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The Newly Rehabilitated TWOHY LOFT BUILDING

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Photo by Karen Gray

36 residential units, with retail spaces at the ground level.

According to CIM's project manager, Gene Eagle, some of the most challenging aspects of the job were strengthening the existing building, and integrating modern systems

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The Twohy Loft Building, seen from the corner of Paseo de San Antonio Promenade and the First Street trolley line, was designed by Jose Theatre architect, William Binder, for Judge John W. Twohy, Jr.

President's Report— Brian Grayson

Spring, settling in over the valley, brings with it renewal and new growth. As the spring rains wash away the winter dreariness, we look ahead to the many projects that await our continued efforts. As an organization, we must renew and grow if we are going to thrive and survive as a viable advocacy group.

The Preservation Action Council is positioning itself to continue the work it has in the past, while exploring new directions to advance our mission to preserve the architectural heritage of San Jose and the South Bay Area.

There are many exciting programs and projects on the horizon. We will be celebrating **National Historic Preservation Week, which will be commemorated with a special proclamation from the San Jose City Council on May 6.** The celebration continues with other special events including a **tour and reception at the newly restored Twohy Building in downtown San Jose on May 8.** Watch for details and plan to join us during this week that spotlights grassroots preservation efforts around the country.

Also during May will be one of our highly anticipated **Salvage Sales on May 17.** Truckloads of architectural items have been salvaged from structures that could not be saved from around the area and will be available at great prices.



PACSJ's salvage team at the Boca House preparing for the May 17th salvage sale.

Photo by Karen Gray

Among the many other important ongoing activities taking place are Committee meetings, briefings on the CIM downtown project, along with updates with City Council members. We are also in the process of revising our By-Laws and preparing grant applications to bring in new sources of funding to maintain the strength of Preservation Action Council and plan for future growth. Our new Executive Director, Kate Boruff, is working to take us to the next level as a preservation organization; key to success is identifying and obtaining new sources of revenue. All of these efforts require the ongoing support of the membership and the Board if we are to achieve our goals.

We are building new partnerships so we can expand our membership base and branch out into new preservation related endeavors. The Executive Board is reviewing some exciting opportunities and will bring information to the full Board in the near future.

We continue to be vigilant about the redevelopment of our downtown. The state and city budget will have a strong impact on what does or does not happen in the downtown. As the City struggles with its multi-million dollar shortfall, smart decisions must be made on how to retain the historic elements of downtown with greatly reduced city funding while still allowing the downtown to grow and flourish into what it is destined to become.

PACSJ can be a strong, vibrant and exciting preservation advocacy group or it can rest on its past successes. The direction we go and effectiveness of our work is largely dictated by the support of the community, both monetarily and through volunteerism. Please be a part of our growth – volunteer for a committee, help out at an event, buy an ad in our newsletter, and if you are able, please make a gift to PACSJ. Your time and dollars will be like the spring rains providing us with fresh growth and renewal.

Three New Members!!



PACSJ member, Bev Blockie, presented "Keeping the Past Alive" at Argonaut Historical Society March meeting. Program chair, Fern Mclaggan on Bev's right. Three new PACSJ members joined following Bev's presentation.

Photo provided by Bev Blockie

PACSJ Advertising Opportunities

Advertisements are now being accepted for our newsletter. All advertising is subject to the approval of the Preservation Action Council of San Jose. For more information, please contact PACSJ at 408 998-8105.



The Col House, a 1913 Prairie-Style residence on Martin Avenue designed by Frank Wolfe.

Photo provided by Jack Douglas

They Left Their Mark: Architecture Series

Frank Delos Wolfe: Prolific Designer

By Jack Douglas

Many of central San Jose's homes were built during the prosperous years from 1900 to 1925. During this period the new planned neighborhoods such as Naglee Park, Hanchett Park, and Palm Haven were developed for the new generation of rising young business and professional men who desired impressive homes for their families. The Victorian styles were now old hat, and more modern designs were in demand. The architectural firm of Wolfe and McKenzie was on the spot with myriad plans to choose from. Frank Wolfe and his various partners (who will be covered in subsequent articles) would dominate the local home design field, creating a major portion of the buildings constructed during the period from 1895 until Wolfe's death in 1926.

Frank Wolfe was born at Greensprings, Ohio, in September 1863. He worked in the building trades in Newton, Kansas, prior to his arrival in San Jose in the spring of 1888. It is not clear where he acquired his architectural training. It seems likely that he did some apprentice work under the guidance of

veteran architect Joseph McKee, as they shared the same office location in the Smout Building from 1888 to 1891. Wolfe hung up his own shingle there in 1891 after the retirement of McKee. Charles S. McKenzie, also a McKee employee, joined Wolfe as an associate and later as a partner.

Together Wolfe and McKenzie created plans for dozens of impressive homes and businesses. In 1907 they published their copyrighted *Book of Designs*, containing 98 house plans with floor plans and halftone photos of each of the completed buildings. Most of these buildings are still standing and are considered treasures by the historical community.

The Wolfe and McKenzie plans of this early period were extremely eclectic, reflecting the gradual withdrawal from the earlier Italianate and Queen Anne models. The basic form was Classical Revival with combinations of rounded and square bays. Hipped roofs and dormers were common. Cedar shingles, the Craftsman influence, were frequently used in the gables and second story balconies. These designs were frequently covered in the California publication *Architect and Engineer*.

Commercial Designs

Wolfe designs for commercial buildings, schools and clubs were generally in the popular Mission and Spanish Colonial Revival styles. Good examples are the San Jose Women's Club on 11th Street, the Sperry Flour Building on South Third (now Works Gallery), the former Convalescent cottage at Agnews Hospital, and the old fire station on South Market Street. Wolfe and McKenzie also assisted architect Samuel Newsom on the old Gilroy City Hall, one of their buildings that is a National Historic Landmark

Prairie Style

Frank Wolfe can take credit for introducing Prairie style buildings to our area. George Espinola, the authority on Wolfe's Prairie style buildings has surmised that Wolfe was introduced to the Frank Lloyd Wright style by Fremont Older, the crusading editor of the San Francisco Call-Bulletin. Older commissioned Wolfe to design his unique home, Woodhills, above Cupertino. This house, built in 1912, has many characteristics of the horizontally planned Prairie style building. It is also on the

Continued on next page



The former Sperry Flour Building on North Third Street, in 1991, before it was repurposed as the Works Gallery.

Photo provided by Jack Douglas

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National Register. The Prairie style homes dotting our older neighborhoods are almost all from Wolfe's drawing board. The largest, and one of the most attractive is the Col home of 1913 on Martin Avenue in Hanchett Park. Wolfe also applied this style to an apartment building at 99 East Julian Street. Charles McKenzie separated from Wolfe in 1910, and for a while Frank was in partnership with his son Carl J. Wolfe. In 1918 he formed a partnership with William Higgins. Wolfe passed away in San Francisco on August 17, 1926, at the age of 63.

Frank Wolfe, along with Binder and Curtis, was most responsible for the creation of the early twentieth century San Jose cityscape. Wolfe's designs, unlike those of the latter, whose buildings were victims of redevelopment, are still around us everywhere.

We eagerly await the publication of George Espinola's book on Wolfe and his buildings.



Photos provided by Jack Douglas

Sanford residence, built in 1899, (top left) on Julian and N. Second Streets. As photographed in the 1907 Book of Designs, and in 1985, when it was rehabbed as lawyers' offices.

San José State University Alumni Association



Introducing
HISTORIC WALKING TOURS OF SAN JOSE



WE DO KNOW THE WAY TO SAN JOSE!

Join Beth Wynman '86, alumna, faculty emerita, historian, & friend of SJSU Alumni Association

Discover the history & secret past of Historic Downtown San Jose and SJSU Campus. Peralta Adobe, Pullen House, Courthouse, St. James Square, Tower Hall, Washington Square, Old Scheller House, Downtown Historic Business District & more! Put on your walking shoes & let's go!

Saturday, June 28, 2003
\$12 per person
Free Parking, Market St. Parking Garage
8:58 am, coffee at Cafe Nicos, One N. First St.
9:38 am - 11:38 am Walking Tour
Noon, optional lunch Gordon Biersch

Please mail a check payable to: SJSU Alumni-Walking Tour with the names of you and your guests to:
SJSU Alumni Party
One Washington Square
San Jose, CA 95112-8128
Make us a reservation by phone 408-924-8524
tally_williams@sjsu.edu



(Twohy continued from page 1)

with out disrupting the historic appearance of the interior spaces.

An aggressive seismic retrofit was necessary to strengthen the existing reinforced concrete structure and bring the building up to code. This was accomplished by pouring new footings for steel bracing, and sheer walls at various carefully placed locations. Modern systems were cleverly installed so that the early 20th century interior and 21st century convenience meet seamlessly. The team used the California Historical Building Code, as compliance with current codes would not have been possible.

All the parties involved in this project have gone to great effort to retain the best of this building and the results are dramatic. Come and see it for yourself. Leasing information can be obtained by calling 408 283-9279. While you're there visit Twohy Loft's first commercial tenant, Touchstone climbing gym.

When Remodeling Just Goes Too Far!!

Photo by Patt Curia



The Salazar-Angulo-Salazar-Rojas Rehab Project (Part 1) *by Beth Wyman*

This is the first in a series of articles covering the restoration project at 151 N. 8th Street. We will periodically update you on the owner's progress.

Stay tuned!

One of the gracious old homes located in the Civic Center project area which was designated to be saved and moved by the City of San Jose's Redevelopment Agency (RDA) included a two-story duplex, the *Schoen-Campbell House*, formerly located at 18-20 South 5th Street and now moved to 151 North 8th Street. An ambitious team of two Salazars, siblings Dayana and Guillermo, and their respective spouses, Jaime Angulo and Beatriz Rojas, have taken on one of the gracious old homes located in the new Civic Center project area. And, although the process has taken much more time than anticipated, they continue to be upbeat.

Their story began in the year 2000 when the City of San Jose, pursuant to the California Environmental Quality Act (CEQA), issued a draft Environmental Impact Report (EIR) indicating that a majority of the historic and affordable housing structures within the proposed six block area of 4th to 6th Streets and San Fernando to St. John Streets, were at risk. By the time of the final EIR, the City had made a decision to save and move a number of the most significant structures by selling them to qualified buyers who would accept the City's conditions.

Dayana Salazar, then a Professor and now Chair of the Urban Planning Department at San Jose State University, together with a group of colleagues submitted an initial proposal to re-use six of the buildings at a then-empty, city-owned site at 6th and William Streets. Evidently there were not enough serious proposals for that round, so the City issued a second Request for Proposals (RFP) in early 2001. The first to be contacted were those who had bid in the previous round. This included Salazar and her husband, Jaime Angulo, who works with a non-profit community development organization. The new RFP asked for bids based on one of the designated structures to be moved to an already designated site and requested a commitment of at least \$200,000 for a rehab loan. The RDA promised to move the homes to the city-owned sites and provide foundations for them in return for the applicants' commitment to properly rehab the structures, bring them up to code, and commit to at least 10 years occupancy. Dayana and Jaime felt that the \$200,000 requirement was the maximum they could afford so they crossed their fingers and offered the City \$1 along

18-20 S. Fifth St. was original location of the Schoen-Campbell House. It was moved to its new location at 151 N. 8th Street on July 29, 2001.



Photo by Dayana Salazar

with their excellent qualifications to do the job, their ability to secure a rehab loan and a long list of local experts as their advisors. At that time, Dayana's brother, Guillermo, and his wife, Beatriz Rojas, were still living in Colombia in South America, so they were recruited for assistance. They accepted and, subsequently, the project was submitted as a family project with the prospect of one family living upstairs and one living downstairs. The four were called in for an extensive interview to confirm that they would be "invested in the neighborhood" and that they would commit to the ten years and their proposal was accepted. However, the houses had not yet been assigned. With only two duplexes available, they chose the largest one, formerly a shelter for youth owned by Emergency Housing Consortium. However, this one was assigned to San Jose State University and has been re-located on North 4th Street, so they took the second duplex, the historic *Schoen-Campbell House*. Guillermo and Beatriz arrived in San Jose just in time for the big moving night event on July 29, 2001 when, from midnight to 2:00 am there was a grand parade of five city-owned houses being carefully transported up Santa Clara Street to their city-owned sites by HRB Construction, Inc. It was necessary to split the original site into two 7,000 ft. sections. After that, foundations were poured and the

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GIANT ORANGE ROLLS AROUND THE CORNER

Mark's Hot Dogs to Reopen Soon!



Mark's Hot Dogs will move to new location at 58 South Capitol Avenue on May 17.

It's been a bumpy ride, but Mark's Hot Dogs is finally in its new location and scheduled to open for business sometime this spring. The funky concrete giant orange which houses Mark's Hot Dogs has been located on Alum Rock Avenue since 1947. The Giant Orange was granted San Jose City landmark status in 1992, but was soon slated to be demolished to provide space for much needed housing. The community rallied around the present owner to save this remnant of vernacular architecture. Owner Demos Pantelides bought a lot around the corner at 58 South Capitol Avenue and began the process of permits to allow moving and situating the orange at this new location. After overcoming delays and problems, Mark's finally closed in February, the orange was moved and soon Mark's loyal customers will again enjoy what they claim are the best hot dogs in the world. Mark's Hot Dogs has been a favorite place to eat for more than 50 years, long before McDonald's or any of the other fast food joints became the rage. It was the place to go after a date or movie, one of the few places that was open late at night. Prompt car service was available, or you could eat at the counter inside the orange or at picnic tables outside. Besides the best dogs, Mark's served old fashioned creamy milk shakes as well as your choice of chips. Mark's rightfully earned a spot in the hearts and memories of local customers, and others that traveled 10-20 miles to enjoy their favorite dog.

This local landmark eatery has an interesting history. In 1936 Mark Yeram opened a hot dog stand at Fifth and Santa Clara Streets in downtown San Jose. The wieners were a blend of pork and beef in natural casings from a recipe created by Mr. Yeram. The hot dogs were so popular that in 1947 Mark decided to move to a permanent location on Alum Rock Avenue. Mark's Hot Dogs stayed in the Yeram family for many years. In 1988 Roy Terrell and his brother

inherited the stand from their mother, Violet Yeram Terrell. According to Terrell, his grandfather and some friends built the funky giant orange in 1947 at the new location. In 1998 the Yeram family sold Mark's to a close friend, current owner Demos Pantelides.

The founder, Mark Yeram, was Armenian and often visited family and friends in the central valley of California. Yeram was probably influenced by the many Giant Orange Juice stands along the roadsides of California, thus his decision to house his hot dog palace in a giant orange at the new location on Alum Rock Avenue.

According to research done by City staff to support granting landmark status to the Giant Orange in San Jose, the orange juice stands along California roads were originated by Frank E. Pohl who moved to Richmond from the east in 1918 and opened a grocery store. Pohl opened his first juice stand in Menlo Park during the early 1920's. Pohl moved to Tracy, and opened the first orange-shaped stand in 1926. The business grew quickly, and Mr.

Most of the Giant Orange juice stands and other produce shaped stands have disappeared. San Jose is fortunate to have one of the few remnants of that time and place in California's history.

Pohl and his wife quickly acquired ground leases to start new juice stands throughout Northern California.

San Jose's Giant Orange, housing Mark's Hot Dogs, exhibits characteristics of roadside vernacular architecture which became popular during the 1920s and 30s. Travel by automobile was growing, highways were improved, and the stands were established to serve the new auto culture. California was considered the garden state with mild weather, flourishing crops and abundant orchards. What better way to reinforce this feeling than to build structures to resemble some of those projects. The architecture was a visual image of the times, appealed to the customer's sense of fun and adventure, and was used as an advertising device to catch the driver's attention.

Most of the Giant Orange juice stands and other produce shaped stands have disappeared. San Jose is fortunate to have one of the few remnants of that time and place in California's history.

By Ellen Garboske

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structures placed on them.

Finally, after almost a year of down time, the title was transferred to the family with the City keeping a silent second. This allowed the group to go forward and submit drawings to San Jose's Planning Department, an interesting experience for Dayana whose business is training planners, not necessarily dealing with them as an applicant on the "other side of the counter". This process took three months and eventually went before the City's Landmarks Commission for final approval, which included viewing the facade, color boards, and landscaping plans. Next came the application for a building permit which was approved on February 28, 2003. Guillermo, now the designated Project Manager, removed the old lath and plaster, a laborious two-week task. Currently the group is awaiting response to a pending application for a special 203K rehab loan from Housing and Urban Development (HUD). This financing is designed specifically for home restoration and rehabilitation, and



Owners Dayana Salazar and Jaime Angulo (above) and Guillermo Salazar and Beatriz Rojas (below)
Photos by Dayana Salazar

is managed through two northern CA branches of Wells Fargo Bank. At this writing, a comprehensive review by a HUD consultant is imminent. This will involve a detailed examination of the proposed scope of work and requires firm bid amounts. Although these loans can take up to 3 months for approval, the ambitious Salazar-Angulo-Salazar-Rojas team remains hopeful that they will be living in their home by the end of this year!

In the next issue of Continuity we will examine their plans for the rehabilitation/re-use of the duplex and the actual reconstruction work.

Ten Things Not to Do to Historic Buildings

1. Do not remove old windows
2. Do not replace or cover old wood siding with vinyl
3. Do not use blow-on stucco
4. Do not paint brick exteriors
5. Do not use a contractor for design work
6. Do not remove architectural details
7. Do not enclose your porch
8. Do not allow plant material to grow on your house
9. Do not replace when repair is an option
10. Do not choose quantity over quality

Name: _____

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Membership: New Renewal

Individual \$20

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Enclosed is my tax-deductible contribution of \$_____.

Please complete this form, enclose it with your check made payable to "Preservation Action Council of San Jose" and mail to:

PAC*SJ

PO Box 2287

CALENDAR

May

- 5-11 National Preservation Week
- 6 City Council Historic Preservation Week Proclamation
- 8 Twohy Lofts Open House 5:00-7:30
- 17 PACSJ Salvage Sale
- 17 Mark's Hot Dogs reopens at new location
- 19 PACSJ Board Meeting 7 p.m. Le Petit Trianon 72 N. 5th St.



The Preservation Action Council of San Jose is a nonprofit membership organization providing information to property owners and education to the public and promoting programs and policies for historic preservation and compatible new architectural design.

June

- 16 PACSJ Board Meeting 7 p.m. Le Petit Trianon 72 N. 5th St.
- 28 Downtown San Jose and SJSU walking tour, 8:30-11:00 am for more information call (408) 924-6524

July

- 21 PACSJ Board Meeting 7 p.m. Le Petit Trianon 72 N. 5th St.

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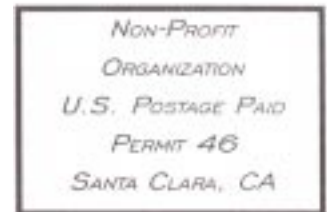
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