

CONTINUITY

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

Spring, 2013

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Trains Parked in Historic District?

By Judy Stabile



The historic 1868 Santa Clara County Courthouse is hidden behind a VTA light-rail train. VTA proposes parking a train while express trains buzz by, disrupting the St. James Historic District and Park.

In a move that challenges our comprehension, the Valley Transportation Authority (VTA) is proposing to park light-rail trains inside the St. James Square National Register Historic District in downtown San Jose. PAC*SJ, with other organizations, has mounted a broad advocacy effort against this proposal and will attempt to convince VTA to choose another alternative from one of the seventeen possible sites it has identified.

The VTA proposal will allow a local light-rail train to "lay-over" in the Park until an

express train passes. Local trains will stay parked in the Square for as long as five to seven minutes on each pass. St. James Park will become the end-of-the-line for the Winchester line, so the parked train will be empty of passengers while in the Park. Counting the number of trains that already use the St. James station, this means there will be stopped trains in the Park for about half of every hour during peak times. If additional trains are added to the system in the future, as expected, the amount of layover time in the Park will go up.

(Cont'd on page 2)

Trains in Historic District (Cont'd)

VTA proposes to construct a new bypass track, with additional wires and equipment, on First Street to go around the St. James Park light-rail station. VTA had originally proposed to use Second Street, right in the center of the Park, but has dropped that option due to public opposition, including resistance from PAC*SJ. Either site is within the boundary of the National Register Historic District. If implemented, it will increase traffic congestion by forcing the many buses that use First Street into the only lane that is available for cars.

San Jose is the oldest city in California, and St. James Park was created before California was even a state. Laid out and mapped in 1848 by surveyor Charles Lyman, it was intended to be a beautiful park, meeting place and Courthouse Square. It soon became the most desirable location for civic buildings in San Jose and the County. In fact, the County plans to build its new Family Court building right on the Square in the near future. Some of the Square's earliest buildings are gone, but there are still a number of striking Landmark structures directly facing onto the Park.

The earliest of the remaining buildings is the 1863 Trinity Episcopal Cathedral, built during the Civil War. The Neo-Classical Santa Clara County Courthouse was built in 1868 and the County Hall of Records was placed beside it a few years later. (The Hall of Records was ultimately lost to fire.) The First Unitarian Church was added in 1891, and the St. Claire Club was completed in 1893. Eagles Hall dates from 1900, but only the original façade, with its Greek columns, remains intact. The Neo-Classical First Church of Christ Scientist dates from 1904. In 1924, the imposing Masonic Scottish Rite Temple (now the Silicon Valley Athletic Club)

added a trace of Egyptian architecture. The latest of the Landmark structures is the 1933 Post Office, a handsome terra cotta example of architecture from the WPA Depression Era. All the contributing structures (except the Cathedral) have a unifying theme of grand staircases rising from the sidewalk to their first floors.



Above, the Courthouse is unencumbered, as it should be. Below, looking east, train obscures the Park and historic buildings on N. 3rd St.



In 1979, the Department of the Interior placed the St. James area on the National Register at the request of the San Jose Historic Landmarks Commission. At the time it was one of the smallest districts to be admitted to the National Register. It is one of only three National Register Districts in central San Jose

. PAC*SJ is concerned this project could cause the Department of the Interior to de-list the District from the National Register.

The District is listed under the name "St. James Square" to make clear that the listing is one unit. It includes the Park and the historic buildings facing the Park. It also includes the streets that separate the Park from the contributing structures, the same streets where VTA is proposing to put the lay-over track.

Because there are also empty lots facing the Park, the City Council

adopted Design Guidelines to guide development in the area. The Guidelines direct that all new additions shall enhance the historic character of the District and be consistent with the historic preservation provisions of the General Plan. The VTA proposal defies the General Plan provisions. The Guidelines deal with height, mass, facades, style, setbacks, staircases and appropriate signage. But the authors never thought to include a prohibition on parking trains.

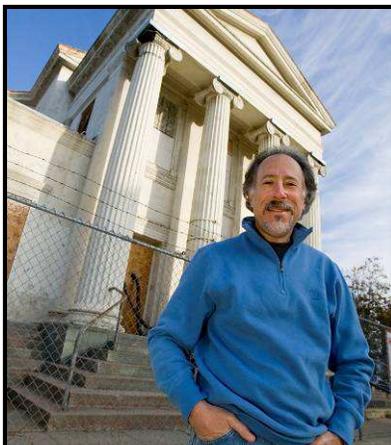
The parked two-car trains on First Street will obstruct the view of the Park and its monuments from some of the most important historic buildings in the District. Or conversely, the trains will obstruct the view of

(Cont'd on page 4)

Executive Director's Message

Although we are working on our 2013 events schedule, unplanned items continue to pop up causing us to refocus our attention.

You will read about several upcoming events elsewhere in this issue, such as a series of walking tours, the return of the popular Hat Party, and another of our eclectic Garage Sales to mention a few. These will be fun and informative activities so plan to attend as many as possible.



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

Photo: Silicon Valley Community Newspapers

One issue in particular grabbed our attention at the end of last year and really gathered steam in the New Year—a proposal from the Valley Transportation Authority (VTA). The proposal, officially named the Light Rail Efficiency Program, seeks to do just what its name implies. Making the light rail system more efficient is a commendable goal. The problem is that one of the proposals would negatively impact the historic St. James Park. We have joined several neighborhood and community organizations in expressing our opposition to the St. James Park plan.

You will read more about the proposal elsewhere in this issue but be advised we are strongly advocating for an alternative proposal that does not impact the park and the surrounding neighborhood.

On another front, it looks like the Sainte Claire Hotel name will all but disappear by October. Fortunately, the building will remain and operate as a hotel but it will soon be known as the Westin San Jose. At least one of the historic Sainte Claire exterior signs will remain and locals will probably still refer to it by its longstanding name but all advertising and web listings will make no reference to the Sainte Claire name.

This is another unfortunate example of San Jose again losing a piece of its history. The city says there is nothing it can do. The developer indicates it cannot market the hotel with the Sainte Claire name because nobody knows where that is. Our suggestion, to incorporate both names along the lines of the Westin Sainte Claire San Jose, has apparently

been deemed unworkable. The hotel has also removed itself from being listed in the Historic Hotels of America directory. So, will the Sainte Claire Hotel name completely disappear, as has the Montgomery Hotel name? You may recall that when the Montgomery Hotel was purchased it originally kept the historic name. Now, there is no reference to the name and it has been renamed completely.

Is it sufficient to only have a sign remain as the historic name fades from memory? San Jose seems to feel it is. But what happens when even the signs disappear? The Montgomery Hotel being a case-in-point. And what happens if the Sainte Claire Hotel sign(s) eventually are taken down? Will the City do anything about it or will it just let another historic name fade away?

Unfortunately, historic signs have a way of disappearing from the San Jose landscape. Some historic signs remain but are allowed to deteriorate until the day they too will just disappear. Have you seen the Stephen's Meat Products sign lately? Best known as the "Dancing Pig" and located on Montgomery Avenue, the sign is fading away as its neon tubing suffers from a lack of care. About half of the tubing is no longer lit at night. Will it just be allowed to burn out and sit in the darkened parking lot it now occupies? Perhaps the signs are symptomatic of the City's attitude towards historic preservation in general.

(Cont'd on page 5)



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Trains in Historic District (Cont'd)

the landmark Post Office and County Courthouse buildings, and their stately staircases, from people on the sidewalk or anyone in the park. And worse, many of the trains are decal-wrapped in eye-popping advertising. The Design Guidelines forbid even illuminated signs within the Park District; what would those planners say about trains acting as mobile billboards?

VTA has identified seventeen possible locations for this bypass. As expected, each one has its drawbacks. St. James Park is their "preferred alternative" because it is the least expensive. But there are better locations than our fragile National Register (and California Register) Historic District.

Certainly St. James Square is not as fine a place as it was in the past. But it has much potential and a hopeful future. Park neighbors have formed a coalition to help improve and maintain the park. In addition, they are pushing for the City to finally implement the approved Master Plan that was adopted back in 2002, which will restore the park to its original design. As development continues in the Downtown, there will be more neighborhood residents needing a green outdoor breathing space and more events and celebrations requiring a meeting place. The park could once more be a thing of beauty, enjoyment and relative tranquility.

It's obvious that there was a lot of civic pride and optimism about San Jose's future in 1848. Although these have been hard times for our City, we hope that our current elected leaders believe that St. James Square is still important and deserving of its protection. Successful advocacy to "derail" this proposal will require a broad-based effort by many historic

and neighborhood organizations. That is because the VTA Board majority comes from many of our neighboring cities, and also includes two County Supervisors. San Jose has five representatives:

Council members Sam Liccardo, Xavier Campos, Rose Herrera, Ash Kalra, and Don Rocha. The County Supervisors on the VTA Board are David Cortese and Ken Yeager.

Every city or town has a special historic street, central park, monument, or landmark building that helps define where they began and how they evolved. Not all of them are beautiful or in good repair, but they all have value to local citizens. It seems unlikely that many VTA Board members would condone building a layover track in front of any of their own treasured landmarks or in their central parks. We are asking them to provide that same protection and respect to St. James Square.

Because the information given out by VTA has been constantly changing, muddled and misleading, it is very important for PAC* SJ members, other preservationists and neighborhood supporters to send emails to everyone on the VTA Board

objecting to this proposal. The Board Member list can be found at www.vta.org. If you are part of another group or association that is willing to join our effort, or sign a joint letter with PAC* SJ, please contact PAC* SJ Executive Director, Brian Grayson, at 408-998-8105, or email him at brian@preservation.org. ✉

Judy Stabile is a former PAC SJ Board member and a San Jose City Councilperson from 1985-1992.*



A parked train would eclipse the beautiful historic Post Office. Below, without trains, the Post Office is visible to pedestrians and park visitors.

(Photos: G. Frank)



E.D. Message (Cont'd)

Preservation is not a priority in the city and there is still no funding or staff for historic preservation.

Every time an historic building is demolished, or we lose the name of a longstanding historic building, or an historic sign goes dark for the last time, we lose one more piece of our collective history.

PAC*SJ continues to try to protect the delicate fabric that holds our history together but it always is a challenge. You can help us to continue monitoring what is going on in San

Jose through your support of our events and programs. Attend our events – learn more about what is happening in San Jose and our rich historic heritage. Meet friends and neighbors who enjoy and respect our historic structures and neighborhoods. And, you can assist financially through your donations. You can also help by being additional sets of eyes and ears in the community.

I look forward to seeing many of you at our events throughout the year. ☞

-Brian Grayson,
Executive Director, PAC*SJ

Follow City Development Applications

The City of San Jose is committed to providing the information and opportunities to encourage residents and other interested parties to follow development activity in their community and to actively participate in the land use development process.

To this end the City offers an email subscription service that will keep you informed of recently submitted development applications in your community. If you sign up for this service, you will receive an email informing you that the Planning Division has received a development or permit application located within a given geographic area that you select. This service provides notification on most planning permits.

If you would like to be noticed via email, go to www.sjpermits.org/permits/general/emailform.asp, choose subscribe and it will take you to the registration process. ☞



Would you like to go green and read the *Continuity* online? Do you toss the *Continuity* after reading it? (We would rather you give it to a friend.) If you don't share it, why not save paper and receive an email notification and link to read the newsletter online? Just notify Gayle Frank at Info@preservation.org and you will receive an email with the *Continuity* link as soon as the newsletter is ready.

Using less paper means saving trees and reducing water consumption from paper manufacturing. Did you know that the United States uses a quarter of the world's paper products – more than 748 pounds per person per year? ☞

Be Eyes & Ears for City of San Jose

Act as eyes and ears for the City of San Jose. If you see a vacant building or home that can be accessed by vandals or homeless persons, a form can be filled out online and submitted along with your name, phone, address and a description of the problem. Other alleged violations can also be reported.

To access the form, go to <https://secure.sanjoseca.gov/codeEnforcement/blightreport.htm>.

8th & William Streets Project

A proposed condominium project on the southwest corner of S. 8th and E. William Streets was a concern for the nearby residents and PAC*SJ. The 0.57 acre parcel has been rezoned for a four-story, mixed use project with up to 28 attached residential units above commercial space and two levels of parking (one level below ground.)

Three structures will be demolished, two 1913 craftsman homes on 8th Street, and a small restaurant on the corner. A third residence, the Cooper House, has been evaluated as historic and qualifies for city landmark status. This future landmark was slated for use as a private community center and would have been overshadowed by four stories of condominium units. Preservationists and neighbors were concerned that the Cooper House would be incorporated into the condo development, reducing its historical features.

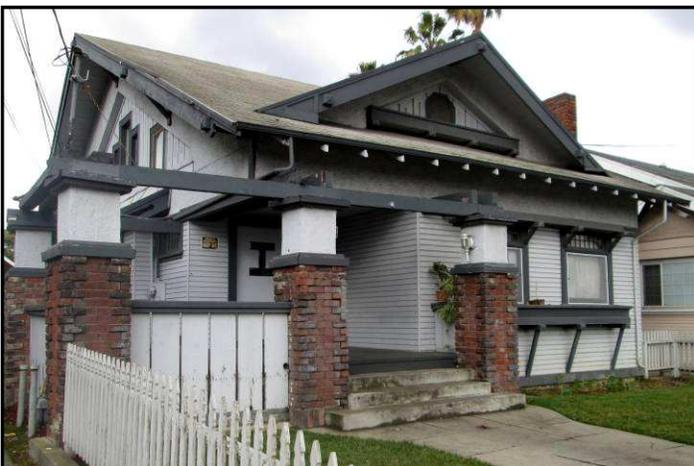
The neighborhood residents had very little notice of this project with only recent opportunities to voice their



The Cooper House at 535 S. 8th St. qualifies for City landmark status.



Photos: G. Frank



concerns in January and February. Along with many concerns, they were worried about the historic Cooper House becoming a party place, generating noise until early morning hours and disrespecting the structure itself.

The latest news is that District 3 City Councilmember, Sam Liccardo, and the City Planning staff worked with residents from the South University Neighborhood to recommend revised development standards for this project. These supplemental recommendations were adopted at the February 26th City Council meeting. Some of the recommendations include restoring and rehabilitating the Cooper House concurrent with the total condominium project, keeping it as a residential unit unencumbered by other units, and reducing the number of parking permits. These modifications to the development will help preserve the historic Cooper House and benefit the surrounding neighborhood.

PAC*SJ was pleased to support and advocate for the South University Neighborhood on these issues of concern. Sandra Soellner, President of University Neighborhoods Coalition, said to us, "I know that PAC*SJ's reputation for saving historic properties tipped the scale. I am putting PAC*SJ fundraisers on my calendar." ☞

Above left, 515 S. 8th St. and left, 521 S. 8th Street. Developer plans to demolish both 1913 craftsman homes for a 4-story condominium project.

Almaden Winery Park

On February 23rd, the Winery Park Rededication took place at the new Community Center at the Almaden Winery Park (5730 Chambertin Dr. off Blossom Hill Rd.) The event celebrated the re-opening of the near-complete Winery Park and was hosted by the Almaden Winery Neighborhood Association (AWNA.) San Jose's new City Councilman from District 10, Johnny Khamis, was the guest speaker.

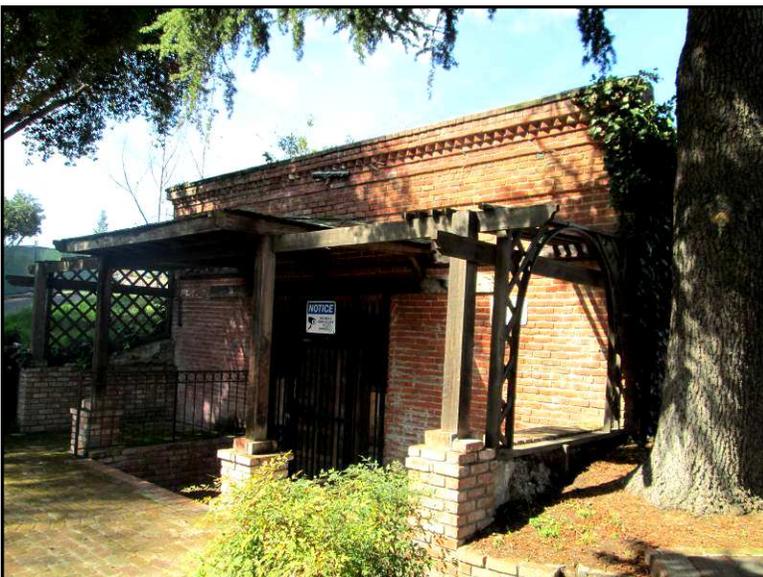


Above, the 1852 Almaden Winery Building at the Park.

In the early 1850s, Étienne Théé founded the Almaden Winery. A few years later, Charles Lefranc (also seen spelled as Le Franc) became a partner and is credited with grafting French grape cuttings to the mission grape roots. This greatly enhanced the wine quality and varieties. Lefranc married Théé's daughter in 1857 and ultimately inherited the Winery. He expanded the vineyards and won prizes for his varietal wines at competitions. Lefranc was even the Santa Clara County representative to the first California Wine Convention in San Francisco in 1862. He continued to be a leader in the California wine business until he was trampled to death by a team of runaway horses in 1887. As a result, Henry Lefranc, Charles son, took over the Almaden Winery.

Below, vintage wine press surrounded by the Benoist rose garden. Below left, lower entrance to partial underground section of the 1852 winery building.

Earlier, a young Paul Masson became friends with Charles Lefranc, worked at the winery, experimented with sparkling wines, and then concentrated on developing his champagne cellars. A year after his



friend Charles' death, Masson married his daughter, Louise, in 1888. By 1909, Masson fully controlled and managed the Almaden Winery when Henry Lefranc and his wife were killed. Their auto was hit by a street car on the corner of Race Street and Park Avenue. Masson operated both the Almaden Winery and his champagne business in Saratoga until he sold the Almaden Winery to Charles M. Jones (of Almaden Vineyard Corporation) in 1930.

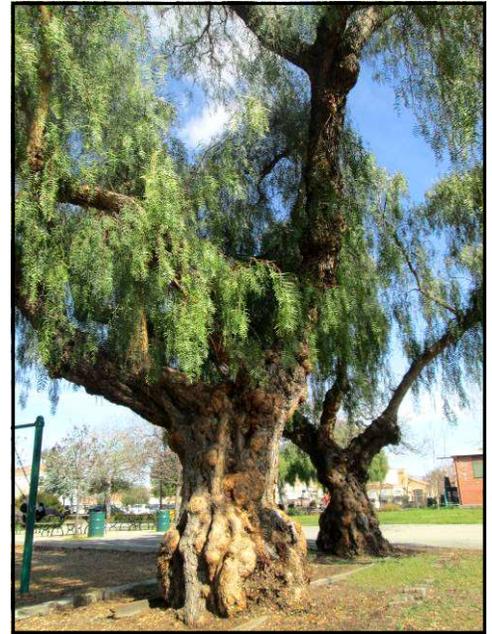
By 1940, the Winery changed hands again to Louis Benoist and Brayton Wilbur who expanded the operation to its peak in the 1960s. National Distillers purchased the winery in 1967 and it soon became the third largest wine producer in the U.S. and the largest *(Cont'd on page 8)*

Winery Park (Cont'd)

producer of premium varietal wines by 1980. National Distillers developed and re-stored the historic winery property but later, when Heublein relocated the winemaking and bottling business, 300 production workers lost their jobs and the land was sold to developers in 1986.

The historic Almaden Winery is a California State Historic Landmark (#505) and is listed on the National Register of Historic Places. Part of the Winery Park includes the historic 1852 original winery building, which is in an “arrested state of decay” according to AWNA. AWNA has received CAP Grants to secure the building from vandals, repair the roof, install fencing, seal windows, reinforce entries/exits and paint the exterior. These funds have only allowed temporary stabilization of the building. AWNA has found that more funds are difficult to come by and the project does not seem to be taken seriously by the City.

The original winery building from 1852 was altered over the years so remnants of adobe, rubble and brick walls may all be visible. Today, the exterior appears mainly brick with some wooden additions. The building was rehabilitated in 1985 and its historic characteristics were sensitively retained. It is considered a very significant historic building in Santa Clara Valley.



Above, heritage pepper trees in Almaden Winery Park.



Left, mid-20th century winery structure, now refurbished, to serve as the Community Center for the Almaden Winery Park.

(Text & photos: G. Frank)

The Winery Park is also composed of a rose garden that was established by former owner Louis Benoist in 1941, a vintage wine press, the site of the former Charles Lefranc home, a much later ranch house and heritage trees (fig, pepper and olive.)

There was another winery building in sandstone from 1876, but it and surrounding wood buildings were destroyed by fire in 1989, after the developers purchased the property. Interestingly, the interior fire hydrants were found to be illegally disconnected as workers were demolishing nearby warehouses. The former 1876 winery building was possibly the oldest sandstone structure in Santa Clara County and was designed by architect Theodore Lenzen. This was a historic resource of great significance and a tragic loss.

The Friends of the Winemakers (FOW) is interested in establishing a wine museum in a picturesque historic winery building

that could be used for classes, tastings, rental wine storage, art exhibits, hands-on demos, events, craft fairs, multimedia presentations and partnering with local restaurants. This Almaden Winery site might be a possible answer to their dreams. FOW's ultimate goal is “to establish a museum that will serve as a home for historic winemaking artifacts and documents, as well as a venue for wine-related events that promote knowledge and appreciation of our past, present and future.” Perhaps a partnering between FOW, AWNA and others would give hope to the fate of the 1852 historic winery building. ☞

Sources: Historical Footnotes of Santa Clara Valley, Jack Douglas, 1993. Friends of the Winemakers (FOW); www.fowca.org. EIR, Almaden Winery Neighborhood Association; www.awna.org.



ON THE RADAR

Hangar One Update

The outer skin of Hangar One is completely gone and the scaffolding was removed in October, 2012. The 24/7 air monitoring, conducted by the Navy and NASA, has produced good results. The future responsibility for the site and structure will be worked out between the Navy and NASA at the headquarters level. In early March, the federal government announced it plans to issue a request for proposals for the restoration and reuse of Hangar One. This will be an opportunity for the private sector to work with the government to rehabilitate and lease the historic icon and meets with Representative Anna Eshoo's goals to save Hangar One and maintain Moffett Federal Airfield as a Bay Area asset.

Hotel St. Claire

The Hotel St. Claire, on the National Register of Historic Places, appears to be losing its long-time historical name. In October, 2013, Westin Hotels assumes control of the Sainte Claire Hotel and plans to re-brand it by dropping its traditional name; the St. Claire designation that has been part of San Jose history for eighty-seven years. Thankfully, we understand the famous neon sign in front that stands four stories high will remain but it appears that the smaller gold lettered sign above the entrance and the roof sign may be removed. PAC*SJ is very concerned that the significant beauty and details of this historic resource will be tampered with or worse, removed.

Pellier Park

The representative from the County of Santa Clara Parks and Recreation Department tells PAC*SJ that the Julian Street re-routing will begin at the end of the year. As soon as that is completed, the Pellier Park can be brought back to life. We will be watching for it. We have waited a long time for the Park to be returned to the community.

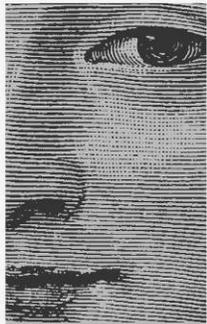
Stephen's Meat Sign

We have noticed a deterioration of the Stephen's Meat sign on Autumn Avenue near the Diridon Station. Is anyone maintaining this sign? At our request, the Planning Department is following-up on the condition of the sign and hopefully it will be repaired soon. It is a wonderful piece of San Jose history and we would hate to see it ignored and left to die, a fate of so many historic elements in our city.

Palomar Ballroom Exhibit

A draft concept for the interpretive exhibit display on the Palomar Ballroom has been prepared for review by the city and other designated groups. The exhibit is planned for installation on the wall next to the parking exit and will focus on color and strong visual elements. A separate commemorative plaque, placed next to the exhibit, will describe Palomar and show a simple line drawing of the former building. Palomar Ballroom began in 1946, changed hands many times, but was a popular gathering place for dance, big bands, vocalists and jazz legends for almost 60 years. It was located on the SW corner of Carlisle Street and Notre Dame Avenue and was demolished to make way for a new residential high rise. PAC*SJ looks forward to the installation of this exhibit.

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*When Will First Church
of Christ, Scientist
Be Restored?*

23 Years and Counting!!

Meet PAC*SJ 2013 Board



Howard Lyons, Hugh Graham
and Eric Thacker



Ellen Garboske



Cici Green, John Mitchell and
Brian Grayson, Executive Director



Sylvia Carroll, Patt Curia
and Sharon McCauley

Below, Helen Stevens, Brian
Habekoss and Gayle Frank



Julia Howlett



Preview of PAC*SJ 2013 Walking Tours

Based on the positive response to the walks last year, new walking tours are in the works for 2013. All tours will begin at 10:00 AM and last about two hours. They are still in the planning stage, so some changes may occur. Check our website and Facebook page for more information and registration closer to the tour dates. Each tour costs \$10 per person for PAC*SJ members (\$15 for non-members) or \$25 for members (\$35 for non-members) for all three walking tours. The Treasure Hunt will be priced separately. Registration can be made on our website and mailing a check to PAC*SJ, 1650 Senter Road, San Jose 95112. Walk-ups will be accepted if there is space.

Saturday, May 11th New Almaden

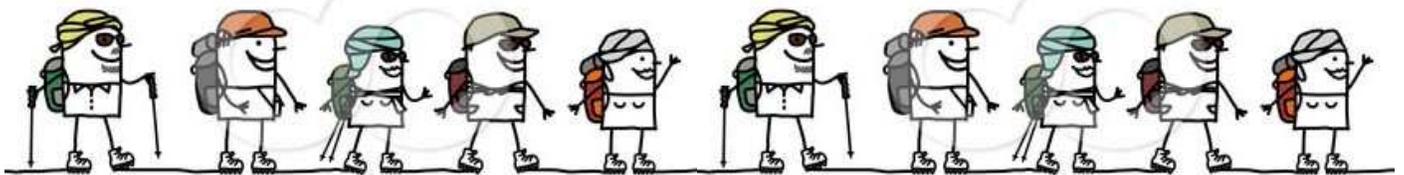
We'll walk through the town to learn about the residents and the mining business. We'll also visit the cemetery with a guide from California Pioneers of Santa Clara County, our partners for this walk. Here you will learn about some of the colorful characters who lived and worked in the village. Visit the museum to see artifacts of the mercury industry. Join us for a post-walk picnic, if you can.

Since it is about 14 miles from downtown, we'll post some "meet up" spots for people to form carpools.

Sunday, June 9th

Downtown San Jose— Between the Wars

Many interesting commercial and public buildings were erected in San Jose in this 1920-1940 era. During the Roaring Twenties, Montgomery and others built commercial buildings, a grand theater and hotel. Governmental and infrastructure projects were built during the Depression, including the Civic Auditorium, Cahill (Diridon) Station and the First Street Post Office. A few far-sighted businesses also were active, such as the builders of the Hotel De Anza.



Saturday, July 13th Willow Glen

We'll be tracing the history of "The Willows" while strolling through some of the oldest sites in the neighborhood, showing a variety of architectural styles of the late 19th and early 20th centuries. The Willow Glen story dovetails with the building of Cahill and the realignment of the SP line, so it is a good follow up to the previous tour.

Saturday, August 24th (tentative) Downtown Treasure Hunt

The hunt will be modeled after the Chinese New Year Treasure Hunt in San Francisco. Participants will form into teams to compete to find "treasures" of San Jose history. No prior knowledge of local history is required – just the ability to solve puzzles and follow the clues. Deerstalker hats and pirate costumes are not necessary, but welcome. More information including price and details will be printed in the next *Continuity*.

PAC**SJ* SALE

RUMMAGE & SALVAGE

House wares and useful items, wicker table and chairs,
50's shell-back chairs, books, linens, tables,
furniture, windows and doors, framed art,
office supplies, china, *and lots more!*

March 21–23

Thursday & Friday, 7AM to 7 PM
Saturday, 7AM to 3 PM

260 South 13th Street
near East San Carlos Street



PRESERVATION ACTION COUNCIL OF SAN JOSE

Dedicated to Preserving San Jose's Architectural Heritage

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

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

Fifth “Fabulous Hats! Party”—Coming

June 15th 10 am-4 pm

Over the past three years, PAC*SJ members have been scouring the Bay Area for hats and vintage clothing to offer at the next “Fabulous Hats! Party.” The Planning Com-



mittee has selected a wonderful home located in Naglee Park for this Party (see article on page 15.) Bart Narter is excited to share his

landmark home with hat lovers and fellow preservationists. Over the past two years, he has completed several projects including painting, landscaping and cooling systems.

Guests will enjoy touring the house while looking at hundreds of hats and a large collection of brand name clothing. All hats and clothing are available for sale and many will be listed on the PAC*SJ website in early April. Noted film maker and



photographer Hans Halberstadt has volunteered his services again to document the collection using local residents as models. Photos from previous hat parties can be seen on the PAC*SJ website, www.preservation.org.

Tickets are \$25. each for early admission at 10AM until 12Noon. Tickets are \$15 after 12PM. All guests may enjoy the wine and cheese reception in the garden.

To donate hats, clothing, art work or vintage housewares or to volunteer, please contact chair-person Patt Curia at donations@preservation.org.

Buy tickets at www.preservation.org. Preservation Action Council members will receive a \$5 Certificate to spend on purchases during the event. Since vintage hats are so difficult to find, this may be our last Hat Party. We would love to see you there! ☘



Other Local Events

**Shaped by Water
Past, Present & Future**
at
History San Jose

Feb. 12 to September 8, 2013—11-5, Tues-Sun

The story of water in this region is told from a historical perspective, beginning with the indigenous Ohlone people up to modern day, through a comprehensive and interactive exhibition experience.

(Created by Los Altos History Museum)

**Jenny Lind Disaster
Monument Dedication**

Santa Clara County Marina, Alviso

Saturday, April 13, 11 am to 12:30 pm

A monument will be dedicated to the historic disaster that befell the steamboat Jenny Lind on 11 April 1853, where many prominent citizens of Santa Clara County were killed when the ship’s boiler exploded. This monument is the result of many hours of research and study. The area’s historical organizations have participated in the funding of this important monument and many will be in attendance for this dedication event. Don't miss it! For more information: <http://www.southbayyachtclub.org> or russ1011@ix.netcom.com.

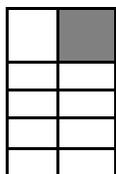
PAC*SJ Calendar 2013

- Mar 18** Monday, PAC*SJ Board Meeting, 6:30- 8 pm. History San Jose, Pasetta House
- Apr 15** Monday, PAC*SJ Board Meeting, 6:30 - 8 pm. History San Jose, Pasetta House
- Mar 21-23** Thurs, Fri, Sat.; PAC*SJ **Rummage & Salvage Sale**, 260 S. 13th St. See page 12.
- May 11** Saturday, PAC*SJ **Walking Tour**, 10 am. New Almaden. See page 11.
- May 20** Monday, PAC*SJ Board Meeting, 6:30 - 8 pm. History San Jose, Pasetta House
- Jun 9** Sunday, PAC*SJ **Walking Tour**, 10 am. Downtown San Jose—Between the Wars. See page 11.
- Jun 15** Saturday, PAC*SJ **Fabulous Hats! Party**, 10 am to 4 pm. 104 South 13th St. More details to follow later on our website. See page 13.
- Jun 17** Monday, PAC*SJ Board Meeting, 6:30 - 8 pm. History San Jose, Pasetta House
- Jul 13** Saturday, PAC*SJ **Walking Tour**, 10 am. Willow Glen. See page 11.
- Jul 15** Monday, PAC*SJ Board Meeting, 6:30- 8 pm. History San Jose, Pasetta House
- Aug 19** Monday, PAC*SJ Board Meeting, 6:30- 8 pm. History San Jose, Pasetta House
- Aug 24** Saturday (tentative,) PAC*SJ Downtown Treasure Hunt. 10 am. See page 11. Details TBD.

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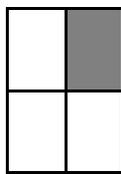
Continuity is distributed to over 500 San Jose preservationists, homeowners and decision-makers. It's a great way to get your message out to your best potential customers! For ads larger than the business card, you must supply camera-ready artwork, or PAC*SJ can provide it at an additional charge.

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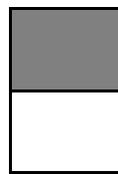
Business Card

Single issue \$50
3 issues \$120



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Single issue \$200
3 issues \$450



Full Page

Single issue \$375
3 issues \$700

The Stelling House

The House

The majestic Victorian House at 104 South 13th Street “represents a high point in local Neoclassical residential architecture” in the early 20th century. The home contributes to the Naglee Park Conservation Area with its significant historic, architectural and aesthetic properties. The 2,744 square foot structure has five bedrooms with two and a half baths. The wood frame construction resembles a rectangle in shape, running deeply down the lot with a narrow façade.

The Stelling House was commissioned by William C. Stelling and built in 1908 during the early development of the Naglee Park Tract. Contractor William E. Roberts constructed the house but is not thought to have been its architect. There are no available historical records documenting the home’s designer but it resembles projects by architect Louis Lenzen (son of Theodore Lenzen.)

Neoclassical characteristics of the two-story Stelling House include scrolled corbels, corner bow window (a bay window with rounded projection,) low-slope hipped roof and dormer, recessed porch, tri-bevel horizontal wood siding and deep eaves. The porch is encompassed on two sides with attractive arches and ionic columns. A classic balustrade and pedestals are installed at the first story porch and above it at the second story.



The Stelling House on S. 13th Street; an excellent example of local Neoclassical architecture from the early 20th century.

The carved front door is framed on each side with leaded-glass sidelights. Various windows in the house, some with leaded glass, include an oval decorative window, bay windows, accent windows and the rectangular single or double hung windows. The asymmetrical façade is divided by a tall, brick chimney and the house has a partial basement. Early maps show a previous garage that is now gone.

The Stelling Family

William Stelling’s parents, John and Louise Stelling, arrived in California from Hanover, Germany, in 1850 and then to San Jose in 1856. They developed one of the first prune orchards in Cupertino, south of Stevens Creek Boulevard near today’s Stelling Road. The Stellings helped found Cupertino in 1895. John Stelling also established one of the first orchards in San Jose in the late 1850s, which eventually evolved into the Stelling Addition (Tract) in 1876.

William Stelling was born in California in 1864, and as a young man in the 1890s bought land for orchards in Santa Maria

(Cont’d on page 16)



The bow window at the NW corner of the Stelling House

Stelling House (Cont'd)

and then Lindsey in Tulare County. He may have also managed his father's Cupertino orchards after his father died. William and his wife Gertrude (Ella) moved to their new home in Naglee Park in 1908 with their four children, Carl, Lloyd, Gladys and Raymond.

William Stelling's brother, Henry, was also a well-respected orchardist in Sunnyvale and won recognition for his cherries at the 1915 Pan-Pacific Exposition in San Francisco. The cherries were measured to an amazing diameter of one and one-eighth inches.

Later, William's ranching extended back to California's Central Valley and he became president of the Lindsey Improvement Company. William, considered a successful and knowledgeable horticulturist, lived in the Naglee Park residence until his death in 1926. His wife, Ella, remained in the South 13th Street house until the 1960s. She passed in 1969 at 100 years of age.



The recessed front porch facing south and the side-yard. Note the arches, columns, capitals and classical balustrade. Leaded-glass sidelights are placed on each side of the front door.



The 13th Street residence was vacant for a few years, but by 1970, was purchased by Florence Amoroso who lived in the home and operated a boarding house down the street. By the 1980s the Stelling residence became a boarding house.

The Stelling House was designated a San Jose City Landmark in 2010, #HL10-191. The residence will be the location of PAC* SJ's *Fabulous Hats! Party* on June 15th - a wonderful opportunity to explore closely the exterior and interior of this lovely Victorian.

Source: "Historic Report DPR 523A for 104 S. 13th St., Primary Record," F. Maggi, L. Dill, & J. Kusz, Archives & Architecture, San Jose, CA, 4/23/2010.

Left, oval window at second story. Note unique faux joist tails and dentils on the deep eaves. The oval window has four wedged accents and webbed patterned leaded glass.

(Text & photos: G. Frank)

HISTORICAL HERITAGE COMMISSION SEEKS NEW MEMBER

The Santa Clara County Historical Heritage Commission was established on March 20, 1973. Its purpose is to protect, preserve, and promote the historical and cultural heritage of this county so that this and future generations may know and appreciate the significant historical places, people and events that have been a part of this area of our State and Nation. The Commission is composed of 11 members, appointed by the Board of Supervisors, with a term of four years. The Commissioners act in an advisory capacity to the Board in the preservation, protection, enhancement and perpetuation of resources of architectural, historical and cultural merit within Santa Clara County.

The Commission is currently seeking an appointee who lives in District 4. Those wishing to join the Commission should

have a demonstrated interest, competence or knowledge in historic preservation. The appointment is for an existing 4-year term that expires on June 30, 2013, after which the appointee is eligible for a full four-year term.

Interested citizens should apply by contacting Michelle Collins in her office at (408)-299-5040 or michelle.collins@bos.sccgov.org.

For a map of County District 4 go to:
<http://www.sccgov.org/sites/d4/District%204%20Map/Documents/District-4-Map.pdf>. 

Notable Quotables

From: "Some Historic Preservation Efforts Fail to Preserve," by Adrienne LaFrance, Digital First Media, 2/3/2013.

"One of the persistent misconceptions is that once a site is designated historic, it will remain forever protected and unchanged. Not so. States can request that a site be removed from the National Register of Historic Places at any time, and for any number of reasons. National Park Service records obtained and analyzed by Digital First Media show that states have requested the removal from the Register of at least 1,752 previously designated sites since 1970. That's 2 percent of the total number of listed sites."



"In the past decade, there have been about 51 removals from the National Register per year, with occasional spikes. In 1999, for example, 138 sites were delisted. Arkansas has removed 147 sites from the Register since 1970, the most of any state. Minnesota has had 117 sites delisted, the second-highest number of any state."



"Vermont is the only state that's never requested a removal. Devin Colman, Vermont's historic preservation review coordinator said, "there are buildings that should be delisted just because they've burned down. We just have such a small program that we've really tended to focus our efforts and time

on the listing process and not so much going back and delisting." That's not uncommon and may be the case in other states with few recorded removals, federal officials say. With smaller and smaller state staffs, removal work often falls to secondary in importance."



"The states with the most sites listed on the National Register: New York (5,462), Massachusetts (4,201) and Pennsylvania (3,303). But historians point out that numbers can be misleading. One historic district would be listed a single time on the Register, for example, but it could have 500 historic properties within its boundaries."

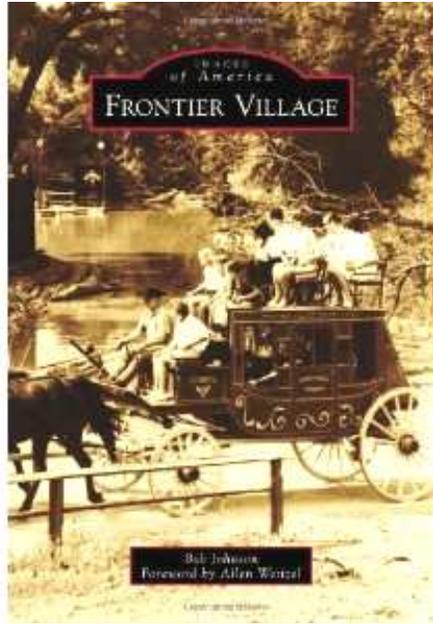
Note: The California Office of Historic Preservation website lists 104 National Listings for Santa Clara County. Listings can include National Historic Landmarks, National Register of Historic Places, National Monuments, National Historic Sites, along with National Historic Parks, Memorials, Battlefields, etc. Most listings in our County are the National Register of Historic Places. According to the California list, we only have five National Landmarks in Santa Clara County: New Almaden, the Unitary Plan Wind Tunnels at NASA Ames, the Frank Norris Cabin in Gilroy, and at Stanford University, both the Hanna-Honeycomb House and the Herbert Hoover House.

Book Signing - "Frontier Village"

Join local historian and author Bob Johnson on Friday, March 22nd, from 4 pm to 7 pm at the PAC*SJ Rummage/Salvage Sale Member Reception held at 260 S. 13th Street. Johnson will be signing and selling copies of his new book, "Frontier Village". This is the latest volume in Arcadia Publishing Inc.'s *Images of America* series. It includes 128 pages of black and white photographs with in depth captions.

Bob Johnson has assembled images of Frontier Village showing why it was such a special place in the hearts of so many people. Johnson is a retired local history librarian and also the author of the Arcadia publication "Postcard History Series: San Jose."

The book describes the 1950s dream of businessman Joe Zukin Jr., who hoped to build an amusement park with a



Wild West theme in Santa Clara County. His dream was realized with the 1961 opening of Frontier Village on the grounds of the Hayes Mansion in south San Jose. Among the trees rose a fantasy frontier town complete with a Main Street, where hourly gun-fights always ended with the bad guys being carted off to Boot Hill. Visitors could relax in the town square or ride the train around the park. Guests could paddle an Indian war canoe, ride in a stage-coach, or venture into the interior of a haunted mine. Frontier Village was a safe and clean place that welcomed children and their

families. Encroaching subdivisions and changing economic conditions forced the park to close in 1980, but to this day, fond memories of the park continue to live on in everyone who ever visited or worked in Frontier Village. ☞

National Trust Sells Headquarters

In February, 2013, the President of the National Trust, Stephanie Meeks, announced that the Trust has sold its headquarters building at 1785 Massachusetts Avenue in Washington, D.C.

The Beaux-Arts building was designed by Jules Henri de Sibour and completed in 1917. Millionaire Stanley McCormick's idea was to build "the most luxurious apartment building in Washington." Many distinguished tenants resided there such as Lord Duveen, Pearl Mesta and Andrew Mellon.

The new owner is American Enterprise Institute (AEI), a private non-partisan, not-for-profit institution dedicated to research and education on issues of government, politics, economic and social welfare. AEI values the National Landmark building's significance and they have agreed to protect it.

The National Trust for Historic Preservation's strategic plan will work more directly with communities across America and more field offices will be established. The Trust will be searching for another smaller historic building for its headquarters in Washington, D.C. ☞



**National Trust for Historic Preservation
Headquarters has been sold to a non-profit entity.**

Defending Brutalism

In an article by David Hay printed in the National Trust's *Preservation* magazine, he discusses the Brutalist style of architecture prominent in the 1950s-1970s. The crux of the article was a threatened government building in Goshen, New York, built by Paul Rudolph in 1971. This particular building exhibits the attractive and aesthetic qualities of Brutalism such as the use of concrete blocks with expressive ribbed surfaces in a buff color and sections of the structure appear to float above the ground. In spite of the concrete walls, surprisingly the interior offers a "sense of movement and lightness" and "is organized within a complex spatial order."



A classic example of Brutalist architecture, Paul Rudolph's 1971 Orange County Government Center in Goshen, New York, is threatened by demolition.

(Photo by Jeffrey Prehn)

Defenders of the building include David Fixler, a Boston architect from the Modernist preservation organization DOCOMOMO, who says the Rudolph building in Goshen represents "a way of designing that is no longer practiced today. The chances of it being replaced by a building that is equally profound are highly remote."

Some of the world famous and admired concrete structures in the Brutalist style include the Sydney Opera House (architect: Jorn Utzon,) St. Francis de Sales church in Muskegon, Michigan (architect: Marcel Breuer,) Stephens Auditorium at Iowa State University (architects: Crites & McConnell,) the well-known Salk Institute in La Jolla, California (architect: Louis Kahn) and the recently restored Yale Art and Architecture Building (architect: Paul Rudolph, 1963.)

Brutalist buildings, named for the French "raw concrete," gradually replaced the popular International Style of

building with glass and steel frames. The advantages were strength, lower cost of construction and a sense of monumentality.

Often, the concrete design appeared rough or crude. Sometimes, primarily because the construction was inexpensive, the design of Brutalist buildings were sloppy, misshapen, badly proportioned or drab. In some of the buildings, the concrete surfaces were streaked from excess moisture retention and with rust stains marring the walls from rebar. As a result, Brutalism became disliked by much of the public and critics.

But many younger architectural devotees now think Brutalism has not received credit for its "pure creative expression." Recently there has been a revival of concrete consideration with the development of complex molds. Concrete and Brutalism just may return to the main stream of architecture.

Unfortunately San Jose's record of razing buildings may leave our city with few, if any, examples of Brutalism. Most recently, we lost the unique former Martin Luther King Jr. Library building on West San Carlos Street that was a mix of Brutalism with a Spanish Colonial flavor. ❧

David Hay is a New York-based writer and playwright. He has written about the importance of preserving Modernist architecture for such publications as The Los Angeles Times, Dwell, and Metropolis.



Photo: G. Frank

The former Martin Luther King Library on West San Carlos St. in San Jose, now gone!

Exploring San Jose Landmarks

Here is the next San Jose Landmark from the City list. Check previous *Continuity* issues for earlier landmark descriptions at www.preservation.org.

HD91-53; Jose Theatre, 62 South Second Street.

The Jose Theatre, built in 1904, is the earliest surviving example of architect William Binder's designs and is San Jose's oldest existing theatre. The architectural style has been described as Spanish Eclectic with a façade of tan brick. The original swing out sign and red tile canopy were replaced with an art deco marquee and neon sign in the 1930s. The present marquee was added in 1941.



Jose Theatre c. 1950s (Courtesy of History San Jose)



Jose Theatre in 2012. Retail shops have always been located on the ground floor on each side.

The two-story theatre, originally built with non-reinforced masonry, operated until 1991. The façade includes five sets of windows at the second story, each with sculpted arches with Mediterranean palazzo-style ornamentation above and art-nouveau wrought-iron railings. At each side of the structure the exterior extends slightly above the center tile roof with extensive ornamentation at the top.

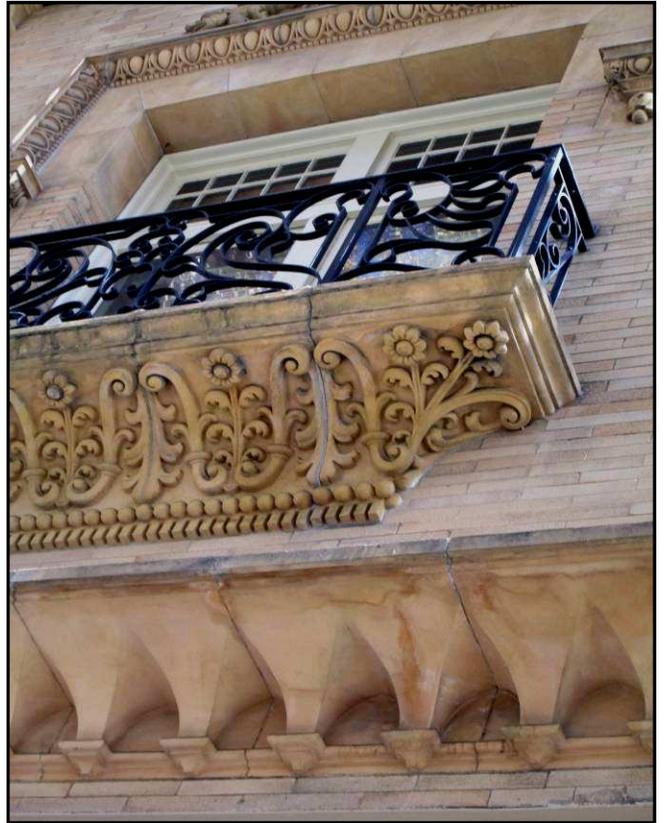
Throughout the 1990s, Preservation Action Council of San Jose fought long and hard to save this structure. The City wanted to demolish the building and offered to preserve the façade and lobby at one point. PAC*SJ, partnering with historians and preservationists, prevailed through the courts and the theatre was rescued. *Cont'd page 21)*

Exploring San Jose Landmarks (Cont'd)

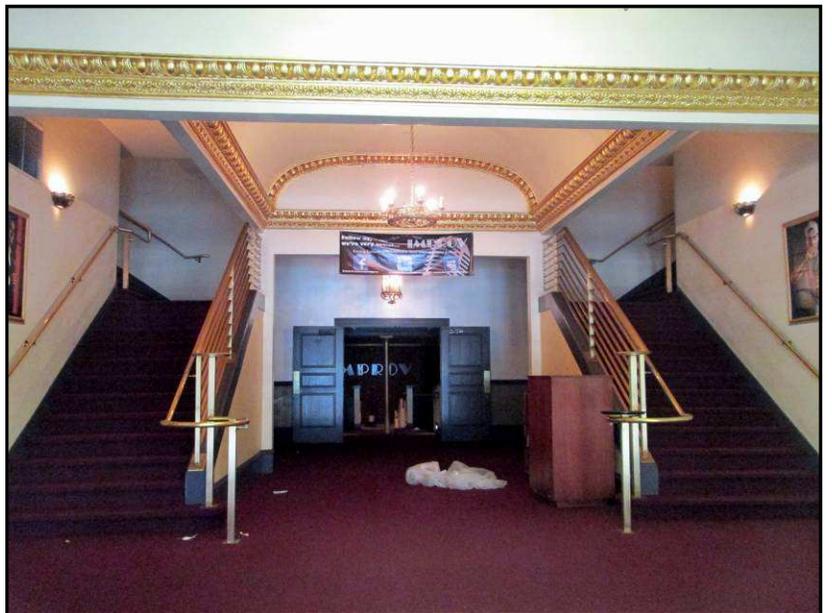
The Jose was originally a theatrical venue for stock companies and vaudeville and was owned by David Jacks (of Monterey Jack cheese fame.) Harry Houdini and Al Jolson were just two of the famous entertainers who performed there. Admission tickets were 10 and 20 cents. By the 1920s, the new owner James Battey began showing silent movies with live music. In 1933 the theater was remodeled and second-run sound movies were shown.

The Jose Theatre is a designated City of San Jose Historic Landmark and is eligible for the California and National Registers. The Theatre is also a Contributing Structure to the National Register Historic Commercial District. If the building had been demolished it would have affected the status of the Historic Commercial District.

The Jose was brought back to life with seismic retrofitting and refurbishment by the City of San Jose and is now a cultural and historic asset to our downtown. The multi-million dollar project was leased to the *Improv* comedy club. With almost 500 seats, the *San Jose Improv* is the largest of the Improv organization's twelve venues throughout the country. 



Close up detail of ornamentation.



Above, the lobby of the Jose Theatre.

Left. Exterior ornamentation on right facade of the Jose.

(Present day photos and text: G. Frank)

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San Jose State University International House

The SJSU International House is home to 71 U.S. and international students from 30 countries worldwide attending San José State University. We were established in 1978 by Alan and Phyllis Simpkins.

We hope you will join us for our Pancake Breakfast each academic semester to enjoy an international buffet, entertainment and traditional dress from around the globe.

The International House is a 501c(3) non profit organization. We appreciate your donations. We seek traditional dress from around the globe to add to our collection and items for residents' use such as camping equipment. Let us know if you have a way that you would like to contribute to improvements at I-House.



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

PAC*SJ Membership Application

Preservation Action Council of San Jose Membership Application

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Telephone(s) _____

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*Members who do not provide email addresses can not receive timely notices of news, announcements and events. PAC*SJ will not release your contact details to others without your consent.*

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Please circle the level at which you wish to join:

Individual	\$40
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Please check if you would like to receive a book or DVD at the \$100 level:
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I am enclosing \$ _____ as an extra donation to PAC*SJ for a total amount of \$ _____

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Events

Board Member

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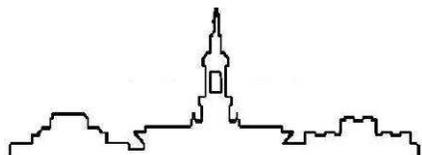
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CONTINUITY

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

We believe that historic preservation is **good for our quality of life, good for business, and good for the environment.** We aim to integrate a strong commitment to historic preservation into the land use and development decisions of the City of San José 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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