

CONTINUITY

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

Winter 2019

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Fandango Fun for PAC*SJ

A rousing Rancho Fandango hosted by PAC*SJ, was held right in the San Jose City limits at the Messina Family Orchard on N. Capital Avenue on September 28th.

Over 140 guests attended and many were surprised to see the expansive five-acre site with a historic home, formal gardens, a mid-century home, and a mini-orchard, all surrounded by recent residential development. Many positive comments included several, "I never knew this place was here!" The site was listed on the National Register of Historic Places and on the California Register in April of 2018.

The story about the site and how it was listed appeared in the Winter, 2018 *Continuity*.

The Fandango evening began with



(Photo: Luis Pedro Castillo)

sips of sangria; a tour of the Spanish Revival historic home; Richard Katen demonstrating fancy roper tricks; hayrides (by Gary Sello and team from Indian Valley Carriage) in a wagon pulled by two handsome horses; photos at the barn, and then a walk through the orchard with every kind of fruit tree you can imagine.

(Cont'd p. 2)

Fandango (Cont'd)



*Retired PAC*SJ E.D. Brian Grayson and wife Nina Grayson*

On the way through the orchard, beekeeper Doug Smith (Bees at Home) displayed a hive and discussed how honey was collected on site. Bright tissue flowers directed the way through the orchard and beyond to the larger house where the bar and appetizers were ready for guests. Beautifully decorated tables were arranged on the expansive front lawn. Before dinner, lively fandango dancers from Grupo Folklorico Los Laureles Dance Company entertained on the patio.

Dinner was served by *Holy Canolli!* at 7 pm during which Spanish guitarist Ahmed Drief played his delightful music. The silent auction closed and the live auction was conducted after the welcome, (Cont'd p. 3)



*Los Laureles Fandango dancers with Paul Bernal.
Below, Messina historic home*



*Dennis
Mena
and
Cindy
Atmore*

CONTINUITY

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

Editor: Gayle Frank

Please submit your letters and comments to info@preservation.org,
408-998-8105 or to 1650 Senter Rd, San Jose, CA 95112-2599

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

introductions, a presentation to the Messina Family by City Council Member Lan Diep, a short history of the ranchos by Paul Bernal, and recognition of the Rancho family heirs who were present.

Following that, our special honoree for the evening was Brian Grayson, retired Executive Director of PAC*SJ who is now enjoying the much-earned carefree life, free of all battles to preserve San Jose's historic resources. Brian was presented with his portrait standing in front of First Church, the historic building that PAC*SJ has fought to save since our founding in 1990. Former Board Member and local artist Suhita Shirodkar created the artwork. Emcees Jim Zetterquist and Joe Melehan had fun roasting Brian with witty commentary and great photos—some from Brian's youth and teen years.

Other special guests at the Fandango included Jay Correia—CA State Office of Historic Preservation, Dave Cortese—District 3 Santa Clara County Supervisor, Lan Diep—District 4 San Jose Council Member, Kim Walesh—San Jose Director of Economic Development and Vice City Manager, Steve Polcyn—San Jose Historic Landmarks Commissioner, Bill Schroh—President and CEO of History San Jose, Barbara Johnson—Director of Operations of History San Jose, the Honorable Paul Bernal—San Jose Historian, Ward Hill—Architectural Historian who researched the Messina Orchard Site, Rod Diridon—Emeritus Executive Director of Mineta Transportation Institute, and Margie Matthews—former San Jose Council Member.

PAC*SJ thanks the Rancho Fandango Committee: Patt Curia, Chair, and committee members Marilyn Messina, Leslie Masunaga, Lynn Stephenson, Gratia Rankin, Sylvia Carroll and Gayle Frank.

(Cont'd p. 4)

Right, April Halberstadt and Rod Diridon

Below, from left, Gary Hubbard, Deb Hunter, Walter Soellner, & Sandra Soellner

(Photos: Gayle Frank) except two photos on page 4 on right from Paul Bernal)



Registration volunteers from left, Sylvia Carroll, Heather Hass, Gratia Rankin, Julia Howlett

Fandango (Cont'd)

We also thank all our sponsors, who are listed on page 18 and the many volunteers who made this event possible.

A very special thanks to Marilyn Messina for her generous offer to use her family's historic site and all her time and treasure she contributed to this event. ☘



From left, Marilyn Messina, San Jose Councilmember Lan Diep, Marilyn's sisters, Stephanie Messina and Diana Messina Taylor.

Right, roper Richard Katen performing his rope tricks.

To see the list of Fandango sponsors, go to page 18.



Right, our retired E.D., Brian Grayson, being roasted by Jim Zetterquist and Joe Melehan.



Riding through the historic Messina Orchard site in a hay wagon pulled by two handsome horses.

(Photos this page: Luis Pedro Castillo)



City of San Jose Preservation News

HLC Adds to Historic Inventory

At the October 2nd meeting, the San Jose Historic Landmarks Commission voted unanimously to add the following properties to the City's Historic Resources Inventory (HRI):

- ⇒ Six Chicano Murals as Contributing Sites/Structures
- ⇒ Graves House at 4145 Mitzi Drive as a Candidate City Landmark and California Register Eligible
- ⇒ Old IBM Building on St. John Street identified as an Identified Structure
- ⇒ 460 N. 15th Street as an Identified Structure
- ⇒ 830 Delmas Avenue as an Identified Structure
- ⇒ Alviso Community Center as an Identified Structure

Properties have not been added to the San Jose City's Historic Inventory in over 10 years. The Historic Preservation Officer, Juliet Arroyo, is developing a process to involve the property owners, although owner consent is not required.

New San Jose Landmarks

The Winsor and Susie Goodenough House at 1725 Dry Creek Road was approved by the San Jose City Council for city landmark designation and a Historical Property Contract (Calif. Mills Act) on Nov. 5th. The 1897 house is significant for overall integrity, rich architectural history (Shingle style), cultural value, and the original family's contribution to the community.



1725 Dry Creek Road—New San Jose City Landmark

At the same City Council meeting, five homes on Martin Avenue, built by prominent local architects Wolfe & McKenzie between 1909 and 1912, were approved as an unusual package. These houses at 1225, 1233, 1241, 1249 and 1257 Martin Avenue are excellent examples of the Craftsman style and are significant because they were designed by the famous Wolfe & McKenzie architects, still have the original details, and are especially interesting because they are a group of five. (Cont'd p. 6)

1225
Martin
Ave.



1233
Martin
Ave.



1241
Martin
Ave.



Preservation News (Cont'd)

New San Jose Landmarks (Cont'd)



1249
Martin
Ave.



1257
Martin
Ave.

(Photos:
Gayle
Frank)

Saving Coyote Valley

On November 7th the San Jose City Council approved the purchase of 937 acres of open space in North Coyote Valley. The area south of San Jose that runs along the west side of Highway 101 will be left in its natural state and kept as the South Bay's largest remaining freshwater wetland. This will allow wildlife to move freely through the area, protect endangered species, and will also provide flood protection.

The City of San Jose and the Peninsula Open Space Trust partnered in the 93 million purchase with the Santa Clara Valley Open Space Authority, who contributed five million dollars. Funding from San Jose came from a voter approved bond measure last year that specified up to \$50 million for preserving Coyote Valley.

The Santa Clara Valley Open Space Authority will manage a large portion of the land and is expected to offer free tours. Public meetings will be held to develop plans for the land such as trails, restoration of creeks, agricultural opportunities and wildlife tunnels.

San Jose has made it a policy to protect our open spaces from sprawl while promoting jobs and housing in the downtown area. ☿

Legacy Giving

Did you know that Preservation Action Council of San Jose (PAC*SJ) has a Legacy Giving Program?

Please consider a bequest to PAC*SJ as part of your estate plan. There's no minimum amount required. In fact, you can specify any dollar amount, leave a percentage of your estate, or designate what remains after your estate has been settled.

Gifts of stock are possible at any time. If you are 70 1/2 years of age or over, a qualified charitable donation can count

toward satisfying your required minimum distribution from an IRA, helping to lower your taxes.

PAC*SJ welcomes any donation you can make this year to further our advocacy, educational opportunities and event planning.

Please contact info@preservation.org for more information. PAC*SJ is a 501c3 non-profit organization. Our tax ID is 77-0254542. ☿



Why PAC*SJ Opposes Montgomery/Tribute Hotel Project

Preservation Action Council of San Jose has been involved in preserving the historic Montgomery Hotel since 1997. We worked in partnership with the Historic Landmarks Commission to advocate for saving this important structure that ultimately culminated in its relocation 186 feet to the south of its original site. The Montgomery Hotel is listed on the National Register of Historic Places, the highest recognition afforded to historic resources in our nation. Ironically, it was relocated to make room for another hotel annex that was deemed vital to the very future of San Jose hospitality and tourism.

In spite of this move, great care was taken to create a space adjacent to the hotel that was as consistent with its historic context as possible. As located originally on a corner, a large space was reserved for the new site to replicate this special relationship.

The Hotel has already suffered once due to relocation. Now it appears it will endure a most undignified transformation with a tall, unwieldy, top-heavy, 24-story high-rise at its north side with part of it cantilevered over its roof.

Preservationists and regulatory agencies follow the Secretary of Interior Standards for Historic Rehabilitation, the U.S. federal guidelines. In Standard 2 it states, "The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided." PAC*SJ opposed this new project because the high-rise would completely alter the space as originally designed and does not follow the Secretary of Interior Standards.

Furthermore, in the section of the Standards entitled "New Exterior Additions to Historic Buildings and Related New Construction," it is recommended "that **new construction is secondary to the historic building and does not detract from its significance,**" and in a densely built downtown district, that "**the infill structure must be compatible with the size and scale of the historic building.**" It is not recommended to construct a new building on an adjacent site that is much larger than the historic building." PAC*SJ opposed this project because the

proposed tower clearly violates the Secretary of Interior's Standards with its large mass, extreme height, and a cantilevered portion looming over the Montgomery Hotel.

Therefore if a preferred historic preservation alternative is feasible (such as the 50% reduction in size mentioned briefly as an alternative), and also provides job creation and visitor-accommodating uses, albeit at reduced levels, then this alternative should be considered the environmentally superior alternative.

The San Jose Planning Department concluded that the proposed tower with "its rhythmic detailing and overlapping forms is visually balanced with the historic hotel building." How can a massively tall structure overhanging another be visually balanced? This conclusion is spurious.

It is interesting that the staff reports for this project and the SEIR (supplemental environmental impact report) dedicate hundreds of pages to analysis supporting and declaring how the proposed Tribute Hotel meets various goals or conforms to policies. However it is not until Page 394 of the packet where alternatives are selected for analysis and approximately 3 pages are dedicated to discussing alternatives without sufficient information to realistically develop an opinion.

PAC*SJ feels this project should not be approved without resolving the serious issues discussed above. (Photos pg. 8)



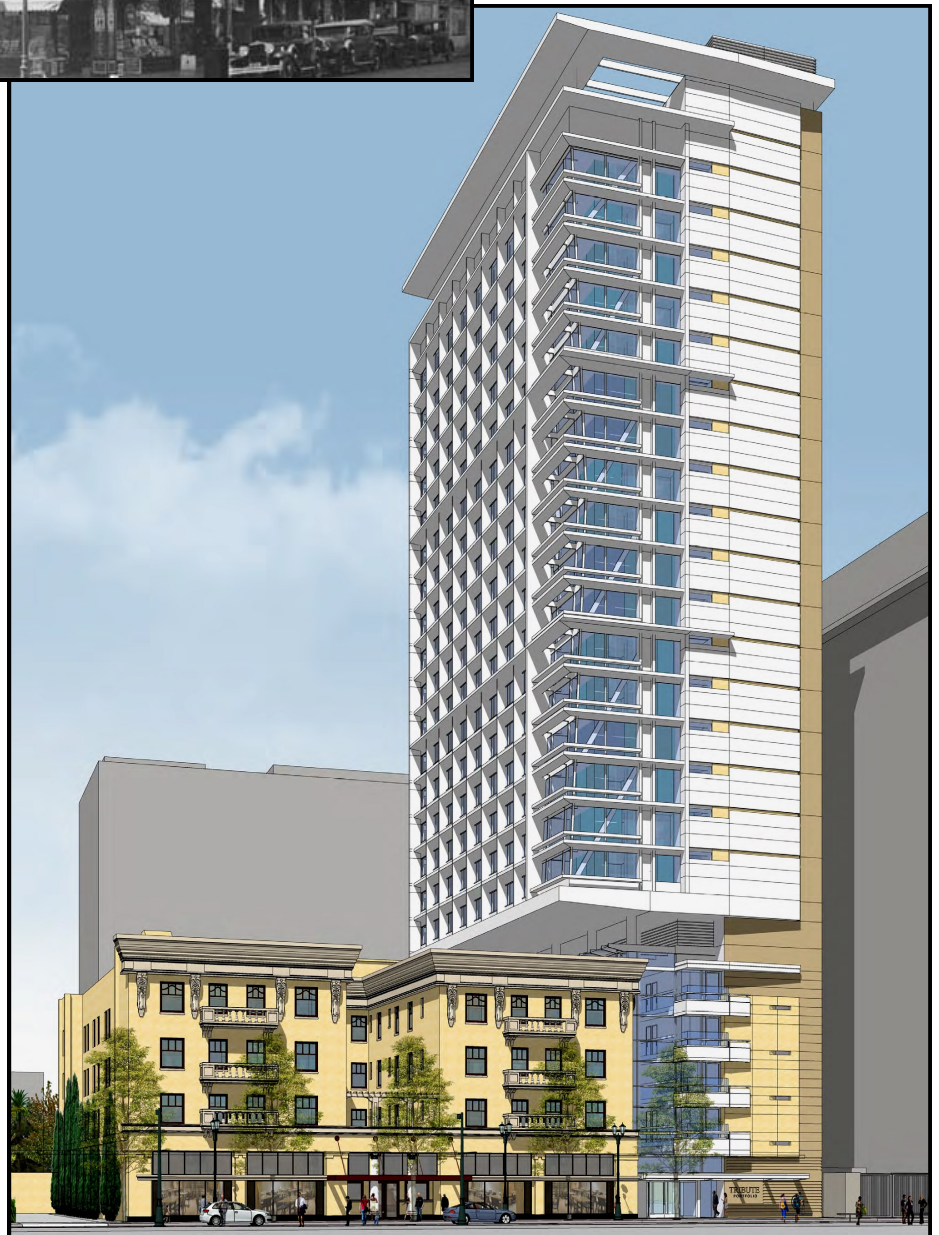
Montgomery Hotel in 2005 (Photo: Gayle Frank)

Why PAC*SJ Opposes (Cont'd)



Left, the Montgomery Hotel, then on the corner of 1st Street and San Antonio. It was designed by William Binder and built by Thomas S. Montgomery and is an excellent example of early 20th Century commercial design. The north side served as the secondary entrance with retail. This side would now be enclosed and much less visible.

Right, a view of the Montgomery Hotel addition project called San Jose Tribute Hotel. The 24-story tower high-rise with 274 rooms overwhelms and dominates the four-story Montgomery Hotel (now called Four Points) at 211 S. 1st Street. Only off-site parking is planned. The City says the project is “visually balanced,” “in scale” and “compatible” to the Montgomery Hotel!



On Nov. 6th, the Historic Landmarks Commission recommended a denial (4-1) to approve the Historic Preservation Permit for the construction of the 24-story Tribute Hotel, integrated with the historic Montgomery Hotel. However, at the Nov. 13th San Jose Planning Director’s Hearing, the Permit was approved with additional conditions.

Rendering and photos from the Historic Preservation Permit Application Documents by

KHANNA ENTERPRISES, LTD.
TCA #2015-065 TCA Architects
UNIVERSAL PLANNING APPLICATION - PLANNING
No. H16-042
DATE MAY 10, 2019

PAC*SJ “Members Only” Tour to Iron Man Museum

The Iron Man Museum tour for PAC*SJ members was very interesting and full of nostalgia. The October 19th event began with a captivating talk by two retired employees of the site, which is now Northrup Grumman Maritime System.

Since security is tight at the facility we were disappointed we couldn't take our phones or cameras inside the conference room or the museum itself.

Here are just some of the fascinating facts we learned about the former Hendy Iron Works.

- Joshua Hendy purchased mines and numerous properties including redwood forests. One of his properties is now the Hendy Woods State Park in Sonoma.
- Hendy established California's first redwood sawmill.
- He incorporated his operations as a foundry in San Francisco in 1856.
- Hendy produced the best gold-mining equipment and developed the ore-feeder safety device.
- Hendy machinery was considered the best and was sold all over the world.
- After Hendy died in 1891, his nephews took over, moving the business to Sunnyvale after the 1906 earthquake.
- During WWII, the Hendy Iron Works in Sunnyvale covered 80 acres. At present, as Northrup Grumman Marine Systems, it covers 74 acres with 41 major buildings.
- The Hendy Iron Works was listed as a Superfund Site, but has since been cleaned up.
- Operations at the site have included the design, manufacturing, assembling and testing of equipment and machinery.



Joshua Hendy Iron Works in Sunnyvale, circa 1910.

(Photo Courtesy of Sourisseau Academy for State & Local History, San Jose State University)

- In 1946, Westinghouse leased the facility and in 1958, underwater missile launching was developed and manufactured here.
- The Cape Canaveral launch system was manufactured here.
- The best heavy turbines in the world have been manufactured here.



Above left, base of a streetlight at History San Jose stamped with Joshua Hendy Iron Works. Above right, tool checks used at the Hendy Iron Works when checking out tools. These are sold as souvenirs at the Iron Man Museum.

ON THE RADAR



Pallesen Apartment Building

On Nov. 19th PAC*SJ was pleased that the San Jose City Council voted 9-1 in favor of deferring the demolition of the beautiful Pallesen Apartment Building (pictured below) at 8 E. Reed Street for 90 days. We are advocating for a move of the building to the lot at 4th and E. Reed Streets. Councilmember Raul Perez's memorandum to the San Jose Councilmembers made the case for that proposal.

In addition, the City Center Motel Sign on the corner of 1st and E. Reed Streets may be donated to History San Jose for safekeeping until a much anticipated neon sign park can be developed in the future.



Knox-Goodrich Building

The 1889 Knox-Goodrich building at 36 S. First Street has been purchased by Urban Catalyst, a real estate development firm. Plans for the building will be part of restoration plans including the Bank of America Building and a new structure to be built on a narrow lot to the south.

A six-story building will be constructed adjacent to the Knox-Goodrich, its entry designed through the Knox-Goodrich. A ground floor restaurant is planned for the ground floor and a roof-top lounge. If approved by the City of San Jose, construction may begin in early 2021.

The Knox-Goodrich building is a San Jose City Landmark and was featured in the Winter, 2012 Continuity, pages 20-21.

Google Project

The City of San Jose is hosting a public Development Application Community Meeting specific to the Google Project affecting the Diridon Station Area on Thursday, **December 5**, 5:30 at the MLK Library, Room 225. The City accepted comments until November 22 on the scope of the Google Project EIR (Environmental Impact Report).

Century Theaters Sign

Federal Realty moved the Century Theater Domes pole sign, without the marquee, from Winchester Boulevard, further back next to the Century 21 Dome.

Diridon Station

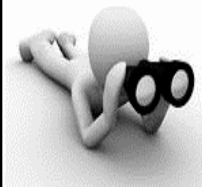
When PAC*SJ asked about the future of the present Diridon Station, built in 1935 and listed on the National Trust of Historic Places, the answer from those involved with the Diridon Integrated Station Concept Plan was, "We know that we need to move the Historic Depot, but we have not yet worked out all of the details. We definitely will be working on that in the upcoming phases of work."

More track space is needed for the future transportation growth so the Station can not stay where it is. But why not incorporate the historic icon into their plans? Stay tuned!

Valley Title Building

PAC*SJ has learned that the Valley Title Building (former Hales Department Store) still has the original exterior, 4-6 inches behind its current façade.

PAC*SJ is Still Keeping An Eye On —



- Santana West
- Almaden Corner Hotel
- Graves House
- Winchester Ranch Park
- 200 Park Place
- Wehner Mansion

PAC*SJ 2020 Calendar

- Jan 27** Monday, PAC*SJ Board Meeting, 6:30—8:30 PM. History Park, 2nd Floor Firehouse.*
- Feb 24** Monday, PAC*SJ Board Meeting, 6:30—8:30 PM. History Park, 2nd Floor Firehouse.*
- Mar 4-7** 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. First sale for year 2020!!
- Mar 16** Monday, PAC*SJ Board Meeting, 6:30—8:30 PM. History Park, 2nd Floor Firehouse.*
- Apr 20** Monday, PAC*SJ Board Meeting, 6:30—8:30 PM. History Park, 2nd Floor Firehouse.*
- Apr 25** Saturday, PAC*SJ Walking Tour of St. James Park, 1st-3rd Streets, St. James, St. John and Devine Streets, 10:-00 AM—12:00 PM. More details to follow.
- May** Historic Preservation Month—Stay tuned.
- May 18** Monday, PAC*SJ Board Meeting, 6:30—8:30 PM. History Park, 2nd Floor Firehouse.*

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

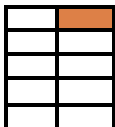
Notable Quotable

"...it is deemed essential by the Council of the City of San Jose that the qualities relating to the history of the City of San Jose and a harmonious outward appearance of structures which preserve property values and attract tourists and residents alike be preserved;...such purpose is advanced through the preservation and protection of the old historic or architecturally worthy structures and neighborhoods which impart a distinct aspect to the City of San Jose and which serve as visible reminders of the historical and cultural heritage of the City of San Jose, the state, and the nation."

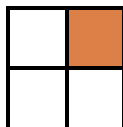
—San Jose Municipal Code, Chapter 13.48 (Updated 10/7/19)

ADVERTISE IN CONTINUITY!

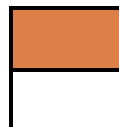
Continuity is distributed to over 500 San Jose preservationists, homeowners and decision-makers. It's a great way to get your message out to your best potential customers! For ads larger than the business card, you must supply camera-ready artwork, or PAC*SJ can provide it at an additional charge.



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

Fall Garage and Treasure Sale a Success

Thank you, neighbors/members/friends/strangers, for donating to the huge, and I mean huge, sale in September. I am still selling a few leftovers but we have topped the \$9000 mark!

We spread our goods over five houses this time, including the Halberstadt Homestead which displayed the books, *Mercury News* volumes, art work and antiques. A last minute donation of 10 boxes of vintage car and hot rod magazines was also displayed there. I still have several boxes so contact me if you are looking for 50's and 60's era car magazines. Unsold items that we decided not to keep for future sales were donated to public libraries, tiny libraries, Savers Thrift Store, SJ Woman's Club, etc.

As usual, this sale took a village to sort, set up, sell and pack away. We are grateful for new volunteers who answered my call for help. Resting cashiers Joan Bohnett and Bev Blockie made surprise appearances; we hope to put them to work during the **next sale on March 4-7, 2020**.

Head cashiers were: Wini Leeds, Dianne Pool, Gilda Messmer, Linda Nemmer, Bonnie Montgomery, and Ron Hagen. Volunteers include: Sandy Swirsky, Lyle

Merithew, Margie Bennett, Art Carroll, Sara Bruce, Robert Carter, Steve Cohen, John Mitchell, Rose Van Domelen, Heinz Boedecker, Gabby Solleder, Catherine Leeson, James Bunce, André Luthard, Marilyn Messina, Sherry Hitchcock, Jean Kaelin, Willa Scholten, Lucille Boone, Luisa McEwen, Lisa Hettler-Smith, Ted Essy, Tim McAuliff, Tom Aldridge, Sheik Ali, Theron, Leslie Masunaga, Lisa Wangsness, Chloe Leinwand, John Frolli, Sean, Rae and Paul Wedel, and Dev Rendler. Special appreciation goes to Rusty Lutz and History San Jose for unique donations of vintage items that were a big hit with our shoppers.

We must thank Mary Lou Mason, the Salas Family who decamped for Vietnam and missed the entire event, the Curia household, the Leisenfelt-Wangsness Family, and the Halberstadt Family. The entire 200 block of South 13th Street gets a big hug for supporting PAC*SJ's fundraising efforts.

The Friday volunteers enjoyed a candle light dinner of barbecued chicken prepared by Chef Ron Hagen. Tim McAuliff and Lynda Sereno prepared the other meals. I think we are done for the year unless another neighbor calls me with a houseful of interesting things.

—Patt Curia
PAC*SJ Yard Sale Queen

PAC*SJ thanks
Patt Curia and
all the volunteers
for a successful sale!

Not only do the sales benefit PAC*SJ and allow our education and advocacy programs to thrive, recycling goods is better than stuffing them into a landfill.



Meet PAC*SJ New Board Member

John Frolli

John Frolli. A long-time PAC*SJ member, joined PAC*SJ's Board a few months ago. He originally came from the central San Joaquin Valley in California. He attended San Jose State University in the 1980s, graduating with a Bachelor of Arts in Industrial Design. Later John fell in love with architecture and in particular historic preservation. After working in architecture for the past 30 years, he is currently the Principal Architect of Strata Design Studio.



John Frolli
*PAC*SJ's Newest Board Member*

John met his wife Gianna while at SJSU and she now serves as the company office manager and technology specialist. John and Gianna have a son and daughter who have both completed college and have settled in Southern California. Thankfully they visit frequently.

In their spare time, John and Gianna like to travel, camp, play golf, and ski in the winter.

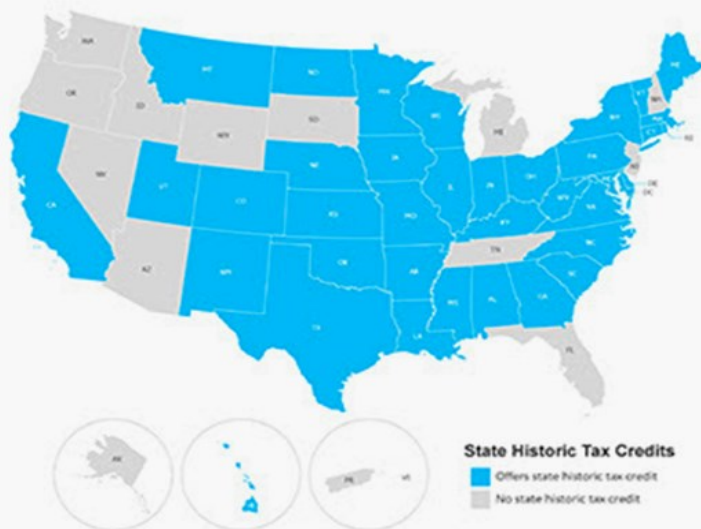
Welcome to the Board, John.
We are thrilled you have joined us. ☼

CA Historic Tax Credit Bill Passes

California just became the 37th state to create a state historic tax credit on October 9 when Governor Gavin Newsom signed Senate Bill 451 that was introduced by Senate President pro Tempore Toni Atkins. The bill authorizes up to \$50 million in credits annually, a portion

set aside to encourage both smaller and residential rehabilitation projects. If the structure creates affordable housing or is within a half mile of a transit station, the 20% credit increases to 25%. ☼

California Enacts State Historic Tax Credit



Mt. Um Radar Tower Long-term Repairs Approved

At a November 20th meeting, the Midpeninsula Regional Open Space District (Midpen) Board of Directors considered repair options for the Radar Tower atop Mount Umunhum in Sierra Azul Open Space Preserve. Using a recently completed assessment, the staff presented the basis of design repair options. At this meeting, the Midpen Board approved the long-term repair options over short-term options and will move forward with selection of a contractor to prepare the bid package for acceptance. This decision will better preserve the Radar Tower.

Below is the Executive Summary from the assessment¹ for the Mount Umunhum Radar Tower.

"Wiss, Janney, Elstner Associates, Inc. (WJE) was engaged by the Midpeninsula Regional Open Space District (District) to perform a structural and waterproofing evaluation of the former radar tower at the top of Mount Umunhum.

The report provides a preliminary assessment of the building's present condition and recommendations to better seal the building against water intrusion and mitigate ongoing deterioration of the concrete structure.

In its current condition, several potential safety hazards exist at the radar tower, including loose concrete on the exterior walls and roof. Mitigation of some of these hazards is discussed further in the report and recommends to be completed prior to allowing public access at the area immediately adjacent to the radar tower. For the strategy of retain and seal that has been selected by the District, additional measures should be implemented to preserve the existing building and minimize future deterioration.

In addition to the safety hazards, remediation of the water intrusion into the building through the walls and roof is recommended

to mitigate further deterioration and to prevent the growth of mold or other materials that may propagate in the presence of moisture and stagnant air." ❧

¹ Mount Umunhum Radar Tower Condition Assessment and Recommendations
Sierra Azul Open Space Preserve
Santa Cruz Mountains, California
November 13, 2019



HAYLEY PAIGE
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PRONOVIAS
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AND ITS EFFORTS TO
PRESERVE SAN JOSE HISTORY



Time Deli Sign Needs TLC

The vintage 'Time Deli' Clock at Bascom Avenue and W. San Carlos Street needs some tender loving care. Its time has remained at 4:18 for many months. To make matters worse, the neon does not light up at night! What a shame that the sign is not maintained.

Call or email the owners, 'Shoe Palace,' and let them know you are disappointed that they are not caring for this beloved sign and to please get it working and lit at night as soon as possible! ☿



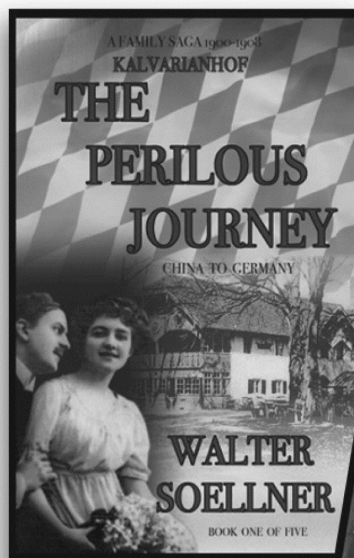
'Time Deli' Sign at night, unlit, hardly seen and overpowered by the 'Shoe Palace' neon signs on each side. Note the time is still 4:18.

Taken on 11/10/2019.



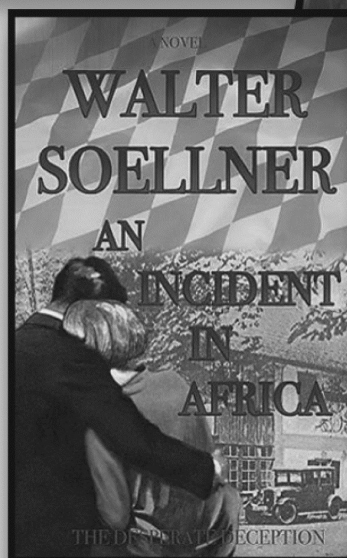
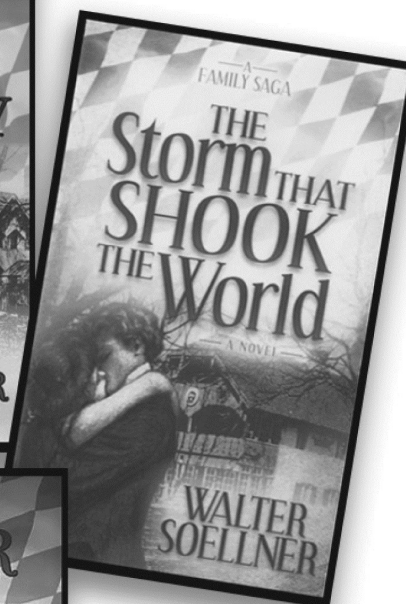
Photo of former Time Deli neon sign, taken April, 2019 after Shoe Palace opened. Note the time: 4:18. It has been 4:18 for at least nine months.

(Photos: Gayle Frank)



WALTER SOELLNER

A San Jose Author



The story starts with two German lifelong friends, one Catholic, one Jewish, soldiers in Germany's Chinese colony when the Boxer Rebellion breaks out. What follows is an epic historical drama, set in the first half of the twentieth century and spanning four continents. Fictional characters and stories intertwine with real historic persons and they live through the true historic events of WW I, the depression and WW II, with all the drama, romance, triumphs and tragedies of those world-changing times.

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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.

HL92-81; Charles M. Richards Residence, 1550 Hicks Avenue (Pictured right)

This stately Greek Revival style home with its majestic two-story Doric columns at each side of the entrance, set far back from the street, was first constructed in 1906. It features symmetrical windows, a two-story pedimented entrance portico, and many classical design elements. To the south side, a rounded side portico with an extended porte cochere adds to its elegant appearance.

Now sitting on one acre, dramatic landscaping with a stone and wrought iron barrier hinders a full view of the house.

It appears that a Mr. Eugene R. Tutt owned this property at Hicks Avenue when a speculator, C. S. Morris, purchased it from Tutt early in 1916. Tutt, described as an orchardist, lived in Oakland and the Hicks house served as the family's country home where they sometimes entertained friends. Tutt is listed as the resident from 1907 until 1915 in the San Jose City Directory, although the numbered address was different.

Dr. Charles M. Richards then purchased the property from Morris that included "10 acres of fine orchard land" in July of 1916 for \$35,000. He planned to "make many handsome improvements." (*Evening News*, July 11, 1916).

Dr. Charles M. Richards (1882-1957) was a man of musical talent, in high professional regard, and well-thought of in the community. Richards was the first local radiologist (called "roentgenologist" early on) and was a founding member of the Radiology Department at the San Jose Hospital. His medical office was listed at 202-208 Sainte Claire Building in 1926.

Dr. Richards and his wife, Mary Alice Rodgers, had two sons, William and Charles Jr., born in 1911 and 1913 respectively.

Dr. Richards was an accomplished musician, performing piano concerts before leaving for medical school at Harvard, from which he graduated in 1907.

He later established an Elks Club orchestra that evolved into the San Jose Symphony. He also led the Richards Club male



chorus for many years. He directed orchestras of around 32 instrumentalists to sold-out opera productions such as "King Dodo," and "Sho-Gun," some performed at the Morris Dailley Auditorium. (*Evening News*, Aug. 4, 1920).

Richards was honored by the Elks in 1922 for his contribution to the Elks musical productions. A quote delivered at the banquet in his honor said, "Dr. Richards has accomplished as much if not more than any other citizen of San Jose in bringing good music into the community and in presenting entertainment of high order to a vast number." (*Mercury News*, June 30, 1922.)

Dr. Richards and his wife were active in the San Jose community, even hosting a grand masked ball at the Vendome Hotel Lanai in 1922. One hundred of their friends enjoyed music, a midnight supper and wore elaborate costumes. (*Evening News*, April 22, 1922)

Furthermore, he served on the Boards of YMCA, the County Medical Society, the Security Bank, the public library and was President of the San Jose Rotary Club in 1921-22.

In 1962, Architect Richard Faust bought the Richards estate. Tom and Kay Harrison purchased and renovated the house in the mid-1970s.

Daniel and Becky Worsham, who had purchased the house in 1982, used the home for business meetings, house guests and as an investment. Fortunately they refused to sell it if a developer planned to tear it down. Then it was considered a

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City Landmark (Cont'd)

fixer-upper even though the Wors-hams made repairs and upgrades such as adding a new furnace, hooking up to the sewer and making inside/outside renovations—but it remained a maintenance challenge. (*Mercury News*, June 3, 1989)



Dr. Charles M. Richards
1922 (Photo: History San Jose)

When the Richards House was for sale for 1.1 million dollars in 1989, a news article (*Mercury News*, April 8, 1989) described the house as follows: the dining room had leaded-glass cabinets and there were box-beam ceilings in the both the dining and living rooms. Downstairs there were hardwood floors; upstairs were pine slat floors. There was a basement with a fireplace and an attic that could serve for living space.

The 1989 article continues with describing four buildings on the grounds at that time; a guest house adjoining an old granary, a carriage house, another structure with a huge brick fireplace and a swimming pool that was out of commission. The interior house was 3,800 square feet, not including its basement and attic. The home now sat on a one-acre lot. By June of 1989, Roger and Nora Moore bought the house for one million plus dollars to be used as a

family home. They planned to do a lot of work on the house as they lived in it, emphasizing that they wanted to “leave everything just as was, but in good working order.” ☘

—Gayle Frank

Sources:

-Evening News
-San Jose Mercury
-“Touring
Historic Willow
Glen,” 2007
-SJ City Directories



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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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