

CONTINUITY

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

Summer 2019

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Neon Pig Ready to Dance

The Dancing Piggy is ready to boogie. Restoration work began on May 6th by YESCO (which will be celebrating 100 years in business next year). The pig's arms, legs and tail will soon be wagging to the delight of San Jose residents.

The community responded with tremendous enthusiasm so PAC*SJ reached its restoration fund goal of \$35,000 a few months ago.

Bringing the Dancing Pig back to life has taken almost a month. All work has been done with the approval and cooperation with Google, the property owner.

First, work was done to install wiring and transformers. After 2 1/2 weeks, the sign was repaired and polished and the pole was painted. Then half of the new glass tubing was fabricated and installed, making room in the shop to create the rest of the tubing.



YESCO restoring the iconic Dancing Pig Sign.

PAC*SJ will celebrate on June 20th at 7:30 pm, after two years of tireless campaigning for funds to restore and light up San Jose's favorite animated neon sign.

At our Re-Dancing celebration there will be hot dogs supplied by Bassian Farms and a few short speeches thanking all those involved who made the restoration possible. By dusk, the sign will light up! There might even be some music and dancing in the street. Please join us.

For a brief history on Stephen's Meat Products and its sign, see page 6. ☼



*The PAC*SJ Board thanks the community for donations to save the Pig Sign. Above from left, Suhita, John, Mike, Patt, Gratia, André, Gayle, Cindy, Sylvia. (Missing: Marilyn, José, Walter)*

Notable Quotable

"You can't bulldoze an area to put up a project and keep the continuity of the city.

The greatest problem is to create an environment of the city. You have to look at it as a whole, not just a single project."

— Edward Dart, Architect,
Chicago Sun-Times, 1965.

Save the Date

PAC*SJ Garage and Salvage Sale

June 20-22 ♦ 260 S. 13th St.

Thurs-Fri, 9 am—6 pm. Sat, 9 am—12 pm.

To donate or volunteer,
email to donations@preservation.org.



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PRESERVATION ACTION COUNCIL OF SAN JOSE

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

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

Brian Grayson Receives City Commendation

On April 23, PAC*SJ's retired Executive Director, Brian Grayson, was honored by the San Jose City Council. PAC*SJ Board Members and Brian's wife Nina were proud to be present in the Council Chamber for the City Commendation awarded to Brian. Below is the text of that Commendation.

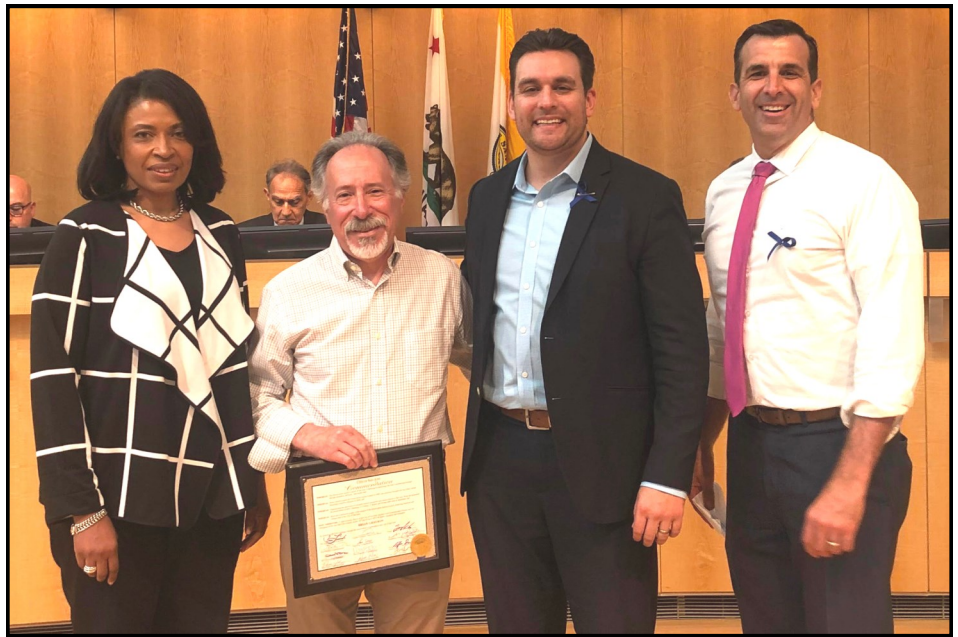
"City of San Jose Commendation"

Whereas: The Preservation Action Council of San Jose is dedicated to preserving San Jose's architectural heritage through education, advocacy, and events; and

Whereas: Brian Grayson joined the Preservation Action Council in 2000, and served as President for two terms, before becoming Executive Director in 2008; and

Whereas: Championing the protection of culturally historic properties and unique objects in San Jose, Brian has sponsored the preservation of IBM's Building 25, Century 21 theater and several other sites as landmarks; and

Whereas: Brian has contributed greatly to the mission of the Preservation Action Council, protecting historic and cultural sites in the city of San Jose;



In Council Chambers, from left, Planning Director Rosalynn Hughey, Brian Grayson, Councilmember Raul Perez and Mayor Sam Liccardo. (Photo courtesy of District 3)

Therefore, I, Sam Liccardo, Mayor of the City of San Jose, together with Councilmember Perez, and our colleagues on the San Jose City Council, on this 23rd day of April 2019, do hereby recognize and commend..... **Brian Grayson**

For protecting the City's heritage through the preservation of landmarks in the City of San Jose.

Signed: Mayor Sam Liccardo, Vice Mayor Chappie Jones, Councilmembers Sergio Jimenez, Raul Perez, Lan Diep, Magdalena Carrasco, Dev Davis, Maya Esparza, Sylvia Arenas, Pam Foley, Johnny Khamis, and City Clerk Toni Taber."

Congratulations Brian!! We are all proud of you and you certainly deserved this recognition for a job well done. PAC*SJ has greatly benefitted from your leadership and expertise over the years and we are a better organization because of you. ☘



A Bit About Brian Grayson

Our Executive Director has now officially retired. Here's a smattering of his past, especially the public service and historic preservation part of his life.

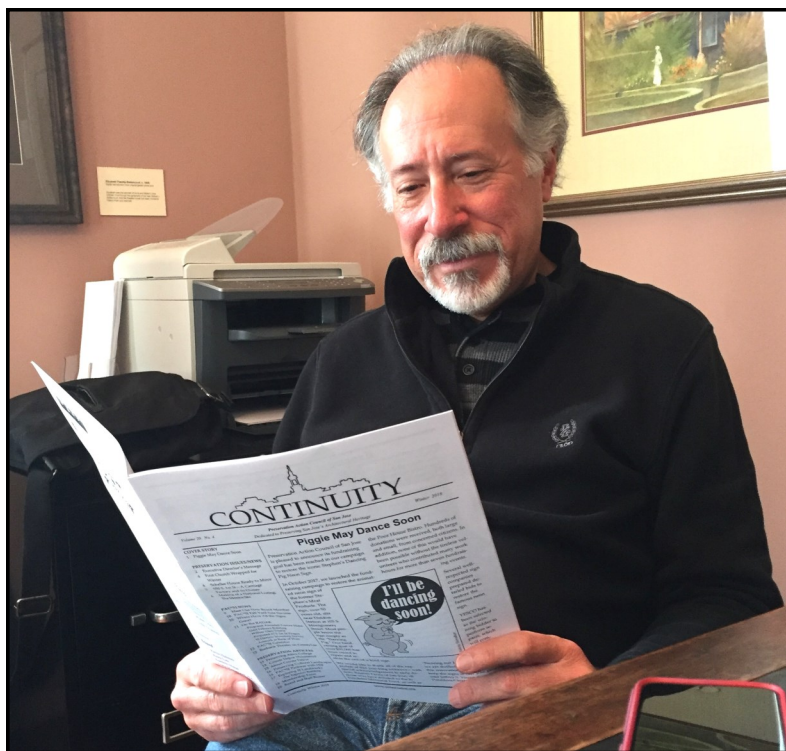
Brian Grayson, a native of San Jose, attended Del Mar High School and graduated from San Jose State University with a major in journalism and communication.

In the early 80's Brian worked for Norman Mineta for 11 years during Mineta's congressional terms. He prepared briefing information, developed issues for consideration, provided constituent services and managed the Congressman's West Coast scheduling.

Later, in the early 90's Brian served on the San Jose Planning Commission for eight years. At that time one of Brian's biggest concerns was the proposed development in Coyote Valley. While serving on the Commission, he also began to sense the value of historic preservation and became aware of PAC*SJ's relationship to the city and the community.

As a Commissioner, one example of a preservation issue was the Fairmont Hotel Annex threatening the existence of the Montgomery Hotel. The Redevelopment Agency (RDA) arranged a tour of the old hotel and its condition was bleak, since the RDA had allowed the building to badly deteriorate. Success was finally reached when the Montgomery was saved by moving it 150 feet to the south, making room for the Annex. At the same time, PAC*SJ was serious about saving the historic Montgomery and Brian recognized the contribution PAC*SJ made to saving a historic resource.

After serving eight years on the Planning Commission, another fellow Commissioner, Jim Zetterquist, told Brian that he was asked to join the Board of PAC*SJ, but he would only join if Brian could be persuaded to also become a Board member. Brian then talked to Judi Henderson (the late former PAC*SJ Advisory Board member and Board member) about the current threats to historic preservation and was convinced he could do some good.



*Brian Grayson in PAC*SJ Office, reading Continuity.*

After joining the PAC*SJ Board of Directors in 2000, Brian served as secretary in 2002, was elected president for 2003 and again in 2007. Not long after his two terms as President, his arm was twisted in the Spring of 2008 to become our Interim Executive Director for "just" six months, until we could find a permanent Director. The months wore on quickly and at the end of 2009 Brian agreed to stay on as permanent Executive Director. The Board was delighted and relieved. We knew we were in good hands.

A few of the PAC*SJ highlights during Brian's tenure as Board member, President and Executive Director were saving the Century 21 Theater, the Stephen's Meat Products dancing pig sign, and the Orchard Supply Hardware sign. Years earlier, he spent many months trying to save IBM Building 25, reaching a legal compromise only to lose the structure to fire at the end of negotiations. In an effort to save the building PAC*SJ took Lowe's to court three times over Building 25. Although a meeting on the 60th floor of a San Francisco office building was an attempt to resolve our differences, PAC*SJ members left after an unproductive exchange.

(Cont'd p. 5)

Walking Tour

Alviso

Saturday, July 13, 10:00 am - 12:00 pm

\$10 members

\$15 non-members

Reservations at *preservation.org*

Reserve soon • Space is limited

For more information email info@preservation.org

Join us in a walk around historic Alviso where the past is ever present.

Highlights will include:

Bayside Cannery
Union Warehouse
South Bay Yacht Club
Constable Office/Jail
Wade Warehouse
Depot (and more)

Meet us at the Alviso Marina where free parking is available.

Brian Grayson (Cont'd)

Later talks resulted in an agreement to save at least a portion of Building 25 and to reuse materials from the rest of the demolition. In 2008 the building was destroyed by a suspicious fire. Lowe's did honor as much of the agreement as they could with an exhibit telling the story of Building 25 and construction of a small building replicating features of the original Building 25.

Another project a year earlier had a similar outcome. The Houghton-Donner House on St. John Street was destined to be razed for a parking garage. Brian and PAC*SJ worked tirelessly to save the house. But it too, was ravaged by fire in 2007, at the end of negotiations. An exhibit retelling the story of the house and its occupants appears on the subsequent building on the site.

Other projects in which Brian was key were: First Church of Christ, Scientist, the Scheller House at SJSU, Graves House, home tours, and Movie Nights, along with many negotiations, most recently with Google concerning the Dancing Pig Sign.

We asked Brian what qualities we should look for in a new Executive Director. He said a calm approach and



*Brian Grayson in front of County Courthouse,
161 N. 1st St.*

(Photo: Karl Mondon, Bay Area News Group)

a professional manner is needed when meeting with the public, city officials and developers.

Though officially retired, Brian has remained supportive of PAC*SJ. He has generously volunteered to continue with the Levitt Pavilion meetings and to manage the fundraising campaign for the Orchard Supply Hardware sign restoration, along with PAC*SJ's partner, History San Jose. ☘

Stephen's Meat Products Story By Sylvia Carroll

When PAC*SJ had a sale of very old San Jose newspapers (early 20th century papers donated to us), a very pleasant young lady came by and soon revealed that she, Amanda Whittaker, was the great granddaughter of Stephen Pizzo, founder of Stephen's Meat Products. Yes, the very same Stephen of the beloved Dancing Pig sign that PAC*SJ was working so hard to raise the money needed to save it. We were delighted to talk to her and later to her grandmother, Linda Morrison, Pizzo's daughter.

According to Linda Morrison, Stephen Pizzo, whose parents came from Sicily, first worked at the Sodality Meat Company on Bird Avenue. He bought a Montgomery Avenue building from a publishing company, enlarged it, and in 1940 established Stephen's Meat Products but did not incorporate it until 1948. It was a family business with his brothers Joe, Pete, and "Cookie" (Harold). The recipes for many kinds of sausages came from friends including a German man whose recipe became the well-known Stephen's hot dogs. The business was well-regarded and interesting so past generations of school children visited the Stephen's Meat Products operation on field trips.

Stephen designed the famous sign which was the same as the company trademark printed on all the sausage packaging. The sign company, Electrical Products Corp., made and owned the sign and was responsible for maintenance and repairs. The constant upkeep became a burden to that company, so after 25 years it sold it to Stephen for just \$200. But now he had to take care of the continual repairs.

Stephen Pizzo had two daughters, Linda and Joan. When Stephen died, Linda's husband Robert (Bob) Morrison took over the company. Linda and Bob had three children, Jeanie, Stephen, and Mark. The children didn't talk a lot about the business, but they loved the Dancing Pig sign. When Bob died it was their son Stephen who took over and finally sold the company to Bassian Farms, a wholesaler to restaurants. Bassian did sell Stephen's sausage, from the same recipe until recently. The younger Stephen (Morrison) still works there, though Bassian Farms recently was sold to a mega-company. Stephen Morrison and Bassian Farms have both contributed to the pig sign restoration project.

There is a proposal to move the sign about half a block from its original location, now owned by Google, to a grassy site on Montgomery Street just north of W. San Fernando Street. It is a prominent location for arriving and departing rail passengers at Diridon Station. "Meet me at the Pig" likely could become an 'only-in-San-Jose' saying and tradition. When asked what she thought of that idea, Linda Morrison said she'd "be jumping up and down for joy" if that happened. And, she said, that's appropriate because the family had owned that land where the train station's parking lots are now.

We thank the soon-to-graduate from San Jose State Amanda Whittaker for coming to the PAC*SJ sale and leading us to Linda Morrison for more of the story of our beloved Dancing Pig. ☼



Stephen's Meat Products building at 150 Montgomery, demolished in 2007. The Pig sign was saved.

Looking Back at our "Red Front" By Cindy Atmore

San Jose's Woolworth's five-and-dime building isn't considered "historic" enough to merit preservation. Yet that hasn't stopped it from leaving more nostalgic memories in the hearts and minds of generations of locals than many historic landmarks.

Our Woolworth's at 27 S. 1st Street between Post and W. Santa Clara Streets, was built in 1925, several years after founder Frank W. Woolworth's 1919 death, when his brother Charles was Chairman. It was built right across the street from the Bank of Italy, an iconic building representing San Jose-born historic figure A.P. Giannini, founder of Bank of America, whose focus was on helping the everyman do well in life. Guess where Giannini got that business model? Woolworth's. Some of the other buildings Woolworth's operated among on 1st Street were there as early as 1857, and there were in fact shops at the Woolworth's building property itself as early as the 1850s.

The Woolworth's store building was a 26,000 square foot brick one-story, with a frame two-story addition at the rear. It had terrazzo flooring, which is made of chips of marble, quartz, granite, and or glass, in a poured cement binder. The word Woolworth in red tile letters was spelled out below the storefront windows on the sidewalk. Over the next 80 years the building underwent a few renovations and was repeatedly enlarged, once in 1937, once in 1953 when "a modern, marble and dark stone façade" was constructed. And again the façade was replaced in 2004 when the City bought the property.

The Woolworth's concept was considered the "greatest merchandising accomplishment the world had ever seen," according to a 1930s radio documentary on Frank Woolworth. His aim was to offer quality goods that all people could afford. Early on, his five-and-ten concept attracted the penny pinching classes, but eventually as people noticed the quality of his merchandise at such amazing prices, and realized they no longer had to ask to see or touch merchandise, or haggle over prices with store clerks, every class of customer traded at Woolworth's stores. It was considered "everybody's store."



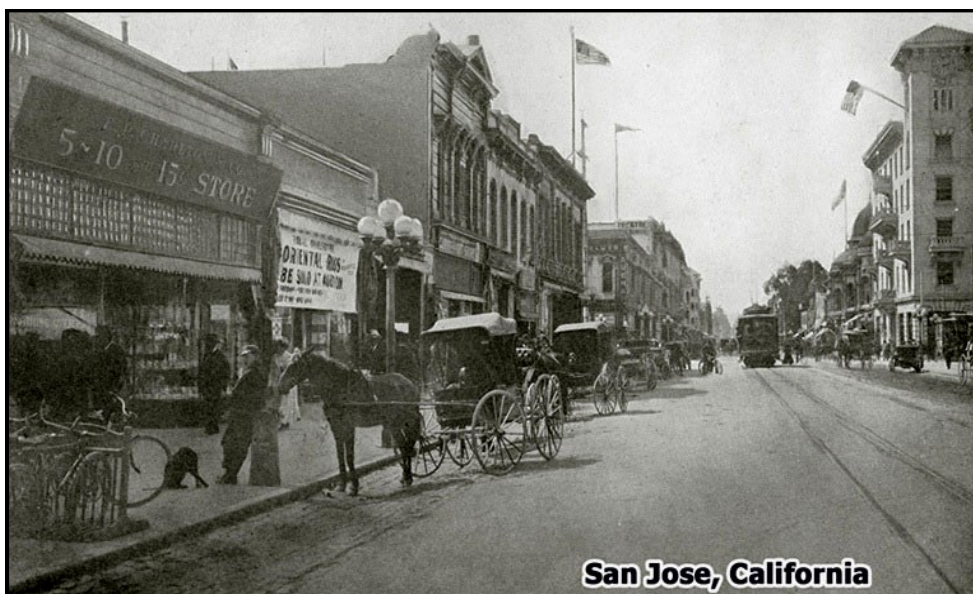
Frank W. Woolworth

1852-1919 (Photos:

www.woolworthsmuseum.co.uk)

At Woolworth's, even families hit by the Depression could get what they needed, because in Frank Woolworth's shops, everyone felt rich. One reason was his insistence that his employees respect even the humblest customer. In keeping with that, he located his stores in the best parts of town, on the busiest street—like our 1st Street here in San Jose.

Woolworth's store buildings were called "Red Fronts" because of their red and gold themed facades, with blocky red letters spelling out Woolworth. Always open to great ideas, Woolworth believed shoppers would like to have treats while shopping, and went to a huge effort introducing inexpensive candy to his stores. His Candy Carousel where uniformed girls sold candy by the piece or quarter pound, was a huge hit with customers and led worldwide candy sales. The beloved Woolworth's lunch counters followed. They famously introduced the first year-round hot turkey dinners outside of Thanksgiving, which sold for just 25 cents in the 1930s. (Cont'd p. 8)



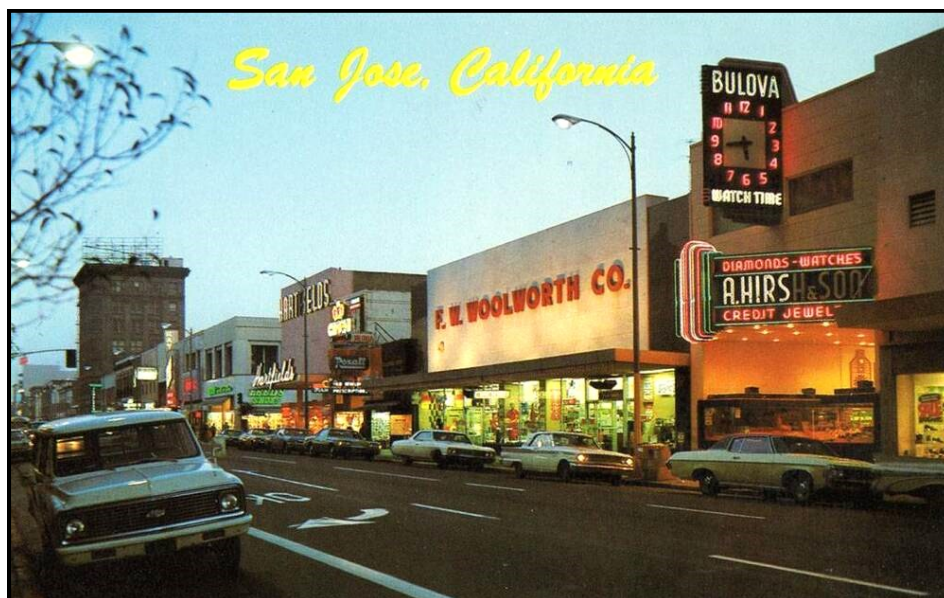
San Jose, California
The Charlton 5-10 and 15 cent store on 1st Street, circa 1905, before Woolworth's.

"Red Front" (Cont'd)

Woolworth and his younger brother Charles, were raised to be farmers. But when he was only four, young Woolworth met a traveling salesman and declared then and there, he wanted to be a salesman. He would play store in the family dining room, selling "wares" to Charles. He dreamed of having a merchant empire and spending his days in a wonderful, clean, well lit, fragrant shop, like ones he had seen and not been particularly welcome in as a farm boy. Joseph Bonaparte—the brother of Napoleon and a former king of Spain—had once lived in a nearby mansion in Bordentown, NJ. Exploring the abandoned mansion in his boyhood made Woolworth add to his dream—he wanted to be opulently wealthy.

When he started out to make his way at 16, education over, he ran into lack of opportunity and discrimination over his inexperience, less than impressive clothing, and rustic background. With the Civil War over, there were few jobs and too many more experienced people out of work, for him to stand out. Even after using his mother's life savings to take a bookkeeping course, his efforts to get a job ended up with him taking an unpaid apprenticeship keeping a shop tidy, and in another job sleeping on a cot in a damp store basement with a gun to protect the shop at night, which caused his health to collapse. He was unfortunately an inept salesman at first, but by chance discovered he could dress a shop window well enough to attract customers. His very first window was decked in red fabric and gold accents, a hint of what was to come.

Hunger for success drove him so that when he heard about someone putting sale items on a table for a nickel, to lure customers to more expensive merchandise, he was inspired. Soon he was successfully trying out the idea in the store of William Moore, his employer in Watertown, NY. Then after a few almost successful failures at having his own nickel stores, he finally hit on the format that made his name, opening The Great Woolworth Five Cent Store in Lancaster, PA in 1879. The idea took off so well, a farmer in Adams Center, New York bought \$50 of nickel



A modernized Woolworth's at 27 S. 1st St. circa 1975.

merchandise, sold it outside his barn, and held one of the very first "garage sales." PAC*SJ owes Frank Woolworth a debt of gratitude for our favorite fundraising activity.

A highlight of Woolworth's 118 years of success was the 1913 construction of the company's 60-story, 792 foot tall Woolworth Building on Broadway in New York. Dubbed the "Cathedral of Commerce," it was the world's tallest building for 17 years. Sales in Woolworth's stores were nearly \$100 million a year by 1917. In 1979, its 100th year, Woolworth's had over 4,000 general merchandise and specialty stores and 200,000 employees worldwide, including stores in England and Europe. Nineteen years later, every "Red Front" in the US and Canada was gone. The chain's closing was a familiar tale, new leaders after Woolworth and his brother who succeeded him, diversified, switched focus away from the original chain, and the five-and-dime lost out to the more lucrative newer chain in the corporation, an athletic shoe store. The dream four-year-old Frank Woolworth had in 1856 of a store empire continues today as Footlocker stores, who knew? There are still "Woolworth's" chains in other countries, unrelated to the original and just using the beloved name.

In his later years, Frank Woolworth had a spectacular mansion called Winfield—you can see amazing video tours of it on You Tube. It was like a world class museum with fabulous, ornate rooms representing many architectural periods.

(Cont'd p. 9)

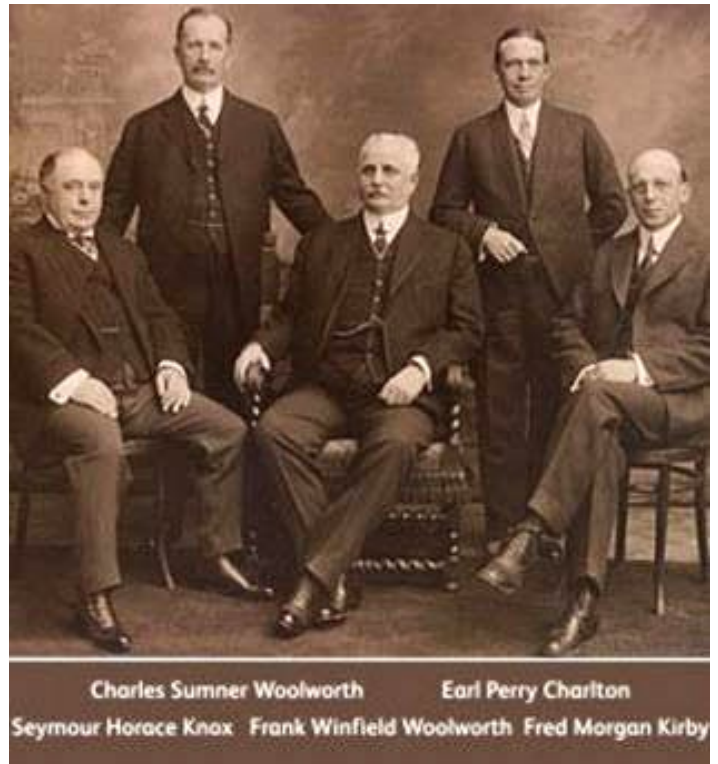
"Red Front" (Cont'd)

It even had a French Empire bedroom for Woolworth with what was rumored to have been Napoleon's actual bed.

He lived only two years in the mansion, but would guide guests around it giving historical tours in true PAC*SJ fashion. He appreciated historic architecture and the finer things in life to the point he spent \$10 million building his mansion in 1916. And, interestingly for San Jose, where the Rosicrucians have their Egyptian Museum and English-speaking headquarters, Woolworth was said to be a Rosicrucian, like Napoleon, both including Egyptian motifs in their decor.

Woolworth had one special trait that most helped his career—he valued people, especially those who helped him. He hired and helped his brother, cousins, bosses, colleagues from Moore's store in Watertown, NY, friends, even competitors, and these people stayed with him for life. Technically our Woolworth's store opened in 1926. But the truth is, early on, Woolworth set up a "syndicate" of friendly Woolworth's five-and-dime "rivals" who each had chains of many stores, all over the U.S. One of them happened to be right here, at 27 S.1st Street, the E. P. Charlton five-ten-and-fifteen cent store that opened circa 1905. The chain's founders were Earle Charlton and Seymour Knox, Frank Woolworth's cousin. So long before we knew it, Frank Woolworth's empire was right here in San Jose.

After our Woolworth's closed in 1998, plans fell through for it to become a House of Blues music venue, then it



became a Black Sea Gallery furniture store, then a Ross Dress for Less, and recently it has been occupied by Local Color, a non profit artists' hub that occupies buildings waiting for development

Frank W. Woolworth, Merchant Prince, built an empire out of nickels and dimes. Our Woolworth's store gave us, our parents, grandparents, great grandparents, friends, and neighbors here in San Jose, a place to spend our nickels and dimes. In exchange, we enjoyed the famous lunch counter, which was at the front on the right side as you came through the entrance. And throughout the store we also enjoyed finding the many things Woolworth's customers the world over knew and loved—especially the good times and nostalgic memories to be found in every merchandise aisle and at every counter seat. ☘

Top photo, Charles Woolworth, Earl(e) Charlton, Seymour Knox, Frank Woolworth, Fred Kirby.

(Photo: www.woolworthsmuseum.co.uk)

Left, Woolworth Building at 27 S. 1st St., in 2016. (Photo: Gayle Frank)



ON THE RADAR



8 N. Almaden Proposed Hotel

Comments at the April Landmarks Commission meeting, illustrates the need for more protection of our historic resources.

Heights must be lowered and setbacks/

stepbacks increased to respect adjacent structures. For this project, heights and massing are too severe and the view of the De Anza with its sign on top would be eliminated from the west direction. The height of the building increases closer to the De Anza which is counter to City's adjacency guidelines next to historic resources. The exterior De Anza fire escape and the beautiful mural will also be seriously impacted. Many agreed that this project disrespects our iconic landmark, Hotel De Anza.

S. Fourth Street Mixed Use Project

This project, at S. Fourth between San Salvador and William Streets, proposes an 18-story building of residential units, commercial and a restaurant. PAC*SJ feels the proposal is not consistent with the scale and height of the surrounding neighborhood. The approval of this project would set a dangerous precedent for infill. Other comments at the Landmarks Commission emphasized the height being too tall, the setbacks not appropriate, incompatibility and serious impacts would result to nearby historic properties.

Historic San Jose Murals.

The Hispanic Community has proposed that historic Chicanos murals have a place in San Jose and are important to the community. The murals need protection and one way to help may be to add them to the San Jose Historic Inventory List. Several have been lost (painted over) so a thorough plan for preservation of these murals will be proposed by the community. These murals provide an education to the youth about their community and are important in creating a cultural zone.

Kudos for Chiechi House

The Chiechi House at History Park was designated a City Landmark by the San Jose City Council on May 7th. The La Raza Historical Society is the future tenant of the Chiechi House. Landmark status allows the Society to obtain grant funds for necessary improvements to the structure.

27 S. First St. Tower Project

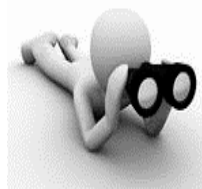
PAC*SJ appealed the approval of this project by the Planning Department. We spoke at the City Council meeting on May 14th explaining the appeal. PAC*SJ is still convinced the project is too massive in height and sets a dangerous precedent for more high-rises on First Street, engulfing our historic buildings.

Our appeal was rejected and the project can proceed with demolition of the former Woolworth Building, immediately across the street from the iconic Bank of America Building, wiping out views from the west.

Cambrian Park Shopping Plaza

The Cambrian Park Shopping Plaza (18 acres), built in 1953, was sold in 2015 to Weingarten Realty Developments for a proposed complete redevelopment and subdivision. The site lies in Santa Clara County on Union Avenue but will be annexed into San Jose. Plans include 73 townhomes, 260 apartments (7-stories), two hotels (6-stories), commercial retail and entertainment space, a convalescent hospital, Town Square and a park.

The present Plaza is an excellent example of mid-century architecture and design and is one of the oldest left in the area. Presently, among a few chain retailers, a number of family-owned stores have resided there for decades. Many Cambrian residents are troubled by the potential assault on this shopping center, considered the center of its neighborhood.



PAC*SJ is Still Keeping An Eye On—

- Santana West
- City Center Motel Sign
- Graves House
- Winchester Ranch Park
- 170 Park Avenue
- Wehner Mansion

PAC*SJ 2019 Calendar

- Jun 17** Monday, PAC*SJ Board Meeting, 6:30—8 PM. History Park, 2nd Floor Firehouse.*
- Jun 20-22** PAC*SJ's Famous **Garage Sale**, 260 S. 13th St. Thurs-Fri, 9 am-6 pm. Sat, 9-12 pm. To donate or volunteer, email to donations@preservation.org.
- Jun 20** PAC*SJ **Re-Dancing Party** to celebrate first lighting of the neon Pig Sign. 7:30 pm at 100 S. Montgomery St. San Jose.
- Jun 22** **History San Jose's Valley of Heart's Delight fundraiser** at History Park, 6-9:30 pm.
- Jul 13** Saturday, **PAC*SJ Walking Tour of Alviso**, 10:00 am—12 pm. Details on page 6.
- Jul 15** Monday, PAC*SJ Board Meeting, 6:30—8 PM. History Park, 2nd Floor Firehouse.*
- Aug 18** **Eichler Celebration** at Fairglen Neighborhood off Curtner Ave. More details to follow.
- Aug 19** Monday, PAC*SJ Board Meeting, 6:30—8 PM. History Park, 2nd Floor Firehouse.*
- Sept 16** Monday, PAC*SJ Board Meeting, 6:30—8 PM. History Park, 2nd Floor Firehouse.*
- Sept 28** PAC*SJ Fundraiser, **Rancho Fandango** at the Messina Historic District Site on Capital Avenue. More details to follow. Sponsor opportunities.
- Oct 21** Monday, PAC*SJ Board Meeting, 6:30—8 PM. History Park, 2nd Floor Firehouse.*

**Check to ensure Board meeting location has not been changed.*

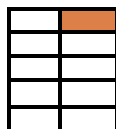
State and National Listing for Fairglen Eichlers

Congratulations to the "Fairglen Additions No. 1, 2, and 3" Eichler subdivision in San Jose, which was officially listed on the California Register of Historic Resources and on the National Register of Historic Places. The 218-home neighborhood is located near Curtner and Booksin Avenues. It is the only Eichler subdivision out of seven tracts in San Jose that has been placed on the California and the National historic lists.

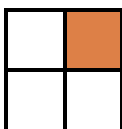
Sally Zarnowitz and Peter Hurd both spoke at the state Historic Resources Commission meeting. Sally Zarnowitz wrote the Fairglen nomination and a wider survey document, "Housing Tracts of Joseph Eichler in San Jose, California, 1952 -1963," which offers context for the Eichler history in San Jose. Join us for the celebration on August 18th. More details to follow. ☘

ADVERTISE IN CONTINUITY!

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.



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



1/4 Page
Single issue
\$100



1/2 Page
Single issue
\$200



Full Page
Single issue
\$375

Good Time at Diridon Area Walking Tour

The PAC*SJ Diridon Station Area Walking Tour took place on Sunday, April 28th. The group started the tour at the Diridon Station (formerly Cahill Station) and learned that the Hiram Cahill family bought the 5-acre plot where the Station stands, back in the 1850s. But in 1863 Cahill was killed in a hunting accident with friends—shot in the chest. His widow sold the land to Senator James Fair and partners for the beginnings of the narrow gauge railroad to Santa Cruz. The adjacent street is still named Cahill Street.

The walking tour moved on past Patty's Inn on Montgomery Street to the celebrated Stephen's Meat Products Sign (the dancing pig) to discuss the site where Stephen's famous sausages were made. The Stephen's building was razed in 2007 and now serves as a parking lot. Preservationists fought hard to save the building to no avail.

Next, we visited the large brick Navlet's building, formerly the Harold Hellwig Ironworks, built circa 1935. We were treated to an inside tour and even visited the mezzanine offices. Meg Suzuki Hudson, the Taiko Drumming Outreach Coordinator, explained how the drums are made, with examples, and told us about the various classes available on Taiko drumming—classes offered to youths up to senior citizens. All classes and rehearsals are held at the Navlet's building.

The front exterior of Navlet's includes clinker bricks and a beautiful door with a surrounding brick arch. On a nearby wall a large plaque symbolizes ironmongery, advertising that iron and metal work is manufactured and sold here. The plaque design has been used for centuries in Europe to identify ironworking establishments.

According to Jim Mieuli, the last owner of San Jose's Navlet's, his grandfather bought out the San Jose

flower and nursery business from founder Charles Navlet in the 1920s. Jim's father, James Mieuli, inherited the business and moved to the ironworks building in the late 1960s. Son Jim operated Navlet's at the Montgomery Street location until 2005.

Sunlite Bakery was the next historic structure we visited on Montgomery St., a rare example of Streamline Moderne Industrial design built in the late 1930s. The original bakery owner, Alan Gilliland, also started the KNTV station next door in 1955, which was very risky at that time. He was so successful with TV that he sold his bakery business at its peak a few years later while it was the largest bakery in San Jose. The KNTV building was destroyed by fire in 2014.

Next on the agenda was the Poor House Bistro house from 1905, moved to Autumn Street in the late 1940s by the Meduri family. The house originally sat at 184 S. 11th Street where it served as a San Jose State sorority house.

Down South Autumn, we walked by the Kearny Pattern Works and Foundry building where its sign has recently been removed after closing last October. (Cont'd p. 13)



Diridon Area walking tour group in front of the City Landmark building, the San Jose Water Company, on W. Santa Clara St.

Walking Tour (Cont'd)

The Kearny business was the oldest working foundry in San Jose when it closed. You can find an exhibit on its processes, procedures and history at History Park until July 21. The original Kearny building from 1919 on Montgomery Street is directly behind the newer Autumn Street building.

Around the corner on W. Santa Clara Street, we visited the beautiful San Jose Water Company building, circa 1934. The handsome two-story structure displays its water theme with trim and wrought iron décor. A prow of a ship emerges from above the front door, rising from what looks like billowing waves.

Finally we crossed W. Santa Clara Street under the bridge, walked through the small plaza where the Native Americans are honored, crossed the footbridge and rested at Arena Green. We all admired the 33 wonderful resin creatures residing in the Carousel, locked behind a protective cage. The Carousel has been out of commission since about 2011. The good news is that the Guadalupe River Conservancy plans to relocate the Carousel and begin operating it again. ☘

—Gayle Frank



Meg Hudson speaking to the group inside the former Navlet's building.



Ironmongery plaque at the former Harold Hellwig Ironworks (Navlet's Building), signifying iron work manufacturing.

(Photos: Gayle Frank)



A dragon, one of the creatures at the Carousel.

Yuzuru "LeRoy" Kawahara, San Jose Architect

Frank Lloyd Wright has had an influence on the San Jose skyline through the quietly elegant work of a San Jose native son, Yuzuru Kawahara. The recent community meetings related to the development of the old San Jose Hospital site has made the neighbors more aware of their local landmarks. Looking around the hospital site, the 10-story office building located at 25 North 14th Street is a very prominent feature. Despite its size, this building has been overlooked and ignored in the conversations about developing the site. It is overlooked no more.



*LeRoy Kawahara
(1924-2004)*

The permit for the structure listed only the name of builder/developer Cliff Swenson, and it took a little digging to uncover the name of the architect. Franklin Maggi recalled that Kawahara was Swenson's architect for many years, and the newspaper archives provided a much greater story.

Yuzuru "LeRoy" Kawahara was born in Alviso in 1924 and attended Los Gatos High School. He became acquainted with Frank Lloyd Wright's work in high school, and considered Wright his hero after reading about him in the school library.

LeRoy was the tallest member of his family at 5-11" and a promising athlete, winning a football scholarship to California Polytechnic State University. He was a college freshman when Pearl Harbor was attacked. With the rest of his family LeRoy was sent to an internment camp in Heart Mountain, Wyoming.



*LeRoy Kawahara,
a young architect.*

He soon left the camp and joined the famous all-Japanese 442nd Regiment of the U. S. Army, fighting in Italy. He was wounded in

action and earned a purple heart. Leaving the Army, he tried to re-enter colleges across the nation but was not successful. His daughter later reported that he was denied entrance because he was Japanese.

Before returning to California, he decided to hitchhike to Wisconsin to see his "hero." Mr. Kawahara was invited in to meet Wright who reportedly apologized to him for what was done to him and other Japanese-Americans. When he heard of Kawahara's dream of being an architect and applying for the Taliesin Fellowship, Wright offered to train him. Wright commented that he did not believe in accepting students from college because it was four years that he had to undo. Kawahara moved to Wisconsin in 1944 to study with Wright.
(Cont'd p. 15)



*25 N. 14th Street, San Jose, office building
designed by LeRoy Kawahara. (Photo: Gayle Frank)*

Kawahara (Cont'd)

LeRoy Kawahara eventually found his way back to San Jose and designed over 200 buildings in the area. The Fuji Towers in Japantown and 777 North First, the Swenson Building, are two of his other notable structures. He has at least one structure listed on the National Register, a residence in Battle Creek, Michigan.

In San Jose, he lived in a modest tract home in Campbell. His daughter noted in his obituary that he did not change a thing in his own home. His family included a daughter and a son. He died at the age of 80 in 2004. ☿

— April Halberstadt



*Fuji Towers at 690 N. 5th St., designed by Kawahara.
Groundbreaking was in 1975. (Photo: Gayle Frank)*

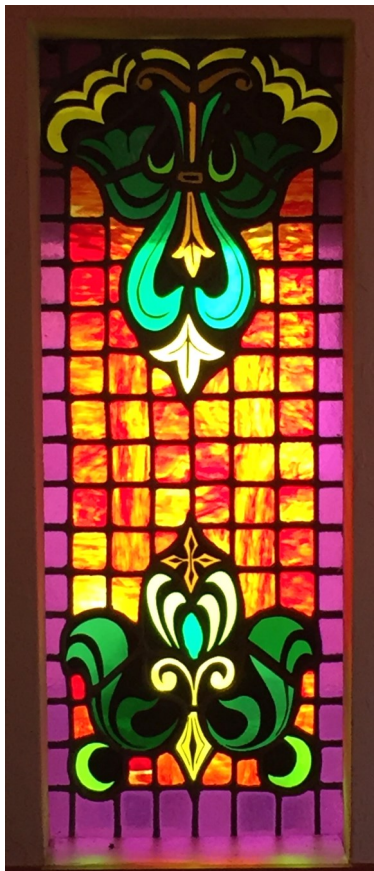


Listed on the National Register of Historic Places, the Frank Ward House was built 1951-52 in Battle Creek, Michigan and designed by LeRoy Kawahara. The house is significant for its design, its architect and the elaborate fallout shelter/disaster-proof basement designed by owner Frank Ward.

ArtWorks Restores Chapel Stained Glass

O.K., we were intrigued. When the Home Advisor request came through our email, it mentioned broken stained glass windows at the Rancho Santa Teresa Mobile Home Estates. While stained glass windows are certainly possible in a mobile home, in almost 40 years in a business that includes creation, repair and restoration of stained glass, Art Works owner and artist John Espinola had only encountered one other instance. Imagine our surprise when, following the maintenance man's golf cart, we pulled up at a stone chapel! (Pictured right.)

What we saw before us was a chapel with two badly battered stained glass windows. Over 25 pieces between the two needed to be replaced. Because the windows are mortared into the walls, they can't be moved, so John moved a work table and equipment in. We chose the best new glass we could to replace the old glass (matching colors and textures can often be difficult). John spent about 25 hours over five days removing the lead surrounding each piece, cutting and shaping a new piece, then placing it and replacing the lead.



As he worked, he became more and more curious about the chapel. It is, we learned from the Santa Teresa website, a 1/16 replica of the original Hayes chapel, built to preserve that building's history.

It is not clear whether the "original" is one that was built with the original Hayes mansion that burned down, or one built for Mary Hayes after she married Thomas Chynoweth and was sought after for her spiritual guidance. That chapel also burned. There is, perhaps, a clue in the large



Photos: John Espinola

stained window at the front of the chapel, which has a dedication, "In Memory of Sibyl Charity Hayes," though we never found anything about her. Sister? Daughter? Niece? Granddaughter? Since the property is a mere stone's throw away from the Hayes Mansion, we assume that the current chapel stands where the original once did and that arrangements to preserve and maintain it were part of the sale of the land.

We believe that this chapel is a little hidden nugget of more San Jose history waiting to be uncovered. It is certainly worth a visit. To arrange one, call Pat or Gary Miller at 408-227-9033. And the next time you're checking your phone or computer, see more of John Espinola's work at artwks.com.

✂

—Theresa Brandt

Source: ranchosantateresamhp.com/history/

Artist John Espinola opened ArtWorks in 1980 in Campbell. John is the brother of the late architect, George Espinola. Theresa Brandt is married to John Espinola.

Exploring San Jose's City Landmarks

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

HL92-78; CalPak/Del Monte Pickle Plant #14, formerly 621 N. Eighth St.

In 1864, the N. Seventh and N. Eighth Streets near Jackson Street were bisected by the Western Pacific Railroad. This allowed fresh fruits and vegetables, dried fruit, wine, brandy and more to reach a larger market. The whole area grew into a center for food processing and related businesses. The railroad ran directly behind the California Packing Corporation (CalPak) pickle factory site at Eighth Street and Jackson, connecting all its plants (buildings) so its products were conveniently transported by rail.

The CalPak organization was part of an association of food processors since 1899. In 1916, it officially incorporated, adding more food companies including one each from Oregon, Alaska and Hawaii. A year later the Del Monte label was introduced for high-end products made by all the companies. (Del Monte had been a brand of a premium coffee decades earlier for the famous Del Monte Hotel in Monterey.) At that same time, one of CalPak's first structures under this new consolidation was the brick warehouse on N. Eighth Street. Built in 1916, it was identified as Plant #14, along with two long wooden structures for pickle vat storage and a small shop/office building next door. Many of the cannery's employees lived nearby. Older resi-



(Photo: Gayle Frank, May, 2019)

CalPak/Del Monte former pickle factory warehouse, Plant #14.

dents remembered the strong odor from the cooking vinegar and the fermenting pickles.

According to the building description, Plant #14 is 230 feet long and 84 feet wide with a stepped parapet. A band of clerestory industrial windows previously ran along the length of the building just under the slightly pitched roof. Loading dock bays with roll-up doors of various sizes were stationed along the length of the building.

The building is an excellent example of high quality design and construction of an important Santa Clara Valley industrial structure. Transformed in 2001-2002 into lofts and studios, there are glass sliding door entrances with awnings to each of the ground floor residences. More windows have been added for each of the 22 units. The address is now 350 E. Taylor Street.

Near Plant #14, Plant #4, between N. Seventh and Eighth Streets, a concrete warehouse replaced a 1920s brick building in 1972.

(Cont'd p. 18)

A vintage Del Monte pickle label c. 1920s.



Landmarks (Cont'd)

The original brick building belonged to Central California Canneries before CalPak/Del Monte acquired it. Being a recent structure and not considered historic, the concrete building was demolished in 2001 for new residential units.



Early Del Monte Coffee container.

A nearby water tower, part of the pickle factory city landmark site, was built circa 1960. The tower has a conical roof and a type of structure that is not used in present day construction. A substantial rebuilt was said to occur around 1995. The name "Mariani" is painted on the tower, the last business operating at the site.

The CalPak/Del Monte Pickle Factory facility included multiple brick buildings along with wooden buildings holding large vinegar vats. The site included the Pickle Factory Plant #39 and the Vinegar Factory Plant #34, in addition to Warehouse Plants #14 and #4. One large wooden building contained 13 vinegar tanks, two alcohol tanks, three mixing tanks plus an office and open work floor. Today, the brick warehouse Plant #14, the first building constructed when CalPak incorporated and an important part of the entire facility, is the only large structure remaining. Pickles were

processed at this site from 1919 until 1974 when the plant closed.

Plant #14 warehouse is one of the rare examples of industrial brick architecture associated with Del Monte Food Company. The site at N. Eighth Street provided vast amounts of space for pickle vats and product storage of pickled cucumbers and other vegetables, crucial for the pickle industry in San Jose. Pickling is a method of preserving food with a longer shelf life that allowed the food to reach customers farther away.

This Del Monte property was sold in the 1980s, which was then leased to Mariani Foods who used Plants #4 and #14 for manufacturing, fruit and nut packaging, storage and distribution.

Del Monte operated seven plants in San Jose with Plant #3 at 801 Auzerai Avenue the last to close in 1999. Del Monte has been one of the most important corporations in the nation's food processing industry and is prominent internationally in setting standards, innovation and research. ☞

— Gayle Frank

Sources:

—DPR 523A *Urban Programmers, Bonnie Bamburg, San Jose, 4/17/2001*

—*Historical Report and Evaluation for the Proposed General Plan Amendment at the Former Del Monte Corporation Plants #4 I& #14. Urban Programmers, 4/15/2001.*



Another pickle label from CalPak (California Packing Corporation). Headquarters were in San Francisco.

PAC*SJ Membership Application

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

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

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