the time was close to fifteen acres and much of the agricultural infrastructure was still standing. Mr. Hill and Dr. Dobkin spent days evaluating and photographing the homes, large warehouse, dehydrator and barns, in addition to interviewing Richard Messina and his wife Anita. In conclusion, Hill determined the Messina farm complex was eligible for the National Register under Criteria A, "because the buildings appear to be significant to the agricultural history of the city of San Jose." Furthermore, "The richly detailed Stefano Messina house appears to be an exceptional example of the Spanish



(Photos by Luis Pedro Castillo)

1935 Spanish Colonial home built by Stefano and Marie Messina.

Colonial Revival style in San Jose and is eligible under Criteria C."

In 1922, Stefano Messina purchased the 40-acre parcel from Floyd Lundy, a member of the pioneer San Jose family. Messina planted an orchard of prunes, apricots and walnuts on the property in the mid- 1920s. Between 1925-1930, he further constructed a large two-story metal warehouse, a concrete block and brick fruit dehydrator, sulfur house, additional barns and work sheds for farm equipment, trucks, tractors and sprayers.

(Cont'd p. 8)



Richard and Anita Messina *(Photo Courtesy of Marilyn Messina)*



The Messina daughters from left: Diana Messina Taylor, Stephanie Messina and Marilyn Messina. The family threw a large party on Sept. 16th to celebrate the National listing.

Messina Site (Cont'd)

In 1935 he and his wife Marie began construction of their Spanish Colonial family home, built by contractor Charles White. There they raised their seven children, just steps from the orchard. In 1946 Stefano died; his wife Marie remained there until her death in 1974. The home was then occupied by their daughter Lillian until she passed away in 1994. The house, still kept in its early period furnishings, is now used for guests and events.



The living room of the 1934 house, beautifully furnished to reveal the past. (All photos by Luis Pedro Castillo)

Stefano and Marie's son, Richard Messina, took over the fruit business upon his father's death in 1946. He and his wife Anita built the second Mediterranean style home in 1949 as their family residence on a parcel adjoining his parents' home and the fruit processing complex. The architect was Vince Sunzeri, a longtime family friend. Richard and Anita raised three daughters while Richard continued harvesting the orchard until his death in 2001.

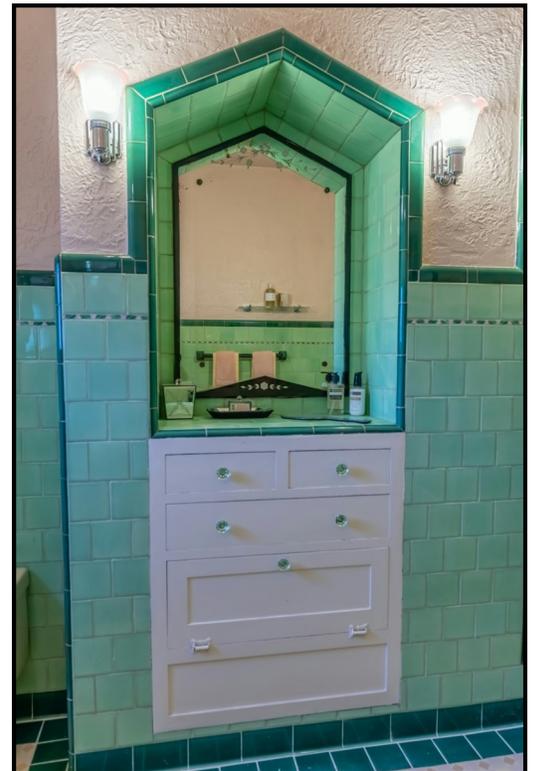
When the Capitol Avenue Light Rail Project was constructed in 2000 it resulted in the demolition of the warehouse, dehydrator, and all the processing equipment that went along with it. This loss hindered the chances of the property's eligibility for the National Register. However, as years passed, Richard's daughter Marilyn was advised by a local historian to pursue a listing on the California Register of Historical Resources. She hired Seth Bergstein of Past Consultants in Pacific Grove to research and complete the documenta-

tion necessary to nominate the property for the California Register. After months of research, interviews and photographing the property, Mr. Bergstein felt the application was ready for review by the state Office of Historic Preservation (OHP) in Sacramento.

The document was submitted and in August of 2017 Marilyn Messina received word from the OHP that the State Historical Resources Commission wished to review the property at a hearing in October at the state capitol in Sacramento. California State Historian Jay Correia spoke for the Messina Orchard before the Commission that then voted unanimously to nominate the property to the National Register of Historic Places in Washington D.C. Mr. Correia was quite confident that the property would be listed but recommended that Mr. Bergstein "translate" the document into National Register language prior to final submission to the Keeper of the National Register in Washington. In early April the OHP was notified without further review or comment that the Messina Orchard was listed on The National Register of Historic Places. The national listing automatically places the property on the California Register of Historical Resources.

(Cont'd p. 9)

The bathroom in the 1934 Spanish Colonial home is a wonderful example of style and design from the 1930s. This little nook was a favorite for party guests as they toured the home's interior.



Meet Our New Board Member

John Truswell has lived in San Jose for two and a half years and lives in Naglee Park. His wife is a San Jose native. He was born in New Orleans but was raised in South Africa, England and Australia.

He has a Masters level nursing qualification and has worked in the Emergency departments and ICU in Australia (17 years) and Saudi Arabia (3 years). In 2003, John completed his Law degree, worked in Legal Aid for 10 years, and Family law for two years in Australia.

Since arriving in San Jose, John has developed an interest in art, attending Art School at San Jose State University.

He presently serves as program coordinator of not-for-



John Truswell

profit Willow Glen Cares, whose purpose is to provide resources for financially challenged students and their families from Willow Glen High School. John has always been passionate about architecture and history. Since arriving here he has attended architecture and history courses at Stanford University. John will certainly provide the Board with an international viewpoint and a broad perspective from well-rounded interests. Welcome aboard, John!! ☘

profit Willow Glen Cares, whose purpose is to provide resources for financially challenged students and their families from Willow Glen High School.

John has always been passionate about architecture and history. Since arriving here he has attended architecture and history courses at Stanford University.

Messina Site (Cont'd)

The Messina Family is thrilled and deeply honored that the family's near hundred-year-old homestead was so enthusiastically recognized and accepted as a national and state historical resource.

Many thanks to Brian Grayson and PAC* SJ for their Letter of Support and their encouragement for the success of the listing.

The Messina Orchard can be viewed on: US National Park Service, Messina Orchard, Waymarking Messina Orchard, Wikipedia National Register Historic Places, Santa Clara County, CA. ☘

— The Messina Family



*The Mediterranean home built by Richard and Anita Messina in 1949.
The expansive lawn and gardens add to the lovely setting. (Photos: Luis Pedro Castillo)*

PAC*SJ's Fall Yard/Salvage Sale

Dear donors, volunteers and shoppers: Thank you for all of your GENEROUS donations and for shopping at the October 26-27 Preservation Action Council garage sale. Neither a broken water main nor 2 car crashes could deter shoppers!

The October 26th and 27th weekend sale raised \$7000; not a record but excellent for a two day sale. All remaining items were shared with homeless shelters, libraries, Savers thrift store, W.G.'s Thrift Box, San Jose Woman's Club, and local schools.

Several families leaving Naglee Park donated items as well as those folks simply downsizing. The popular Holiday Boutique contained all of the year's themed donations. A bedroom suite of furniture was delivered to one yard and immediately purchased and carried across the street. The hand-made Boy Scout kayak was sold to a Scout who lives one block from the donor. No guarantees on seaworthiness! What happens in Naglee Park, stays in Naglee Park.

The 200 block of South 13th Street deserves a round of applause for its continued support; the Leisenfelt-Wangsness family, the Salas family, Mary Lou Mason, and the Curia Household were joined this time by the Halberstadts to display the sales goods.

Sale volunteers, including many new helpers, were: John Mitchell, Rebecca Evans, André and Maddie Luthard,

Wini Leeds, Dianne Pool, Joan Bohnett, Diane Chechi, Bev Blockie, Heinz Boedecker, Tom Aldridge, Tim McAuliff, Ted Essy, Mary Lou Mason, Sandy Swirsky, Lyle Merithew, Leslie Masunaga, Gayle Frank, Sara Bruce, Sheik Ali, Shannah Miller, Lynda Sereno, Marilyn Messina, Catherine Pellizzari, Art Carroll, Shawn, Paul Wedel, Trish Hill, Heather David, Sandra and Walt Soellner, April and Hans Halberstadt, Linda and Roy Bui, Lisa Wangsness, Mary Lou Mason, Alice Adams, Carol Adams, Steve Cohen, Scott, D'Agostino, Jim Norvell, Rose Van Domelen, Susan Thomas, Luisa McEwan, Chloe Leinwand, Bonnie Montgomery, Sherry Hitchcock, Joe Golda, Larry, Carol Adams, the Rendler family, and many others who helped as they shopped.

Lunches were provided by Kathryn Young and Marianne Salas on Thursday and Saturday; Virginia Carpio prepared a hot lunch for Friday. Keeping the troops well fed is the key to any successful endeavor. Many thanks to Craig Trimble of Antiques Colony and Steve Yvaska, local estate services and journalist, for their continued support.

The **next PAC*SJ Sale will be held Friday (9am-5:30pm) and Saturday (9am-noon), Dec. 7th and 8th, at 260 S. 13th St.** Our first sale in 2019 will most likely be held next February/March. Keep digging through those unused items stored far away. ☘

— Patt Curia, PAC SJ Garage Sale Chair

Where Have All the Signs Gone?

Keeping San Jose's signs is becoming a massive challenge; with the loss of each sign, we lose more of our history. After the disappearance of the Orchard Supply Hardware vintage sign on San Carlos, we preservationists are alarmed. Heather David, a great resource for San Jose sign information, has given us a list of just some of the signs that are gone from our cityscape.

- ⇒ The Cambrian Bowl sign has been gone for a while now, most likely going to a private collector.
- ⇒ The House of Flowers sign. We were particularly sad to see it stripped of its neon.
- ⇒ The Bold Knight sign shattered when the developer tried to take it down.
- ⇒ The Food Bowl sign was recently reconfigured

beyond recognition at 1625 McKee Road.

And then, word on the street is that the following signs are going to private collections.

⇒ Wheel Works; 802 S. First St.

⇒ Center Paint; 3435 Stevens Creek Blvd. ☘

Last Minute Newsflash

Just before press time, we learned that Babe's Muffler has closed. The owner of Babe's died in September in a motorcycle accident. Our "Babe" is the last remaining *in situ* Muffler Man statue in the entire San Francisco Bay Area! We hope he has some protection since he is a City of San Jose landmark.

ON THE RADAR



Proposed Almaden Corner Hotel

Plans for the proposed hotel at 8 N. Almaden, immediately next to the landmarked Hotel De Anza, have received opposition from Axis, San Jose Downtown Association, Hotel De Anza and others because of

its large mass (19 stories), lack of setbacks, façade, design, and a boring glass wall structure which is an antithesis to the unique Art Deco De Anza. PAC* SJ also opposes this proposed project.

Critics state that the project does not follow the Downtown Design Guidelines “to fit the City’s expectations for the context, character and quality that will define San Jose” by ignoring the De Anza’s historical significance. Unique features of the De Anza that would be hidden and engulfed are the diving lady on the west wall, the large sign on the roof, and the zigzag roof line, to name just a few.

Previously, promises to limit any structure to six stories on the 8,000 square foot lot were made by the developer when Axis condominiums were sold. The proposal is presently undergoing an environmental review and will go back to the Historic Landmarks Commission for further evaluation.

Odd Fellows/Hank Coca Building

The Odd Fellows building at 82 E. Santa Clara St has been purchased from Leisure Sports by CloudKitchen led by Travis Kalanick. CloudKitchen is described as providing shared spaces for culinary chefs to drop in and prepare meals that could then be delivered to customers. Proposed plans to gut the building are a great concern. The second floor has been reported to still have the original interiors that are unique and handsome, part of the Odd Fellows meeting/ceremony spaces.

Willow Glen Trestle

After the most recent litigation, the Trestle is still standing and safe from the City’s clutches until next Spring (because of Fish & Wildlife restrictions). And, the Trestle is still formally listed as historic by the State of California. Friends of the Willow Glen Trestle and local preservationists are thankful the Trestle has made it through another year and are grateful for all the enthusiastic support. There is still hope for a win-win compromise of placing the steel bridge above the present historic Trestle. Stay tuned.

Proposed 27 S. 1st Street High-rise

There has been some redesign with ground floor improvements but the height and mass has not changed. The building design needs to be more compatible with the Bank of America building across the street. A preliminary historic analysis will be folded into the public review process.

San Jose Historic Inventory Survey

The San Jose Planning Department and Historic Preservation Officer, Juliet Arroyo, is assembling a team of consultants to begin the City’s historic survey project. San Jose State University students are working on cleaning up the existing inventory; the City’s GIS (data management) department work will enable increased access to the survey data. The Planning Department will need volunteers for this huge inventory undertaking. More details to follow soon.

Bank of the West Artwork

The building artwork at the former Bank of the West Building, 3888 Stevens Creek Blvd., is in danger due to a proposed Planned Development. Can the artwork be saved? The 1963 mosaic mural “Vibrant Galaxy” is by the artist Harry Powers, a well-known figure in the local art community. The artwork is structurally distinct from the main building and could be easily removed and preserved.



“Vibrant Galaxy” by Harry Powers at the former Bank of the West, 3888 Stevens Creek Blvd.

PAC*SJ 2019 Calendar

| | | |
|-----|----|--|
| Jan | 14 | Monday, PAC*SJ Board Meeting, 6:30—8 PM. History San Jose, 2nd Floor Firehouse.* |
| Feb | 18 | Monday, PAC*SJ Board Meeting, 6:30—8 PM. History San Jose, 2nd Floor Firehouse.* |
| Mar | 18 | Monday, PAC*SJ Board Meeting, 6:30—8 PM. History San Jose, 2nd Floor Firehouse.* |
| Apr | 15 | Monday, PAC*SJ Board Meeting, 6:30—8 PM. History San Jose, 2nd Floor Firehouse.* |
| May | 20 | Monday, PAC*SJ Board Meeting, 6:30—8 PM. History San Jose, 2nd Floor Firehouse.* |
| Jun | 17 | Monday, PAC*SJ Board Meeting, 6:30—8 PM. History San Jose, 2nd Floor Firehouse.* |

**Check to ensure Board meeting location has not been changed.*

Burbank Theater Added to County Inventory By Ken Yeager

The Burbank Theater has been a landmark on Bascom Avenue for more than half a century. Sadly, it has fallen on hard times in recent decades, with some past dubious uses and a run-down appearance. I worry that a future owner may want to level the entire building to redevelop the property.

That's why I was so heartened on June 19, when the Board of Supervisors unanimously approved my proposal to add the theater to the **County's Heritage Resource Inventory**.

The theater was designed by Alexander Aimwell Cantin and Alexander Mackenzie Cantin, a father-son architectural team who designed many significant California theaters. Several of their designs have already been designated as historic resources, including San José's Studio Theater and the Mountain View Theater. Outside of Santa Clara County, the Orinda Theater, the Lorenzo Theater in San Lorenzo, and Napa's Uptown Theater have been recognized as

local or state landmarks. In addition, the Cantin & Cantin designed State Theater in Red Bluff is listed on the National Register of Historic Places.

The Burbank utilizes the rounded and linear forms that typify the Streamline Moderne architectural style. The three-sided "Burbank" sign gives the theater unusual prominence because it can be easily read both by motorists on Interstate 280 and those traveling on city streets, such as Bascom and Basile Avenues.

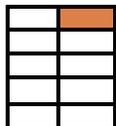
The theater is within walking distance of Santa Clara Valley Medical Center. In the future, once the current litigation over the building's ownership is resolved, I hope the County gives serious consideration to acquiring and rehabilitating this marvelous theater, either for use by the Santa Clara Valley Health and Hospital System or for another community purpose. ☘

—Ken Yeager, District 4 County Supervisor

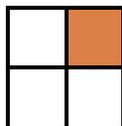
ADVERTISE IN CONTINUITY!

Continuity is distributed to over 500 San Jose preservationists, homeowners and decision-makers. It's a great way to get your message out to your best potential customers! For ads larger than the business card, you must supply camera-ready artwork, or PAC*SJ can provide it at an additional charge.

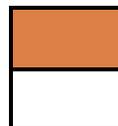
Buy ads in 6 issues and SAVE! Plus, all multiple-issue ads come with a free membership!



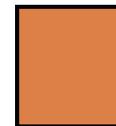
Business Card
Single issue \$50
3 issues \$120



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



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



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

Preserving Alma College at Los Gatos

Last month the Mid-Peninsula Open Space District appeared before the Santa Clara County Historic Heritage Commission with a request to demolish and modify several structures. Mid-Pen proposes to demolish three structures listed on the Historic Inventory, and two that are not listed. Plans also call for severe modification of another listed structure, removing the walls and creating an open pavilion.

The Alma College site is on Bear Creek Road and is a component of the much larger Bear Creek Redwoods Preserve Plan, located a few miles above Los Gatos. It was acquired by Mid-Pen about 20 years ago and currently shows years of neglect. Vandals have had access to the site and according to the condition reports, leaking roofs have caused water damage.

The site has had nearly continuous activity since California statehood in 1850. It was originally a logging camp and lumber mill with a water driven sawmill. Around 1887, the site was acquired by a succession of wealthy San Francisco businessmen as a weekend retreat. The property was owned in succession by Captain Stillman H. Knowles, John F. Farley, James and Maria



Tevis Library, 1909 (Western Archives of the Archives of the Society of Jesus)

Flood and finally Dr. Henry Tevis. Dr. Tevis bought the property in 1905 and made several changes before his new home was damaged by the 1906 earthquake.

After the earthquake Tevis rebuilt, designing a much larger residence and substantial gardens, a library and two water features, a Roman Plunge and a Lily Pond. He also built a small village east of the house with barns and servants' quarters. He owned the property until the early Depression years, selling the property in 1934 to the Society of Jesus (Jesuits) for a seminary. The Jesuits currently staff the Santa Clara Mission and at the time of the purchase operated a large school in Los Gatos.

The Jesuits also built a few buildings at the site; a new library, a single-story redwood classroom building and several dormitories. In 1970 the Tevis house burned and the small village known as Alma Dale, a railroad stop, was also demolished. In 1969 the seminary was moved and became part of the Theological Seminary in Berkeley.

The Jesuits leased the property to other tenants including a school. In 1989 an investor purchased the school and proposed using it as a golf course. After several other owners the site was acquired by the Mid-Peninsula Open Space District in 1999. The two dormitory buildings have already been demolished.

(Cont'd p. 15)



(Western Archives of the Archives of the Society of Jesus)

Interior, Tevis Library, 1909-1931

Coyote Depot Threatened

The preservation of the Coyote Depot on Monterey Road in the County of Santa Clara has been a strong concern for many local historians for the last few years. Four structures were listed on the County's Historic Inventory but now only two remain, the tank tower and the depot structure. The pump house was lost to arson and the warehouse had to be demolished, a victim of years of neglect.

A Coyote Depot Task Force has been organized and the interested groups include the Morgan Hill Historical Society, E Clampus Vitus, the California Trolley & Railroad Corporation, the Preservation Action Council of San Jose and the Santa Clara County Historic Heritage Commission among others.

In September, members of the E Clampus Vitus (the Clampers) spent a whole day cleaning up the site and removing dried weeds and other debris that had accumulated. They also made minor repairs and secured the site against homeless people who had apparently been living in the building. This is an ongoing problem and the site has been fenced, but trespassers once again found access to the interior. This time they brought two bags of charcoal briquettes.

The Task Force is very pleased with the described actions above and Union Pacific's willingness to work with us.



Today, Coyote Depot on Monterey Rd.

(Photo: www.facebook.com/CoyoteDepot)



Coyote Depot circa 1950s.

(Photo: www.facebook.com/CoyoteDepot)

Union Pacific has been very good about maintaining the remaining property by removing weeds and providing security fencing.

Union Pacific is happy to partner with the Coyote Depot Task Force to secure the site and begin stabilization and renovation. Real estate manager Peter Kenny agreed to draft a \$1/year lease to allow E Clampus Vitus members ongoing access to the structure and will allow the Task Force to begin building repairs.

We all agreed that the future of the building and the site is in question as long as the California High-Speed Rail project is still planned. But no matter what the outcome of the High-Speed Rail project, the structure should be stabilized and repaired now. We may need to relocate the depot structure at some future date, if that option proves necessary. ☘

— **April Halberstadt, Commissioner
Santa Clara County
Historic Heritage Commission**

More about Coyote Depot on next page.

About Coyote Depot

The Coyote Depot sits at 8215 Monterey Road between Metcalf and Bailey. Built in 1868-69 for the Santa Clara & Pajaro Valley Railroad, the Coyote Depot is one of the oldest railroad structures in California. Early after its construction, a four-room structure was attached to the original depot and served as a residence for the assigned station agent.

Steam locomotives require large quantities of water, but natural water sources are scarce in California. Railroad civil engineers found the best rail route was close to Coyote Creek, which provided a source of water for running the trains' engines.

By the end of 1869, the railroad was merged into the Central Pacific, which was then acquired by Southern Pacific.

The depot served as a flag station for the Coyote community until its closing in 1959. After its closing, the structure was leased as a private residence but now is boarded up with recently installed fencing to help protect against vandalism. ☞

Sources:

—www.facebook.com/CoyoteDepot

—medium.com/protect-coyote-valley/coyote-valleys-railroad-history-3e20aa05a433

Alma (Cont'd)

Mid-Pen proposes to demolish the remaining classroom building, the new library (1950), the Tevis chapel (1909), a utility building and the small chapel (1934). Because the site is adjacent to the San Andreas Fault, Mid-Pen feels no new buildings can be built or rehabilitated without significant expense. Mid-Pen feels that the site can be best preserved as a cultural landscape,* with the outlines of the remaining building foundations serving to interpret the site for visitors.

Santa Clara County has a Master Plan that calls for the protection and preservation of its historic structures, particularly buildings that have been listed on the Historic Inventory. The Heritage Commission could not make a finding on the current proposal that would allow a landmark alteration permit to be issued.

What next? The applicant, in this case Mid-Pen, is like any other local developer. They are no doubt meeting with their consultants and their elected officials and will be trying to find an acceptable solution. ☞

—April Halberstadt

* See article on cultural landscapes, page 16)

**Below, Barn, perhaps designed by Julia Morgan,
part of the estate village, 1909-1931.**

(Western Archives of the Society of Jesus) from *Alma College Historic Resource Study*, Page & Turnbull, Inc., November 2005.



Preserving Cultural Landscapes

We are all familiar with the term landscape. To most of us it means looking out over a sweep of hills and valleys, perhaps enjoying the views at the beach or visiting a pleasant park. Not all of us need trees to think of a "landscape" but to most of us, a landscape is in sharp contrast to a cityscape. We have little difficulty grasping the concept of landscape.

The preservation vocabulary now includes a somewhat new concept—a cultural landscape. According to the World Heritage Committee and the National Park Service, a cultural landscape includes both natural resources and wildlife, combined with manmade features of various types. A cemetery can be classified as a cultural landscape. So can an abandoned town, an old farmstead or a vineyard.

Cultural landscapes reveal the presence of man in some way. A ghost town can tell us many stories about the people who once lived there. An old railroad line is also revealing, as is an abandoned orchard. We see many examples of cultural landscapes in urban areas, as cities continue to develop and evolve.

Preservation Brief 36 from the National Park Service offers various strategies for identification of cultural landscapes and preservation of important elements. As in any preservation effort, the key elements of an Implementation Strategy are a survey and identification of important features, followed by a plan to maintain them. ☘

—April Halberstadt

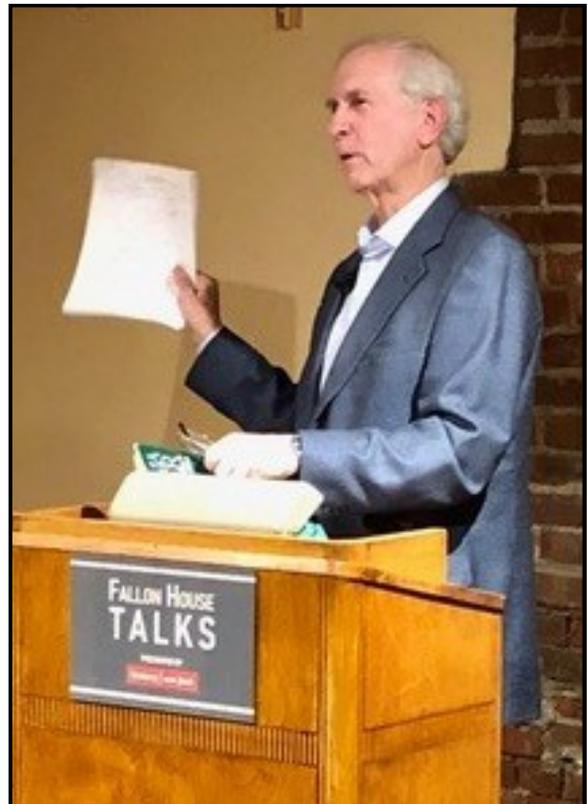
PAC*SJ & HSJ Partner for Event

On October 29th, PAC*SJ partnered with History San Jose to present an entertaining and informative lecture by former Mayor Tom McEnergy. PAC*SJ Executive Director, Brian Grayson, introduced McEnergy.

The capacity crowd enjoyed McEnergy's humor and his perspective on San Jose history. McEnergy began with the Ohlones, then progressed to Luis Peralta, Thomas and Carmel Fallon, Louis Pellier, A. P. Giannini, John McEnergy, J.J. Owen and many others. Since McEnergy has first-hand knowledge of the San Pedro Street/Santa Clara Street neighborhoods over many years, the historical residents and businesses in these areas were emphasized.

McEnergy closed with brief remarks on recent San Jose history such as Apple founders Steve Jobs and Steve Wozniak and stressed the fact that San Jose has an extensive, unique, ongoing and vibrant history.

The evening was a great opportunity to co-sponsor an event with History San Jose. PAC*SJ hopes to join in another such event in the future. ☘



*Tom McEnergy speaking at the Fallon House about San Jose history. The event was sponsored by History San Jose and PAC*SJ.*

(Photo: Brian Grayson)

Exploring San Jose's City Landmarks

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

HL92-77; The Tognozzi Building; 261-265 N. First St.

The Tognozzi Building was built in 1892 by Baptista G. Tognozzi. One source states that William D. Van Sielen designed the Romanesque Revival/Victorian style building.¹ B. G. Tognozzi and his partner, Camillo Togni, both from Switzerland, ran a grocery store at 63-65 N. Market Street in 1889 before operating the grocery store in their new building at 263-265 N. First Street.



The Tognozzi Building (aka The Thomas Victoria), 261-265 N. First St.

The two-story brick structure features three gables across the façade, each divided by sandstone and brick pilasters. Two upstairs central windows are accented with rusticated sandstone arches. The second-floor bay windows are decorated with low-relief garlands. The wide, recessed entry is centrally located and holds four 10-foot high doors, some with stained

and etched glass. Above the front windows there are multi-paned colored and clear glass transoms.

The rear space of this building is used as the beer garden for Teske's Germania restaurant next door in the Beatrice Building. The sandstone arches in the beer garden are said to have been cast from the same mold used for the old, long-gone St. James Hotel arches. The south section of the Tognozzi building is connected and open to the Beatrice building and is used as one of the dining rooms for Teske's Germania. (See *Continuity*, Fall, 2018 for a description of the Beatrice Building.)

Around 1915 to 1930, O.D. Hall ran his grocery store in the Tognozzi Building and also lived upstairs. For most of the building's history, there were four separate living units on the second floor.

Newspaper ads in 1918-1919 indicate other occupants in the building included the "Industrial Exposition" selling auto tents and T.D. Anderson, "The Tent Man."

In the basement of the Tognozzi building there were remnants of jail cells from the time of the massive (Cont'd p. 18)



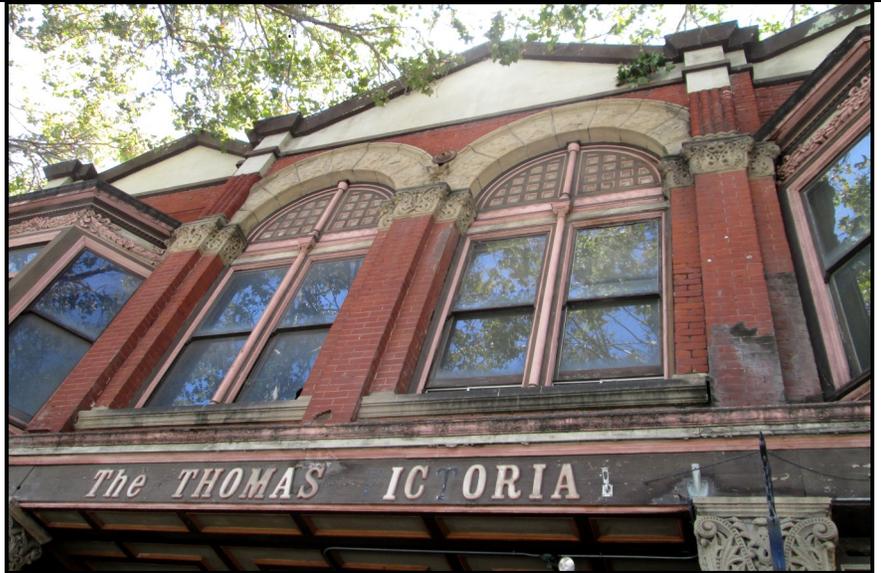
*Close-up
of a bay
window
and the
multi-
paned,
colored
and clear
glass
transom.*

*(Photos:
Gayle Frank)*

Landmarks (Cont'd)

Courthouse fire in 1931. Since the official jail was out of commission from the fire, prisoners were temporarily held in the basement. Other near-by businesses also volunteered emergency space for housing prisoners at that time.

Around 1986, Robert Thomas owned the building when PG&E was working on a damaged sewer line. When the building's basement flooded with sewage, Thomas couldn't get a response from the city's Inspector's Office so he brought a bucket of the sewage with his name and number on it and placed it on the Inspector's secretary's desk. A battle ensued but the sewage problem was eventually resolved. Thomas rehabilitated the building and it is often referred to as "The Thomas Victoria," with that name displayed over the front entrance.



Central dual windows with sandstone arches. Note the three gables at the roof line and the brick pilasters topped with floral capitals.

(Photos: Gayle Frank)

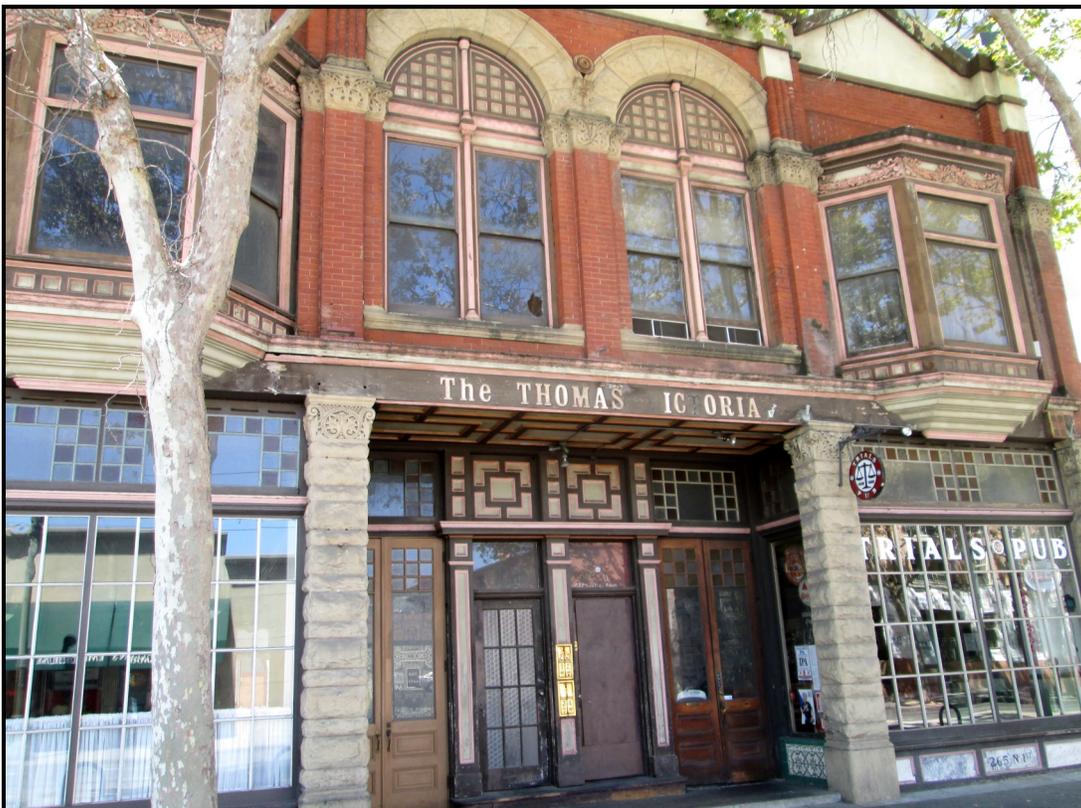
Beginning in 1990, the building was occupied by Abigail's Pub & Flowers; by 2009, Trial's Pub moved in and is still there today.

The building is significant and a city landmark because of its architectural design, an example of the Victorian Romanesque architecture, and because it unifies the streetscape by complementing the Beatrice and Moir buildings. ☘

— *Gayle Frank*

Sources: —URM Survey, *Historic Resources Inventory Form*, Glory Anne Laffey, 1991.

—*Historic Downtown Walking Tours*, History San Jose, E. Garboske, L. Batchelder, 1995.



Center recessed entrance with four different 10' high doors to shops and upper units. Note the decorative transoms and rusticated sandstone pilasters on each side.

¹ "Recommendation for Historic Landmark Designation of the Sunol Building (HL01-129)," San Jose Historic Landmarks Commission, 2001.

PAC*SJ Membership Application

Preservation Action Council of San Jose Membership Application

Name(s) _____

Telephone(s) _____

Address _____

Email _____

Members who do not provide email addresses cannot receive timely notices of news, announcements and events. PAC*SJ will not release your contact details to others without your consent.

New Member _____ Renewing Member _____

Please circle the level at which you wish to join:

| | |
|-----------------------------|---------|
| Individual | \$40 |
| Family | \$55 |
| Student or Senior (over 65) | \$25 |
| Non-profit or School | \$25 |
| Contributor | \$100 |
| Patron | \$250 |
| Benefactor | \$1,000 |

Join at the \$100 level or above and receive a special premium, *Signposts Revisited*, by Pat Loomis or the Bay Area Mid-Century Modern playing cards.

Please check if you would like to receive a book or playing cards or no premium
Signposts Revisited _____ or cards _____ or none _____
or both book & deck of cards at the \$250 level.

I am enclosing \$ _____ as an extra donation to

PAC*SJ for a total amount of \$ _____

I am interested in working with the following volunteer opportunities (*please circle*):

Advocacy

Programs/Education

Fundraising

Events

Membership

Board Member

Newsletter

Public Relations

Complete and return with your check to:

Preservation Action Council of San Jose

1650 Senter Rd., San Jose, CA 95112-2599

Phone: (408)-998-8105

info@preservation.org



Seasons Greetings

Left, Hart's Department store in 1924 at busy Christmas time. Its sign is advertising Toyland and Santa Claus Headquarters. Hart's was a major department store on the SE corner of Market and Santa Clara Streets for over 100 years.

(Photo: Courtesy of History San Jose)



Preservation Action Council of San Jose

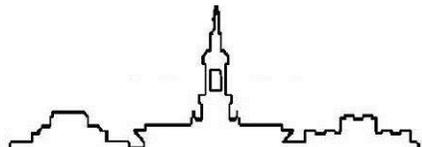
1650 Senter Rd., San Jose, CA 95112-2599



Like Us On Facebook!

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

Or Current Resident



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.

PAC*SJ 2018 Board

- | | |
|------------------------------|------------------|
| Shanna Desai, President | Marilyn Messina |
| André Luthard, V.P. Advocacy | John Mitchell |
| Darryl Boyd, Treasurer | Gratia Rankin |
| Michael Sodegren, Secretary | Suhita Shirodkar |
| Cindy Atmore | Walter Soellner |
| Patt Curia | John Truswell |
| Gayle Frank | |

Staff: Brian Grayson, Executive Director

Advisory Board

- | | |
|----------------------|-----------------------|
| Bonnie Bamburg | Karita Hummer |
| Marvin Bamburg, AIA | Rusty Lutz |
| Paul Bernal, Esquire | Franklin Maggi |
| Ken Fowler, CPA | Craig Mineweaser, AIA |
| April Halberstadt | Gil Sanchez, FAIA |
| Alan Hess | Keith Watt |