

CONTINUITY

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

Fall, 2014

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Home Tour and Party Fun

The fourth weekend in August was a big one for PAC*SJ. The Kick-off party was held Friday night, August 22, at the Wolfe & McKenzie-designed home on The Alameda. It has been nicely transformed into a business, yet many of the attractive elements of its historic design have been preserved. The party was held primarily on the expansive front grounds under two beautiful heritage trees in addition to tours through the house and a few exhibits. Talks about Wolfe & McKenzie, their pattern book, and the Alameda house were presented on the second floor by Edith Espinola, Jay McCauley and Krista Van Laan. Delicious food by

Catered Too! and wine were enjoyed throughout the evening.

The next day on August 23, the Home Tour began at 10 am with visitors touring five Wolfe & McKenzie houses designed between 1903 to 1911. All the houses were at least two stories with one at two and a half stories. Although each home showcased Wolfe & McKenzie features, each was unique with individual characteristics. Four of the houses were located in Naglee Park, two each on S. 12th and S. 13th Streets, so the one block walk was convenient for visitors. The house on The Alameda was

(Cont'd p. 4)



Executive Director's Message

Summer has been busy with events and some significant progress towards saving more of San Jose's important historic resources.

Our most recent event was the very successful Wolfe & McKenzie Home Tour. This tour proved once again the level of interest people have in preservation as hundreds of people from around the Bay Area visited the five beautifully restored homes on the tour.

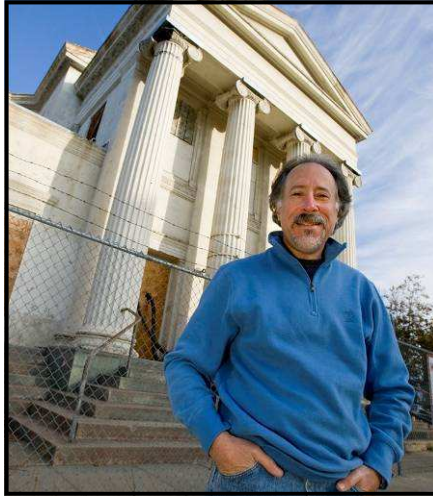
Presenting a home tour takes a tremendous amount of time, energy, and effort. It could not have been done without the dedication of the tour chair, Sharon McCauley, and her hard-working committee. It also could not have been done without the team of volunteers who covered a wide variety of tasks from being docents to running errands. Thank you to everyone who worked on this event and to everyone who attended and supported the tour.

Another element of the home tour was our Boutique that was held outside one of the homes. Our Boutique maven, Patt Curia, presented an eclectic selection of items and hats that proved to be very popular. Thanks also to the many volunteers who staffed the sales tables throughout the day.

As if Sharon McCauley was not busy enough, she also planned and conducted a series of popular walking tours this summer. Participants on these tours learned about our various historic neighborhoods.

We are working on more events, including a members-only activity later this year. Additional details can be found elsewhere in this issue.

Among our successes in saving some of our historic structures was obtaining historic designation for the iconic Century 21 Theater. Thanks to the efforts of the Historic Landmarks Commission, a broad coalition of community groups and PAC*SJ, City Historic Landmark status was obtained



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

Photo: Silicon Valley Community Newspapers

for the theater. In addition, the theater is now listed on the California Register of Historic Places and was deemed eligible for listing on the National Register.

We are working with the City and the developer, Federal Realty, to ensure the building is secure during the planning phase of the site. We are also looking forward to discussions on the best reuse of the theater.

While the historic designations are very important and offer additional layers of protection, we won't rest easy until a reuse for the theater is determined and it is refurbished and reopened.

We were also successful, so far, in preventing the demolition of the historic Willow Glen Trestle. The Friends of the Willow Glen Trestle, of which PAC*SJ is a member, filed suit to prevent the demolition. In late July the Court ruled favorably towards the Friends and said the City violated State law and must prepare an Environmental Impact Report. It remains to be seen what the City will do next but for the moment the trestle is safe from demolition but the fight will continue.

While all of this was going on there was an attempt to undermine the independence and integrity of the City of San Jose's Historic Landmarks Commission (HLC). Ironically, the attack on the HLC was launched by Councilmember Pierluigi Oliverio, Council Liaison to the Historic Landmarks Commission. He did not support designating Century 21 a City Landmark and he was opposed to saving the Willow Glen Trestle. Some applicants for the commission had their applications languish for over a year before Councilmember Oliverio finally put forward nominations. His proposal went to the City Council Rules & Open Government Committee for approval.

He recommended appointing four new commissioners—a majority of the commission—and he recommended leaving one seat vacant. In addition, his proposal did not reappoint two incumbent commissioners who had done a very good job. Interestingly, both incumbent commissioners supported historic preservation and voted for landmark designation for Century 21 and for saving the trestle. A cynical person might say this was retribution for their support and he would not be alone in that speculation.

We opposed the Councilmember's proposal on the grounds that it would leave the commission with an inexperienced

(Cont'd p. 3)

E. D.'s Message (Cont'd)

majority and still leave one seat vacant. It also would send a chilling message not only to the HLC commissioners, but all City commissioners. The message being that even if you perform your job as expected you can be replaced for political reasons on the whim of a councilmember.

The Rules Committee supported Oliverio's proposal although he made one small concession and recommended the reappointment of one of the incumbent commissioners to a 1-year term even though he was eligible for a full 4-year term.

When the recommendation went to the full City Council, Councilmember Don Rocha issued a memo blasting the recommendation. His proposal was to reappoint both incumbent commissioners and three new members – bringing the HLC back to full strength and retaining the experienced commissioners for four more years.

In the end, we were partially successful in saving the independence and integrity of the HLC. Although the Mayor and a majority of the Council voted to weaken the commission, both incumbents were reappointed to 1-year terms. They should have been appointed to the full 4-year terms for which they were eligible but politics won the day. Thanks to Councilmember Rocha for his leadership as well as Councilmembers Kalra, Chu, and Campos for supporting the Rocha proposal.

In spite of this unpleasant and unnecessary maneuver by the Council, we congratulate the new and reappointed commissioners and look forward to working with the entire

commission on areas of mutual interest. Congratulations to Board member Josh Marcotte on his appointment as one of the new commissioners.

Having a strong and independent commission is vital if the City is serious about protecting its diminishing historic resources. The HLC is an advisory body to the City Council and provides critical input to the Council so it is able to make educated decisions. If the HLC decision-making process is tampered with then the Councilmembers are making their own decisions without the benefit of expert input from dedicated and knowledgeable commissioners.

This is an unfortunate episode that should never have been allowed to happen. At least the final outcome was not quite as damaging as the original proposal.

Besides working to save historic resources and keeping an eye on our City government, also on our radar is the historic site of the former Agnews Developmental Center. A portion of this site has a potential historic district that is proposed for demolition. Watch for updates on our Facebook page.

Thanks again to everyone who attended the home tour and our other events. We are looking forward to seeing you at our upcoming events as well. Tell your friends, get them to join, and help us continue our work to make San Jose a better place to live.

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



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Agnews Developmental Center's historic buildings and water tower.


Photo: Franklin Maggi

Home Tour and Party (Cont'd)



some distance away. Our wonderful docents greeted visitors and described a little history and points of interest.

During the Home Tour, a boutique was set up at the rear of Pete Smith's house where the ticket sales were also located. Many of the tired volunteers met there after the Tour, shared stories and relaxed with food and beverage.

PAC*SJ would like to thank the home owners for making this tour possible. Our guests enjoyed viewing the unique designs of Wolfe & McKenzie homes that are still as desirable today as they were when they were built. A home tour is an excellent way to stimulate interest in historic preservation and restoring older homes, which is what PAC*SJ is all about. PAC*SJ sincerely appreciates the volunteers, partners and sponsors that made this Home Tour possible. Thank you!  (More photos on p. 5)



Above, Judy Stabile, Patt Curia, Alice Gossack Gary and Norman Gary.

Top, homeowners Marguerite & Bastiaan Bergman.

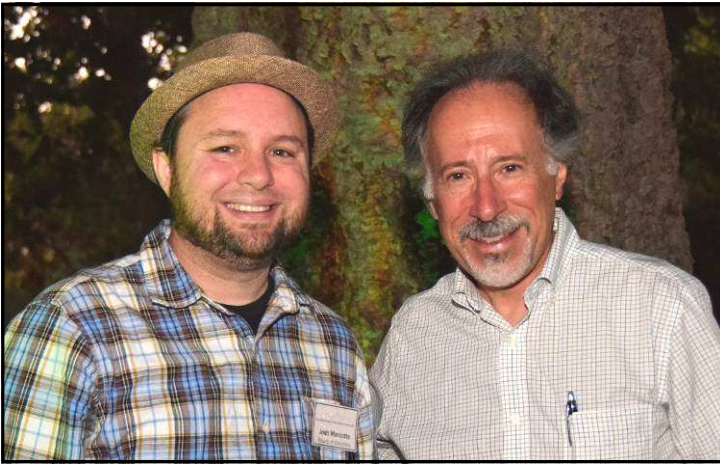
Above, homeowners Jennifer & Seamus Turner.

Right, Krista Van Laan, Helen Stevens, Mike Hernandez, Lisa Golar and Eric Van Muijen.

(Photos: May Yam)



Home Tour and Party (Cont'd)



Josh Marcotte and Executive Director, Brian Grayson.



*PAC*SJ President André Luthard,
Beth Wyman, and Sylvia Carroll.*



A sample of the tasty appetizers by Catered Too!

*Sharon McCauley (center) with Marguerite
and Bastiaan Bergman admiring the
Bogen-Bonetti House. Note the Chihuly glass
chandelier and the beautiful woodwork.*

(Photos: May Yam)

Homes On Tour—Celebrating Wolfe & McKenzie



102 S. 12th Street



112 S. 12th Street

Thank You, Home Owners!

Thank you home
owners, who
graciously opened
your beautiful Wolfe &
McKenzie homes for us
to visit and admire!



1794 The Alameda

Home Owners

- ★Mark De Mattei
- ★Seamus & Jennifer
Turner
- ★Debra Perry
- ★Bastiaan &
Marguerite Bergman
- ★Pete Smith



118 S. 13th Street



201 S. 13th Street

Photos: May Yam

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Willow Glen Home & Garden

PAC*SJ thanks its
sponsors, donors, part-
ners and docents for
the time and treasure
donated to make our
Wolfe & McKenzie
Home Tour and Kick-
off Party such a
great success.
We couldn't have
done it
without you!

Thank You Home Tour Docents!

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Sally Beste

Darryl Boyd

Sue Burnham

Art Carroll

Sylvia Carroll

Steve Corelis

Ryan Dietzen

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Hugh Graham

Patrice Greene-Haggerty

Brian Habekoss

Lynnea Hagen

Jackie Hughes

Judi Kaiser

Curtis Jones

André Luthard

Josh Marcotte

Mary Martin

Nancy Martin

Jay McCauley

Sharon McCauley

Christina Medina

John Mitchell

Robb Moore

Edie Pricolo

Jean Reed

Jim Reed

Judy Stabile

Christy Stevens

Helen Stevens

Mary Talanay

Judy Tucker

Loui Tucker

Shauna Vaughn

Charlyn Villegas

Susan Walker

Greg Winslow

Lisa Wiseman

Beth Wyman

Thank You Committee!

PAC*SJ especially thanks the Home Tour Chair, **Sharon McCauley** for all her hard work and management skills. Other committee members who worked diligently to put the Tour and Party together include, Sylvia Carroll, Patt Curia, Helen Stevens, Brian Grayson, Gayle Frank and Julia Howlett.

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First Round Win for Willow Glen Trestle

We, the Friends of the Willow Glen Trestle, had our day in court - the Superior Court of Santa Clara County - and have passed this step. Judge Joseph Huber ordered the City of San Jose to withdraw the contract that was rushed through for the demolition of the classic 93-year old, 200-foot long wooden railroad bridge across the Los Gatos Creek, and to prepare a full Environmental Impact Report (EIR) that includes research on the trestle's history and plans for its restoration.

There are more challenges ahead, beginning with the EIR. In preparing this study, the City will need to hire a qualified historian to review the old Town of Willow Glen documents, the archives of Western Pacific and Southern Pacific Railroads, and other reports from the time so that we all can understand the significant role the trestle played in the development of Willow Glen and all of San Jose.



Willow Glen Trestle. This photo, by Larry Ames, was a finalist in the 2014 San Jose Historic Photo Contest.

The EIR needs to utilize information from the thorough engineering report the city recently commissioned which shows how straightforward and cost-effective it will be to restore, preserve, and adapt the trestle - a report that the City didn't even acknowledge when they decided on demolition. And the entire EIR review process needs to be open to the public, so that we all will have the opportunity to learn about and discuss the trestle: maybe the City will realize the public has an interest in preserving this and other reminders of our past.

Additionally, there's the challenge of funding. We hope the City finds another purpose for its soon-expiring grant, and also can find other grants for restoring the trestle. Our organizations would like to help in anyway we can. We've worked a dozen years to get to this point, and the restored trestle is expected to last another fifty years, so it's worth taking a little time to do things right.

And, although the focus of the lawsuit was on the trestle, this has been about far more than the fate of this one bridge: it has also been about historic preservation throughout the city and about public participation in the process.

The Court ruled that the City cannot simply decree something to be non-historic when it is presented with credible evidence that it may in fact be historic. Judge Huber also

told the City that one does not need to be a certified expert to be knowledgeable about a subject - you don't need a degree in meteorology to say it's raining - and he reminded the City that California environmental law does not limit public comment to some short predefined comment period but rather that it can be given at any time prior to the final decision: the City needs to listen when the public speaks at City Council meetings.

We feel that the judgment moves us in the right direction. We look

forward to the City engaging with the public, both through meetings of the Parks & Recreation Commission and the Historic Landmarks Commission, and also through a public outreach and design process.

If (when!) this project is successfully completed, we will have preserved an important piece of local history and also created a unique attraction on a popular trail: the historic trestle will make an iconic gateway to Willow Glen at the junction of the Los Gatos and the Three Creeks Trails.

Many thanks to all who have supported us through this process: there's a lot more work ahead for all of us! ☞

-Larry Ames, Founder, Friends of the Willow Glen Trestle
-Brian Grayson, Executive Director, PAC*SJ

Editor's note: this article was originally written for the San Jose Mercury News.

Century 21 is Now a Landmark

On June 10th, the San Jose City Council approved city landmark designation for Century 21 with 7 ayes, and 4 against. The Councilmembers that voted for landmark status were Don Rocha, Sam Liccardo, Ash Kalra, Madison Nguyen, Kan-sen Chu, Rose Herrera and Xavier Campos. The final vote was a pleasant surprise after the audience endured factually challenged statements from several Councilmembers. A large turn-out of citizens cheered and applauded as the decision was announced.

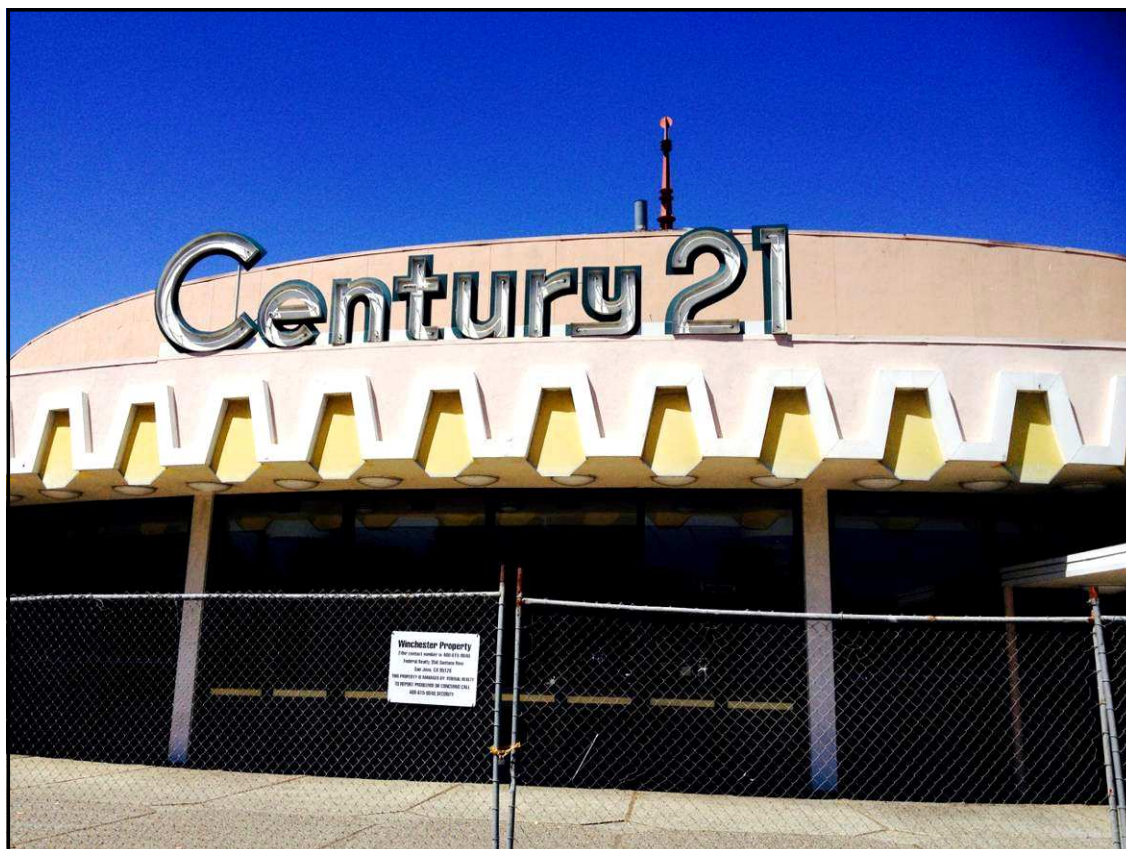
A special thanks goes to the Historic Landmarks Commission and the Planning Department for their efforts and support in making this possible. And thanks to all of the speakers at the Council meeting who advocated for city landmark designation for the theater and to everyone who has helped move forward the preservation of this structure. This is not the end of the battle but it is a major hurdle and we look forward to productive discussions with Federal Realty to make this a great development.

This outcome is important not only to help save the iconic dome theater, but in establishing that a property landmark designation is not determined by a proposed development,

but is independently based solely on the merit of the structure. Granting landmark status to Century 21 also reminds the public that mid-century buildings also need to be preserved - not just vintage Victorians. Century 21 was the first Syufy dome theater built (1964) and is one of the few futuristic style intact domes left in California.

It is ludicrous that after the California State Historic Resources Commission recommended Century 21 inclusion on the California's Register of Historical Resources on June 13, and the structure is eligible to be listed on the National Register of Historic Places, a few City Councilmembers stated that Century 21 is "not historic" and we should demolish it to make way for a "golden goose."

In late August, Federal Realty took possession of the Century Theaters site. Security measures include fencing, patrols, and a security alarm system. PAC*SJ will continue talking with the City and the developer to be sure every effort is made to keep the structure safe from harm. We will monitor progress on future plans for the site. **CS**



Century 21 Theater in late August, gutted on the inside, waiting for adaptive reuse and renovation.

After a contentious battle, it is now recognized as historic by the City, State and Nation.

(Photos: Brian Grayson)





ON THE RADAR

Former Donner-Houghton Site

An historic preservation permit is under review by the City of San Jose to provide a new exterior interpretative display containing historic photographs and text at a new mixed use project on the site of the former Donner-Houghton House. The historic home, a city landmark that was tragically destroyed by fire in 2007, was located at 156 E. St. John Street.

First Church of Christ, Scientist

Plans are moving forward for the First Church of Christ, Scientist on St. James Street. The project is expected to be presented before the Planning Commission and the Historic Landmarks Commission in September. The current proposal calls for a 12-story and an 18-story tower behind the First Church.

The project proposal includes lifting the Church and moving it immediately next door to the corner of N. 2nd Street and St. James Street. A two-story retail structure is planned on the Church's original footprint.

The project includes the restoration and reuse of the Church although the final use for the building has not yet been determined. PAC*sj advocates that it should be a public space so the public will have the chance to admire and appreciate this historic structure. PAC*sj plans to be present at the moving event so stay tuned for the announcement of that day, likely sometime in 2015.

Stephens Meat Dancing Pig Sign

Since the loss of the RDA (Redevelopment Agency), there doesn't seem to be anyone taking responsibility for maintaining this historic sign.

The unique neon sign sits next to Diridon Train Station in a large parking lot, formerly the home of Stephen's Meat Products. The company spent 63 years providing hot dogs and sausage links to ballparks, restaurants and grocery stores.

Mt. Umunhum

Basim Jaber* tells PAC*sj that the Mt. Umunhum Radar Tower historical evaluation report was finalized and has been submitted to County planning staff for review in late July. Once staff reviews it, they will provide the report to the County Historical Heritage Commission (HHC) for its review. Once the HHC approves, they'll recommend to the County Board of Supervisors to include the tower in the Heritage Resource Inventory, giving additional protection from demolition and rendering it eligible for County grant funding for preservation.

The report is available at www.almadenafs.org/docs/RadarTower-HRE.pdf. To donate to the tower restoration, visit www.UmunhumConservancy.org.

Also, Midpeninsula Regional Open Space District recently requested bids on its "interim tower repairs." The County requires these repairs for the safety of visitors walking near the tower after the new trail to the top opens. This bidding process is already one year delayed and the interim tower repairs are not scheduled to be done until March, 2015, a year and a half later than originally planned.

**Jaber is Historian/Archivist - Almaden Air Force Station (Mt. Umunhum, CA) and Founder - USAF 682nd Radar Squadron Veterans Association.*



Radar Tower and AN/FBS-24 radar sail in 1962.

(Photo: Basim Jaber Archives)

PAC*SJ 2014 Calendar

- Sep 15** Monday, PAC*SJ Board Meeting, 6:30 - 8 pm. History San Jose, Pasetta House.
- Oct 20** Monday, PAC*SJ Board Meeting, 6:30 - 8 pm. History San Jose, Pasetta House
- Nov 1** **Saturday, PAC*SJ Members Only Event, BBQ at a Frontier Village museum. 11 am—2 pm.**
Cost \$20. Reserve at www.preservation.org or call 408-998-8105. See page 12 for more details.
- Nov 17** Monday, PAC*SJ Board Meeting & Annual Business Meeting, 6:30 - 8 pm. History San Jose, Pasetta House

History San Jose Event

Silicon Valley Bikes: Passion Innovation & Politics Since 1880

This History San Jose exhibit will run through May, 2015. See the oldest bike in the west and a modern bicycle ridden in the Olympics. This is the first-ever comprehensive museum exhibit on the history of cycling in the Santa Clara Valley, located in the Pacific Hotel at History Park.

More details at: www.historysanjose.org.

125 Years for San Jose Japantown

Japantown will be celebrating its 125th Anniversary next year. Murals and creatively painted electrical boxes are appearing in the area. The historic story benches, installed earlier, tell stories of early Japantown. The Ken Yen Low Building is scheduled to open next year as a hand-made noodle restaurant. Stay tuned for events lined up to celebrate this anniversary. The new book on Japantown history is due out in November. For more information see page 20.

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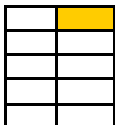
To Report Vacant Building Problems

If you notice a vacant building accessed by vandals or homeless persons or other alleged violations, report at: <https://secure.sanjoseca.gov/codeEnforcement/blight-report.htm>.

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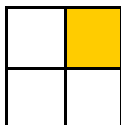
Continuity is distributed to over 500 San Jose preservationists, homeowners and decision-makers. It's a great way to get your message out to your best potential customers! For ads larger than the business card, you must supply camera-ready artwork, or PAC*SJ can provide it at an additional charge.

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



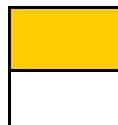
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3 issues \$120



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3 issues \$250



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3 issues \$450



Full Page

Single issue \$375
3 issues \$700

Re-live “Frontier Village” Days—Members Event

Re-live days at Frontier Village! On November 1st, PAC*SJ is holding a members only event at the home of Shaughnessy McGehee in Campbell. McGehee is a collector of all things related to Frontier Village. His huge yard is filled with original pieces from Frontier Village and many reproductions such as the saloon, schoolhouse, and a rope bridge.

There are great photo opportunities with wooden cut-outs; one large piece is an original from Frontier Village. Mini antique cars from Frontier Village and vintage gas pumps sit

near the entrance. Bring your guitar and come in your western garb for a BBQ lunch (\$20), maybe a little poker or blackjack, and chat with other PAC*SJ members.

The event will be held on Virginia Avenue in Campbell from 11 am until 2 pm. Members, please RSVP and make payment by October 29th at www.preservation.org or call 408-998-8105. Space is limited so reserve early. For more information call 408-275-6889. **CS**



Left, interior of FV schoolhouse replica



Left, original antique autos from FV.

Right, kiddie choo-choo train.

(Photos: Gayle Frank)



Opera House Photo Board, original from Frontier Village



Remembering Frontier Village

Frontier Village, opening in 1961, was a Western themed amusement park situated under tall, shady trees. It spanned over 33 acres in a parcel in front of the Hayes Mansion. Joe Zukin purchased the land from the Hayes Estate with the idea of a western theme park after taking his children to Disneyland. Laurie Hollings, who was experienced as a sculptor, painter, set designer, and amusement ride designer fulfilled Zukin's ideas and created the park.

Besides the unique rides such as the early-on Frontier Village Stage Line, Railroad, Indian War Canoes and Lost Frontier Mine Ride, the park also featured acres of undeveloped land where visitors could stroll enjoying nature and wildlife.

Expansion of the park was thwarted by nearby homeowners and eventually competition from Great America caused the second owners to realize keeping the park open did not make business sense. The park closed in 1980 but not without a fight. One of those battling to keep Frontier Village open, Lillyan Brannon, said, "We seem to be uprooting anything that has to do with our heritage and replacing old, historically important buildings with modern tract homes." Sound familiar? ☞



Map of Frontier Village from 1961

Photographs on Display

Gabriel Ibarra is presenting photographs of architecturally significant buildings in Santa Clara, San Jose, Milpitas and San Miguel Mission. Ibarra has captured the images, documented the history of the buildings and interviewed the resident owners to present a complete story behind his photographs.

The photographs will be on display through October 31st at the Milpitas Library, which encompasses a nicely restored building. Through the month of October, more of his Santa Clara photographs will be shown at the Santa Clara Senior Center.

Ibarra, a PAC*SJ member, has exhibited his work in the Bay Area for more than 25 years. His work is for sale at Discover San Jose, The Triton Museum gift shop and City Lights Express. ☞

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Summer Rummage and Salvage Sale Report

Earnings used for Education on Local Historic Preservation


Thank you to PAC*SJ members and neighbors for the huge amount of donations received this summer for the July Rummage, Fabric and Salvage Sales. Revenue exceeded expectations after volunteers sold items from four front yards in Naglee Park over four days. Preservation Action Council has become the trusted organization to gift family heirlooms such as a Stickley reproduction book case, trundle bed, brass bed, Ampex stereo, yards of quilting fabric, Victorian style dollhouse, shell back chairs, china and housewares, unusual books, and rugs as well as the estate of a Sonoma gentleman.

We appreciated an anonymous donation of hot, prepared food from Zanotto's which kept the volunteers smiling. Patti Phillips prepared her famous green gelatin salad and Rae Wedel brought over a case of fresh strawberries from the neighborhood Farmer's Market. We are grateful to the Salas, Wangsness-Liesenfelt, Mason, Guinther, and Curia families for storing and displaying the sales items on their front yards. Without their support, the sale could not take place.

The usual suspects and several new volunteers assisted in sales and merchandising: Sylvia and Art Carroll, Brian Grayson, Joan Bohnett, Shannah Miller, Gayle Frank, Sharon McCauley, Renee Coca, Faris Jarreh, Jim Norvell, Ted Essy, Sheik Ali, Tom Aldridge, Leslie Masunaga, Bev Blockie, Alice Gosak Gary, John Mitchell, Lisa Wangsness, Lynda Sereno, Rose Vandomelen, April Halberstadt, Ellen Garboske, Ron Hagen, Heinz Boedecker, John and Gilda Messmer, Helen Stevens, Carl and Marianne Salas, Mary Lou Mason, Bernie Drecshler, Sandra Soellner, Linda Faulkner, Sally Beste, Susan Thomas, Darryl Boyd, Judy Hill, Kim Aldridge, Pat Colombe, Matt Maddox, Dennis Graybill, Joe Baronessa, Julie Engelbrecht,, Mim Bloom, Sandy Swirsky, several Scouts, and those who pitched in while shopping.

And lastly, I want to acknowledge the residents of the 200 block of South 13th Street who looked at the blue tarps covering donations for a month. PAC*SJ truly appreciates this opportunity to host this community event that provides a recycling outlet for unneeded items, house salvage and offers inexpensive goods to those in need. Donations that were not sold during the sale were delivered to various local charities

and public schools: Happy Dragon Thrift Shop, Savers which supports HOPE Services, Sew For Love, Sacred Heart Community Services, POSSO, SV Humane Society, local public libraries, and the SJ Woman's Club. Other charities are welcome to request donations by contacting Donations@preservation.org.

Now for the most frequent question immediately asked after each rummage sale: when is the next one? Mid March, 2015!!! If you can't wait that long to shop for those unique items "found only at PAC*SJ sales," visit the *Discover San Jose* store at 150 South 1st Street where we have a stall. Or search Craigslist for PAC*SJ items on sale simply by typing in "Preservation Action" into the search slot of the San Francisco Bay Area site. Happy Hunting! 

-Patt Curia, Vice President, Fund Raising



Photo: Patt Curia

*PAC*SJ thanks Dave and Jean Klinger (above) for delivering their generous donations of vintage clothing for the Home Tour Boutique on August 23.*

Notable Quotables on Historic Landmarks Commission

"San Jose Councilman Donald Rocha personally salvaged the independence of the city's Historic Landmarks Commission Tuesday. He headed off an attempt to dump two incumbent commissioners and replace them with novices, gutting the majority that last spring declared the Century 21 dome to be a landmark. The controversy showed why historic preservation has to be part of the debate in this fall's mayor and council races."

"This may seem like a small thing, but it's not if you care about architectural history and character in a city short on both."

-San Jose Mercury News Editorial, Aug. 14, 2014

"It is sometimes the case that historic issues become controversial in San Jose. For example, the Council was split over the recent decision to landmark the Century 21 Theater. The purpose of the Historic Landmarks Commission is to provide the Council with independent recommendations on just such controversial issues."

"If commissioners are punished for taking positions on controversial topics that one or another faction of the Council does not like, the independence of the Commission will be compromised and its value as an advisory body will diminish. We should respect the ability of our commissioners to have their own opinions, even if we occasionally disagree with them."

-Don Rocha, San Jose City Council Member
Memo to San Jose City Council on Aug. 11, 2014

"It is unfortunate we have to deal with this today — instead of working to preserve the historic resources of San Jose, we have to spend time trying to preserve the Historic Landmarks Commission."

-Brian Grayson, Executive Director, PAC*SJ
Spoken at San Jose City Council Meeting, Aug. 12, 2014



*PAC*SJ Executive Director Brian Grayson testifies at the San Jose City Council meeting on August 12th.*

Lost San Jose Adobe Found

By Gayle Frank

On May 2, 2014, historians and interested citizens were invited to view the long lost Zepeda Adobe foundation from the early Pueblo de San José days, located at the southwest corner of Pierce Avenue and S. Market Street. The Adobe was known to exist near this location from early maps, but a Feed & Fuel store and later a used car lot covered the evidence. Now that luxury condominiums are slated to be built on the site and excavation is took place, the well preserved foundation was discovered below the surface.

At the gathering, historian Charlene Duval and archaeologist Robert Cartier both presented fascinating information on what was known of this site so far.

Pedro Zepeda (there are many variations for the spelling of Zepeda in the records) came from Mexico to Monterey in 1834 looking for Mission land. He arrived in San Jose around 1843 and was listed as a carpenter. Duval showed a receipt, signed by Antonio Suñol, documenting Zepeda's work performed at St. Joseph's Church.

Zepeda's wife died in 1846 and he subsequently married Carmen Martinez. It is not clear if Zepeda built the Adobe on the five-acre corner plot or if the Martinez family erected it earlier.

Pedro Zepeda died on September 16, 1864. Duval said the property was then divided into 20 slices for his numerous offspring but the properties eventually reverted back to Zepeda's widow and brother-in-law. Records indicate that the Adobe was still standing in 1884 but gone by 1887. Later the plot was sold to developers, "paved over and forgotten." Duval added that this is only the second adobe foundation uncovered in San Jose in her lifetime and, "It is a rare occurrence and privilege to see this."

Robert Cartier said the Zepeda Adobe foundation is larger than expected, the exterior measuring 21.5 feet by 46 feet with one internal wall. The exterior walls appear to have been two feet thick and the single, interior wall was one foot thick.

(Cont'd p. 17)



The large, intact adobe foundation from the long lost Zepeda Adobe at Pierce Avenue and S. Market Street, San Jose.

(Photos: Gayle Frank)

Lost Adobe (Cont'd)

The smaller room may have served as sleeping quarters for the many Zepeda children ranging from newborn to 19 years of age according to one record. The front door most likely faced Market Street. Cartier explained that normally ditches were dug for adobe foundations and filled with nearby river cobblestone to support the walls. As an archaeological expert, he wondered, why serpentine rock from farther away was used in this foundation instead? This was just one of the many questions arising along with - why were the foundation rocks packed with earth instead of the usual gravel?

Artifacts have been collected from diggings just south of the foundation and include such residential objects as medicine bottles, an infant food bottle from Boston, kitchenware, and even a decorated bone relic that presents another puzzle to be solved. One of the attendees suggested the relic could have been a parasol handle. The artifacts will be studied to determine their age; most are suspected from the later years of the adobe. Cartier hoped further excavations would uncover earlier artifacts.

The Zepeda Adobe foundation appeared well-formed and solid but Cartier said it is fragile and crumbled easily. Unfortunately there was no way to dig it out and preserve it at another location. The area is now covered and inaccessible for another 100 years or more. ❧



Robert Cartier holds bone relic from the dig.



Above, artifacts from dig.

Right, Mellin's Infant Food bottle from Boston.



Continental Can Company Warehouse By Gayle Frank

The large two-story brick building that stands at 385-395 East Taylor Street once served as the Continental Can Company warehouse. In front of this 1928 warehouse, lies the present Gordon Biersch Brewery at 753 N. 9th Street, which once served as Continental Can Company's Manufacturing Plant #17 and was built in 1934. The warehouse was originally rectangular but later was stretched to a trapezoid formation, lining up with the railroad tracks. The Continental Can Co. buildings originally spanned two blocks extending along the railroad tracks.



Former Continental Can Company Warehouse.

The warehouse has a wood trussed gabled roof with stepped end parapets. The brick was laid in the common English style (five stretcher rows between header rows). On the ground floor there are large, multi-paned, metal-framed windows of various colored glass while the second floor has fewer small windows. Loading bays with roll-down metal doors are located on both the east and sides. Standard pedestrian doors are placed at periodic locations. A large loading dock with a metal trussed roof was added later to the south end of the building.

In 1904, Edwin Norton, after serving as American Can Company's first president, left that company and organized his new Continental Can Company on the East Coast. After Norton's death in 1915, his son-in-law, Charles Conway, expanded the business and eventually brought it to San Jose in 1927. This move gave stiff competition to the number one can company nationally, American Can Company, with a plant at Martha and S. 5th Streets in San Jose. Both national companies bought out any small can companies established here in the valley. At one time, American Can and Continental Can manufactured 75 percent of all tin cans produced in the United States.

After WWI, Santa Clara County grew steadily as a worldwide distributor of canned and dried produce that helped to stimulate the growth and prosperity of the region. Many San Jose canneries were established in the Taylor-Jackson area, Willow Glen, The Alameda and on S. 3rd through 9th Streets. Tri-Valley Growers Association stood across the tracks from Continental Can, enabling cans to be transported by overhead conveyor to the cannery. The tin can was vital in shipping processed fruit, vegetables and drinks to the consumers. Producing tin cans became a primary industry in San Jose and helped propel the economy.



Colored glass panels in window.

After WWII, Continental Can Co., as well as American Can Co., branched out, manufacturing paper containers, cardboard boxes and crown bottle caps. Continental Can also reached out for increased business in Europe.

By 1969, Continental Can Co. altered the bulk storage section of its warehouse for offices and training facilities. The colored glass windows may have been added at that time. Decades later, the loading doors at each end were removed.

(Cont'd p. 19)

Continental Can (Cont'd)

Eventually the San Jose canneries moved to the Central Valley as the technology industry gradually replaced local orchards and farms. It was no longer feasible to manufacture cans far from the canneries and beverage plants. Continental Can Plant #17 closed in 1980. The warehouse was still used for a time. In 1988, Gordon Biersch Brewery leased the Plant #17 building while the warehouse behind it was renovated for leasing to small businesses.

The brick warehouse sits between N. 9th and N. 10th Streets, in a complex of offices and light industrial space. The planned development for this site includes demolishing 242,000 square feet of space for the construction of mixed use commercial and about 400 residential units. The Gordon Biersch Brewery structure will remain as is. The brick warehouse behind Gordon Biersch will be renovated for adapted reuse.

Plans for the warehouse will transform the building into multi-family residential use. After removing the roof, a third story with a skylight will be added, though recessed about six feet from the retained parapet. Roll-up doors will be removed, more windows will be added, and a new brick entry at the south end will replace the southern loading dock. One proposal for the former warehouse is to construct artist lofts, studios, one-bedroom living units and private open space. Across from the warehouse on N. 10th Street, three, 5-story buildings with condominium homes, work/live units, a restaurant, courtyards, a park and community room are planned.



South loading dock of former warehouse.

(Photos: Gayle Frank)

The proposed project regarding the warehouse states that “the brick and industrial metal sash window assemblies will be preserved,” and “all proposed alterations have been designed to impact the building’s defining characteristics as little as possible.”

This project was reviewed by Architectural Resources Group, Inc. and it concluded that, “given the design challenges inherent in re-using a historic warehouse building, the proposed project incorporates a design approach in keeping with the Secretary of the Interior’s Standards for Rehabilitation.”

The warehouse is eligible for listing in the California Register of Historic Resources because its architecture and design is unusual for San Jose. The style is reminiscent of 19th century industrial buildings. Under San Jose Historic Landmark Criteria, it rates a category of Candidate City Landmark.



Source: Architectural Resources Group, Inc. Continental Can Co. Warehouse, Nov. 18, 2009.



Gordon Biersch Brewery, formerly Continental Can Co. Plant #17, south of Warehouse.

National Trust News

2014 List of America's Most Endangered Historic Places

Below is the National Trust's list of 11 of America's Most Endangered Historic Places for 2014. Note California's listing.

[Battle Mountain Sanitarium](#), South Dakota, 2014
[Bay Harbor's East Island](#), Florida, 2014
[Chattanooga State Office Building](#), Tennessee, 2014
[Frank Lloyd Wright's Spring House](#), Florida, 2014
[Historic Wintersburg, California, 2014](#)
[Mokuaukua Church](#), Hawaii, 2014
[Music Hall](#), Ohio, 2014
[Palladium Building](#), Missouri, 2014
[Shockoe Bottom](#), Virginia, 2014
[The Palisades](#), New Jersey, 2014
[Union Terminal](#), Ohio, 2014

"California's historic Wintersburg documents three generations of the Japanese American experience in the United States, from immigration in the late 19th century to the return from incarceration in internment camps following World War II. The site contains six extant pioneer structures and open

farmland, and is one of the few surviving Japanese-owned properties acquired prior to California's anti-Japanese "alien" land laws of 1913 and 1920. In contrast to Japanese American confinement sites from the World War II era, Historic Wintersburg captures the daily community life and spiritual institutions of Japanese settlers as they established a new life in America."

"In November 2013, the Huntington Beach City Council voted to rezone the property from residential to commercial/industrial." The Council also approved an action which allows demolition of all six structures. The land owner, Rainbow Environmental Services, a waste transfer company, agreed to provide preservationists until mid 2015 to find solutions to save the historic property. "Demolition of the site remains a possibility." ❧

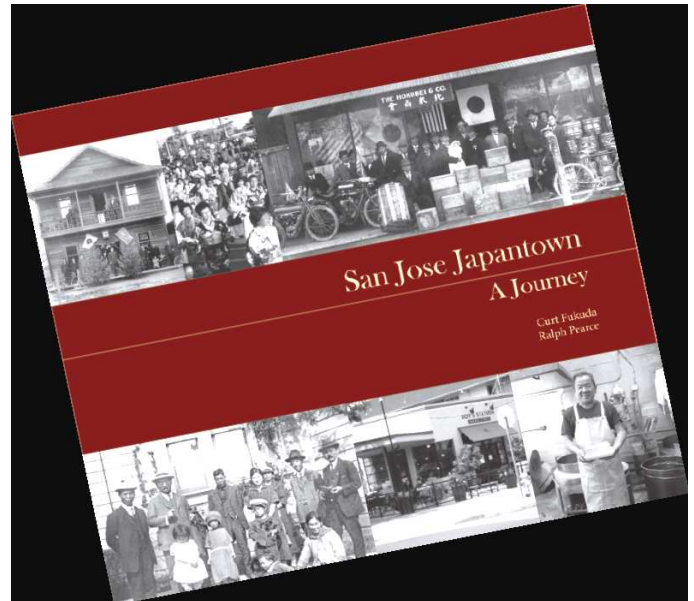
Source: National Trust for Historic Places, www.preservationnation.org/issues/11-most-endangered/about-america-s-11-most-endangered-historic-places.html#.U6inK0BI0ct.

San Jose Japantown: A Journey

San Jose Japantown: A Journey, a new book by Curt Fukada and Ralph Pearce, is due out in November, 2014. This book is a comprehensive history of San Jose's Japantown. The authors say the book presents as never before the rich culture of Japanese immigrants and generations of Japanese Americans who followed. It covers the time period from the 1890's when Japanese immigration to San Jose accelerated, through the tumult of the World War II internment period and continues up to 2010.

Fifteen years in the making, over 100 interviews were conducted with long-time residents, some of whom have since passed away. Never-before-published rare historic photos were acquired from those who were interviewed.

The book also explains the history of other ethnic groups who lived in the area, including the earlier Chinese population, residents from the Philippines and African Americans.



The Japanese American Museum of San Jose is the publisher of *San Jose Japantown: A Journey*. For more information visit www.jamsj.org. ❧

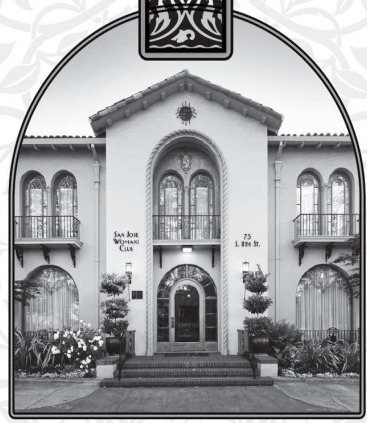
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Please visit our home page to learn more about the International House at www.sjsu.edu/ihouse, write to us at ihouse@sjsu.edu, call (408) 924-6570, or stop by for a tour, 360 S. 11th Street, San Jose, CA 95112.

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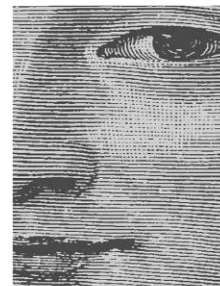


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CONTINUITY

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

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

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