

*Dedicated to Preserving San Jose's Architectural Heritage*

PRESERVATION  
ACTION COUNCIL



*Of San Jose*

# CONTINUITY

PRESERVATION ACTION COUNCIL OF SAN JOSE NEWSLETTER

VOL. 14, No. 1, WINTER 2003

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**California Home Mortgage in the River Street District**

*Photo by Jennifer Emmer*



## From the President



San Jose Mercury News photo

**Former PAC\*SJ President  
Patt Curia**



Photo by Patt Curia

**New PAC\*SJ President  
Brian Grayson**

### A message from Patt, our Former President:

On January 15, we officially learned from Richard Moe, President of the National Trust for Historic Preservation that PAC\*SJ was awarded a **\$20,000 Local Initiative Challenge Grant** to hire its first fulltime executive director. These funds were combined with the generous donation of \$20,000 from Advisory Board member Keith Watt and our own fundraising efforts to hire Ms. Kate Boruff who had been working as our Historic Preservation consultant for several months. Though Kate has only lived in her down-



**Western Regional Director of the National Trust for Historic Preservation, Holly Fiala, and past President, Patt Curia**

town home since this past spring, she is familiar with many key San Jose policy makers as well as the historic built environment. Name a corner intersection and she will describe the buildings! She has over 20 years experience as a preservation advocate mostly in the east.

Part of preservation is persever-

ance. We are happy to relate that the Donner House and surrounding lands are no longer considered critical in the design and construction of the City employee parking lot to be located on 4<sup>th</sup> and 5<sup>th</sup> Streets north of Santa Clara Street.

We thank the City leaders for recognizing the importance of San Jose's most historic residence, the Houghton Donner Mansion. Owner Keith Watt is now weighing potential uses for this building. PAC\*SJ will remain an active participant in the final exterior design and location of this garage.

Santana Row opened this fall to mixed reviews. San Francisco Chronicle urban design reporter John King called this new retail a "21<sup>st</sup> century take on neighborhood centers of yore" in his 12/29/02 column. It's "all make believe" but "cubic zirconia of the highest grade". We hope this development is successful since we don't need more empty retail space. Preservationists believe that our true downtown should have been targeted.

Kudos to San Francisco for its 2 year project of restoring the 1879 Conservatory of Flowers in Golden Gate Park. The dome has been replaced and the building should reopen with exhibits in September. We can only hope that we take as great care of our urban park in Saint James Square Historic District.

San Jose Downtown Association's annual Golden Nail awards recognized 2 wonderful rehabilitated buildings and their human champions: Hugo Werle of Germania Hall, the German-American association headquarters and Jim Fox for his early efforts in restoring the Saratoga Capitol Building and later the de Anza Hotel.

I want to thank the officers and Board of 2002 who have really developed this organization into a respected advocacy organization of passion, perseverance, intelligence and political savvy. I hand the presidential gavel to my esteemed friend, Brian Grayson.

—Patt Curia

### A message from Brian, our New President:

PAC\*SJ is in a period of transition --- not only from one president to another, but also from an active, grassroots organization to one of a more professional nature. As always, the strong foundation of PAC\*SJ will continue to be its active membership.

Many people have worked very hard to build the reputation of PAC\*SJ -- to insure that we have a place at the table when important decisions are made. Our voices have been heard through the corridors of City Hall and throughout the neighborhoods. We have worked with individuals, organizations and public agencies. Much progress has been made in the past two years under the leadership of immediate past president, Patt Curia. She dedicated herself to working almost fulltime on behalf of PAC\*SJ during her presidency. A mere thank-you does not do justice to the amount of time and energy she expended in the cause of preservation.



I also want to thank two retiring board members who left the board at the end of 2002. Long-time member Kitty Monahan, who also served as a vice president, served many years on the board and brought much insight and knowledge about the valley's history. Don Gagliardi spent many hours as the editor of our newsletter, *Continuity*, and produced one outstanding issue after another. Thanks to Don and Kitty for their dedicated efforts on behalf of PAC\*SJ.

This year we will continue to strengthen the organization and build on our successes and learn from our losses. We will work towards establishing collaborative relationships with those we agree with as well as those we disagree with. We can achieve this by being involved in the decision making process at its earliest stages.

As the organization grows and strengthens, we will look to our committees to carry the weight of our efforts. Newly revitalized, the Fundraising, Advocacy and Education committees are already off and running. The committees are open to board members and general members of PAC\*SJ. Please join a committee and help PAC\*SJ.

I look forward to a fast paced year that will see us grow and mature as an organization, hire our first fulltime executive director, add to our membership base, and increase our fundraising. With your help we can do it.

—Brian Grayson

Photo by Ellen Garboske



**NEW OFFICERS 2003, L TO R, BACK ROW:** Norman Finnance, VP, Admin, Patt Curia, Past President, Jim Zetterquist, VP, Advocacy, Brian Grayson, President, Beth Wyman, Treasurer, Andre Luthard, Secretary

## Kate Boruff, Our new Executive Director

An American Studies at Miami University in Oxford, Ohio, Kate received a Masters in Public Affairs with a concentration in historic preservation planning from Indiana University. Since 1980, Kate has been working in the field of historic preservation.

As Executive Director of the Historic Warehouse District Development Corp. in downtown Cleveland, Kate assisted businesses and developers with marketing and design review for projects in the neighborhood, with storefront and signage program, with streetscape/park planning, and acted as developer for a new infill townhouse project. With the help of an active Board and a Mayor dedicated to turning the downtown around, the Historic Warehouse District won a 1997 Rudy Bruner Award for Urban Excellence silver medal.



Photo by Patt Curia

**Kate Boruff**

Most recently Kate has been working as a consultant. In Jacksonville, FL, she was on the Board of a National Register and local historic district neighborhood organization, Riverside Avondale, where she lived. She secured preservation related grants for nonprofit arts organizations moving into downtown historic buildings, and wrote National Register applications and Preservation Tax Certification project applications for developers of vacant downtown historic buildings.

Last summer, Kate moved with husband Paul Krutko to San Jose. Out exploring her new neighborhood, Kate, stumbled across a garage sale on Patt Curia's front porch – PAC\*SJ's unofficial headquarters. Following a short conversation, Patt knew she had to put Kate's many skills to good use here in San Jose and did just that. Recently named Executive Director

of Preservation Action Council, Kate is looking forward to helping San Jose celebrate its built heritage.

# Jose Theater: It's back and stronger than ever



**The Jose Theater at the turn of the century**

*By Karen Gray*

The Jose Theater, recently selected as the new home of the *Improv Comedy Club*, reopened on November 8, 2002 to an enthusiastic crowd including Mayor Ron Gonzales, Councilmember Cindy Chavez, and a very entertaining PAC\*SJ President Patt Curia. The re-opening and dedication was the culmination of over five years of political drama, a lawsuit, and steely-eyed steadfastness by a group of preservationists dedicated to returning the theater to its historical prominence in the downtown community. PAC\*SJ was early to adopt the Jose as a focus, and has been a key participant in the fight to save this building. You can imagine the excitement that the long process has come to fruition—a project that we hope will prove the harbinger of many more to come.

PAC\*SJ's vision for the building, located at 62 Second Street, has long been to not only save the structure, but to also preserve its original multi-venue use with as little modification as possible. Our primary goal was to maintain the Jose as a thea-

ter and in 1997 we commissioned a feasibility study to help make this case. Although the Redevelopment Agency's (RDA) then Assistant Director, David Gazek stated that "...no theater group could make the Jose work from a business standpoint in its existing configuration...either way the theater would have to be demolished." "It took years of work and a lawsuit before they (RDA) were convinced," said Patt Curia, but we made our case. We are especially pleased about the success of the renovation because this project was carried out with the best intentions of preservationists in mind.

Prominent local architect William Binder originally designed and built the Jose Theater in 1904 for David

Jacks, as a venue for stock shows and vaudeville. Because it was the first theater specifically designed for the vaudeville, The Jose attracted the most notable acts of the day-- including



Photo by Robert Shomler

**The View Inside**

Harry Houdini, Roscoe "Fatty" Arbuckle, and Al Jolson. In the 1920's, Mr. James Battey bought the Jose and modified the building to accommodate the showing of motion pictures. The building marched on as a theater showing second run



films, until it fell into disrepair after the 1989 Loma Prieta earthquake. The fate of the city's oldest theater appeared uncertain at best when the then owners, Mr. Barry Swenson and Mr. Jim Fox, determined that necessary repairs and seismic retrofit required were an economic impossibility for the ailing building.

Having survived two fires, and an earthquake, the once beautiful theater began to show its age. Furthermore, in 1996 the building was threatened by a RDA-supported plan to replace it with a \$20.8 million Housing/Retail project, it seemed unlikely to survive the wrecking ball. Reacting to this news, Tom Simon of PAC\*SJ declared that "such a project threatens the integrity of the entire downtown historic district, and goes well beyond anything contemplated in the 1992 EIR." Not only did the RDA project call for the demolition of the historic theater, but also called for the destruction of two neighboring buildings. It appeared clear the Jose's 1990 designation as an historic structure would provide little protection against the Redevelopment Agency's affordable housing plan.

PAC SJ fought the housing plan by circulating petitions to block demolition, followed by a lawsuit - an effort that was successful. In conjunction, Mayor Gonzales asked developers

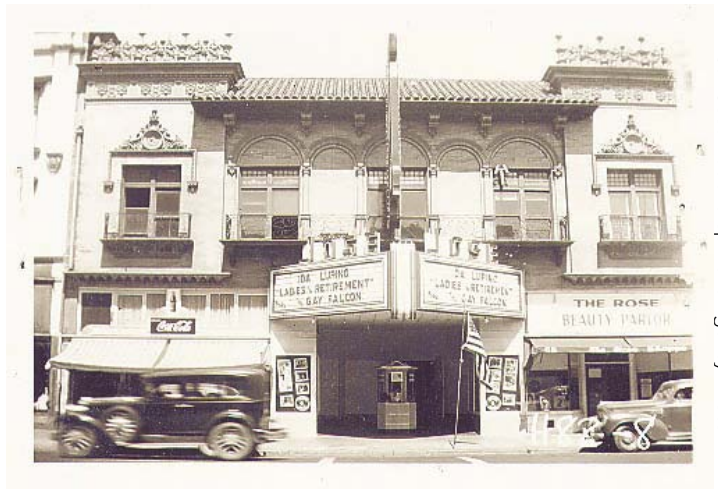


**The Ribbon Cutting Ceremony**

Photo by Robert Shomler

to craft a plan to save theater. Without the involvement of PAC\*SJ and Mayor Gonzales, the Housing/Retail plan most assuredly would have been approved and implemented, resulting in the loss of the Jose, along with two other core downtown buildings.

Beginning with a feasibility study, Berger Detmer Ennis Architects of San Francisco developed a rehabilitation strategy by first identifying and establishing a guiding preservation philosophy. According to Jonathan Ennis, the project archi-



San Jose Redevelopment Agency Photo

**1941 View**

tect, the objective was not to return the building to a specific period in history, but rather to return the building to use while retaining as much of the historic material as possible. Ultimately, it was decided that the project was part restoration and part rehabilitation.

The restoration effort was focused on the building's façade and involved the meticulous restoration, conducted by Garden City Construction, returning the Spanish Baroque style theater's yellow brick and terra cotta façade to its former glory. Because the façade was in such excellent condition, said project architect, Jonathan Ennis, it required only a light cleaning and minor repairs to the terra cotta detail. The 1941 modern marquee was handled similarly - stripped of layers of old paint, the sign was restored to its original appearance and the neon glass design was repaired by Hawkeye Architectural Signs. The community's identity with the marquee, a prominent visual feature, influenced other aspects of the rehabilitation. In a lucky turn of events, original roof cresting clay tiles that had been removed at an earlier time were found in a corner of the building. Though these tiles were in unsuitable condition to be returned to the structure, they proved ideal models for Gladding, McBean Architectural Terra Cotta to replicate, thus adding to the authenticity of the façade restoration.

The other aspect of the project involved significant rehabilitation. Though the façade was in relatively strong condition, the building's structure proved otherwise. The severely deteriorated roof, sections of the foundation, and a 120-foot section of the south masonry wall all required substantial rebuilding and strengthening. Once stabilized, work began on the interior with code upgrades, sound and lighting improvements, as well as minimal remodeling necessary to accommodate a modern live theater. Though much of the interior detail

*(Continued on page 6)*

(Continued from page 5)

had been lost to previous remodeling, the ornamented ceiling plaster and decorative pressed tin ceiling of the balcony remained largely undamaged.

Largely due to the involvement of PAC\*SJ and the instrumental help of Mayor Ron Gonzales, and many others, the Jose has been returned to use and regained its prominence in the downtown fabric. This project is a very successful example of the kind of preservation we would like to see more of in San Jose; it is a clear victory for both preservationists and the San Jose community.

Photo by Greg DeGuire



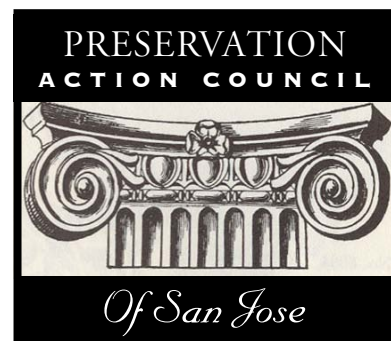
**Comedian Paul Rodriguez performed at the Grand Opening of the Improv Comedy Club in the Historic Jose Theatre**

Mayor Ron Gonzales exhorted "we should take this time to celebrate a wonderful addition to downtown and celebrate the fact that, in a short period of time, we have taken a historic landmark that was going to be torn down and polished it up...It's going to pump a lot of activity into downtown."

PAC\*SJ President Patt Curia echoed these remarks and added that the "the Jose Theatre has many ties to the past, not only for San Jose, but for all of California. It's a link to a time when audiences came from miles around to witness vaudeville performances, and now it has come full circle as a venue for live entertainment."

The Improv Comedy Club is a welcome addition to the already well-established arts community in San Jose, and the Jose is a significant downtown building.

Congratulations to all who were involved in the effort - especially past PAC\*SJ President Karita Hummer - you have our gratitude. Visit the Improv and celebrate the building's heritage. For more information contact the Improv at (408) 280-7475 or at [www.improv.com](http://www.improv.com).



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**Jose Theatre Medal now available  
for sale in bronze (bright and  
antique) and silver.**

**For more information write to the  
San Jose Coin Club at P.O. Box  
5621, San Jose, CA 95150.**







**Kate Boruff, Brian Grayson**

## P. F. Chang's Celebration:

### *The Downtown comes alive*

P.F.Chang's construction celebration was hosted by contractor Barry Swenson Builder in January . The popular restaurant anticipates opening in 2004. It's northern California manager remarked that this location in San Jose's Historic Commercial District will offer diners a unique European style environment and dining experience that can't be duplicated in new buildings or malls. It can expect a lot of foot traffic from hungry visitors to the Improv in the newly restored Jose Theatre right around the corner. Mayor Ron Gonzales commented to the crowd that through the private-public partnerships, "we will reclaim the downtown building by building". Susan Shick said " we had to show Barry how it (the economics ) would work" and that RDA's goal is "renovating and making these buildings come alive". "



**Ellen Garboske, Patt Curia, Mayor Ron Gonzales, Tom Simon, Bev Blockie, Brian Grayson**

## DISCOVERED BOOKS

### Sloan's Homestead Architecture

*By Samuel Sloan*



Containing Forty Designs for Villas, Cottages, and Farm Houses, with Essays on Style, construction, Landscape Gardening, Furniture etc., etc.

Illustrated with Upwards of Two Hundred Engravings by Samuel Sloan , Architect  
Philadelphia , J.B. Lippincott & Co.

1867

**In perusing the web one evening, Jennifer Emmer found this series of architectural sketches on the Boston University website.**



*Mayor Ron Gonzales commented to the crowd that through the private-public partnerships, "We will reclaim the downtown building by building".*





**LEFT:** Thanks to the Library of Congress, we can see what the John McKean house looked like before restoration.

**RIGHT:** Picture perfect! Owners Courtney Smith and Brian Cramer fell in love with the old style charm of the project. Now they can reap the rewards at Purematter, a marketing & brand strategy company. Theirs is the first house in the After picture.



Photo by Jennifer Emmer

## River Street Rebounds!

*Article by Andre Luthard  
Photos and Interviews by  
Jennifer Emmer*

The River Street Group consists of the Preservation Action Council of San Jose, Core Development, Putnam Consulting, Barry Swenson Builder, Middlebrook Gardens and Michael Garavaglia, Architect and have come together to create a historic district containing small office or retail space for lease in a neighborhood restored to depict San Jose, circa 1880-1910.

Leasing activity at our River Street Gardens project continues despite the troubled state of commercial property in the

*'We always thought it was important to preserve the legacy of the common man . . . the folks who worked for the railroad, the lumber yard, and at the cigar store; the plumbers and the police officers'*

— Andre Luthard

South Bay Area. Although it has taken over a year, there are currently only two buildings out of 9 that are available for lease. This is remarkable progress during these economic times, where "plug and play" is the catch phrase. It is definitely a buyer's market, with businesses able to choose from a wide variety of inventory and do so on their terms.

The first tenant to sign a lease was **Purematter**, a new start-up marketing & brand strategy company. **Courtney Smith** and **Brian Cramer** fell in love with the old style charm of the project. They really like the fact that they have their own building; **the McKean House, an 1880 Victorian Cottage.**



*After*

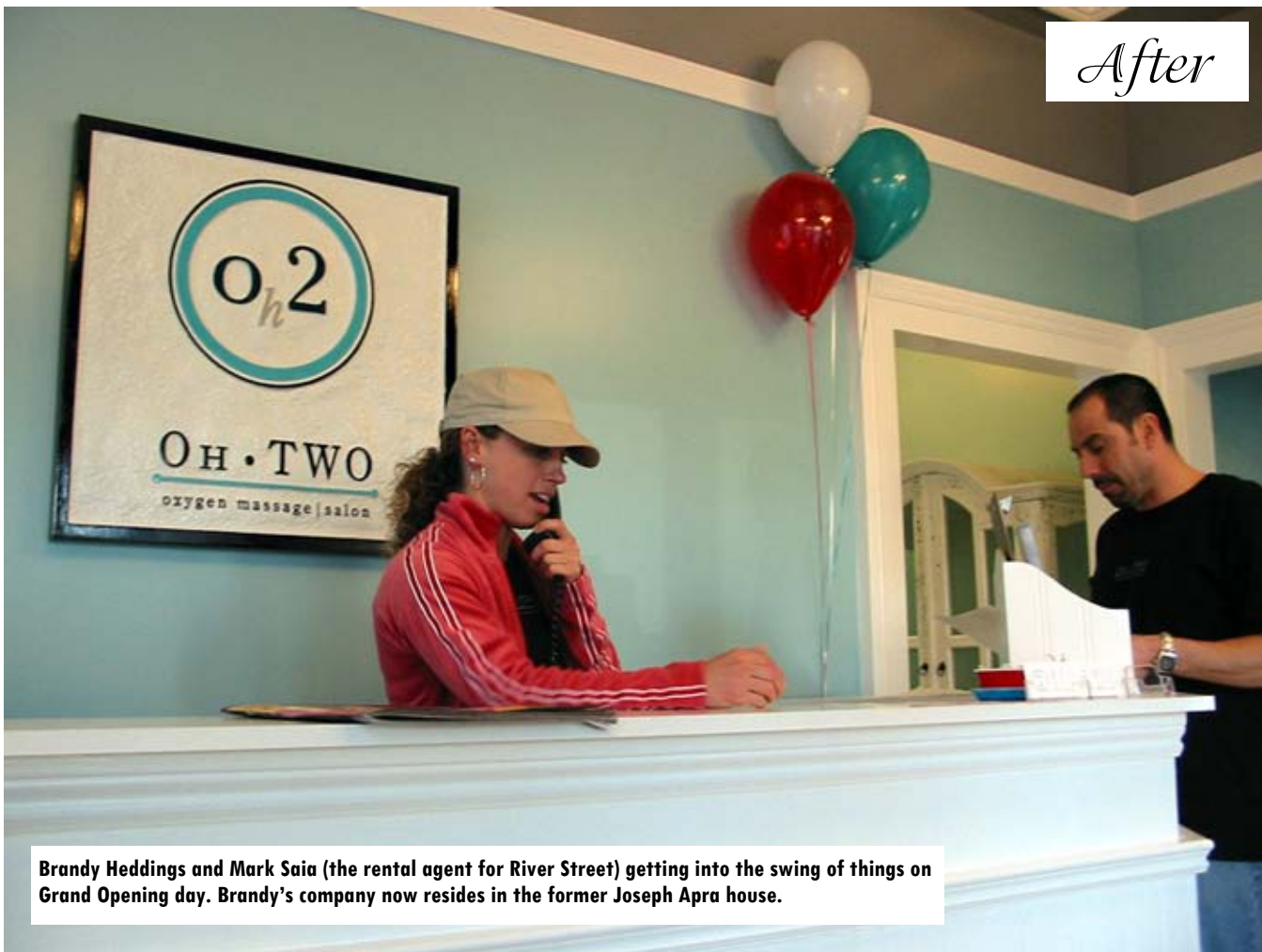


Photo by Jennifer Emmer

Brandy Heddings and Mark Saia (the rental agent for River Street) getting into the swing of things on Grand Opening day. Brandy's company now resides in the former Joseph Apra house.

The next tenant was **Brandy Heddings of Oh-Two Spa & Salon**. She occupies the **Apra House**. She is providing oxygen-enhanced supplements, massage, natural nails and hair care. The style and design of the 1885 Italianate False Front building complements the treatments and services they provide.

Next to sign a lease was **Zebra Hill Marketing**, a corporation with offices in Washington State. They are leasing the **Vinessa House, a 1921 Italianate structure**. They also are in love with the project design and lay out.

Four months ago a call was received from **Linda Cornish of Calhoun Financial**. Apparently she had been waiting patiently for the project to come together. She has an existing home and company in Sacramento, but is working in the house three or four days a week. Linda invested over twenty thousand

*Before*



Library of Congress Photo

dollars in the tenant improvements. She contracted to have small hexagon tile work done in the bathroom, kitchen and rear entryway. The wood floors were sanded and stained and a wonderful paint scheme was devised for the interior. Her building, the **1890 Queen Anne style Prindiville House** is one of the nicest buildings in our project. Linda is also an antiques dealer so when entering her space, you feel like you've stepped back in time.

In mid-January, we received our final inspection for the newest business to join our little community; they are **Krystine Do** and **Linh Nguyen** of **California Home Mortgage**. They came in and fell in love with the strength of the green **Pozzo House**. The space was already 90% complete so they just had to pick the flooring, add some data ports and they were ready to move in. This 1900 Queen Anne is in a prominent corner location adjacent to the Guadalupe River Park,



Photo by Jennifer Emmer

How luscious is this? California Home Mortgage opened on February 18th, which is lucky for Krystine and Linh from a Feng Shui standpoint.

*'We get such great light that we're going to have to install some curtains...'*

— Linh Nguyen



An ad from the era of the River Street houses



Copyright 1897, Sears, Roebuck & Co., Inc., Cheapest Supply House on Earth, Chicago



currently under construction.

**Harry Nakagawara of Orsee Design Associates**, a landscape architecture firm has selected the **Wissman House**, the largest of the two story units. Not only were they impressed with the design concept of the project, but also they love the location. This 1875 Italianate, one of the oldest houses in the River Street district, looks directly out toward the river. Work will now proceed to complete the interior to their specifications.

Finally, there is hope that a deli will be moving into the old **Prindiville Corner Store**, right on the corner of North Almaden and Julian Street. This will give hungry visitors a convenient place to go for lunch.

The two remaining buildings are the **Rudolph House**, an 1875 Gabled Ell Victorian farmhouse, and our **Estrabou Barn**, a carriage house that dates to the 1880's.

If you have a need for the type of services offered by the businesses at River Street Gardens, I would encourage you to seek them out and thank them for sharing in our vision of River Street. If you are a small business owner thinking about relocating, or know of someone who is, please **contact Mark Saia at 408-639-4622** to make arrangements to tour one of San Jose's most unique real estate spots.

**Tell him that PAC\*SJ sent you!**



Photo by Jennifer Emmer

Library of Congress Photo



**The Wissman House, in earlier times. Orsee Design Associates have moved into this newly spiffed up 1875 Italianate Victorian.**



Poster circa 1894. Courtesy of the Randy Webb Collection.

**ABOVE:**  
An ad for Lion Coffee from the era of the River Street houses

**LEFT:**  
Like an Edward Hopper painting, light streams into the courtyard of the River Street District

## Nouveau PAC\*SJ newsletter crew cranks out the first edition

Many thanks to Don Gagliardi for the countless hours he put into the PAC\*SJ newsletter. We now have a newfound appreciation for him! Don passed the baton to Jennifer Emmer and Karen Gray, and this is the new team's historic first issue!



**Jennifer Emmer**  
Continuity Designer & Co-Editor



**Karen Gray**  
Continuity Co-Editor

## BOOK REVIEW

Jack Douglas

# Hearst Castle: Biography of a Country House

by Victoria Kastner. New York: Abrams, 2000



This latest and most definitive book on the Hearst Castle is a beautifully illustrated coffee table style book whose text offers more insight, than did previous titles, into the relationship between William Randolph Hearst and his architect, Julia Morgan. The lavish illustrations follow the chronological description of the evolution of this great monument and the Herculean efforts of Julia

Morgan to keep up with Hearst's ever-changing ideas of what the Castle was to become.

The numerous pieces of correspondence between Morgan and Hearst, previously unavailable to scholars, helped the author to chart the day-to-day process of their creation, and puts in perspective Hearst's art collecting activities. The grand estate, which was to be modeled after an English country house, evolved into much more. Mr. Hearst's eclectic taste (he didn't rely on the advice of art dealers) resulted in a rather uneven collection of artifacts which would have been typical in a centuries old manor house.

Perhaps the most interesting aspect of this book is the insight it gives into the frail maiden lady architect who gave so much of her life to the Castle while carrying on a practice which included numerous other projects. One of these was "Wyntoon," the Hearst estate in northern California. Originally designed for Phoebe Apperson Hearst by Bernard Maybeck, it was destroyed by fire in 1931. Morgan did the redesign.

Ms. Kastner reflects on the negative images of Hearst which were created by authors of the era. Passages from Steinbeck's *Grapes of Wrath* and the Orson Welles classic film *Citizen Kane* have promoted a myth of Hearst which has little basis in fact. She has sympathetic things to say, as well, about the actress Marion Davies, Hearst's mistress, who helped to entertain the legion of famous actors, artists, politicians and other celebrities at the Castle.

This beautiful book is a fitting tribute to one of California's most beautiful estates and the two people who created it.



Cover of the *Hearst Castle: Biography of a Country House* by Victoria Kastner. New York: Abrams, 2000.

## Books in the PAC\*SJ Library

Now available in the Preservation Action Council office are some amazing books that may provide you with some valuable information! You can also take a look at them out of pure curiosity! These books, along with many others too numerous to mention, may be checked out of the office for your perusal.

Houses By Mail: A Guide to Houses from Sears, Roebuck and Company by Katherine Cole Stevenson and H. Ward Jandl.

Changing Places: Rebuilding Community in the Age of Sprawl by Richard Moe and Carter Wilkie.

Heritage Resources Law: Protecting the Archeological and Cultural Environment by Sherry Hutt, Caroline M. Blanco, and Ole Varmer.

Innovative Tools for Historic Preservation by Marya Morris.

Taking Law in Plain English by Christopher J. Dwerksen and Richard J. Roddewig. We have both the 1994 version and the 2002 version.

The Economics of Historic Preservation: A Community Leader's Guide by Donovan D. Rypkema.



# Documenting a Family Treasure in the Shadow of the New City Hall

*By Bonnie Montgomery*

Patti and Walter Phillips have lived at 84 S. Sixth St. for the past 42 years, and Patti's grandparents, Domenico and Gaetana Campisi, lived in the house for 42 years before that. Patti told me, "I had tried several times to research the house while I worked on the genealogy of my mom's family. I was not moving very quickly so I decided to have it done professionally."

Patti and Walter learned that their house was built in early 1895 for Mrs. Ruth J. Nevills, a 65-year-old divorcee. Her former husband was William Alexander Nevills, the millionaire owner of the Rawhide mine near Jamestown, Tuolumne County. Most of his fortune was lost in years of litigation over his mining titles and other property.

Nevills' personal life was as stormy as his business dealings. In 1887, Mrs. Nevills was granted a divorce on grounds of desertion. Ruth received only \$10,000 in cash and their home in Jackson, Amador County, where she lived until moving to San Jose in 1892.

Mrs. Nevills sold the house at 84 S. Sixth St. in 1902. Between 1902 and 1919, the house was owned primarily by Joseph B. Cambers. Still active at age 93 in 1939, Cambers was often seen bicycling around town. He appeared in court

twice that year: first to fight an insanity proceeding brought by his wife, and later to divorce her.

Domenico Campisi and Gaetana Navarra married in San Francisco in 1902. By 1907, Domenico had opened a grocery store at 699 N. 13th St. Over the years, Domenico became interested in promoting the adop-



*84 S. Sixth St. sketch  
by local artist Helen Magnus.*

American values among San Jose's Italian community. He was among the organizers of the Local Italo-American Club, later known as the Italian Civic Club.

In 1919, Domenico Campisi went into the shoe business with his brother-in-

law and moved his family to 84 S. Sixth St., where he would stay for the rest of his life.

Domenico and Gaetana Campisi had four children. Josephine was a successful businesswoman. Salvador and Dominic practiced medicine in San Jose for many years. Salvador served on the Santa Clara University board of regents, and Campisi Residence Hall is named for him. Antonina was a music teacher. Patti Phillips is her daughter.

Patti plans to share her research with her family and with city planners. "Many family members are very interested in the history of our home and I wanted to have a document to pass on to them and to future generations. I also hoped if the house proved to be historically significant, we might be able to save it from the wrecking ball."

Patti and Walter became increasingly alarmed at how the city was destroying historic structures. "Through our work at the History Museum we became very interested in trying to help save what was left of San Jose's most historic buildings. We read about the work of PAC\*SJ and our friend Carol Savoy urged us to join."

Besides her contributions to PAC\*SJ, Patti is turning to neighborhood activism by running for president of Horace Mann Neighborhood Association to help preserve the area surrounding the new civic center project. "This is a wonderful community full of really great people and I want to try to keep it that way."

## LOOK FOR:

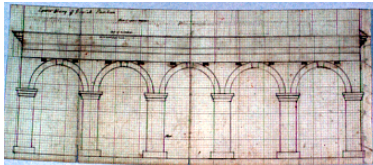
Greco-Roman  
Ornaments



**LEFT: Monticello,  
Charlottesville,  
Virginia**

**Architect:  
Thomas Jefferson**

**BELOW: First Church of Christ Scientist, 43 E. Saint James St.  
An example of Neo Classical Revival right here in San Jose**



**LEFT: Study for the Pavilion VII  
Portico of the University of  
Virginia**

**Architect: Thomas Jefferson**

Arches, Roof Balustrades

# Discovering American Architecture: First in a Series Early Classical Revival: 1800-1850

*by Jennifer Emmer*

Thomas Jefferson instigated the Classical Revival era in the U.S. with the creation of his own residence, Monticello, as well as buildings at the University of Virginia at Charlottesville. Jefferson avoided "colonial" styles for they reminded him of England. While serving as Minister to France in 1788, he became familiar with the work of Italian architect Andrea Palladio. Inspired, he brought this style home to America. It is sometimes referred to as "Jeffersonian Classicism".

The Early Classical style was considered more monumental than the Greek style, and often used for public buildings. The first U.S. Capitol, designed by William Thornton, typified the style with a projecting central pediment and classical

portico. Roman style is often has a symmetrical façade, and a shallow dome.

State houses and court houses across the county followed the example. When identifying buildings, look for arches and domes.

Some Examples in San Jose

*First Church of Christ Scientist*  
**43 E. Saint James St.**

Designed by San Francisco architect Willis Polk in 1904, the church was built during the hey-day of the Neo Classical Revival. Built in the shape of a Greek cross, and topped by a 45-foot high dome, it commanded a strong presence in St. James Square. In 1946, the congregation moved to a new church on The Alameda.

Some uses of the church since that time have included a movie theater, day care center and rehearsal hall for the San Jose Children's Musical Theater. It has stood abandoned for years.

The 1893 Columbian Exposition reintroduced the style to America.

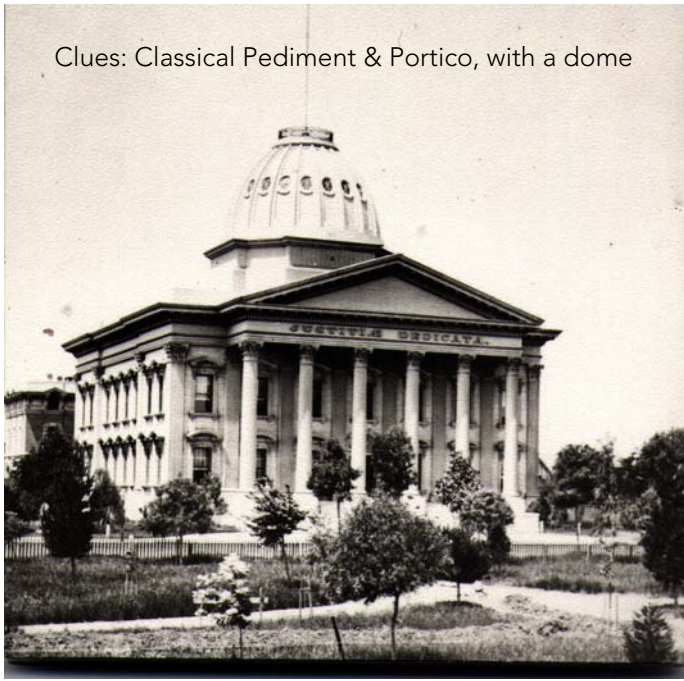
*The Old Courthouse*  
**191 First Street, Downtown San Jose**

Completed in 1867, this imposing building was constructed in the hope of attracting the State Legislature back to San Jose. It was designed by Levi Goodrich, a noted local architect. The original building was two-storied with a central dome. After its collapse in a fire in 1932, the dome was replaced by the present

*(Continued on page 15)*



Clues: Classical Pediment & Portico, with a dome



**ABOVE: The Old Courthouse in St. James Square, San Jose. Completed January 1st, 1868. A contest for the building's design resulted in Levi I. Goodrich's architectural plans being chosen as the vision for the new courthouse in 1860.**

*(Continued from page 14)*

third story. The courthouse was renovated and restored in 1973. Then, in 1989, it was damaged again by the Loma Prieta earthquake and underwent extensive renovation. The building reopened in 1994 to continue as a county courthouse.

### Important Historical Note:

*Of course if we're really doing an accurate portrayal of San Jose architecture, the Christ Scientist Church is not the earliest surviving structure. The Luis Maria Peralta Adobe house would definitely lead the pack, as it was built sometime before 1800. The original builder was probably Manuel Gonzalez, an Apache Indian. Built around the Market Plaza of early San Jose, it was not unique at the time, but now it is the last vestige of the Pueblo de San Jose de Guadalupe.*



## *My dinner with Susan Schick*

*by Beth Shafrn-Mukai*

As a successful bidder at the PAC SJ Preservation Celebration, I wasn't sure what I expected from the "Dinner prepared and served by Susan Shick". I did know that it felt like an opportunity to finally have some direct discussion with her on the direction of the San Jose Redevelopment Agency, her vision for the future of downtown and the downtown neighborhoods, and the Strong Neighborhoods Initiative.

The evening was more pleasant, and less awkward, than expected. Susan and her husband were gracious hosts, and she had been completely accurate in describing herself as a gourmet chef. It was a dinner for four, and the other guests included Dennis Fong (downtown cafe/ wine bar/ gallery owner) who is fighting to save his Tropicana property from the RDA, Rich De La Rosa (owner of De La Rosa Imports, a leader in the community and among the merchants at the Tropicana Center, and Loraine Wallace Rowe, who had successfully stopped the seizure of the "40 Sites" properties downtown. We had brought two gifts to symbolize our hopes for the evening; a blooming azalea bush (a traditional gift at Chinese New Year, and a symbol of springtime and renewal), and an olive branch.

Susan was very candid, and engaged in discussion regarding concerns about eminent domain, the Strong Neighborhoods Initiative, the status of the Tropicana Center, and the current California budget crisis. We discussed that the future of redevelopment in California is unknown, and that many projects, including the promised SNI improvements, are suspended until the state budget is clarified. She did say that the agency was committed to certain projects, such as the redevelopment of the Tropicana Center, and intend to move forward. We had suggested that instead of putting RDA money into a project that already had a willing property owner in the process of doing a multi-million dollar remodel, that the money could be diverted into community projects, especially into neighborhoods that had been long neglected by the City.

Of special note to PAC SJ members, I did ask Susan Shick what she saw as the role of the Redevelopment Agency in historic preservation and saving our architectural heritage. She replied that she saw the RDA as having a major role in financing these types of projects, but did not know if the monies would be available in the future for this work. She also said that it was not possible to preserve all older buildings, and that it was important that local preservationists direct the agency regarding what buildings were significant to preserve and restore.

# The Top Ten List!

*10 Things you can do TODAY to get involved in preservation*



*The Overfelt Gardens*



*The Towne Theater on the Alameda*

1. Spend an evening at The Improv in the Jose Theater [www.improv.com](http://www.improv.com)
2. Spend the day shopping in Japantown [www.japantownsanjose.org](http://www.japantownsanjose.org)
3. Visit River Street Gardens [www.sanjose.com](http://www.sanjose.com)
4. Have a hotdog at Mark's Hot Dog, reopening in April 2003 – 408.926.0923
5. Becoming a member of PAC\* SJ [www.preservation.org](http://www.preservation.org)
6. Walk through the gardens at Overfelt Garden Park [www.ci.san-jose.ca.us/cai/parks/arp/](http://www.ci.san-jose.ca.us/cai/parks/arp/)
7. Attend a Landmarks Commission meeting [www.ci.san-jose.ca.us/planning/sjplan/histpro.html](http://www.ci.san-jose.ca.us/planning/sjplan/histpro.html)
8. Spend the afternoon at the Rosicrucian Egyptian Museum [www.rosicrucian.com](http://www.rosicrucian.com)
9. Spend a Saturday afternoon at Alum Rock Park [www.ci.san-jose.ca.us/cai/parks/arp/](http://www.ci.san-jose.ca.us/cai/parks/arp/)
10. See a movie at the Towne Theater [www.af.org/1998/theatres/towne.shtml](http://www.af.org/1998/theatres/towne.shtml)

*The Jose Theater— before the renovation*



*Katie Montgomery, daughter of PAC\* SJ member Bonnie Montgomery, casts a long shadow on the orange at Mark's Hot Dogs on its last afternoon at the original location.*

*Japantown, San Jose*



*Alum Rock Park resident*



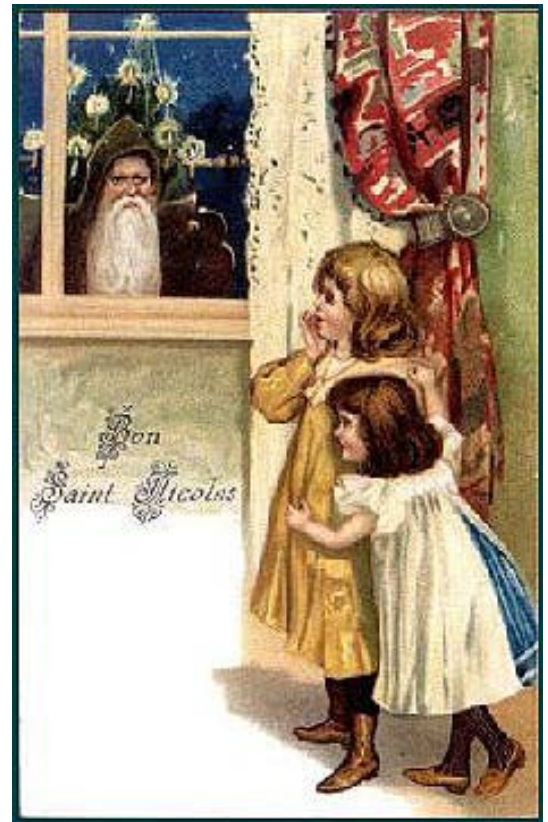
# 2002 Preservation Celebration Raises \$15,000 for Preservation Advocacy Projects



Photo by Bonnie Montgomery

**John DiVincenzi and Franklin Maggi**

On November 15, **The 2002 Preservation Celebration** welcomed over 220 guests to the historic Banker's Club in the Bank of Italy. Caterer Greg Casella prepared a wonderful repast while accordion-ists John DeVincenzi and Franklin Maggi accompanied chanteuse Bonnie Montgomery. Live and silent auctions offered wonderful surprises such as the Rosenthal's Grocery sign, which found a home with Metro publisher Dan Pulcrano. RDA director Susan Shick's dinner for 4 at her home was the big-ticket item selling for \$1500. PAC\*SJ realized about \$15,000 for local advocacy efforts.



**LEFT and ABOVE, RIGHT: Victorian Christmas Cards**  
Copyright 1878 by L. Prang & Co. Boston

**ABOVE: an early postcard of the**  
**Celebration venue: the Bank of Italy**



## RESTAURANT REVIEW: Il Fornaio at the St. Claire Hotel

302 South Market Street  
San Jose, CA 95113

In each issue:  
a review of a  
restaurant in  
a historic  
building

By Jennifer Emmer

Recently Dawn Hopkins and I decided we needed a “girls night out”. Luckily, we chose **Il Fornaio** for dinner. We were greeted warmly, and led to our table. Our waiter, Oliver, was a pleasure. He was helpful, but not intrusive; fun and yet professional.

Dawn tried the **Insalata al Balsamico** and I opted for the **beet salad with spinach and shaved parmesan**. Both were excellent. I loved the earthy taste of the beets, the bitterness of the spinach, and the tang of the cheese.

Wanting something substantial for dinner, I chose the **Filetto di Bue all Piacentina** (Beef tenderloin with red onion, brandy, thyme and chicken demiglace; served with grilled polenta, sautéed spinach and crispy leeks). It was scrumptious. At Oliver’s suggestion, I chose “medium rare” and my tenderloin was perfect.

Dawn chose the **Gnocchi all Friuliana**, (Housemade potato dumplings with sausage, onions, mushrooms, tomato cream sauce, parmesan). Because I am somewhat of a gnocchi connoisseur, I reached over and stole a few of Dawn’s. Well, those gnocchi prompted me to write this article. I can honestly say that although I have **lived** in Florence, with a host family, and my Italian mother used to **MAKE** gnocchi for me, Il Fornaio’s were even more spectacular. They were like fluffy little pillows of delight, exploding gently with flavor when popped into the mouth. I am mystified as to how they were made.

Although neither of us could believe it, we ordered the Zabaione all Gritti for dessert. Hidden beneath tangy, custardy foam we found blueberries and raspberries — a luscious end to a satisfying repast. The “due cappuccini” complimented our sweets nicely. Although technically, it is considered somewhat gauche to drink cappuccino anytime other than morning, we figured we could get away with it.

## Dawn Hopkins Appointed to Sunnyvale's Heritage Preservation Commission

By Jennifer Emmer

Dawn Hopkins has recently been appointed to the City of Sunnyvale's Heritage Preservation Commission.

Dawn graduated in 2002 from Connecticut College with a Major in architectural studies and a Minor in Art. Due to her outstanding performance in high school, Dawn was given a Lawrence Scholarship - which enabled her to work for PAC\*SJ as an intern in the summer of 2001. Now she has come back to PAC\*SJ as a research consultant. Dawn also interns once a week with the American Institute of Architects in San Francisco with their membership/programming department.

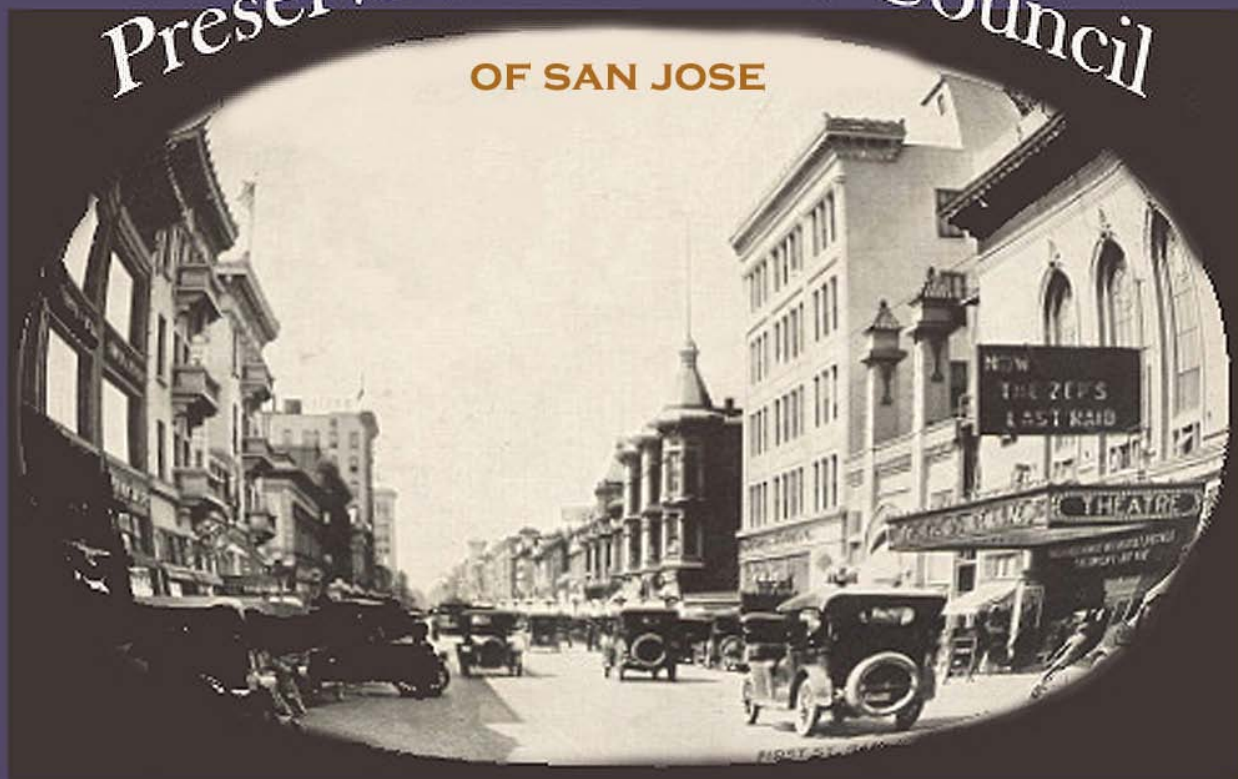
### INFORMATION ON THE HERITAGE PRESERVATION COMMISSION:

Currently focused on the ongoing improvement of Murphy Street in the downtown area, the HPC was significantly involved in the creation of a new Heritage Preservation Sub-Element of the General Plan, which was adopted by City Council in 1995. Currently, the HPC is working to compile an inventory of heritage resource properties in the city. Also, efforts are being made to form a collection of oral histories about Sunnyvale's early history from long-time residents.





# Preservation Action Council OF SAN JOSE



## PRESERVATION ACTION COUNCIL OF SAN JOSE MEMBERSHIP

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Home Phone: \_\_\_\_\_  
 Work Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_

Membership: New ☐ Renewal ☐

- ☐ Individual \$20
- ☐ Family \$30
- ☐ Student/Senior (Over 65) \$10
- ☐ Contributor \$100
- ☐ Benefactor \$1000
- ☐ School/NonProfit \$25
- ☐ Small Business \$100
- ☐ Corporation \$250

I could assist with the following:

- ☐ Newsletter
- ☐ Grant Writing
- ☐ Graphic Arts
- ☐ Education
- ☐ Finance
- ☐ Other: \_\_\_\_\_
- ☐ Public Relations
- ☐ Photography
- ☐ Desktop Publishing
- ☐ Preservation Law
- ☐ Special Events

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  
 San Jose, CA 95109-2287

# CALENDAR

## March

- 1 California Pioneers luncheon  
(554-7587)
- 17 PAC\*SJ Board Meeting

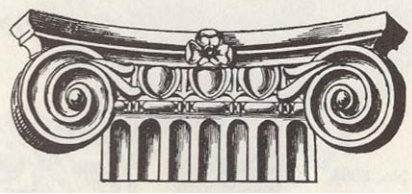
## April

- TBA Mark's Hot Dogs reopens
  - 21 PAC\*SJ Board Meeting
  - 24-27 California Preservation  
Foundation Annual Conference  
in Santa Barbara.
- For more information, contact  
cpf@californiapreservation.org

## May

- 5-11 National Preservation Week.  
Watch for announcements of  
local events and participation.
- 19 Board Meeting

## PRESERVATION ACTION COUNCIL



## Of San Jose

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.

### Directors

Brian Grayson, <i>President</i>	Bev Blockie	April Halberstadt
Jim Zetterquist, <i>Vice President, Advocacy</i>	Jim Bunce	Julia Howlett
Norm Finnance, <i>Vice President, Admin</i>	Brian Chapman	John Olson
Beth Wyman, <i>Treasurer</i>	Patricia Curia	Tom Simon
Andre Luthard, <i>Secretary</i>	Gayle Frank	Bill Thomas
	Ellen Garboske	

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Marvin Bamberg, AIA	Judi Henderson	David Pandori
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Lawrence Bryan	Karita Hummer	Leonard C. Ramirez
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	Jerome King, AIA	Judy Stabile
	Franklin Maggi	Keith Watt
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[preservesanjose@netzero.net](mailto:preservesanjose@netzero.net)