

CONTINUITY

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

Spring 2023

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New Digs for PAC*SJ



Photo: Ben Leech

*PAC*SJ's new office site in El Paseo Court at 42A S. First Street.*

PAC*SJ now has a new office at 42A S. First Street in San Jose—the two-story City landmark building called El Paseo Court. We are excited to be headquartered in the San Jose Downtown Historic District and enjoy the beautiful architecture of perhaps the best commercial example of a Spanish Colonial Revival architectural design in our downtown.

We transferred our files, computer and furniture slowly during January and the space is taking shape.

In fact, our first Development Committee met here on Feb. 20th and our Board met in the office for the first time on Feb. 27th.

We are located on the ground floor, looking out onto the courtyard of ceramic red tile, a mosaic tiled fountain, planters, wrought iron railings and stairs to the second floor trimmed with colored tiles.

The attractive façade facing S. First Street exhibits a roof of red tiles, wrought iron balconies, and French windows, a very

(Cont'd p. 2)

New Digs (Cont'd)

unique look for the historic main street of San Jose. The center arched entrance with stenciled wooden beams above leads to the open courtyard.

El Paseo Court was designated a City landmark in 1992 for its unique style, and is a contributing structure to the San Jose Downtown Historic District listed on the National Register. The building was commissioned by Mrs. O.D. Richardson with a construction cost of \$25,000. It was designed by the popular local architect of the time, Charles McKenzie¹ and was built by G.W.P. Jensen builders in 1932. Interestingly, earlier El Paseo Court documents state that the architect was unknown. To our knowledge, Krista Van Laan, through her extensive research, may have been the first to discover McKenzie was the architect!

The present owner of El Paseo Court applied for the Mills Act program in 2016 for a slight reduction in the property taxes, compensating for a 10-year plan of restoration and repair costs to ensure the protection of this historic resource. The California State Mills Act of 1972 is available to owners of city landmarks, and is an economic incentive to foster the preservation of residential neighborhoods and the revitalization of commercial districts.

One interesting historic side note: history tells us that on this site in the 1870s there stood Charley's Bar that catered to the New Almaden Cornish miners. Each Saturday night a stage coach dropped the mine workers (called Cousin Jacks) off at the bar, picking them up a few hours later in various forms of inebriation to return to the New Almaden mines. ☞

¹ See *Continuity* article on Charles McKenzie by Krista Van Laan on page 13.

Right, a few members of the PAC SJ Development Committee stand in front of the new PAC* SJ office at 42A S. First Street. From left, Ben Leech in background, Sylvia Carroll, Patt Curia, and John Frolli.*

(Photo: Gayle Frank)



The El Paseo courtyard still has its many Spanish Revival features. The building made a big splash when it was built in 1932. Today it is a San José City Landmark.

(Photo: Ben Leech)



Sam's Feed & Pet Supply Closed and For Sale

Sam's Downtown Feed & Pet Supply has been an "Old-style Customer Service" store at 759 W. San Carlos Street for 36 years, proud of "feeding every animal from A-Z." It has been supplying products for pets, livestock, bee-keeping, and veterinarians along with grain, hay and zoological feed. The supply store had accounts with the Zoo, Happy Hollow, Emma Prusch Farm Park, 4H Clubs, and the Future Farmers of America. One of their mottos was, "Look for the Horse," referring to the life-size horse figure standing out in the parking lot every day.

The 1913 building with its original brick walls was transformed to Sam's beginning in 1986. At the end of 2022, the business owners, Sam and Lisa Blackford, decided to retire and closed the business.

PAC*SJ has gathered a few pieces of information so far on the building itself. It most likely was first built for a car dealership. The bricks came from the brickyard on Del Mar Avenue where Del Mar High School stands today.

The Blackfords shared a rumor about a secret bar in the basement, popular during Prohibition with the city's red-light district close by.

Sam Blackford comes from a long line of early orchardists and agriculturalists. His great-grandfather came to San Jose from Pennsylvania in 1860 and managed prune and apricot orchards. Sam worked in his father Walter's feed mill. The Blackford elementary school, the shuttered high school and several streets are named after his family.

The property is for sale and its future is unknown, but it is a handsome, very large building. PAC*SJ believes this structure is a historic gem and could be an exciting adaptive reuse project. ☞



Note attractive brackets and glass panels of the Sam's building façade facing W. San Carlos St.



Sam's Feed & Pet Supply at 759 W. San Carlos Street, San Jose.

Closed at end of 2022 and now for sale. (Photos: Gayle Frank)



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

Editor: Gayle Frank

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

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

Unease on Downtown West Project

Some concern has surfaced from Google reports that the Downtown West Project or timeline may change. Google has been busy tearing down buildings in the Diridon area to make way for its first phase of a new campus, residential structures, and community amenities that are planned for 81 acres of land. Demolition began on S. Montgomery Street just south of our historic Diridon Station. Patty's Inn is gone along with all the buildings up to the former historic Navlet's brick building (Hellwig Ironworks). Across the street the structures are gone until one reaches the Sunlite Bakery building façade (below). The unique Art Moderne façade stands alone with its two sidewalls (about 8 feet long) holding it up (pictured right). PAC*SJ strongly advocated for salvaging the historic façade and incorporating it into a new design.



Standing behind the Sunlite Bakery façade . Left is the façade facing S. Montgomery St. Rest of building is gone.

(Photos: Gayle Frank)



The handsome and historic former 1935 Navlet's and Ironworks building (below) sits alone surrounded by fencing and green tarps. This was one of the most important



historic resources to be saved and is planned for adaptive reuse.

During the end of February multiple news articles have alerted us to potential setbacks to the Downtown West (DTW) Projects such as: "rethinking the DTW timeline," "assessing how to move forward," "significantly reduce its employee levels and office space," "recalibrate its operations," and "scale back its real estate footprint." On 2/25/23 it was reported that Google announced plans to lay off 1,600 workers in the Bay Area plus many more worldwide.

The last thing that San Jose needs is empty land after demolishing structures, sometimes historic, with no activity for years. The City has been burned before. One of the worst examples is the First Church of Christ, Scientist on E. St. James Street (see article on page 6). There, two historic structures (the 1905 & 1907 Letcher garages) were razed in 2010 and the project of high-rises plus restoring the First Church never happened.

Google still insists it is "committed to San Jose and the projects for the long term." Downtown West has always been a multi-decade project and it will be years before we see expected results in just the first phase alone. To its credit, Google agreed to commit to \$200 million to a community benefits package of which \$7.5 million has already been paid. The rest will be donated as the projects proceed. ☞

— Gayle Frank

Proposal to Raze Former Levi Strauss Building

A proposal has been submitted by Swenson Builders to demolish the 2-story building at 115 Terraine Street in downtown San Jose. The proposed project would replace it with a parking lot!

When Levi Strauss & Co. arrived in San Jose in 1909, its manufacturing site at Market and Post Streets was successful. As the company expanded, its new building was constructed at 115 Terrain Street around the late 1940s. Its 44,700 square feet of space met the needs of the popular, growing apparel company. The building is an excellent example of mid-century industrial design. The Company continued as a great resource for good jobs for the women's workforce.

Around 1986, the former Levi Strauss building was transformed into a family courthouse and lasted until August, 2016 when operations moved to the new Family Justice Center Courthouse at 201 N. First Street.

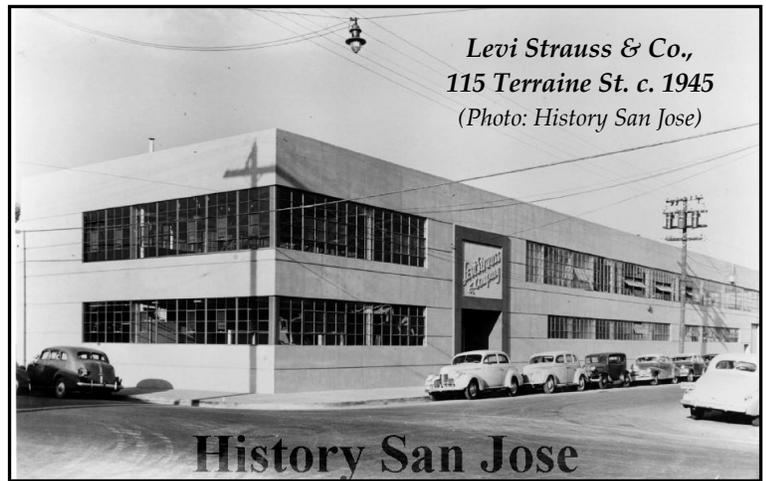
The Levi Strauss & Co. (LS & Co.) was founded in San Francisco by Levi Strauss in 1853. The company's overalls and jackets made of the "stronger than iron denim" were about the sturdiest work clothes available and met the needs of the increased population of gold miners and all other hard-working men.

By 1873 when Levi Strauss introduced the blue jeans with the celebrated copper riveted clothing, the demand for female operators to sew the garments exploded. Consequently ads were placed in San Francisco for "female sewing machine operators who can bring their own machines...for sewing heavy work." By 1898, a flyer stated that the San Francisco plant "employed over 700 girls."



Placing rivets in Levi blue jeans at the Terraine St. plant in 1955.

(Photo: History San Jose)



The LS & Co. seamstresses won first place at the 1915 Panama Pacific Exhibition for the innovative, earliest assembly line in the apparel industry.

In July of 1909¹, Levi Strauss & Co. leased space on the corner of Market and Post Streets for a new manufacturing site, the first in San Jose. The building had previously served as Pacific Coast Business College. Surprisingly, the Chamber of Commerce paid the rental fees for the first year.

Right away, ads ran in the Evening News for "girls" to apply for steady work, good pay, and no experience necessary. By July 15, the machines were ready, running by electricity and of the latest design, and 130 female applications for positions had been received with more expected. Soon over 100 women were generating enough overalls for the first carload shipment of denim overalls to San Francisco by Sept. 14, 1909.

After the depression in the early 1930s, Levi Strauss needed to re-build their sales by advertising their products to local merchants and featuring cowboy apparel. The local Hart's Department Store was an early retailer of the denim products.

In Tracey Panek's article,² the Levi Strauss historian mentions that experienced teachers arrived from San Francisco to San Jose around 1933 to instruct the workers how to manufacture the newer 501 ® jeans. (501 jeans for women were not introduced until 1981!)

Sometime after c. 1945, a new, larger building was constructed at the NW corner of Terraine and W. St. John Streets to meet the needs of expanding production and a larger workforce.

(Cont'd p. 6)

First Church: Waiting Game is Running Out

The disrespect and negligence toward San Jose's 1904 historic, beautiful building at 45 E. St. James Street is beyond words. The First Church of Christ, Scientist Building, a 1904-05 neo-classic structure with an amazing interior décor has been left to rot for years!

On the cover of PAC*SJ's first issue of *Continuity* (Oct. 1990), we announced our securing a grant from the National Trust to fund a Use and Rehabilitation Study for the First Church. The report was completed and distributed. Now here we are 33 years later facing the worst possible conditions for this historic gem.

PAC*SJ was somewhat hopeful in the summer of 2015 when the Swenson project was approved with concessions made in order to ensure the restoration of the Church. A few years later, the site was sold to Z&L Properties and we saw evidence of an evaluation and planning for the project. But by Nov. 2018 the structure was wrapped in white weather-proofing "until spring." A few years later when the material degraded, more black plastic wrap was added.

Today, PAC*SJ and all preservationists are disgusted. We

*First Church view looking SE. on 2/22/23.
(Photo: Gayle Frank)*



fear the building's condition is beyond repair. Is that what the developer was waiting for? Anyone concerned should communicate with the San Jose Planning Department and the Historic Landmarks Commission and express your views. PAC*SJ is continuing to do so also. We need action now! ❧

— Gayle Frank

Levi Strauss Building (Cont'd)

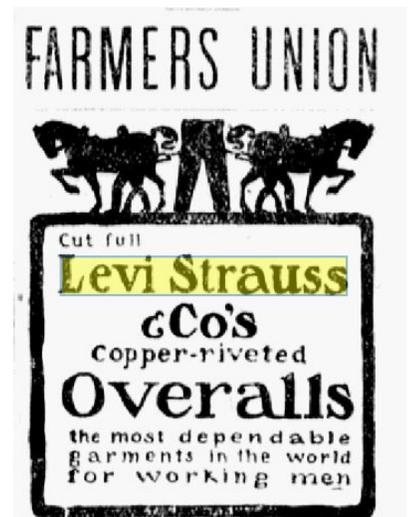
In summary, PAC*SJ Vice President-Advocacy, Mike Sodergren, was quoted in the *Mercury News* on 2/20/23 about this proposed Swenson project.

"We continue to challenge our friends in leadership and the development community to do so much better than demolishing a place where women who could sew and who had sewing machines were hired to become the backbone of manufactur-



*Former Levi Strauss & Co. plant at 115 Terraine St. on 2/22/2023. A good example of mid-century industrial design.
(Photo: Gayle Frank)*

ing for an iconic product. San Jose has a dwindling stock of historic resources. We just want future generations to be able to see historic places as the backdrop for the wonderful story of who we are and how we got here. We can do so much better than creating surface parking lots." ❧



Ad in Mercury News, 3/15/1903

¹ *San Jose Evening News*, July 7, 1909

² "A Look Back at the Women Factory Workers of Levi Strauss & Co." by Tracey Panek, LS & Co. Historian, *Levi Strauss & Co.*, 3/29/2018

PAC*SJ Members Enjoy Moir/Armory Tours

On Dec. 10th, PAC*SJ invited members to tour the historic 1894 Moir Building (227 N. 1st St.) and the 1934 Armory Building (240 N. 2nd St.). Plans are progressing for adaptive reuse for these gems into a new Hillbrook High School campus beginning in the fall of 2023. The renovations are proceeding nicely and the best historic features such as exposed brick walls, wooden beams, columns, stairwells and decorative metal railings will be restored along with modern updates.

Representatives from Hillbrook School, Ilsa Dohman, Director of Teaching and Learning, and Mark Silver, Head of School, from Hillbrook Upper School were our excellent Tour Guides. (Hillbrook School is presently an 87-year-old JK-8 grade independent school in Los Gatos)

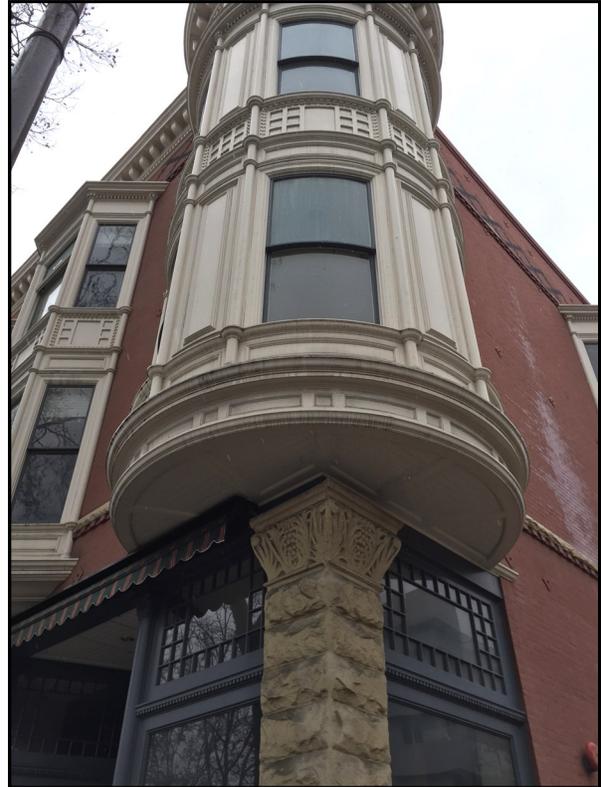
We all were amazed at the beautiful features inside the Moir Building and could see the exciting possibilities of a new school here. What a great way to introduce young people to appreciate and learn about the importance of historic architecture and history.

The Armory was quite different in nature but had a wonderful story about tributes to servicemen and the importance of the National Guard. It holds an expansive open space that will be ideal for a school gymnasium. Small rooms and or offices were located across the front of the building, many very attractive.

We hope to do a follow-up tour when the site is near completion to admire the restoration and renovation of these two significant historic resources. Thank you to Ilsa and Mark for a most interesting day! ☘



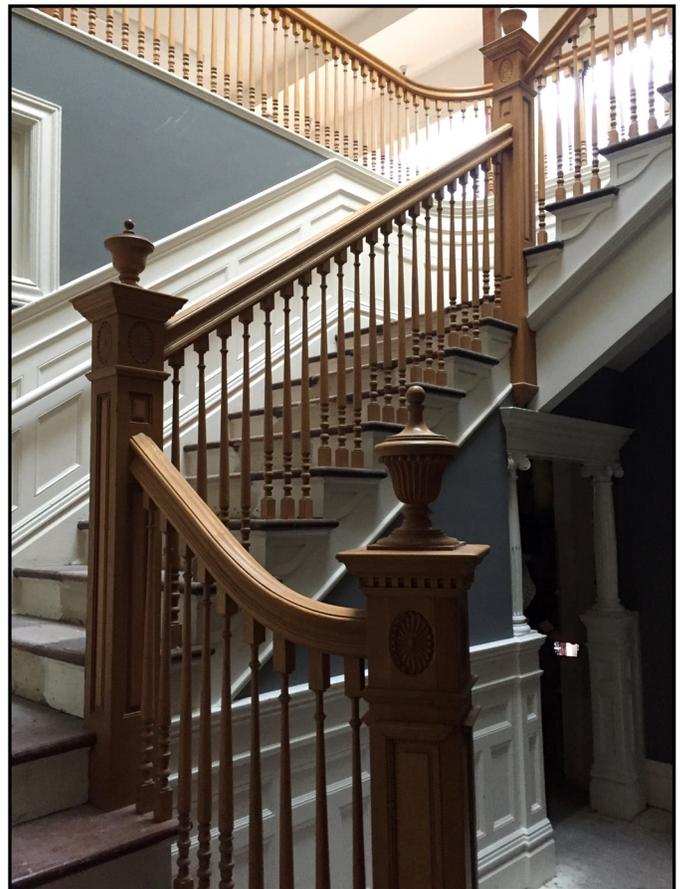
The 1894 Moir Building at 227 N. 1st Street.



The NE corner of the attractive Moir Building.

Below, A striking staircase to the second floor inside the Moir Building.

(Photos



Moir/Armory Tours (Cont'd)



Top left, Mark Silver, Lynne Stephenson, Russ Danielson, Ilsa Dohman, and Cici Green inside the Moir Building.

Top right, the large open space in the Armory Building.

Below, an interesting fireplace in a small room inside the Armory.



*Inside the Moir Building:
Left, a second floor space facing N. 1st St.*

Left below, decorative metal railing at second floor which looks down to 1st floor.



(Photos: Gayle Frank)

December Talk on Schiele/Alameda Park

PAC*SJ was busy in December. A book talk, "Schiele Subdivision and Alameda Park," was presented at the beautifully restored Biggs Cardosa Associates Building at 865 The Alameda on Dec. 8th at 7 PM.

Authors Krista Van Laan and Kay Gutknecht gave an informative talk on their recently published book and showed many photos of the various styles of architecture in the two neighborhoods. The earliest Schiele Neighborhood was developed in 1888 and features excellent examples of the Victorian architecture. Later, the Alameda Park, developed in 1922, includes very different styles of Period Revival.

An added benefit to the talk was admiring the wonderful restored historic features of the 1929 Biggs Cardosa Associates Building.

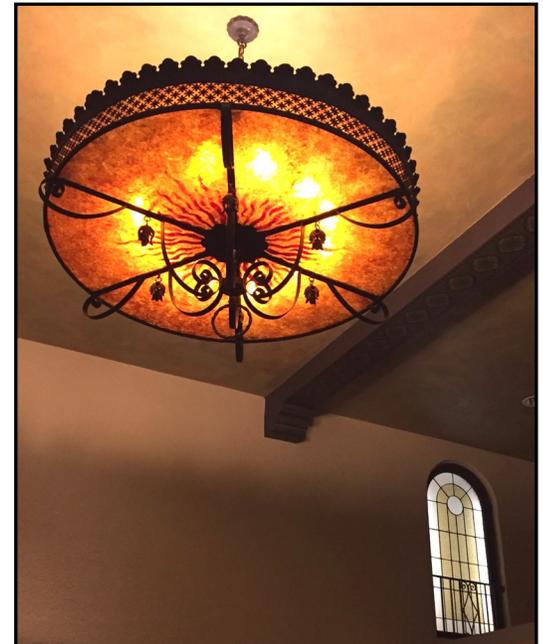
Designed by the local master architects Wolfe & Higgins, it was commissioned for a Packard dealership. The building's ornate décor and historic features have been meticulously restored or recreated. ☞



Above, Kay Gutknecht (left) and Krista Van Laan present their research on the book, "Schiele Subdivision and Alameda Park."

Right, a beautiful chandelier and arched window inside the Biggs Cardosa Building.

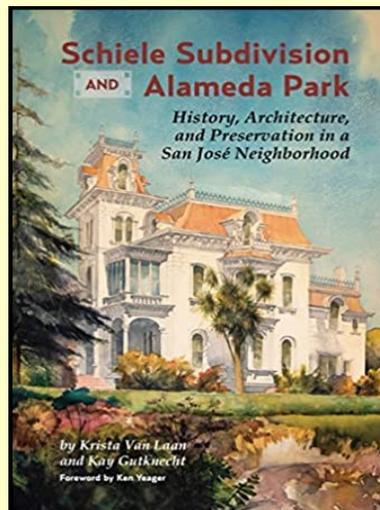
Below right, entrance to the Biggs Cardosa Building.



"Schiele Subdivision and Alameda Park"

Buy locally!

This 2022 book is sold at
Antiques Colony,
1881 W. San Carlos Street
and
Recycle Bookstore,
1025 The Alameda
as well as on Amazon.



ON THE RADAR



Pallesen Apartment Building, corner of 4th & Reed Streets

City Permits are pending and Habitat for Humanity expects the project renovation to take place this summer. This historic structure from 1910 has been sitting above ground and vacant much too long (since March, 2021) and preservationists are anxious for a completed project which will provide four affordable residential homes to our citizens. The building was designed by popular architects of the time, Wolfe & McKenzie.

Realty Building, 19 N. 2nd St.

PAC*SJ remains concerned about a proposal to demolish significant portions of the Realty Building, a City Landmark. Later this month, City Council will consider a proposal to construct a 22-story housing tower on the site, which the developer (ROYGBIV) claims is the only financially feasible alternative for preserving the ornate Beaux Arts facade designed by Wolfe & Higgins in 1925.

The developer claims that renovating and reactivating the existing building results in a project value of a negative \$7.5 million versus a project value of a positive \$45.5-85.8 million for the proposed project. PAC*SJ recommends that the City of San Jose needs to hire a qualified accountant to closely evaluate and analyze these hardship applications because suddenly we are seeing multiple proposals to demolish or partially demolish historic buildings—justified by financial hardship. The Landmarks Commissioners also expressed continued dissatisfaction with this hardship application as a means for approving demolition. The owners purchased the building

several years ago knowing that it was a city landmark. Their financial hardship was of their own making.

Wade Warehouse, 1641 Dorado St. Alviso

Previous conditions added to a Historic Preservation Permit for removing the rest of the bricks from the fire ravaged Wade Warehouse were not acceptable to the owner and consultant, Garden City Construction. PAC*SJ supported the recommendation for amending the permit and preserving the components of the warehouse wall with the “H.G. Wade” letters and with enough of the best bricks to build a commemorative wall honoring the Wade family history. This wall will be constructed after the property is sold and a new development is planned and approved. The amended HP permit was approved by the Historic Landmarks Commission on Feb. 1st.

Water Works, 374 W. Santa Clara St.

This city landmark owned by Google is undergoing extensive renovation. Built in 1934 of a mix of Moderne and Spanish Colonial Revival design, it is also eligible for listing on the National Register. The structure is fenced off and windows are partially boarded up with all glass removed. The iconic entrance appears affected but is covered (see below). Are the interesting designs and décor still there, or if not, will all be returned? This is a jewel of a building and PAC*SJ is monitoring this activity. ☘



Façade of former San Jose Water Works Building being renovated by Google. (Photo taken on 2/23/23)



PAC*SJ is Still Keeping An Eye On—

- Diridon Station
- Winchester Farmhouse/Barn
- State Meat Market
- Valley Title/Hales
- ICON-ECHO Project
- Alum Rock Log Cabin
- Foreman’s Arena

PAC*SJ's Next Sale



Laura Ashley Dishes, Ephemera, Art,
Small Furniture, Local History Books, and More!

❖ PAC*SJ T-Shirts, Neon-Sign Pins & Guide Books ❖

PREVIEW SALE

THURSDAY 1PM-4PM

PAC*SJ Members: FREE ❖ Non-Members: \$5.00

SALE—MARCH 17 & 18

FRIDAY 9AM-6PM | SATURDAY 9AM-1PM

1218 WILLOW STREET—SAN JOSE

AT THE CORNER OF WILLOW ST & GLENN AVE



All proceeds support PAC*SJ and its local
historical preservation efforts to educate,
advocate and preserve San Jose's history.

Contact Patt at donations@preservation.org
to volunteer or donate.

Preservation Action Council of San Jose is a local non-profit dedicated to preserving San Jose's architectural history. We host four garage sales a year throughout the city, selling donations from neighbors, antique dealers, clients of local realtors, individuals, corporations and estates. Proceeds support our mission of advocacy for preservation and education on our historic resources.

Our next Antiques and Collectables Sale will be located in Willow Glen at 1218 Willow Street at the corner of Glenn Ave. on Friday and Saturday, March 17th & 18th. The special Preview Sale will open Thursday from 1-4 pm: free to PAC*SJ members and \$5 for the public.

Besides our weird and wonderful offerings, we will be selling PAC*SJ pins, t-shirts, and books. Please join us and bring your friends. We will continue to replenish the tables so you will always find something wonderful and unique.

—Patt Curia, Donations Chair

PAC*SJ's Year-end Appeal

PAC*SJ mailed out our Annual Year-end appeal and we are grateful for the donations that came in, a total of \$21,110. These funds will go toward our advocacy and education mission to preserve our unique and diverse architectural and cultural heritage.

Thank you to all.!

★ 2022 Year-end Appeal Donors ★

- ★ André Luthard
- ★ Anonymous (x 70)*
- ★ Anonymous in honor of Gayle Frank
- ★ Barbara Goldstein
- ★ Catherine Kelliher
- ★ Dan Chapman
- ★ Diana Tone Adams
- ★ Erin McCauley in memory of Sharon McCauley
- ★ Gail C. Woolley
- ★ Gary Parks
- ★ Gene Cook
- ★ Joanne Vliet
- ★ Kay Gutknecht
- ★ Krista Van Laan
- ★ Lynstar Enterprises
- ★ Mike Sodergren in memory of John Mitchell
- ★ Nancy DeBiccari
- ★ Patt Curia
- ★ Paul Pesek
- ★ Robert David Sargent
- ★ Sally Beste in memory of Robert Beste
- ★ Virginia Carpio
- ★ Urban Catalyst

**If a donor did not check the "I want to be listed" box on the appeal letter form or website, his or her name will fall under the anonymous category.*

PAC*SJ 2023 Calendar

- Mar 17-18** Fri. 9 AM-6 PM & Sat. 9 AM-1PM. PAC*SJ Antiques & Collectibles Sale at 1218 Willow St., San Jose. Thursday Preview Sale for members or \$5. for non-members. See ad on page 11.
- Mar 20** Monday, PAC*SJ Board Meeting, 6:30—8:30 PM. PAC*SJ new office at 42A S. 1st St.*
- Apr 17** Monday, PAC*SJ Board Meeting, 6:30—8:30 PM. 42A S. 1st St.*
- Apr 23** Sunday, Visit PAC*SJ's booth at Viva Calle. 10 AM—3 PM. Location TBD.
- May 13** Saturday, PAC*SJ Historic Walking Tour, 10 AM-12 PM. Tour the historic Schiele Neighborhood and Alameda Park with Krista Van Laan, author of her latest book on the subject, .
- May 15** Monday, PAC*SJ Board Meeting, 6:30—8:30 PM. 42A S. 1st St.*
- May 19** Friday, 7 PM-9:30 PM. Santa Clara County Preservation Alliance—Celebrating National Preservation Month at History Park. Preservation Awards given by many of Santa Clara County history and preservation organizations, including PAC*SJ.
- Jun 19** Monday, PAC*SJ Board Meeting, 6:30—8:30 PM. 42A S. 1st St.*
- Jun 23** Friday, PAC*SJ Fundraiser party. Save the Date! More details to follow.
- Jul 17** Monday, PAC*SJ Board Meeting, 6:30—8:30 PM. 42A S. 1st St.*
- Aug 21** Monday, PAC*SJ Board Meeting, 6:30—8:30 PM. 42A S. 1st St.*

*** Board meeting may take place online or meet at different locations. Call 408-998-8105 to confirm.**

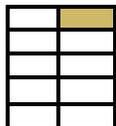
Antique & Mimosa Crawl—Saturday, March 11th, 10 am at Antiques Colony, 1881 W. San Carlos Street, San Jose

Craig Trimble of Antiques Colony has invited Victorian Preservation Association (VPA), PAC*SJ, and the San Jose Woman's Club to join the fun at Antiques Crawl at four Antique shops: Antiques Colony, Memory Lane Antiques (1867 W. San Carlos), Briarwood Antiques (1885 W. San Carlos) and Burbank Antiques (1893 W San Carlos). At 10 AM participants can enjoy a mimosa and pastries while mingling with friends. Craig will give a brief talk about 20th Century Glass Designs and a raffle is planned for 11:30 AM. Guests will be free to explore the treasures in all four antique shops.

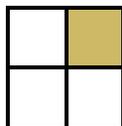
ADVERTISE IN CONTINUITY!

Continuity is distributed to over 400 San Jose preservationists, homeowners and decision-makers. It's a great way to get your message out to your best potential customers! For ads larger than the business card, you must supply camera-ready artwork, or PAC*SJ can provide it at an additional charge.

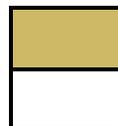
Buy ads in 6 issues and SAVE! Plus, all multiple-issue ads come with a free membership!



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



1/4 Page
Single issue
\$100



1/2 Page
Single issue
\$200



Full Page
Single issue
\$375

Beyond the Partnership: The Architecture of Charles McKenzie

By Krista Van Laan

Many San José homeowners and architecture fans are familiar with the partnership of Wolfe & McKenzie, our great local architects who, between 1899 and 1910, were responsible for so much of the city's built environment. Many of their distinctive houses are still standing in neighborhoods such as Naglee Park and North First Street, a great number of them San José City Landmarks.

Not everyone knows that Charles McKenzie had a long and productive career after his split with Frank Wolfe. For more than thirty more years, he worked steadily on a wide assortment of residential, commercial, and civic buildings for our growing city, and was probably the most prolific architect in San José during those years. He designed churches, theaters, apartment buildings, banks, canneries, lodges, and libraries, and a great number of small-to-medium-sized commercial buildings. He appears to have been the go-to architect for Revival-style grand residences for prominent clients, while at the same time designing a huge number of affordable small and stylish houses. Several times he was hired by developers as the architect to design all the houses in new residential subdivisions. Many of his downtown non-residential buildings have been demolished, but plenty of his residential work remains. Charles McKenzie was so prolific and produced quality work in so many different styles, it's difficult to cover his achievements in a short article.

Charles Sutherland McKenzie was born in Boston on November 28, 1874, the youngest child of Nova Scotia natives Daniel (a carpenter) and Jane McKenzie. The family moved to California when he was two years old and were said to have lived in the Gold Country before settling in San José. Daniel McKenzie died before 1880, leaving three children under the age of ten. Jane McKenzie worked as a dressmaker to raise her two daughters and young son alone, and Charles had to leave school after sixth grade to help support the family. At age eighteen, he obtained a position as a draftsman with architect Joseph O. McKee, one of San José's most important architects of the era.

Two years later, in 1894, McKee retired and Frank Wolfe took over his office, keeping Charles McKenzie. The young draftsman obviously had substantial talent, as Wolfe made him a business partner in 1899. Together, Wolfe and McKenzie had the magic touch, especially with residential architecture. The firm of Wolfe & McKenzie was prolific; during their eleven-year partnership, they were responsible for as many as 500 buildings throughout the Bay Area and Northern California.



629 N. 1st St. by Wolfe & McKenzie in 1905 for John and Luci Chace. The Candidate City Landmark's distinctive style has unusual roof formations and overhanging upper stories.

In 1903, McKenzie married nineteen-year-old Edwina Birchler, a pianist and graduate of San José's King Conservatory of Music. The couple had three children, Donald, Kenneth, and Janice. (Sadly, eight-year-old Donald died in 1916 from diphtheria.)

Wolfe & McKenzie dissolved their partnership in late 1910 and McKenzie opened his new office in the Bank of San José building at the corner of First and Santa Clara Streets. The architects each walked away from their business with active practices. During his first decade as a sole practitioner, McKenzie designed a wide range of buildings including banks, churches, stores, and apartment buildings, and many residences in the locally popular styles including Prairie and Craftsman.

(Cont'd p. 14)

Charles McKenzie (Cont'd)

His Craftsman-style houses were especially distinctive, complex with prominent gables and rich in architectural features. Three McKenzie-designed Craftsman residences, all on Martin Avenue and done during his first year on his own, are today San José City Landmarks.



This City Landmark at 1305 Martin Avenue was designed for Edwin and Nina Croft in 1911.

In the 1920s and 1930s, McKenzie worked primarily in the popular Spanish Revival style, a style that translated well to both small and large houses and business buildings which can be found throughout downtown San José and in the historical residential areas. These buildings are characterized by a wide variety of distinctive arches – stepped arches, shouldered arches, ogee arches, draped arches, and more.



This Spanish Revival house at 1040 Emory Street was the home of bakery owners Louis and Aimee Chabre.

Many of McKenzie's projects during this period were stores or combined stores and apartments. The Dancing Cat at 702 East Julian Street is in a 1926 Spanish Revival building designed by McKenzie, as is the 1930 Walgreen's building at 780 East Santa Clara Street. In March of 1932, McKenzie was hired by owner Marguerite Richardson as the architect for El Paseo Court at 40 South First Street, a shopping arcade that generated much buzz at the time. Today a City Landmark, the charming Spanish-styled complex consists of two levels of commercial/office space wrapping around a tiled courtyard. Red tile roofs, arched doors and windows, rough-hewn beams, wrought-iron balconies, and a tiled fountain are some of the highlights of El Paseo Court. (See cover story photos.)

McKenzie was the architect of many large residences for prominent San José citizens. He designed several distinctive homes in the 1919 Naglee Terrace neighborhood overlooking William Street Park on South Sixteenth and on nearby South Fifteenth.



This Naglee Terrace Subdivision home at 575 S. Sixteenth St. belonged to Aaron and Stella Herschel. Herschel was president of a cannery.

In the early 1920s, he was responsible for many palatial homes on The Alameda, including the still-standing houses for clothing merchant Warren Pomeroy and orchardist Nick Scorsur. On West Hedding Street, he designed a grand Colonial Revival house for lawyer and state legislator Herbert C. Jones and his wife Elizabeth and in nearby College park, houses for shoe merchant Harvey Herold and bakery owners Louis and Aimee Chabre. (Cont'd p. 15)

Charles McKenzie (Cont'd)

In 1927, the Rotary Club commissioned McKenzie to design the Ryland Park wading pool, the first public pool in San José. The pool was restored in 2008 and is still in use today. It was recently designated as a Candidate City Landmark.

In the 1920s and 1930s, McKenzie worked briefly in the Tudor Revival style, which gained popularity in San José at that time. Perhaps the most distinctive of this type is the 1931 home of Charles and Hattie Gladding at 710 Margaret Street (below). The same year, McKenzie designed a Tudor Revival house for himself and his family at 1270 McKendrie Street. Late in the 1930s, he produced many ranch style houses for developers such as Rollie Williams who commissioned him to design all the spec homes for his 1938 DiFiore Subdivision.



In 1937, McKenzie was elected to the Advisory Board of the State Association of the American Institute of Architects. The last architecture project he is known to have worked on was the 1941 USO building on Market Street Plaza in San José, a project he did pro bono to support the war effort.

McKenzie retired from architecture in 1942, then worked for a few years in the engineering departments of Permanente Cement Co. and Anderson-Barngrover Division of Food Machinery and Chemical Co. (FMC). Edwina McKenzie died in December of that year and Charles and his son Kenneth moved to the family home at 22 South Seventh Street in

San José, a house he had designed in 1904 for his mother and now shared with his sister Lillie Smith. He lived in that house for the rest of his life until he died January 9, 1957, aged 82. ☘

Here are just a few examples of McKenzie's prodigious output:

- 1541 The Alameda. 1922
- 1833 The Alameda. 1925
- 990 Asbury Street. 1925
- 1938 Ayer Avenue. 1938
- 1040 Emory Street. 1931
- First Street/Fox Avenue, Ryland Park Swimming Pool (Candidate City Landmark). 1926
- 40-44 S. First Street (City Landmark) 1932
- 625 N. First Street. (Candidate City Landmark) 1938
- 296 S. Fourteenth Street. 1923
- 529 S. Fourteenth Street, 1931
- 1163 W. Hedding Street. 1921
- 1295 W. Hedding Street. 1926
- 101 E. Julian Street. 1917
- 1270 McKendrie Street. 1931
- 710 Margaret Street. 1931
- 1130 Martin Avenue. 1921
- 1241 Martin Avenue (City Landmark). 1911
- 1249 Martin Avenue (City Landmark). 1911
- 1305 Martin Avenue (City Landmark). 1911
- 32 W. Reed Street. 1929
- 780 E. Santa Clara Street. 1930
- 575 S. Sixteenth Street. 1924
- 585 S. Sixteenth Street. 1924
- 625 S. Sixteenth Street. 1927
- 284 S. Tenth Street. 1911
- 349 S. Thirteenth Street. 1934.

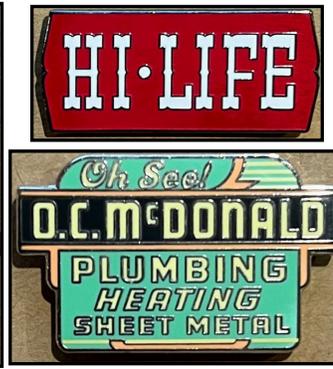
*Krista Van Laan, a long-time PAC*SJ member, is an architectural historian and author of many articles and three books on local San José architecture. (All photos by Krista Van Laan.)*



McKenzie designed this house at 1541 The Alameda for clothing merchant Warren Pomeroy and wife Susan.

PAC*SJ Sign Pins

Visit our shop on line at www.preservation.org/shop to see the latest new merchandise. Our Director, Ben Leech has been busy designing more enamel pins. The new ones are, Babe the Muffler Man, Cannery Tower, Diving Lady, Hi-Life, Mr. T's Liquor Locker, O.C. McDonald, Wings, and Kogura Gifts. If you purchase three pins, a fourth one is free! And don't forget about our t-shirts, guidebooks, magnets and stickers.



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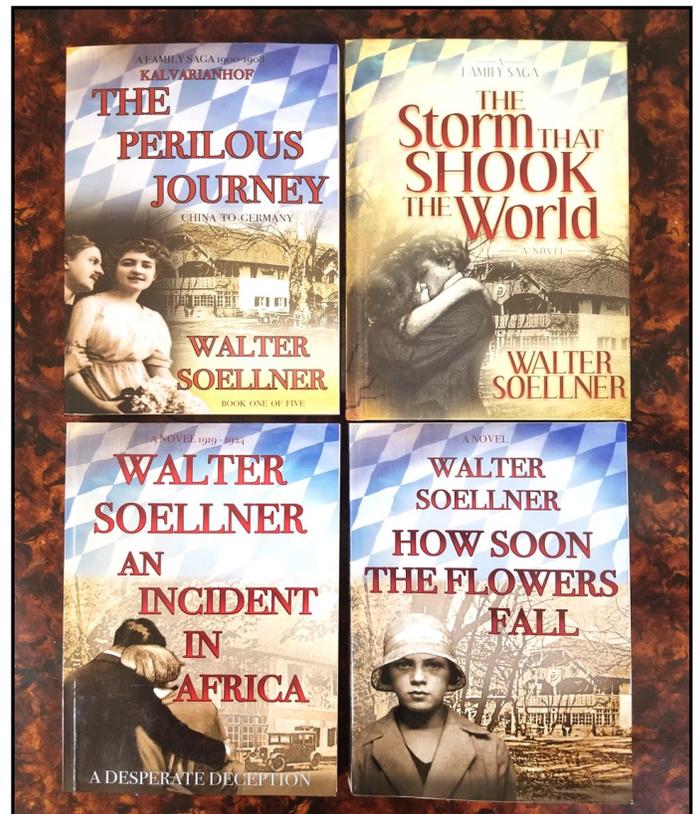
*Patt Curia, PAC*SJ Board Member and Chair of PAC*SJ Donations and Garage/Salvage/Yard Sales for many years poses with mover and shaker extraordinaire, Tim McAuliff.*

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Landmarks Commission Adds More Historic Properties

The San Jose Historic Preservation Officer (HPO), Dana Peak Edwards, is charged with maintaining an up-to-date Historic Resources Inventory (HRI) for San Jose. The HPO works with City staff, the Historic Landmarks Commission, the public, and historic preservation groups such as a PAC*SJ to identify potential properties. For an explanation of the Inventory categories see the 2022 Winter issue of *Continuity*.

These new HRI listings are in San Jose's Japantown. The properties were identified in the *2006 San Jose Japantown Historic Context Statement and Intensive Survey* by Carey and Company, now TreanorHL, at the request of the City of San Jose. In addition, the report recommended that Japantown be considered a historic district at the local and national levels. The Historic Preservation Officer (HPO) reviewed the list and concurred with the report's conclusions. The Historic Landmarks Commission approved adding the recommended properties to the San Jose Historic Resources Inventory (HRI) on Dec. 7, 2022 for the first 21 properties and on Feb. 1, 2023 for the next 20 properties.

The area we know as Japantown originally consisted of a smaller Chinatown called Heinlerville at 6th and Taylor Streets from the late 1800s until the 1930s. After Heinlerville was demolished, some Chinese residents stayed in the area because of safety, familiarity, and acceptance of ethnic minority groups.

The new HRI additions include buildings and homes built in the early 20th century representing the initial settlement of Japantown, ultimately becoming a well-established community. This history links the strong agricultural and rural activities of early Japantown.

The later buildings of mid-century architecture date to the resettlement period after World War II when Japanese Americans began returning from the forced internment camps to San Jose's Japantown to reestablish their homes and businesses in the post-war era. These homes and businesses illustrate the continuity of Japanese-American occupancy and commerce in this neighborhood. Other ethnic groups continued to also settle in this area due to its atmosphere of tolerance.

Below are the 41 additions to the San Jose HRI, all designated as Contributing Structures (CS) to an Eligible National Register District (ENRD).

New HRI Listings approved on Dec. 7.

249 East Empire Street, Shelvock House, 1904. Property owned by Mrs. Yuki Bida from 1955 to 1980s.

371 East Empire Street, built 1940. Owned by Frank Sakaguchi from 1947-1950s.

80-90 Jackson Street, built 1949. Dr. Watanabe's Office. Includes two rectangular buildings and shared garden area. Also associated with Dr. Yamasaki.

169-171 Jackson Street, built 1955. Roy's Grocery run by Mrs. Toriko Fukumura and then Eizo Fukumura. Was a grocery store at this site beginning in 1935. Sold outside the family c. 1997.

194-198 Jackson Street, built 1946. Tokunaga Drugs/Furukawa Watch Repair/Fukuda Barber Shop. Later, housed Jackson Barbershop, Jackson Drugs, Watanabe Dry Goods, and by 2006, Asia Law Alliance and Uchida Travel (Owner Yosh Uchida, prominent businessman and first U.S. Olympic Judo coach.)

205 Jackson Street, built 1915, Taihei Hotel, the largest lodging in the area. After WWII many other uses.

208-214 Jackson Street, built 1953, Hashimoto Pharmacy. Later building additions and shops occupied by Aki's Bakery and Dr. Okamoto's office.

224 Jackson Street, built 1935, Dobashi Market (since 1912 in previous structure.) Also later included Tokuda's restaurant and temporary Sumitomo Bank offices.

230 Jackson Street, built 1914, Kiraku-Tei Restaurant. Originally a Japanese lodging house, later the restaurant by 1935 at the latest. By 1947, Mrs. A.M. Fujino's restaurant, and in 1955 became the Mandarin Café.

175 East Taylor Street, built 1940, Onishi House, owned by Tamayo Onishi. In the 1940s was a nursery/plant shop and perhaps a predecessor to the florist shop built next door in 1948.

181 East Taylor Street, built 1948, Onishi Florist. A second floor and east addition were constructed later.

195 East Taylor Street, built 1954, Onishi Hall. Used as a banquet hall and by 1965, was Sakura Gardens restaurant; Foghorn restaurant a few years later.

231 East Taylor Street, built c. 1912. Little known of early residents. By 1940 occupied by Tokio Ishikawa, a doctor at the Kuwabara Hospital. By WWII, multiple owners and in 1955 was listed as the Jumura Photography Studio.

(Cont'd p. 18)

Commission Adds More Historic Properties (Cont'd)

245 East Taylor Street, built 1955, Santo Market, built by J.T. Sakaguchi and owned by George Santo, a farmer in Trimble Road area. Original Santo Market was at 250 E. Jackson St.

698 North 1st Street, built 1910, Ehlert House. William Ehlert, a plumber, and family owned the property until 1948. The house was occupied by Dr. James Higuchi after WWII. It was remodeled for a medical office by Dr. Higuchi and Dr. Inouye.

608 North 2nd Street, built 1922. First inhabitant was Joseph Campisi, a foreman at American Can Co. After WWII it was owned by Hisaichi Nakahara, a dentist until the mid-1950s.

518 North 3rd Street, built 1949. A single story apartment building significant for the resettlement period after WWII. Built and owned by A. Erta, an Italian-American, and was rented to multiple Japanese-Americans.

526 North 3rd Street, built in 1900 and used as a house or duplex. Inhabited by Italian-Americans and Japanese-Americans in the 1930s-1940s, including Rev. Asataro Yamada of the San Jose Konkokyo Church.

545 North 3rd Street, built in 1903. After WWII, owned by Mauo Akizuki and then his eldest son, Chitoshi.

607 North 3rd Street, built in 1945 and owned by John Ozawa through the 1990s and then by Hatsuyo Ozawa.

608 North 3rd Street, built in 1924 and owned by the Pascalis, an Italian-American family. After WWII was owned by Robert Tanaka and family possibly beyond the 1970s.

New HRI Listings approved on Feb. 1

510 North 5th Street, built 1922. Takaichi Print Shop/National Printing Co. (San Jose's oldest commercial printer) The property was owned by the same family from 1922 until early 21st century.

520 North 5th Street, built 1903. Owned by the Carl Hildinger family until c. 1925. Wife Mary supported the family by running a milk route. Michael Peluso owned the house from 1935-1955.

545 North 5th Street, built c.1929. Norman Mineta House. The first residents were the Mineta family. The house was kept safe by J.B. Peckham during their war-time internment. Norman Mineta was born and raised here and is heralded for his extensive and significant public service.

548 North 5th Street, built 1915. Henry Morita House.

573 North 5th Street, built c.1915. Multiple and varied ethnic owners.

590-592 North 5th Street, built c. 1945 and 1965. Morotomi Kinaga's auto repair/Northside Walnut Shelling company. Since 2000, Ken Matsumoto's Art Object Gallery and Studio.

605-607 North 5th Street, built 1949. Murotsune family owned, various businesses.

639 North 5th Street, built 1955-56. Buddhist Church of San Jose Dharma School. Space for Sunday school, language classes, and reinforces Japanese religion and culture. Across from Temple.

649 North 5th Street, built in 1946. Kifune family resided here through 3 generations.

650 North 5th Street, built in 1948. Built for James Maruyama and passed down to heirs.

655 North 5th Street. Built 1941 for Douglas Omori, a skilled mechanic and repairman. After the war, the Hayashimoto family owned the house until the late 1970s.

659 North 5th Street, built 1940 for Harry Dobashi. Rented out during the war when interned but returned here.

662 North 5th Street, built c. 1950 for George Yuki. Owned by several other Japanese American families.

665 North 5th Street, built in 1929 for J. Dobashi. By 1930 owned by Morotomi Kinaga, an auto mechanic, renting it out during the war but returned.

681 North 5th Street, built c.1890 and associated with the Filipino Presbyterian Church of Rev. Juan Callao in 1940—c. 1955. Then owned by Harry Shinichi, a well-known builder in Japantown. An example of earliest settlements in Japantown for agricultural workers.

517 North 6th Street, built c.1890. Yamada House. Other minorities also occupied the house.

529 North 6th Street, built c.1890. Two Japanese-American families resided here between 1925-1943, midwife Mrs. Chiyo Amemiya and Rev. Z. Kawasaki. Yuriko Amemiya became a star soloist for the Martha Graham Dance Co. in 1937.

565 North 6th Street, built in 1966 and was Soko Plumbing; the Okayama Restaurant resided in Suite A. Currently is a hardware store specializing in Asian housewares. Before the 1960s there were two wine storage buildings at this site.

655 North 6th Street, built in 1953 and served as a laundry. In the 1960s owned by Prayer Garden Church of God in Christ. A previous building, pre-1955, on this site was owned by John Young, possibly of Chinese background and then owned by Matilde Garcia.

(Cont'd p. 19)

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Adds More Historic Properties (Cont'd)

657 North 6th Street, built 1949 and was Candice's Barber Shop in the 1950s; owned by the Nishioka family in the early 2000s. An earlier building on this site served as a shop and then H. Nakashima's photography studio. Various minority groups were affiliated with this site since the 1930s.

For more detail and photos of these properties, visit the online San Jose Historic Landmarks Commission Agendas for Dec. 7 and Feb. 1. ☘

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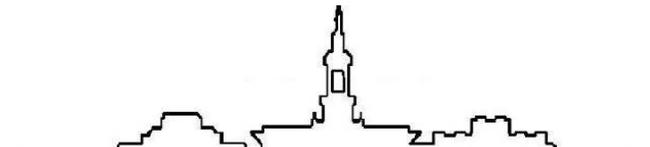
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CONTINUITY

The Preservation Action Council of San Jose is a dynamic nonprofit membership organization dedicated to **preserving our unique and diverse architectural and cultural heritage**. Through advocacy, education, and civic engagement, we promote historic preservation as an essential tool for fostering equitable, distinctive, sustainable, and prosperous communities.

We believe that **historic preservation is good for our quality of life, good for business, and good for the environment**. We aspire 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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