

CONTINUITY

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Dedicated to Preserving San José's Architectural Heritage

Spring 2004

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The Fox-Markovits Building at 40 North Fourth Street. Photograph by Alex Marthews.

Fox-Markovits Lawsuit Victory!

Civic Center Parking Garage Will Still Be Built Somewhere

PAC*SJ has been concerned for some time about the 1919 Lenzen-designed Fox-Markovits Building on North 4th St. The City planned to demolish it in order to build the new Civic Center Offsite Parking Garage. However, in a pattern that has become familiar, the City did an inadequate environmental analysis in order to achieve the project it wanted. We sued them in October 2003. The hearing for the case was on February 26, and a ruling was issued on March 9, which blasted the City for its "legally inadequate" analysis.

Continued on page 4.

PRESIDENT'S MESSAGE



Jim Zetterquist, 2004 President

We are off to a great start in the first quarter of 2004. We are in the process of updating our bylaws, mission statement, vision statement and strategic plan. We now have professional staff and board members with expertise in business, planning, education and local government, who are helping us realize our goal of making San José a better place to live and do business. We have also worked closely with our legal counsel, Susan Brandt-Hawley, who shares our vision of historic preservation and our commitment to ensuring that projects affecting historic resources are lawfully approved.

Through our "Pride in San José" campaign, we are hoping to develop positive working relationships with such organizations as the Chamber of Commerce, the Downtown Association and the Convention and Visitors Bureau, who share our common goal: to make downtown a better place to work and live. Historic preservation can help that happen, because historic preservation is good for business. As part of this campaign, on May 27, PAC*SJ is putting together a free special event, open to all, on San José's agricultural heritage and the Valley of Heart's Delight. There will be films covering the Valley's history, and special fruit recipes from the 1950s (see page 11). In November, we will be hosting a Founder's Day Celebration, which will give all residents a chance to celebrate the founding of San José in 1777 as California's first city.

Despite all of our hard work and successes, we have a tough road ahead of us. Even though we prevailed in our recent lawsuit against the City of San José over the demolition of the Fox Building, we must work even harder to

convince the city council and the Mayor that leaving the building intact on its present site is the best plan for San José. We also have our work cut out for us to convince Lowe's to not demolish the historic IBM Building 25 but rather to include it in their new building design.

Initially, we had high hopes that Lowe's would understand the importance of historic preservation and would respect San José's rich heritage. They are, after all, a "proud sponsor" of *Restore America*, a program on historic preservation on the Home and Garden Network. They also sell a line of home restoration products. But it seems that they're willing to talk the talk but not walk the walk. The impact of Lowe's plans to demolish Building 25 is only magnified by their plans to demolish the General Electric site on Curtner and Monterey Highway. The loss of the G.E. and IBM sites would wipe out the architectural evidence in San José of the early history of "Silicon Valley." If city leaders want to tout San José as the capital of Silicon Valley, they need to preserve IBM Building 25, Silicon Valley's "capital building."

Speaking of capital buildings, we need to keep an eye on the county too, to make sure they take good care of the 1950 replica of the "State House of 1850", where representatives met when San José was California's first capital. The replica building was originally located in Cesar Chavez Park, and was then moved to the County Fairgrounds, where it became the first home of San José's Historical Museum.

With all this work to do, we need your help more than ever. Here are the top 8 ways you can help our cause:

1. Increase your membership level.
2. Get friends and family to join PAC*SJ.
3. Ask your employer or clients to sponsor us.
4. Sponsor special events.
5. Purchase advertising space in our newsletter.
6. Volunteer to serve on a Committee, or on our Board.
7. Attend special events.
8. Let your City Councilmember know you support historic preservation.

These are all great ways for you and others to make San José a better place to live, for us and generations to come.

THE DOG

*You gotta' have heart...
Lots and lots and lots of heart!!*



Takes a lotta' heart to weather downtown construction and the weak economy...extra kibbles to **Zanotto's** for having the heart to give downtown another chance! Same spot, less space, featuring great deli items, produce and meat. Throw the dog a bone! All you downtown dogs throw your support in return!

Mighty big hole in the ground at Zanotto's former parking lot site. **CIM** is movin' fast on their proposed housing-retail project. No tail-between-the-legs skulkin' outta' town for this group! CIM's plans include an upscale bowling alley-cum-lounge with designer couches for reclining and enjoying cocktails and gourmet kibbles between strikes! Wonder if they'll allow dogs on their couches?

Lots of hard hearts involved in the decision to tear down the ol' Opry House attached to **New Almaden's La Casa Grande!** The state Office of Historic Preservation decided to cancel a \$200,000 grant to restore the building unless it's restored to the footprint of when it was the home of Almaden Quicksilver Mine's managers. That leaves the 70 year old attached theatre out in the cold, much to the dismay of all the Almaden community members who fought so hard to save it. The county supes trotted in line and reversed their previous decision to preserve the Opry House. Our Nation's White House includes additions, so why can't the Casa Grande? Come on supes, do a little heart surgery on those state var-mints!



Hiz Honor Gonzales faces problems over his PAC (political action committee) leadership fundraising account. No relationship to PAC*SJ (the Preservation Action Council), which existed long before the PAC acronym proliferated. No ethics problems with PAC*SJ, just dogged efforts to save our historic structures, which led to the recent court ruling delaying the city's plans to raze **the historic Fox-Markovitz building** to build a parking garage. Plenty of alternative sites for parking garages!

Barking about sites, shall we have music wafting over the county fairgrounds or over San Pedro Square's vaunted historic buildings? That's the latest dogfight 'tween the city and the county. The county made the first lunge, with a questionable financial and viability proposal for a **concert hall**. The city entered the fray, favoring a quick-draw plan by a group of private investors howlin' that downtown is where the concert hall belongs! Goes right along with this column's "heart" theme, since the downtown concert hall supporters dubbed their campaign "Keep the Beat in the Heart of San José!" Hey, county supes, listen to an ol' dog's advice to beware of shark infested waters!

Local salivary glands are in danger of burnout, what with all the new eateries and non-shark-infested waterin' holes open or opening soon around our city, including **PF Chang's, McCormick & Schmick's Seafood** (both open) and **Caper's Restaurant** (May or June). These chain establishments have good architectural "bones" since they are mostly located in renovated historic buildings. But let's not forget the gastronomic pleasures of locally owned **La Pastaia, Bella Mia, or Stratta Grill**, also prospering in historic structures and with the heart to survive the lean years. Preservation is good for business! I'm trottin' over to Bella Mia to see if they'll throw this ol' dog a little sustenance, preferably not boneless. Wanta' join me? **THE DOG**



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

Editors: Alex Marthews and Dawn Hopkins

Please submit your comments and suggestions to the mailing address below, or to info@preservation.org.

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LEADER: The Fox Building Lawsuit

Continued from page 1.

However, the fact that the City behaved illegally by producing an inadequate environmental analysis doesn't mean that the Fox-Markovits Building is saved yet.

The City is still trying to build the parking garage on the same site and to demolish the Fox Building. To that end, they have worked at top speed to produce a new draft Environmental Impact Report to address the illegalities of the previous one. Thirty days for public comment, then to the Planning Director, then to the Planning Commission — whew! — by the end of June, and then the bulldozers might start moving by mid-July. But one major reason they're rushing the process is that if the project isn't approved by July 15, the contract to build the garage will have to be rebid. If that happens, the sharp rise in steel prices means that the City is expecting the new low bid to

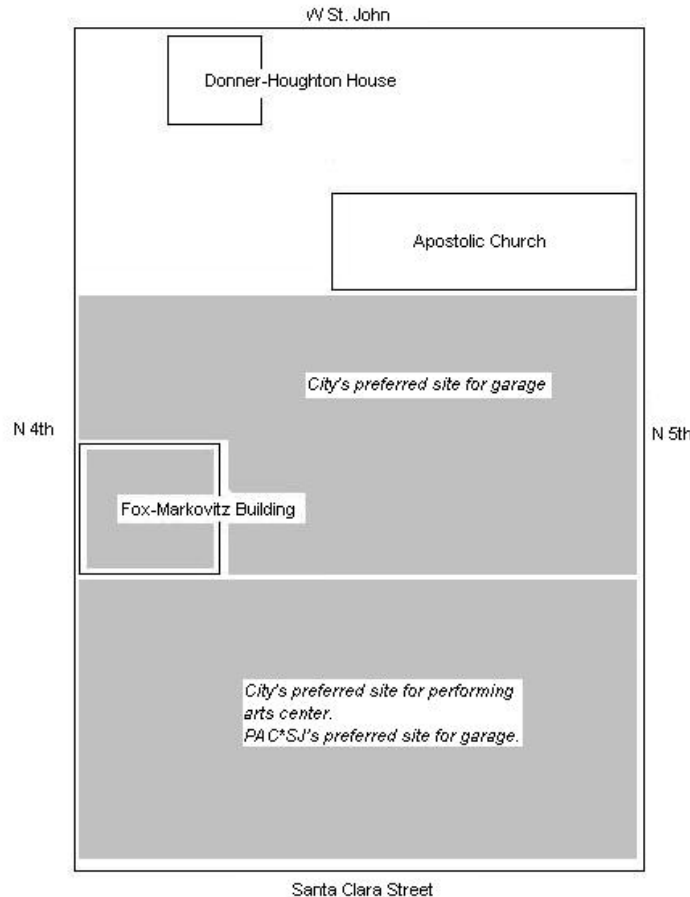
be a lot higher than the previous bid. If they spend more on the parking garage, that will bring the total costs for the Civic Center closer to the Measure I cost limits. These limits would require them to go back to the voters for approval—the very last thing the City wants to happen. So they're very anxious to rush this through — a sense of urgency that PAC*SJ finds it hard to share.

This new draft EIR that the City has released has one very good point. It identifies an alternative site for the parking garage that the City itself says is environmentally superior. It's on a site that the City already owns, and for which it has no concrete plans. This site is closer to City Hall, has enough space to build the garage they want, and

isn't near any sensitive uses like schools or, indeed, historic buildings. The alternative site is south of the Fox Building, as shown on the map. The new draft EIR just went before the Historic Landmarks Commission, who recommended that either the new draft EIR not be certi-

fied, or that if it were, the southern site should be selected.

So why doesn't the City want it put there? Because, as part of the Civic Center project, the City told the neighborhood that a performing arts center would be built, and that's where they were thinking of putting it. But as time has gone by, the prospects for that center have dimmed to nothing, and Councilmembers have started talking about putting some kind of office development there instead. Even if they did decide to build it on this block, they might as well have the garage to the south and the performing arts center to the north. There's no inherent reason why the performing arts center needs to be on Santa Clara to succeed.



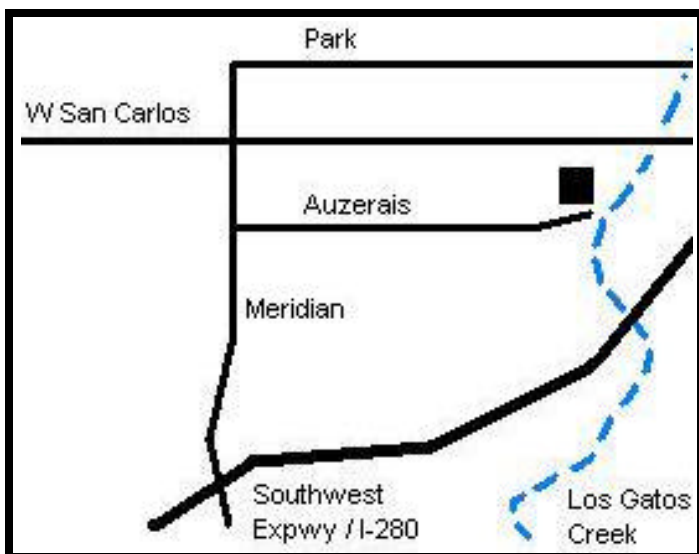
The other reason the City says that the parking garage shouldn't go on the south section of the block is that Santa Clara Street is a transit corridor, and should have transit-promoting uses on it rather than parking garages. But there'd be no difference in terms of promoting transit use between putting the performing arts center where they proposed or where PAC*SJ proposes to put it, in the middle portion of the block. Transit isn't important in itself, but only as a means towards improving the environment. In this case, the City itself has said that it would be better for the environment overall to put the parking garage on the south side of the block. So let's put it there and resolve this issue quickly and sensibly.

Alex Marthews.

DEL MONTE PLANT # 3

There's a new proposal for the site of the old Del Monte Plant #3: KB Homes wants to demolish it, and build high-density residential development on the parts of the site north of Auzerais, between Sunol and Los Gatos Creek (11.1 acres), and a new City-owned park on the south side of Auzerais west of Los Gatos Creek (2.2 acres). The draft Environmental Impact Report for this project is due out this month. The planning staff is working hard on developing alternatives in the EIR that would preserve and re-use the cannary buildings as part of the KB Homes project.

Del Monte Plant #3 closed its doors in December of 1999, after 82 years of fruit processing and canning. It's one of the last intact old-fashioned canneries. Formally speaking, it's a Structure of Merit, one step below a City Landmark; but a 1999 evaluation suggests that it would be eligible for the National Register of Historic Places if it became part of a non-contiguous National Register Historic District based on the best of San José's old canneries. That assessment has been formally confirmed by the State of California's Office of Historic Preservation.



Map of area where Del Monte Plant # 3 is located.

Since it closed, there has been much discussion over what to do with the site located at 801 Auzerais Avenue. For several years, the City pursued the idea of luring major league baseball to San José with a promise of a new ballpark on this site, and now that idea is being revived.

Del Monte Plant # 3 is very similar in significance and in purpose to Del Monte Plant #51, which PAC*SJ worked very hard to save in 1999-2000. In that case, the Castle Group agreed to develop the four buildings of Plant # 51 by leaving the building largely intact, preserving the plant's historic features, and converting it into 450 residential lofts and apartment units. That project is not complete, but in neighboring cities, similar projects have been successfully completed, which gives KB Homes every opportunity to duplicate their efforts at Plant #3.

The Burbank/Del Monte and Delmas Park Strong Neighborhood Initiative groups are most concerned about parking, traffic and the size of the proposed new park. PAC*SJ will be submitting comments that address the historic issues on the site.

It's also worth noting that PAC*SJ doesn't oppose high-density housing projects. We're very happy to support them provided they are sensitive to historic structures, and in this case, there's a clear and definite precedent for creating high-density *and* historically sensitive housing out of cannery buildings in San José.



CONCERT HALLS AND HISTORIC RESOURCES

Two different projects have recently come to our attention: both dealing with proposed concert halls, and both with possible effects on historic properties.

The first is the House of Blues concert hall project at the County Fairgrounds. The Fairgrounds site, over the years, has played host to historic properties that couldn't find a home elsewhere. A railroad round-house was dismantled, moved there and never put back together; the 1950 replica of the 1850 State-house, the original home of the San José Historical Museum, is there; there are two Art Moderne 1950s buildings by C. J. Ryland on the site, the Exposition building and the Sheep and Swine building; the San Jose Driving Park; and the Old Building, which needs further historic evaluation.

The Santa Clara County Board of Supervisors were due to vote on this project on May 4, but decided to defer it for two weeks to allow time to consider their staff's evaluation of the project financing. Our concern is simply to make sure that, if the project moves forward, historic resources on the Fairgrounds site are properly evaluated, respected and preserved.

The second project is only at the conceptual stage, but involves building a new downtown concert hall near San Pedro Square.

The historical impacts of this project would depend on how it is designed to fit in with the surrounding historic properties, including the Fallon House, the 1797 Peralta Adobe, and the River Street Historic Business District. The approval of the Fairgrounds project would make it harder for this concert hall to be approved, because the area cannot sustain two large concert venues in addition to the ones at the San José Arena and the Shoreline Amphitheatre.

PAC*SJ supports efforts to revive the downtown that are sensitive to historic structures, and in that sense our prejudice is always in favor of development on downtown empty lots rather than suburban ones. Unfortunately, the Redevelopment Agency has provoked anger from neighborhoods by first reducing the money available for neighborhood projects from \$120 million to \$80 million, and then finding an unexpected \$20 million to devote to the project of a downtown concert hall.

67/69 N 10th St., R. I. P.

The area around N 10th St. in downtown San José has been relatively neglected on the City's historic inventory. So, when the Victorian home at 69 N 10th St. suffered a fire in March, it turned out not be listed on the inventory. The building was not insured, and had many code violations, and various complaints and 911 calls regarding the property.

This handsome Victorian still retained, even after the fire, the front parlor, Tiger Oak doors, Quarter sawn oak staircase, entry portico and front three sides. Here at PAC*SJ, we have seen Victorians in much worse shape restored.

The owners applied for a demolition permit, which the building department quickly granted on the ground that the building was a threat to the public. The building was demolished at the end of March.

THE W. G. JONES RESIDENCE

This former Viola Street house was relocated to the Convention Center parking lot on Almaden Avenue between Woz Way and West San Carlos Street. It was built in 1909 by contractor J. W. Battdorf in the "Craftsman Bungalow" style. The single-story wood frame structure has had many of its interior and exterior elements removed by salvage in April 2001. Its beautiful verandah and brick chimney were removed, with the river rock columns from the porch and the bricks stored inside the house. The Fire Department has also used the inside for a drill.

However, substantial elements of its historic significance survive, and local resident Jenny Moore has been working hard with the Redevelopment Agency and the Department of Planning, Building and Code Enforcement to relocate the building.

She has identified a recipient site at 960 Elm Street, the sale of which is currently in escrow. It will be a few more months before it's ready to receive the house. Meanwhile, she has found a company willing to store the house for a nominal fee, but the driveway through to the temporary storage lot is too narrow for the house. In order to get it into the temporary lot, they would have to slice off the bay



W. G. Jones residence pictured at its current temporary location on Almaden Boulevard between Woz Way and West San Carlos Street.

Photo from the RDA website.

windows, which is understandably something she would like to avoid.

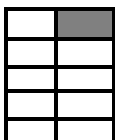
The RDA and the Planning Department would also like to avoid it, but they are under a time-sensitive contractual obligation to Boston Properties, the owners of the site where the W. G. Jones residence currently stands. That contract may require them to move the property off the site by press time.

PAC*SJ is working with all parties to try and come to a satisfactory conclusion that will prevent both the demolition and the further mutilation of this lovely Craftsman home.

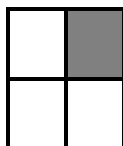
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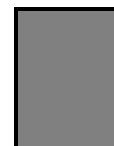
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ON THE RADAR



507 Almaden Avenue (Downtown)

This Structure of Merit risks demolition due to the desire of Sobrato Properties to construct a temporary 20-space parking lot for future tenants of the Sobrato Office Tower. They believe that having a surface parking lot away from their currently unoccupied building will reassure prospective tenants that their cars would not be crushed in the event of a terrorist attack. The Cultural Resources Study suggests an option where Sobrato moves the house to another part of the block, and gets to build 18 of the 20 parking spaces it wants. We think that's a sensible solution. Meanwhile, the house is being advertised for relocation — interested recipients should call the office on (408) 998-8105.

Nevills-Campisi House becomes a landmark! (Naglee Park)

Beautifully embodying the fabulous

architectural characteristics of Victorian Shingle style, the Nevills-Campisi House at 84 S. 6th Street displays the innovative articulated ornamentation that marked a switch in local architects' Victorian style from the previous decade. Located in the Horace Mann neighborhood, it was built in 1895 and was bought by the Domenico Campisi family in 1919. Congratulations to PAC*SJ members and current owners Walt and Patti Phillips!


Christian Bible College (University)

At their May meeting, the Historic Landmarks Commission examined a proposed General Plan change that may result in the demolition of five structures eligible for the Historic Resource Inventory near San José Christian College, on Orvis, S. 12th, and S. 11th Streets between Margaret and Virginia. The proposed General Plan change conflicts with the University Neighborhoods' Revitalization Plan, by allowing the construction of about 20 new single family homes. Tearing down these homes would damage forever the historic flavor of the neighborhood. The University Neighborhoods Coalition and Campus

Community Association have campaigned hard against the proposal. KB Homes originally intended to demolish nine historic properties, but they modified their design in the face of strong community opposition. Their current proposal saves the four most significant of the nine, and demolishes the rest.

BART to San José (E Santa Clara St.)

PAC*SJ will be submitting detailed comments on the draft BART to San José EIR. It's clear, of course, that building BART would affect more historic resources than not building BART, but our major concern at this stage is to make sure that the VTA properly reviews all of the impacts to historic resources along the proposed route, which comes into San José along East Santa Clara Street. The National Environmental Protection Act requires them to consider only the impacts on properties on or eligible for the National Register. However, this is a project in California, and the California Environmental Quality Act requires more: it requires review of properties that are on or eligible for the California Register as well. These properties are not evaluated in the present DEIR.



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ON THE RADAR

IBM Building 25 (New Almaden)

The Superior Court date for our lawsuit against Lowe's and the City of San José is set for June 26th. In related news, Hitachi Global Storage Technologies has recently submitted a proposal to rezone the other 332 acres of the old IBM campus at 5600 Cottle Road to a mixed-use, transit-oriented village. Now surely, if the City is right that a new Lowe's would be a shining example of smart-growth, transit-oriented development, then it would fit very well into the other 332 acres of the old IBM campus, and Lowe's wouldn't need to intrude on Building 25 at all!

Nola Cherry Orchards (Berryessa)

Only 2½ acres remain of the old Nola Cherry Orchards, near the 680 on-ramp on the southern side of Berryessa Road. The land is earmarked for super-development in the General Plan, and debate continues about whether it should remain as open space, or be converted to industrial or residential use. A new organization, "Save Open Spaces", has been formed by Dale Warner to keep this and other areas as open space.

Trevey Barn (Alviso)

Sometimes property line disputes can have serious effects on historic properties. In Alviso, a dispute ensued because a block that in all city maps dating back to the 19th century had been listed as being 300 feet long, turned out to be 325 feet long. A court ruling resolved the property line problem, but now a historic barn that formerly belonged wholly to Alain Druge sits across the new property line. The ruling orders the demolition or relocation of the barn, which Druge has worked hard to rehabilitate. Druge is willing to pay the cost to relocate it onto his property, and we are working with the City to resolve the problem without needlessly tearing down a historic structure.

Opry House (New Almaden)

The Opry House, a 1920s addition to La Casa Grande, is slated for demolition, but for an unusual reason. A plan to restore La Casa Grande to its 1890s splendor depends on \$200,000 in federal grant money, and that money will not be forthcoming unless the Opry House is demolished. New Almaden residents thought that the Opry House had been saved by an April vote of the Board of Supervisors, but they have now reversed their vote. This is the last theater facility in this historic mining community, and residents aren't giving up without a fight. They are now pressing for an EIR to study the specific impact of destroying the Opry House, an aim that PAC*SJ

supports. The deeper issue is whether the Opry House is historic enough to be considered a historic structure under the California Environmental Quality Act. According to the State of California, only the dance floor is original to the 1920s, and the rest of the building dates from times up to and including the 1970s.



The Opry House in New Almaden.

Photo by Ron Horii.

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ON THE RADAR

Update on BAREC (Santa Clara)

The battle continues over the Bay Area Research Extension Area (BAREC). Both the land and the structures are eligible for the National Register of Historic Places, and the State of California has recently put the 17 acres up for sale. However, Senate Bill 2099 requires the State to offer the land first to state governments and agencies before it offers the land to a developer. This was not done. The Santa Clara Valley Water District is particularly interested in the parcel, because they are mandated from the State to manage Valley water issues and they feel they need BAREC to accomplish this. If a State agency indicates it would like to use the property, then the property should, by law, be retained by the State. The Water District is now trying to buy the land.

Sam Cloud Barn (Saratoga)

Considered one of Saratoga's oldest structures, the 1880s Sam Cloud Barn is currently on the market, after having served several years as storage space for the owners. While it is considered structurally sound, the building now has limited access, and a structural analysis report needs to be done to make it habitable for future occupants. Unfortunately, the current own-

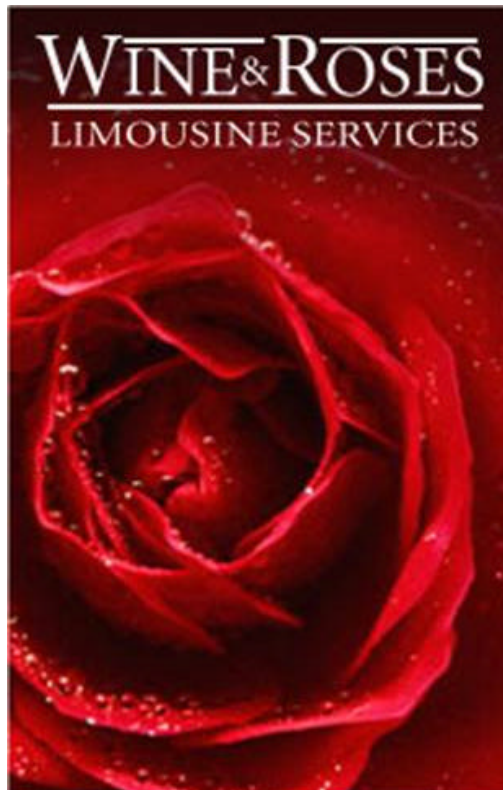
ers are unable to complete the study with their own funds. The lovely yellow barn is located in the Village behind Bella Saratoga restaurant and Harmonie Day Spa off Big Basin Way. There have been a number of inquiries about this unique structure. Its great location for a business will hopefully entice a buyer to undertake retrofitting if the engineering study suggests it.

Formation of the Villa de Branciforte Preservation Society (Santa Cruz)

In March, a new preservation society was founded in Santa Cruz by Ed Silveira. It seeks the recognition and preservation of the Spanish Colonial character and history of East Santa Cruz, formerly known as the Villa de Branciforte. This settlement was

founded in 1797 as a soldier-settler community, and was possibly the site of the first election in Alta California in 1802, when they elected their first *alcalde*, or mayor.

Significant archeological remains have recently been discovered, including the foundations of 200-year-old adobe buildings. They want to create a new museum, conduct field surveys, and organize an annual heritage event. If you want to find out more, or to join them in their efforts, please contact Caroline Alain-Rodman on (415) 487-8665.



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PAC*SJ CALENDAR

Contact Patt Curia at (408) 294-3599 to donate items for the Garage Sale!

May 22

PAC*SJ Garage Sale, 7:30am— 3:00pm

260 S Thirteenth Street, San José. Free admission.

PAC*SJ's annual Garage Sale is always a great way to spend a Saturday morning!

There will be refreshments available, and a variety of interesting and historical items to brighten your home!

Now accepting Visa, Mastercard and American Express at the event!

May 27

The Valley of Heart's Delight: San José's Agricultural Heritage, 6:00pm— 8:30pm

The Petit Trianon Theatre, 72 N Fifth Street, San José. Free admission.

A nostalgic look at San José's agricultural past.

Films from the early 20th century about San José, including two promotional movies made by the Chamber of Commerce, and two short movies about the local fruit packing and canning industries, will be shown. Our volunteers will serve recipes made with real old-fashioned San José agricultural produce! Bring all your friends!

Call the office at (408) 998-8105 to find out more about these and other exciting events!

Regular meetings:

Dates may change to reflect public holidays. Please check www.sanjoseca.gov, www.sccgov.org or www.preservation.org to confirm meeting times and locations.

Every Tuesday

San José City Council, 801 N First St., San José, CA 95110.

1st Monday

PAC*SJ Advocacy Committee, Casa Vicky, 792 E Julian St., San José, CA 95112.

1st Wednesday

San José Historic Landmarks Commission, 801 N First St., San José, CA 95110.

2nd and 4th Tuesdays

Santa Clara County Board of Supervisors, 70 W Hedding St., San José, CA 95110.

2nd and 4th Wednesdays

San José Planning Commission, 801 N First St., San José, CA 95110.

3rd Monday

PAC*SJ Board Meeting, 72 N Fifth St., San José, CA 95112.

3rd Thursday

County Historical Heritage Commission, 70 W Hedding St., San José, CA 95110.



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LIFETIME PAC*SJ MEMBERS: Keith Watt, Susan Brandt-Hawley, Greg Casella and Tom Simon.

Donations to our legal defense fund are confidential, so we do not include donors to it here.

However, we deeply appreciate the generosity of so many of our members towards those efforts.

If you have not renewed for 2004, or if you would like to join the list above, please turn to page 19!

PAC*SJ EVENTS

Historic Churches Tour, April 3

The Historic Church Tour on Saturday, April 3rd was a grand success! Included on the tour were St. Joseph's Cathedral, Trinity Episcopal Cathedral, the First Unitarian Church of San Jose, and the exterior of the First Church of Christ Scientist. The tour began with a phenomenal de-



Docent Julie Pifer plays the bells of Trinity Episcopal.

scription of the elaborate interior of St. Joseph's by Mickey Benson. At Trinity Episcopal, tour members listened to PAC*SJ member Julie Pifer explain the history of the cathedral, and watched her play its famous bells. Next stop was First Unitarian, where tour members had cookies and coffee before being led by Catherine Leeson and Bonnie Lee Preston on an exploration of the unique

structure. The tour finished with a splendid discussion of the exterior of the First Church of Christ Scientist by Beth Wyman and Alex Marthews. People were so enthralled with the tour that it was suggested that we should have a future tour of the St. James' Park area that told all the scandalous tales associated with it!

Barnes and Noble Event, February 12



*History San José CEO David Crosson,, Christine Francisco, PAC*SJ President Jim Zetterquist and Vice-President of Fund-raising Joe Melehan discuss San José's canning industry*

On the evening of February 12, PAC*SJ members Jim Zetterquist and Joe Melehan participated in a fascinating panel discussion of San José's canning industry at Barnes & Noble on Blossom Hill Road. All the panel members and most of the audience had worked in canneries at some point, and it was enjoyable to talk about what made the canneries good places to work and what made them disappear. PAC*SJ will be following up this event with a movie night on San José's agricultural past, called "The Valley of Heart's Delight" (see Events Calendar, page 11).

ANNOUNCEMENTS

New intern evaluates EIRs for historic impacts

Adelina Canez, a SJSU planning student, has volunteered this semester to work on analyzing Environmental Impact Reports (EIR) for projects affecting historic properties, in return for course credit. She has done a great job of evaluating the massive draft EIR for BART to San José, identifying a number of problems with their historical analysis. We are very glad to have her help!

Accepting credit cards

We now officially accept credit cards (Visa, MC, Am. Ex.) to pay for purchases, tickets or memberships. Just call the office at (408) 998-8105 to complete the transaction!

Donate items to PAC*SJ for us to sell on EBay!

We have a successful track record of selling historic items on EBay. Call Patt Curia at (408) 294-3599 to donate!

Announcements

Kevin Starr, California State Librarian, Retires

Kevin Starr is now "state librarian emeritus". During his work as the state's chief librarian, Starr not only enhanced the profile of the state library but also set up a toll-free number for blind people to call, so they could have a selection of California newspapers read to them.

Dr. Starr's six-book series on California history, "Americans and the California Dream" (published by Oxford University Press) achieved the difficult balance between accurately documenting California's rich and varied history and making the work accessible to a wide audience.

In his retirement, he will be teaching history full time at the University of Southern California, and also continuing his highly regarded writing career.



Dr. Kevin Starr. Courtesy of The Santa Clara.

Wish List

The office needs a new combined fax/copy/scanning machine, or individual machines that can do those three jobs. If combined, we would ideally like the **Brother MFC-9700**. That would enable us to do our copying in house, which would save us the money we pay to have things printed.

Any donation you are able to make would constitute a valid deduction to your federal income taxes as allowed by law (EIN: 77-0254542). It would also be deeply appreciated.

We are also accepting donations for the Garage Sale on May 22. If you have anything to donate for that, please call (408) 294-3599.

IN THE ARTS

Moving Days

By Lara Gualarte

Old houses lean together,
tremble as cold dew crawls
down the panes of windows.
The shingles soften under long stains of moss.
Pickets and primroses,
hollyhocks that spine up behind the fence.
The houses stand in the way of double lanes.

The Arts-and-Crafts bungalow is vacant.
No face shows behind
weathered doors and windows,
but the roses are tended.

When the Italianate on the corner collapses,
windowsills lean out,
walls tumble like headstones.
The dead rush in to look for their relics,
memorize the landfill,
before the chain store arrives.

A white clapboard frame
stands without walls or windows...
years ago a spinet piano played
and geraniums wrapped the yard pink.
The front door wide open,
waits for a man to come home,
step into his wife's arms.

Owners of the old Victorian,
are not ready for the day of moving.
All who lived and died here
teeter on the railings,
sit on the sagging front porch in chairs
to face the bulldozers.
Workers in deep gloves will raze the building,
drive over lost things.

About the Author: PAC*SJ member and wife of Board of Directors member Brian Chapman, Lara Gualarte is the poetry and art editor for *Reed Magazine*. She is also currently an M.F.A. student at San Jose State University.

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RDA SELLS HISTORIC STORM BUILDING

San Jose's Redevelopment Agency has announced completion of the sale of the historic Storm Building to Peralta-North San Pedro LLC, whose principals are John McEnery and Frank Cucuzza.

The Storm building at 73-75 North San Pedro Street is a Structure of Merit, potentially eligible for both the State of California and the National Registers of Historic Places. It is also an unreinforced masonry structure, complicating its rehabilitation and reuse.

The Storm Building sits among historic neighbors that have already benefited from investment dollars used to revitalize the area. San Pedro Square is also home to the Farmer's Union, the Masson building, and the 1883 Lyndon Block.

The Redevelopment Agency purchased the 9230-square-foot Storm property with a 2216-square-foot building and 7000-square-foot patio in 1998 for \$438,000, and sold it to the limited-liability corporation for \$342,000.

Last April the RDA released its Request for Qualifications with Business Terms for redevelopment and reuse of the Storm site, and four groups responded by the June 16 2003 deadline. They were: Peralta-San Pedro LLC, EZ Nightlife, Inc., Hurricane Alley and Swedish Design Center.

Then the Agency convened an RFQBT Selection Committee, whose members included RDA's Jim Hines and Harry Mavrogenes; Nanci Klein, City of San José Office of Economic Development; Akoni Danielson, Department of Planning, Building and Code Enforcement; SJ Downtown Association's Chuck Hammers; and Dennis Randall of the San Pedro Square Business Association.

The Selection Committee held interviews with the four proposal teams in August and sought to identify the most compatible and consistent proposal for the San Pedro Square area. One of the Committee's primary concerns was that proposals include a purchase price that would not require any financial assistance from the Agency to complete the project.

In their proposal refinement submissions, all four groups complied with this request.

Peralta-San Pedro LLC was awarded the property, based on their experience in rehabilitating similar properties, their ability to attract high-quality restaurant tenants and their overall financial capacity. The vote was unanimous.

In this era of cash-strapped municipalities, this deal might seem like a poor use of taxpayer's dollars, but given the fact that the Storm Building has been vacant for more than ten years, it's possible that the deal will pay off for the City, in the long-term, through sales tax revenue.

RDA's news release regarding the sale stated that the Peralta-North San Pedro LLC would invest \$650,000 in building improvements which would include requisite seismic upgrades. The Peralta-San Pedro LLC would also create a new walkway to allow pedestrian access to the Peralta Adobe from San Pedro Street. The building itself may become a Mexican Restaurant or restaurant/bar along with what San Pedro Square Association Chair John McEnery termed a "creative incubator," to encourage performing arts, such as poetry readings and talent shows.

The Storm Property's rehabilitation may confirm that economic good times (even for historic properties) are once again just around the corner. Only time will tell.

Article by LINDA LARSON BOSTON

Former PACSJ board members April Halberstadt and Linda Larson Boston performed primary historical research for PACSJ's 1993 Open House Tour of San Pedro Square, and helped Continuity founding editor Nancy Newlin edit and produce the Open House Tour Guide.



*The Storm Building.
Photo from RDA.*

THEY LEFT THEIR MARK:

Charles S. McKenzie, Master of Many Styles

Much has been written about Frank Delos Wolfe, who designed so many homes in San José, but Charles McKenzie (1874-1957), Wolfe's partner until 1910, did even more. The reason may be that his career lasted much longer than Wolfe's. They apprenticed together under Joseph McKee in the late 1880's, and, as partners, created the collection of impressive homes for their copyrighted "Book of Designs".



Charles S. McKenzie

Charles McKenzie was born in Boston in 1874. His father, Donald McKenzie, was a cabinet maker and draftsman who brought his family to San José when Charles was only two. Charles spent his youth in San José, attending local schools and absorbing its unique culture. It is possible that his interest in art (he was an excellent artist) led to his choice of architecture as a career. It is not known why he separated from Wolfe in 1910. Perhaps he wanted

such as Naglee Park, Willow Glen, Hanchett Park, and the Rose Garden. McKenzie designed a number of major buildings in downtown San José, including the Archers, Wenger, Knapp, Clark and Osen McFarland Buildings, the County Infirmary and the Hale Block. He was also a consulting architect for the Garden City Bank, the Hall of Justice and the Elk's Club, for which William Binder was the lead architect. All of those structures are long gone.

The architect's greatest contribution to the San José cityscape is the variety and quantity of his domestic designs. He was favored by many prominent citizens who wanted distinctive homes in the exclusive new neighborhoods. The greatest number of palatial homes in Naglee Park come from McKenzie's drawing boards. The fifty year period between 1890 and 1940 saw many architectural styles, from the solid classical revival designs he did with Frank Wolfe, through the Arts and Crafts period. His large period revival homes of the 1920s are exemplified by the magnificent brick Tudor home he designed for the Gladding family at 710 Margaret Street.



One of the few surviving non-residential structures designed by McKenzie, the Old Knights of Maccabees Lodge is located at 235 N. 3rd Street. Photo courtesy of Jack Douglas.

to be his own man and remove himself from Wolfe's shadow. At any rate, there was plenty of work for all, as San José was rapidly expanding with new neighborhoods



*The Gladding House, located at 710 Margaret Street.
Photo courtesy of Jack Douglas.*

SPANISH COLONIAL MASTER

Charles McKenzie was the foremost exponent of the Spanish revival style in San José. These lovely white stucco homes, with their exposed beams, balconies, and

CHARLES S. McKENZIE, Master of Many Styles

lavish use of decorative tile (much of it made locally by the firm of Solon & Schemmel), seemed to be the most appropriate choice for the California environment. Fine examples are the homes built for banker W.J. Edwards at 609 South 14th Street, and Dr. Isaac Frazier at 420 South 14th

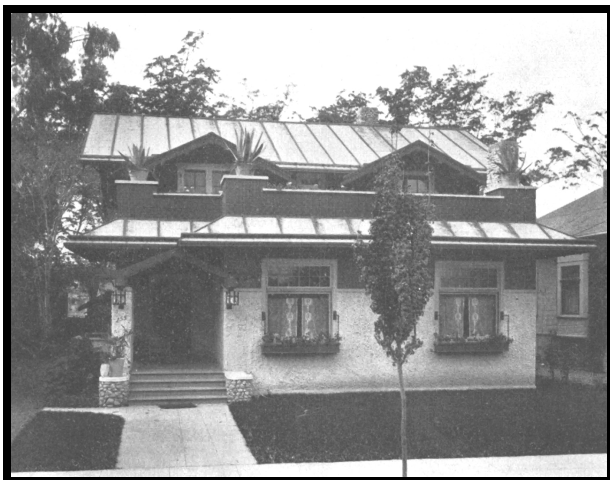


The W. J. Edwards House, located at 609 S. 14th Street.

Photo courtesy of Jack Douglas

also designed a number of more modest bungalows in this style for the Naglee Park neighborhood. McKenzie left his mark in home design, and fortunately most of his distinctive projects brighten our older neighborhoods.

Article by JACK DOUGLAS



The Charles McKenzie house, located at 155 S. 14th Street.

NEW BOOK ON WOLFE & McKENZIE

Local architectural historian George Espinola has recently published *Cottages, Flats, Buildings & Bungalows: 102 Designs from Wolfe & McKenzie, 1895-1907*, a book of 102 period photographs and floor plans of houses designed by the San José architectural firm of Wolfe & McKenzie between 1895 and 1907.

PAC*SJ members are cordially invited to **two book signing events**. The first will take place on Sunday, May 16, 2004, from 1:00 to 4:00 p.m. at 43 South 14th Street, San José (the 1904 residence that Frank Wolfe designed for his family). A second will take place on Sunday, June 6, 2004, from 1:00 to 4:00 p.m. at 155 South 14th Street, San Jose, the 1906 residence that Charles McKenzie designed for his family. You may buy a book at the signing or bring a previously purchased copy. Books are available at Willow Glen Books, History Park museum store, and online at www.bayandvalley.com.

For more information, please contact PAC*SJ member Bonnie Montgomery at 408-938-0830 or bmontgom@mac.com.



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Please make your check out to "Preservation Action Council of San José", and send it to the address below.

*As a 2004 member, you will receive our quarterly newsletter Continuity, invitations and discounts to our events. Higher levels of membership (Contributor and above) receive invitations to exclusive events and free tickets to PAC*SJ events.*

To ask about higher membership levels, please call the office at (408) 998-8105.

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