

CONTINUITY

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

Summer 2022

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Historic Naglee Park Church Threatened

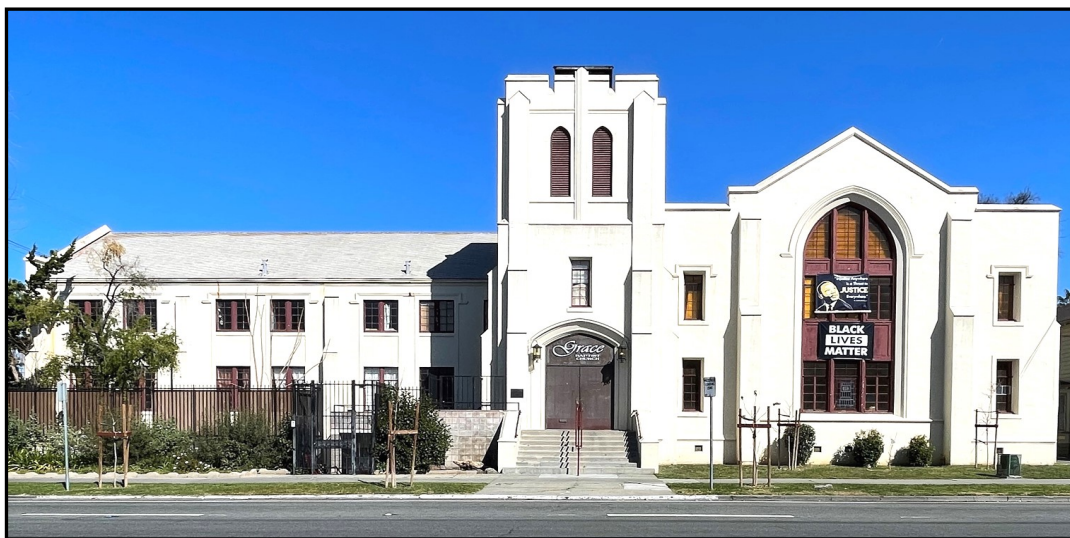
By Ben Leech, E.D.

Grace Baptist Church, the handsome Gothic Revival sanctuary and long-serving community anchor standing prominently at the corner of 10th and San Fernando Streets, faces an uncertain future following a controversial sales agreement with an out-of-state developer.

Despite strong opposition from many of the church's longest-serving members, the congregation voted in March to accept a multi-million-dollar sales offer from Core Spaces LLC, a Chicago and Texas-based luxury student housing developer seeking to demolish the

historic sanctuary and three other buildings on the site for a new mid-rise mixed-use development. The sale and demolition were championed by Grace's current pastor Rev. George Oliver, a recent Texas transplant who joined Grace Baptist less than two years ago. Opponents of the redevelopment argue that viable preservation alternatives were never considered by church leadership and that the vote to approve the sale was based on incomplete and highly misleading information about the church's physical condition and current economic outlook.

Grace Baptist Church was constructed in
(Cont'd p. 2)



Grace Baptist Church at the SE corner of 10th and E. San Fernando Streets.

Church Threatened (Cont'd)

1941 and designed by the celebrated San Jose architectural firm of Binder & Curtis, whose other architectural highlights include the San Jose Civic Auditorium, San Jose Water Works, Towne Theater, Commercial Building, Fire Station #1, and myriad other notable landmarks. The church is also significant for its intact and operational church organ, which was originally housed in the now-demolished Liberty Theater. This rare local relic from the Silent Era of cinema-- and the last surviving movie organ in the South Bay-- was acquired by the congregation prior to the church's construction and incorporated as a character-defining feature into its original architectural design.

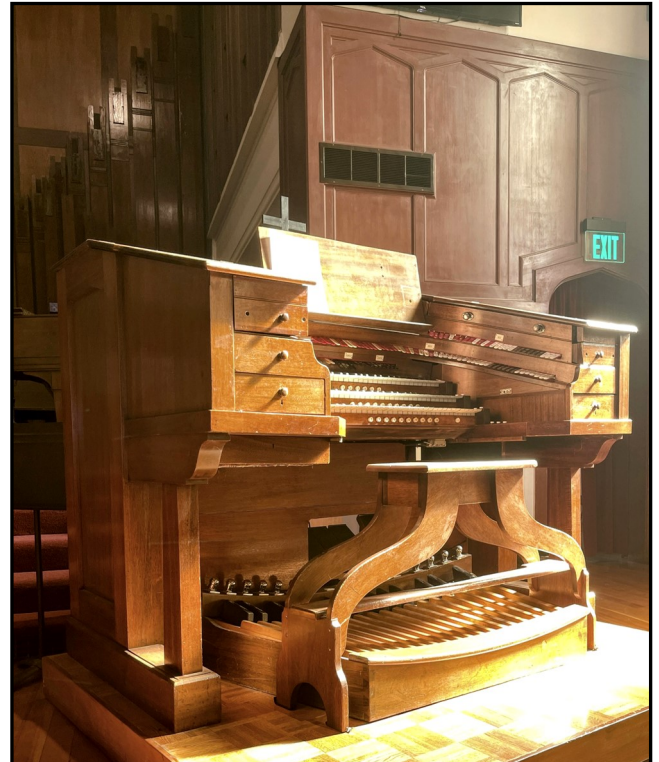
Despite its architectural significance and cultural importance, the church is not currently protected by any local landmark designation. PAC*SJ is working closely with preservation-minded church members on an application to elevate its historic status on the City's Historic Resources Inventory. Currently listed as a Structure of Merit, this determination was based on an incomplete 2002 survey which mis-dated its construction and failed to identify its highly-significant architects. PAC*SJ contends that it is eligible for Candidate City Landmark Status, which would require any redevelopment proposal to undertake a robust CEQA analysis of viable preservation alternatives.

(Cont'd p. 3)



Interior of Grace Baptist church at 10th and E. San Fernando Streets. (Photos: Ben Leech)

Church Threatened (Cont'd)



Above, a section of the organ's pipes. Right, the organ keyboard instrument. Lower right, the visible instruments at the back of the church's alter. The 100-year old organ has been painstakingly restored over many years. The Church was built around the two-ton wood and steel instrument in 1941.

During 2022, organ concerts and silent movie nights have been held to raise money for renovations and expanded services for the poor. (Photos: Ben Leech)



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Listing only as a Structure of Merit does not require this important review, leaving it especially vulnerable to unnecessary demolition.

The church parcel is currently designated for "Public-Quasi-Public" use only, and any housing or mixed-use project on the site would require City Council approval of a General Plan amendment, a long and often-contentious process. Church leadership and the prospective developer have yet to submit any preliminary development proposals to the City, which is highly unusual for such a potentially large and controversial project.

Concerned congregants have launched an advocacy campaign seeking the support of elected officials, Naglee Park neighbors, and other concerned citizens to block the demolition and pursue viable preservation alternatives. Visit www.savegbcsanctuary.com/ for more information on the church's historic and cultural significance and ways you can help ensure its continued survival. ☚

County's First Preservation Awards Night

On May 21st, a balmy Saturday evening, residents interested in history and preservation attended a celebration of National Preservation Month by acknowledging good work performed throughout Santa Clara County. There were 16 participating organizations that each selected its candidate for a 2022 preservation award.

This was the first such event to recognize outstanding preservation projects, groups and individuals throughout Santa Clara County since the 1990s. The newly formed Santa Clara County Preservation Alliance (SCCPA), consisted of representatives from the Santa Clara County Historical Heritage Commission, San Jose Historic Landmarks Commission, Preservation Action Council of San Jose, California Pioneers of Santa Clara County and History San Jose.

Here are the 16 award recipients/presenters from participating County history museums and preservation organizations:

Lori and Brad Forcier awarded by Los Gatos Historical Society

Miller Red Barn Association Team awarded by Miller Red Barn Association

Saratoga Foothill Club awarded by Saratoga Historical Foundation

Daniil Reouk awarded by City of Los Altos

Los Altos History Museum and DC Construction awarded by Santa Clara County Historical Heritage Commission

Jesús Linares Orosco awarded by La Raza Historical Society of Santa Clara Valley

Bruce Bartlett awarded by New Almaden Quicksilver County Park Association

Umunhum Conservancy awarded by The Santa Clara County Historical Heritage Commission

Joanie M. Lewis awarded by Gilroy Historical Society

Mary Kay "Marina" Marinovich awarded by Mountain View Historical Association

Curt Fukuda awarded by Japanese American Museum of San Jose

Palo Alto Stanford Heritage & Carolyn George awarded by City of Palo Alto Historic Resources Board

Kelly Brothers House Movers awarded by Preservation Action Council of San Jose

Tony Ornellas awarded by History San Jose

Joseph P. Melehan awarded by California Pioneers of Santa Clara County

Kitty Monahan awarded for "Lifetime Achievement by Santa Clara County Preservation Alliance

It was inspiring to learn about recently restored historic structures and hear of the passion and dedication for preservation from the award presenters and recipients. Many of the organizations, including PAC*SJ, displayed information at their tables.

The PAC*SJ Board of Directors unanimously chose to recognize Kelly Brothers House Movers—for the 2022 "Legacy of Preservation" award for outstanding contributions to the preservation of Santa Clara Valley's architectural heritage. PAC*SJ honors Kelly Brothers House Movers because they have been relocating historic



buildings for over 100 years. This four-generation family-owned business is well known throughout the valley and beyond for its dedication to the preservation of our past.

(Cont'd p. 5)



From left, Mark, Howard, and John Kelly with Ben Leech.

(Photo: Ronald Horii)

Awards Night (Cont'd)

Just in the last few years we have witnessed significant relocations of the Scheller House (SJSU), Pallesen Apartment Building (4th & Reed St.) and Poor House Bistro to Little Italy. Each move saved an important historical resource that would otherwise have been lost.

Howard 'King' Kelly, with his sons Mark and John Kelly, accepted the award. King's grandfather and father owned the business until he took over. As a boy, King worked his first moving job (operation of controls) in 1946! Congratulations to Howard 'King,' Mark and John Kelly.

The final Lifetime Achievement Award presented to Kitty Moynahan from the Santa Clara County Preservation Alliance was accepted by Michael Cox since Kitty was ill. Kitty's preservation achievements are numerous and far-reaching. She led the New Almaden Quicksilver County Parks Association for 40 years, served on the County Historical Heritage Commission, Parks Commission, Umunhum Conservancy, and countless other preservation and ad hoc groups for nearly 50 years. She also served on the PAC**SJ* Board a few decades ago. Her passion and dedication to local historic preservation has truly been an inspiration to all who know and appreciate her.



Kitty Moynahan

The Preservation Alliance hopes this event will continue and create greater appreciation for all our participants' efforts and accomplishments in the realm of historic preservation. The Preservation Alliance team included Tere Johnson (Coordinator), Bill Hare, Ben Leech, Bill Schroh Jr., Lynn Stephenson and Gayle Frank.

Sponsors for the event were Kiwanis Club of Mountain View, Milpitas Historical Society, Bill Hare Productions, Santa Clara County Horseman's Association, Carolyn Gip Gagnon, Mountain View Historical Association, New Almaden Quicksilver County Park Association, Chinese Historical and Cultural Project, and R&H from Rotary eClub of Silicon Valley.

Special thanks go to our fantastic emcee, the Gilroy Chamber President & CEO, Mark Turner, the Stargeezers band for great music, Rick Helin and the CA Pioneers of Santa Clara County for the wonderful County Fair

film from the 1940s, E Clampus Vitus (Mountain Charlie #1850) for the bar, and all the many other volunteers and History San Jose staff. Everyone's participation and support made this vision of a Preservation Awards Night a reality.

To learn what preservation projects and distinguished services were recognized, visit www.preservation.org/npm2022. You may want to check out some of these award-winning historic structures. Congratulations to all the recipients of the 2022 historic preservation awards! ❧

(Photo: Ben Leech)



Tony Ornellas and Bill Schroh Jr. on stage.



*Lisa Wangsness staffed our PAC**SJ* table at Awards Night.*

New Life for Moir and Armory

New life will soon be launched into two respected historic buildings in downtown San Jose: the 1934 U.S. National Guard Armory at 240 N. 2nd Street and the 1893 Moir Building at 227 N. 1st Street. These two structures are slated to serve students at Hillbrook School's new High School. Hillbrook, a private school founded in 1935, presently operates an elementary and middle school in Los Gatos.

The sites are owned by Urban Community, Gary Dillabough and Jeff Arrillaga's development firm. The company will be renovating the interiors but keeping the original historic exteriors. Classes are expected to begin for freshmen by the fall of 2023 in the Armory while work will be progressing on the Moir Building.

The Armory served us well in WWII and is a San Jose city landmark. The Spanish Eclectic building was one of the few San Jose projects funded during the depression by the WPA (Works Progress Administration). National Guard Units from the South Bay were consolidated at this building, which served as the Headquarters for the California National Guard 3rd Brigade, 40th Infantry Division. In front of the Armory a sign states, "This building is a memorial to local veterans who have served their community, state, and nation in times of war and peace."

The Moir Building was built in the Romanesque and Second Renaissance Revival styles. It has a Queen Anne turret and an added third story to form an atrium for more light. It was retrofitted after the 1906 earthquake and seismically retrofitted in 1982. It is listed on the National Register and is a city landmark. The building's previous rehabilitation and adaptive reuse won several preservation awards in the past.

⌘



*Moir
Building
at
227 N.
1st
Street.*

New Restored Kogura Sign

The Kogura Gift Shop at 231 Jackson Street has a new upgraded sign to direct visitors to the oldest store in San Jose's Japantown. In fact, it is considered the oldest store in its original location in any U.S. Japantown. Since 1934 the business has resided here although it moved here after six years a few blocks away.

Early on the store carried household appliances and radios; Owner Kohei Kogura was an official RCA dealer. As all Japanese citizens experienced forced relocation during WWII, sadly the Koguras were required to leave their home and store. Thanks to San Jose attorney J.B. Peckham, who ensured the property remained ready for the family's return, the Koguras could eventually pick up their lives again after the war.



Today, Richard Kogura and his sister Caroline Kogura manage the store. Their mother, Toshiko Kogura, who was the original owner Kohei's daughter-in-law, worked in the store from the 1960s until the pandemic hit in 2020. She is 96 years old!

The store was closed when the pandemic struck so therefore Richard and Caroline decided to upgrade the store, including restoring its original sign. The signage at the bottom had read "Oriental Arts" but seemed outdated and offensive so it was changed to "est. 1928." See above.

The gift shop is next door to Japantown's oldest building which is also owned by the Koguras. They plan to restore the structure. ⌘

Rod Diridon Sr. Discusses Diridon Station

On March 27th, PAC*SJ was pleased to present an in-person event featuring Rod Diridon Sr. Rod reflected on the Diridon Station's celebrated past and uncharted future. (The Station was named after him in 1994 after its amazing restoration.) We gathered at 450 W. Santa Clara Street which is the former Collier Building of classic style but built about three decades ago.

Rod gave us an overview of the Station's history and the process of its major restoration that was completed in 1994.

As for the Station's future, Rod presented key points that could enable the secure future for Diridon Station. Below is a very brief summary.

1. Convene a fully accredited Joint Powers Board (JPB).
2. Obtain permission to designate the Federal Transit Administration (FTA) to be the lead federal agency.
3. The FTA could provide funds for the JPB to conduct a Certified Environmental Clearance and alternative analysis.
4. Obtain bids and choose an engineering team with positive experience with CEQA for the study.
5. In parallel, obtain commitments for construction funding grants for the final certified preferred alternative.
6. Firm deadlines should be set for the JPB to recommend an environmental certification and for any added construction to be completed.

Rod stressed that the JPB has the responsibility to create one of the best connected and busiest, sustainable transportation interchanges in the western U.S.

Diridon Station was listed on the National Register of Historic Places in 1993. In keeping the Station, Rod says, "Saving the best of the past to create a better future is a worthy objective."



*Rod Diridon Sr. and Ben Leech (PAC*SJ E.D.)
in the Diridon Station Main Building.*

After the presentation, we walked over to the Diridon Station and admired the main lobby and exhibits. Rod pointed out the cracks in the main terrazzo floor from the 1989 earthquake. The most efficient remediation was to patch the cracks which aren't very noticeable. Presently, the leaking roof is causing the expensive decorative painting on the beamed ceiling to peel. We walked through the tunnel and heard some interesting stories. Rod showed us the wrought iron fencing that was original from the San Francisco-San Jose Railroad back in 1864! (Photo left.) ☼

From 1993 to 2014, Rod Diridon, Sr., was executive director of the Mineta Transportation Institute (MTI), a transportation policy research center created in 1991 by Congress. He is known as the father of modern transit service in Silicon Valley and has chaired more than 100 international, national, state, and local programs, most related to transit and the environment.



ON THE RADAR

Century 21 Theater, Winchester Blvd.

Federal Realty, who leases the Santana West property, is considering an adaptive reuse design it commissioned from TEF Design Group for the theater. The exterior shape would remain but cutouts

in the dome would bring in natural light. Inside, the floor space would stay open but mezzanines would be added. No use for the building has been suggested yet. PAC*SJ has asked for the status on the Century 21 sign in storage.

Former City Hall, 801 N. 1st St.

On June 16th, the Santa Clara County Historical Heritage Commission will consider an application by County staff to demolish this iconic mid-century modern landmark. PAC*SJ will present a rebuttal to the County plan and encourages interested members of the public to testify in support of an adaptive reuse alternative. Meeting information will be posted at <https://www.preservation.org/oldcityhall>. PAC*SJ contends that the structure could be used for any number of current County needs, including a transitional mental health assessment and treatment center. PAC*SJ has also stressed that maintaining the property will cost far less than it would take to demolish the building and create a vacant lot. There is no known identified future use.

Graves House, 4145 Mitzi Dr.

This iconic 1800's mansion in District 1/West San Jose is vacant and deteriorating. PAC*SJ connected with owner, Edge Development, the City's D1 Council Office, Historic Preservation and Code Enforcement Officers, and Habitat for Humanity EBSV to explore solutions for securing, stabilizing and reactivating the site. Through April and May,

Advocacy Committee volunteers and Edge's property management company worked to remove 40 cubic yards of trash and organic cuttings from the parcel. Edge remains committed to saving the Graves House, but is open to selling it. While pursuing rezoning and entitlement of a revised development project that moves the House to the NW corner of the parcel, the plan will make way for 14 new townhouses.

Former Hale's/Valley Title, 300 S. 1st St.

This significant intersection is the Gateway to the SoFA District. Responses to the project's supplemental EIR are due June 6. PAC*SJ still feels the cladding should be exposed to determine the restoration possibilities before demolishing the building for two 20-story towers. Should the proposed project proceed, the design needs to be stepped down in elevation facing the S. 1st St. historic buildings across the street.

Wade Warehouse, Alviso

PAC*SJ has been informed that the loose bricks from the burned Warehouse are stacked, protected and not to be removed from the site. A plan is being discussed to incorporate the reusable bricks and clinker bricks for the name H.G. Wade in a wall—perhaps near the Wade Residence, which is very vulnerable at present. On June 1, a request for a historic permit to dismantle the rest of the bricks will be considered by the Historic Landmarks Commission. The standing walls are unstable with deteriorating or missing mortar and fragile bricks. These bricks were made in the 1860s and methods were more primitive.

Hangar One, Moffett Field

Construction has begun on Google's Hangar One restoration project at Moffett Federal Airfield in Mountain View. This significant icon of Santa Clara County is expected to be restored by 2025 and become a hub for tech, space and aviation breakthroughs with Planetary Ventures. The Hangar was almost demolished by the Navy; a long, hard fight over many years saved it.

Cesar Chavez House

In 1993, the Cesar Chavez family home's site was designated as a City Landmark. PAC*SJ is concerned that the house itself is not defined as a city landmark, just the site, and could possibly be demolished or greatly altered. The house itself, which was for sale, is significant and should remain because it was Cesar Chavez's residence. ☘



PAC*SJ is Still Keeping An Eye On—

- Diridon Station
- Alum Rock Log Cabin
- Downtown West Project
- McCabe Hall
- Montgomery Hotel
- Hotel De Anza
- St. James Park
- Foreman's Arena

Elections 2022: A Preservation Primer

On June 7th, 2022, local voters will choose between 32 candidates running to represent San José and Santa Clara County in nine important races that would affect local land use decisions, planning initiatives, and funding priorities that directly affect historic preservation efforts city- and county-wide.

The races are San Jose Mayor, five San Jose City Council seats, two Santa Clara County Board of Supervisor seats, and the Santa Clara County Assessor. Those who are elected will have a significant influence on decisions we must live with.

To better inform voters and candidates alike on major policy issues related to historic preservation, PAC*SJ distributed a seven-question survey to each candidate. Online at www.preservation.org/2022-candidates you can click on the profile pictures to read each candidate's responses (those with an [*] did not respond to the survey).

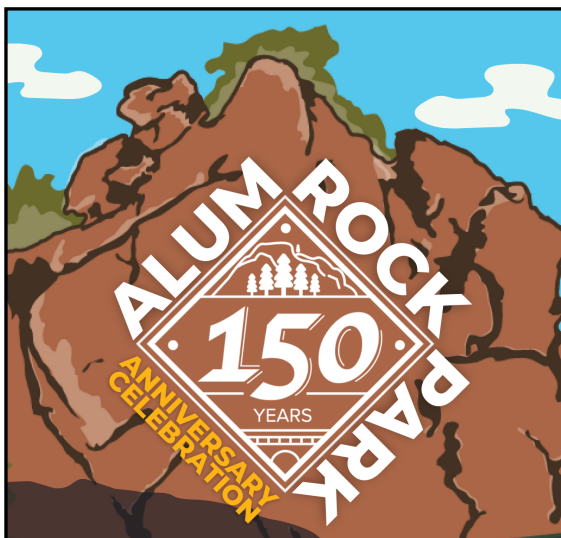
As a non-profit 501(c)3 organization, PAC*SJ does not make candidate endorsements.

However, we strongly encourage you to learn more about each candidate's position on these issues, be registered to vote, and be sure to vote by June 7th. Please note: your City Council and County Supervisor Districts may have changed since the last election. At our same website, links will take you to maps which can confirm your current district. ☿



www.preservation.org/2022-candidates

150 Year Anniversary for Alum Rock Park



The 150th anniversary of Alum Rock Park is being celebrated this year. The first event was held on May 14, 2022 with many dignitaries attending, but more events are planned for the year.

remaining 13 mineral spring grottos, the 1889 Gazebo, and remnants of a Zoo and Aviary.

With 13 miles of trails and approximately 720 acres of diverse parkland in the foothills of the Diablo Mountain Range, Alum Rock Park has been a beloved outdoor space in San José for over 150 years and offers residents of all ages, economic status, and abilities the chance to connect with family, friends, and nature.

Alum Rock Park is located a 15350 Penitencia Creek Road. For more information on the celebration and future events at Alum Rock Park, visit www.sanjoseca.gov/your-government/departments-offices/parks-recreation-neighborhood-services/parks-trails/arp150. ☿

Established on March 13, 1872, Alum Rock Park is the oldest municipal park in California. Alum Rock displays glimpses of its vibrant past from concrete abutments and bridges that carried thousands of visitors daily by steam and electric trolleys to its

PAC*SJ 2022 Calendar

- Jun 7** Statewide Direct Primary **Voting Day**. Look for our Historic Preservation Issues Candidate Survey Report at www.preservation.org/2022-candidates
- Jun 12** Sun. 10AM—3PM. **VIVA CALLE!** Find the PAC*SJ booth at the Arena Green.
- Jun 20** Monday, PAC*SJ Board Meeting, 6:30—8:30 PM. History Park 2nd Floor Firehouse.*
- Jun 24-25** Fri. 9AM—5PM, Sat. 9AM—1PM. **PAC*SJ Rummage/Salvage Sale; 222 S. 14th St.** More details on page 12.
- Jul 4** **Rose, White and Blue Parade** and July 4th celebration at The Alameda. Look for the PAC*SJ Booth.
- Jul 8** Monday, PAC*SJ Board Meeting, 6:30—8:30 PM. History Park 2nd Floor Firehouse.*
- Aug 15** Monday, PAC*SJ Board Meeting, 6:30—8:30 PM. History Park, 2nd Floor Firehouse.*
- Aug 27** Sat. 10am—12:00 pm. **PAC*SJ Historic Walking Tour, Vendome Neighborhood**, San Jose. See page 11 for details. Reservations required at www.preservation.org. Space limited.
- Sep 19** Monday, PAC*SJ Board Meeting, 6:30—8:30 PM. History Park, 2nd Floor Firehouse.*
- Oct 17** Monday, PAC*SJ Board Meeting, 6:30—8:30 PM. History Park, 2nd Floor Firehouse.*
- Nov 21** Monday, PAC*SJ **Annual Meeting & Board Meeting**, 6:30—9:00 PM. Location TBD. Final vote for Board of Directors positions. Look for your e-ballot in November and vote!

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

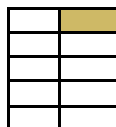
In Memory of Norman Mineta (1931-2022)

For serving our city, state and nation with great dedication

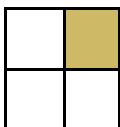
ADVERTISE IN CONTINUITY!

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

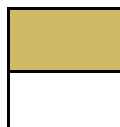
Buy ads in 6 issues and SAVE! Plus, all multiple-issue ads come with a free membership!



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



1/4 Page
Single issue \$100
3 issues \$250



1/2 Page
Single issue \$200
3 issues \$450



Full Page
Single issue \$375
3 issues \$700

PAC*SJ's 2022 Endangered Eight—We Persevere

Diridon Station

(Built 1935), 65 Cahill St.
Threat: Redevelopment

San Jose Flea Market

(Founded 1960), 1590 Berryessa Rd.
Threat: Redevelopment

First Church of Christ, Scientist

(Built 1905), 43 E. St. James St.
Threat: Neglect

Former San Jose City Hall

(Built 1958), 801 N. First St.
Threat: Neglect, Redevelopment

Alviso Historic District

Elizabeth, Gold, El Dorado, Taylor, Hope Sts.
Threat: Neglect

Burbank Theater

(Built 1949), 560 S. Bascom Ave.
Threat: Neglect, Redevelopment

Downtown Commercial Historic District

1st-4th, Santa Clara San Fernando Sts.
Threat: Redevelopment

Graves House

(Built 1868), 4146 Mitzi Dr.
Threat: Neglect

To learn more, take action, and see photos, visit www.preservation.org/e8

PAC*SJ Historic Walking Tour

Vendome Neighborhood

Saturday, Aug. 27th ✧ 10am—12:00pm

Join PAC*SJ on a historic walking tour through the Vendome Neighborhood that borders Coleman, Highway 87, Taylor, N. First, and Bassett Streets. Learn about the early days of the San Jose Woolen Mills and the grand Vendome Hotel, razed in 1931. We will begin at the historic Ryland Pool and proceed to residential homes on Fox Avenue, Hawthorne Way, Ayer, Rankin, Losse Court, and more. We will also admire historic structures on N. 1st St. Predominant architectural styles will include Folk Victorian, Italianate, Spanish eclectic, Tudor, and a few later styles and we'll see buildings designed by prominent architects such as Wolfe & Higgins and F.H. Slocombe. Audio transmitter/receivers will be used.



Space is limited. Reserve soon at:
www/Preservation.org



PAC*SJ at Viva Calle

PAC*SJ staffed our booth, pictured left, at the Viva Calle on Sunday, May 1st on Jackson and Fourth Streets in Japantown. Crowds passed by all day and many stopped to check out our information and our wares.

We had a chance to visit with many residents; some were familiar with our mission, others did not know about us. Our display boards were up, illustrating saved, threatened and lost historic resources in San Jose.

As usual, our enamel pins were a big hit as well as the stickers, magnets, and t-shirts. We sold our two aprons with the dancing pig patch. Board member Sylvia Carroll makes these aprons for PAC*SJ.

Visit our online store at www.preservation.org/shop.

Biggest Yard Sale Yet

March and April were great months for fundraising for Preservation Action Council of San Jose with approximately \$20,000 raised through our huge garage sale, private sales, and auctioned donations.

Over \$9785 was raised during the April 1st/2nd yard sale with in-person and credit sales. In an auction at Clars Auction House, \$9000 was earned from a donated painting. Additionally, \$1500 was raised during the month with private sales.

This all takes time, expertise and energy. And we had all three for the April sale. Nothing deterred shoppers and volunteers: the noise of concrete driveways being ground down and removed, yellow/white striping of the streets, trash pick-up day, as well as the new permit parking process.

Many thanks to our four houses for hosting the sales: Wangsness-Liesentfelt, Curia, Salas, and Mason households. I also acknowledge the families who loaned equipment: Swirsky-Merithew, Nemmer-Buis, Mason, Wedel, and Olenak. And those who shared their driveways for volunteers' cars: Luthard, Bainbridge, Aldridge, and Coyne.

We had many stars for this Rummage Sale. The newest star is Lisa Ruder who ran up and down S. 13th Street for seven hours tracking down shoppers to enter their license plates into the City's new parking permit process. Next, is Rebecca Smith who organized the storage unit before, during and after the sale by sorting and labeling each box for delivery and resorting the returns. Our "Folks with Trucks" brigade included: McAuliff, Solleder, Carter, Wedel, Stephenson, Froli, Rendler, and Cohen. Our army runs on food; lunches were prepared by Susan Thomas, Rebecca Smith and Tim McAuliff. The team that dedicated the most time this weekend was Lyle and Sandy.

This was a huge sale due in part to the donations of remainders from four estates, the Antiques Colony vendors, and neighbors like YOU!

Volunteers included: Rosie Gallipeau, Gabby Solleder, Shawn McCarter, Efrat Shahar, Pat Rupel and Merna Tufano, Corey Cliffords, Ron Hagen, Leslie Masunaga, Gilda and John Messner, Tall Matt, Rebecca Evans, Sandy

RUMMAGE & SALVAGE PAC***SJ** SALE

— NEW PARKING ENFORCEMENT —
ASK FOR A PARKING PERMIT

Antiques and Collectibles Sale!

Tools, Vinyl LPs, China, Furniture, Knick Knacks, Ephemera, Books, Local History, *and More!*

JUNE 24 & 25, 2022

Friday, 9AM to 6PM
Saturday, 9AM to 1PM

222 South 14th Street



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.

Swirsky, Lyle Merithew, Deborah Mills, Eileen Hunter, Rose Vandomelen, Clarice and Cameron Grant-Coles, Lucille Boone, John Froli, Gratia Rankin, Fernando and Cynthia Navarette (their photo was on the post card cover), Wini Leeds, Heinz Boedeker, Heather David, Annie Ewbank, Narges Fakhimi, Manuela Burge, Rick Bernard, Robert Carter, Lynne Stephenson, Joyce Weissman, Lisa Wangsness (our graphics professional), Rae and Paul Wedel, Joe Baronessa, and more!

Special shout out to Nacho and Neal from the Day Labor Center (www.Conexion.org at 408 993-0837) for being our strong backs and legs.

The most frequently asked question was: "when is the next sale?" It will be held on June 25-25 but NOT on 13th Street! See ad above. ☿

— Patt Curia, PAC* SJ Donations Chair

The San José Work of Architect Francis Harvey Slocombe

By Krista Van Laan

At the March 2022 meeting of the Historic Landmarks Commission, the Historic Preservation Officer introduced a number of additions to San José's Historic Resources Inventory, adding some new buildings and changing the designation of some others. A building that was redesignated from Contributing Structure to Candidate City Landmark was the Barcelona Apartment building at 15 Hawthorne Way. The Barcelona Apartment building, built in 1930, is the work of architect Francis Harvey Slocombe (1893-1947) of Oakland, California.



The Barcelona Apartments, 15 Hawthorne Way.

Francis Harvey Slocombe was born into a Quaker family in Chicago, Illinois in 1893, one of two surviving sons of Washington Slocombe, a salesman at a dry goods store, and Mary Bannister Slocombe, both originally from Canada. He studied architecture at the University of Pennsylvania and after graduating, honed his trade working as an architectural draftsman in San Francisco. By 1921, he had a commission to design all of the houses in a luxury development in Oakland, the first of many such projects in his lifetime. He worked both alone and with partners until about 1928, when he continued his work as a sole practitioner. In 1924, he married Scottish native Annabelle MacKenzie, a stenographer at the University of California; the couple had two children.

Slocombe was a prolific architect, master of many styles ranging from Spanish and Moorish Revival and Storybook Tudor Revival in the 1920s and 1930s, to Minimal Traditional, Art Deco, and Streamline Moderne in the 1930s and 1940s. He designed hundreds of buildings, primarily in Alameda County, but his reach extended across Northern California, resulting in many buildings that are recognized landmarks in their respective cities today. Examples include the 1926 Tracy Inn, today on the National Register of Historic Places, and the Little Chapel of the Flowers at 3031-3051

Adeline Street in Berkeley. He was a gifted residential designer but also was a sought-after architect of hotels, commercial buildings, schools, and especially apartment buildings.

In 1929, Oakland resident Louis Saroni and his partner Bruce McCollum decided to expand their real estate holdings to San José. They hired Slocombe to design the Villa Saroni Apartments at 55 South 6th Street. (Cont'd p. 14)



Slocombe was a prolific designer of apartment buildings in the East Bay when he was hired to design the 1929 Villa Saroni at 55 South 6th Street.

Francis Harvey Slocombe (Cont'd)

The apartment building featured signature Slocombe characteristics such as Moorish arches, roughhewn beams, tiles, and cantilevered balconies. Advertised as having “artistic appearance combined with luxurious appointments,” the distinctive apartment building was Slocombe’s first project in San José. The building was done in two parts, with one hundred feet of frontage added shortly after the initial construction of the three-story building. At the time it was built, it was advertised as the largest apartment building in the city.

As the building was being finished, Saroni purchased a lot at First Street and Hawthorne Way and commissioned Slocombe to draw up plans for another Spanish Revival apartment building, which was to become the Barcelona Apartments. Before the complex was built, Saroni sold the property to Berkeley contractor Harry Schuster. Schuster, who had owned and built many other apartment buildings in the East Bay, managed the construction. The building was opened for residency in August of 1930, with lavish Spanish Revival architectural details such as textured plaster and rough-hewn beams, wrought iron fixtures, Spanish tiles, stenciled woodwork, and pegged hardwood planked floors, all still in place today. (Two years later, when Schuster defaulted on the property, Louis Saroni bought it back and hired his daughter to manage it.)

Slocombe also made his mark in the mortuary world: The Little Chapel of the Flowers in Berkeley (1928) and the Chapel of Roses in San José’s Oak Hill Cemetery (1933) are perhaps the best examples of his Storybook style architecture. Both the Berkeley and San José structures feature rough-hewn half-timbering, rolling, wave-course cedar-shingled roofs, and bulging bell towers. San José should be proud of its Chapel of Roses, a beautiful building in excellent condition.

In the 1930s and 1940s, Slocombe turned to the Art Deco style. His final building, the Mapes Hotel in Reno, Nevada, made preservation history in 2000 when it was demolished after being put on the National Trust for Historic Preservation’s 1998 list of the most endangered places in America. Built in downtown Reno, Nevada in 1947, the Mapes was the first “skyscraper” in Reno. Considered the prototype for the combination hotel/casino, the building was a



The Chapel of Roses at Oak Hill Cemetery, 300 Curtner Avenue.

(Photos: Krista Van Laan)

striking Art Deco design recognized as an important architectural work.

Its owners lost the hotel in 1982 and it eventually wound up in the hands of the City of Reno, which demolished the building despite efforts to save it.

Slocombe designed at least one more apartment building in San José, but unfortunately, the building is no longer standing. In 1946, he also created plans for the Newcomb Hotel Interests for a proposed 250-room hotel in San José. The project was abandoned the following year by the owners. ❧

*Krista Van Laan, a long-time PAC*SJ member, is an architectural historian and author of many articles and two books on local San José architecture. Krista chaired two of PAC*SJ’s outstanding Home Tours in 2012 (Wolfe & Wolfe) and 2017 (Wolfe & Higgins).*

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—City of Berkeley. *Landmark Application: Hull Undertaking Co. & Little Chapel of the Flowers*. 2015.

—*Nevada State Journal, Oakland Tribune, San Francisco Examiner, San Francisco Call, San José Mercury Herald and Evening News, Santa Cruz Evening News, Reno Gazette-Journal, Santa Rosa Republican: 1920-1947*

—*United States Federal Census: 1890-1940*

Zepeda Adobe Plaque Replaced

The Zepeda Adobe plaque marks the site where the adobe stood, only one of two adobe remains found in Pueblo de San Jose. Pedro Zepeda (there are many spellings), a carpenter, came to Monterey from Mexico in 1834 and arrived in San Jose in 1843. After his wife died, he remarried Carmen Martinez. It is not known if the Adobe on a 5-acre plot was built by Zepeda or built earlier by the Martinez family. It was still standing in 1884 at S. Market and Pierce Street, but gone by 1887.

The plaque was re-dedicated on April 1, 2022 with support from the Sares Regis Group of Northern California, City of San Jose, and the Preservation Action Council of San Jose.

In attendance for the re-dedication was Councilmember Raul Peralez and David Tran from the City, and representatives from Sares Regis

Group and PAC*SJ. Judith (Judi) Sepeda Cigan, who is a direct descendant of Pedro Zepeda, brought family and friends. One of her friends notified her several years ago that the first plaque was missing. Judi pressed on to get her family plaque replaced. Sares Regis Group, the City of San Jose, and PAC*SJ came together to finally get it done.

When the Adobe's foundation was discovered in 2014 during the site excavation, it was intact but very fragile and could not be moved. It is now covered with a residential building. ☘



Judith (Judi) Sepeda Cigan, a direct descendant of Pedro Zepeda. The new plaque is behind her.

Life of a Museum Curator

Ken Middlebrook reported that History San Jose's auction on April 30th was a big success. By the next Wednesday there were only five items left awaiting pickup. Ken was proud that only one dumpster was filled from a full warehouse of "stuff." That's a lot of recycling.

As always, items were offered for sale that were duplicates already in the museum's inventory. Ken asked, "how many pianos and pump organs does the world need to keep? PAC*SJ received interesting items for our sales.

The remaining 144 empty pallets will be moved to the fairgrounds ready for Ken's next vacating adventure which will consist of all the railroad related items. ☘



Above, cleaned out HSJ Warehouse after sale.

Left, earlier, items for sale.



(Photos: Ken Middlebrook)

Touring the SoFA District

PAC*SJ's first walking tour of the year was held on Saturday, May 7th. We met at Parque de los Pobladores, strolled up S. 1st Street to San Carlos Street and returned down S. 2nd Street, ending near the restored, former Faber's Cycles. It is the first time PAC*SJ has offered this tour.

Once, these streets were the outskirts of the little pueblo, Pueblo de San José de Guadalupe. Then, South 1st Street was just a simple trail leading from the Monterey Presidio to the pueblo. Here at this primary "gateway" for visitors and returning residents, horses or mules were boarded and carriages or wagons were stored before receiving permission to enter the actual pueblo.

As time progressed, a few adobes sprung up on these outskirts such as the Zepeda Adobe;¹ its foundation was recently discovered in 2014 at the corner of Market and Pierce Streets. We also know a 2-story adobe was built at the Gore (where Market and S. 1st meet). Later after 1846, just east of S. 1st, James Reed managed a 500-acre ranch.

By the early 20th century, the automobile's popularity began to change the composition of S. 1st Street. The area, now called the SoFA (South First Area) District, is made up of many 2-story concrete and brick buildings that were constructed for the auto industry such as repair garages, auto dealerships, tire stores, sheet metal works, electrical and battery retail, etc.

After the downtown's slow decline in the 1970s and 1980s, the area began to gradually return to a more vibrant place for San Jose residents. Now it is considered an arts, cultural and entertainment space with music, museums, plays and a lively nightlife. The SoFA District holds First Fridays (of the month) from 5-9 PM. Festivals and farmers' markets are regularly scheduled throughout the year.

During our historic walking tour, we saw six city landmarks² on S. 1st Street with three of those determined to be eligible for National and California Register listings.

When stopping to talk about the Herrold College and Lab Building at 465 S. 1st Street, we all learned that Charles

"Doc" Herrold's grandson, Jim True, was with us. What a surprise! He remembers stories that he heard from his relatives about the amazing and talented Doc Herrold.



Jim and Mary True in front of 465 S. 1st Street.

Jim is the grandson of Charles 'Doc' Herrold, Father of Radio Broadcasting.

In 1918, Herrold, who is called the "Father of Radio Broadcasting," moved into this 465 S. 1st building with his laboratory, College of Engineering and Wireless, sales store, and radio station KCN (formerly FN). His scientific pursuits began in San Jose in 1909 at the Garden City Bank. Herrold was well respected as a teacher and was commended for teaching so many young men the wireless engineering discipline who then went on to contribute to the WWI effort.

Moving on, the 1950 Studio Theater (right), now a rock-climbing venue, was a rare, good example of the Art Deco/Streamline Moderne architectural style on S. 1st St. It's pure white vertical sign and original marquee appear quite stately. The terrazzo Art Deco floor tile and box office at the entrance are an added plus.



(Cont'd p.17)

SoFA District (cont'd)

Previous reports on the Studio building commented that the box office was “the finest surviving box office from the postwar period in California.”

We finally arrived at the jewel of Downtown San Jose: the 1927 California Theatre (right). We were not able to see the interior which is a treasure to behold. It was pointed out that the vertical sign above the marquee is decorated with poppies on both sides with a bowl of poppies on top. The lavish façade is described as Spanish Baroque.



On the same side of the street, the two Renaissance Revival structures, the W. Prussia and St. Claire (below) Buildings, with their ornate décor and terra cotta sheathing, give S. 1st Street a touch of elegance.



Across the street we approached the former Hale's Department Store/Valley Title Building, listed as a Structure of Merit on the Historic Resources Inventory. As Hale's, the 1931 building was a fine example of the Art Deco style. But when it was modernized and transformed to Valley Title Co., the exterior was completely covered in

stucco and greatly altered. Because of this, evaluators say the building has lost all integrity and therefore is not significantly historic. PAC*SJ suggests that the cladding be removed to reveal the original design and the building should be saved.

Along S. 2nd Street we passed the closed Bo Town Restaurant which is slated to be razed for two more towers. However, at least the developer is interested in incorporating the zig zag roof and touches of its Google architecture design into the new construction. Bo Town was in business for 32 years but previously the building housed Sambo's Restaurant, a Structure of Merit built in 1967.



**Board member John Frolli at work.
Valley Title building in background.**

(Photo: Cici Green)

On our way back to our starting point, on S. 2nd Street there are two sets of historical residences on the east side of the 400 block that were interesting. *(Cont'd p. 18)*



Two look-alike Italianate Victorians on S. 2nd Street.

SoFA District (cont'd)

The first set of almost identical Kooser Residences are nice examples of the Queen Anne style of Victorian. Further down, the Luther Residence and Rental are also two look-alikes that are good examples of the Italianate Victorian. On the next two blocks there are more historic homes; several are eligible for the National and/or California registers. Some of these homes are part of the Martha Gardens Conservation Area.

At the end of the tour some of us returned to the restored Faber's

Cyclery and were able to walk through the Camino Brewery to explore the yard, the rear of Faber's, and the huge, very old pepper tree. Its base is over 8 feet in diameter and the biggest tree many of us had ever seen. It is thought that the missionaries brought it here in the late 1700s. ☞

— Gayle Frank

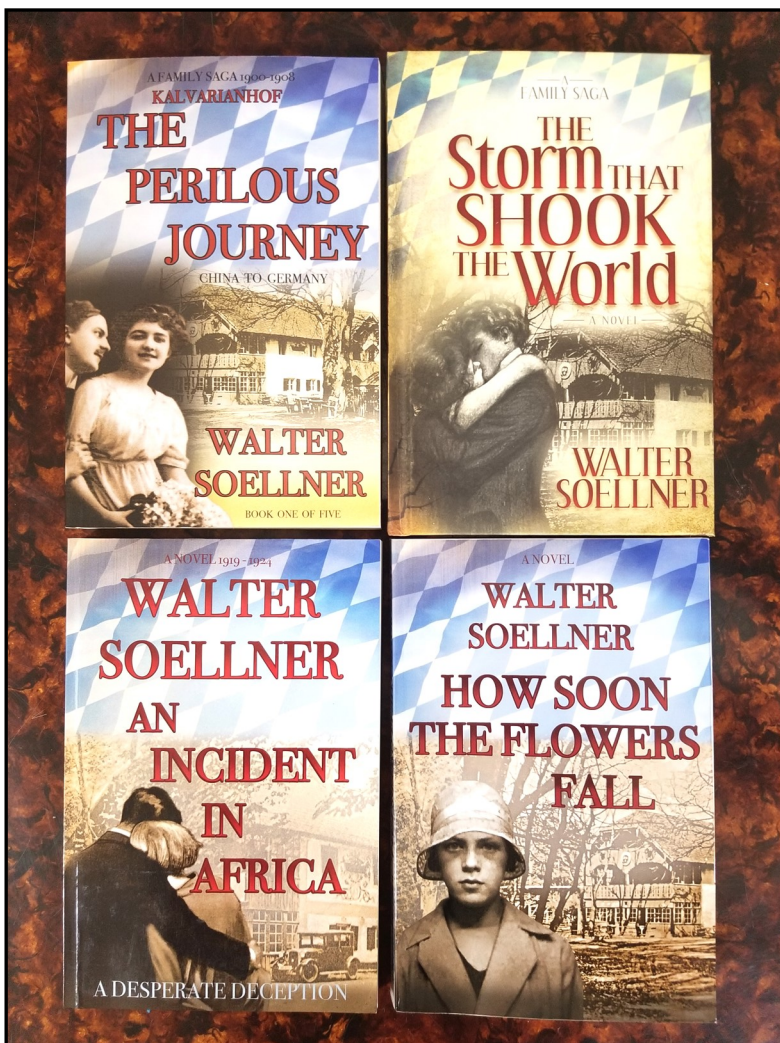
¹ See page 15 on the Zepeda Adobe Plaque

² SJ City Landmarks: Costa/Miller Building, Herrold College, Prussia building, California Theatre, Dohrmann Building, St. Claire Building.



Ron Maeder, Cici Green and Gayle Frank standing in front of the giant pepper tree next to the restored Faber's Cyclery.

(Photos unless noted otherwise: Gayle Frank)



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Local San Jose writer, Walter Soellner, just published his 4th novel, How Soon the Flowers Fall. Historic fiction at its best.

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Historic Landmarks Commission News

The San Jose Historic Preservation Officer, Dana Peak Edwards, reported that the Mayor's Office made recommendations to the Boards and Commissions Office for the reappointment of three Historic Landmarks Commissioners and the appointment of two new commissioners. When that process has been completed, the Commissioners will be introduced and may be in place by the Commission's August meeting.

Starting July 1, 2022, Historic Landmarks Commission meetings will

take place in person, for Commissioners, Staff and the public but the public will also be able to attend the meeting (hybrid) on Zoom. Only Commissioners and staff are required to attend the meeting in person.

Commissioners are continuing to work on the 2022 Annual Workplan Goals that include: 1) Financial Incentives for Historic Preservation, and 2) Recognition of Culturally Diverse Properties. ☘

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

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