

CONTINUITY

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

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Bistro Moved to Little Italy

On Saturday, January 8, 2022, the popular Poor House Bistro (below) was relocated from its S. Autumn (now Barack Obama Boulevard) address to Little Italy, next door to Henry's Hi Life, on W. St. John Street. This is one of the first structural moves from Google's Downtown West parcels that will preserve a historic resource.

The structure, pulled by a truck, slowly inched up Montgomery Street, right on W. Santa Clara Street, left onto Barack Obama Boulevard, and carefully turned around the corner onto W. St. John—most of the way accompanied by St.

Gabriel's Celestial Brass Band. The house was decorated with Italian flags, an American flag, and Mardi Gras beads, but most was covered with a huge blue tarp.

The large Victorian structure came so close to a few trees that towing had to be stopped for branch trimming, performed by acrobatic-like Benjamin Smith from Moki Smith Tree Specialists. Watching him climbing up and down, swinging from branches and handling the chainsaw delighted the crowd. Then, PG&E had to cut lines, reconnecting later, to make way for the slow-moving Bistro.

(Cont'd p. 2)



Bistro Moved (Cont'd)

When the structure reached the final lot, it was rotated 90 degrees and then backed into the space next to Henry's Hi-Life's fence with only inches to spare, all managed expertly by Kelly Brothers House Movers. Since then, the Bistro has been moved back to the rear where it will remain on its new foundation.

The new name for Poor House Bistro will be Famiglia Meduri Poor House Bistro to signify owner Jay Meduri's heritage, which is fitting for its new home in Little Italy. After the dust settled on moving day and the structure was placed in its temporary position, Jay Meduri announced to the large crowd that the Bistro would open in either late spring or early summer. Until then, the Bistro operates with a mobile kitchen and the remaining patio still in its original spot, serving its popular New Orleans style Cajun food and hosting live music.

(Cont'd p. 3)



St. Gabriel's Celestial Brass Band.

Below, Poor House Bistro's temporary resting place. Later, it was moved toward the rear of the lot.



Bistro Moved (Cont'd)



PAC*SJ is pleased this handsome Victorian-era home, transformed into a restaurant and music venue, has been saved. This is the second move for this structure, relocating from S. 11th Street to S. Autumn in the early 1950s by Jay Meduri's grandparents. Over the years, four generations of the Meduri family have lived in this house. Jay remodeled the attractive house into Poor House Bistro beginning in 2000 and opened in 2005. Poor House Bistro will be a welcome addition to Little Italy. ☘

— Gayle Frank



Above, Benjamin Smith from Moki Smith Tree Specialists, swings around the branches with a chainsaw like a gymnast, making room for the Bistro to continue down W. St. John Street.

Right, Howard "King" Kelly from Kelly Brothers House Movers and Jay Meduri (left) stand in front of the Bistro after it was placed in its temporary location

(Photos: Gayle Frank)



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Editor: Gayle Frank

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

408-998-8105 or to
1650 Senter Rd., San Jose, CA 95112-2599

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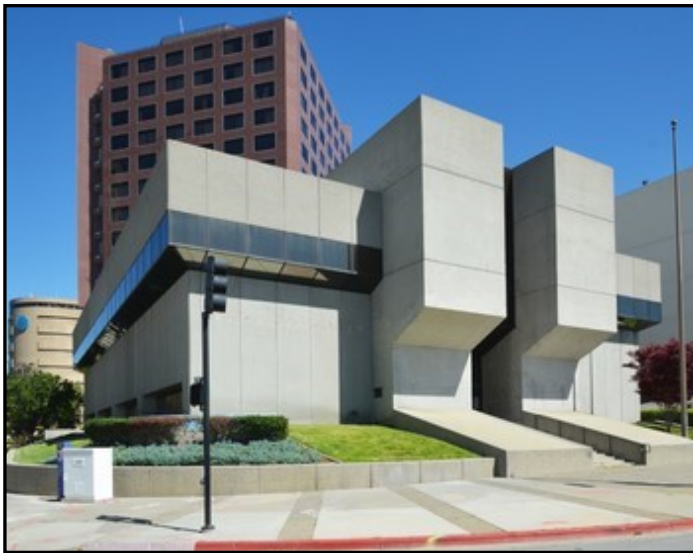
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organization**

In Memoriam: Lost Buildings of 2021

San Jose bid a solemn farewell to far too many historic resources this past year, fallen victims of development pressure, disinvestment, and a lack of creative vision. As we work to help prevent further losses in 2022 and beyond, let's also pay our last respects to the historic buildings that were lost in 2021.

Bank of California (1973), 170 Park Center Place

San Jose's Bank of California was designed by internationally significant architect Cesar Pelli (1926-2019) as chief designer for Gruen Associates, one of the most influential architectural and planning firms of the 20th century. Completed in 1973 as part of Park Center Plaza, the city's first urban redevelopment project, the building was one of San Jose's best examples of Brutalist architecture and its only known Pelli design. Many have likened its sculptural monumental form to an abstract Sphinx.



In 2019, San Francisco developer Jay Paul Company purchased the 8.1-acre Park Center Plaza site (now known as Cityview Plaza) and announced plans to demolish the entire 10-building site, Bank of California included, in order to construct three new office towers. Despite the "Sphinx" being a known Candidate City Landmark and eligible for listing on the National Register of Historic Places, Jay Paul made no attempt to integrate it into its redevelopment plans.

PAC*SJ strongly opposed the project and identified numerous significant errors and omissions in the project's Environmental Impact Report. San Jose City Council nevertheless approved the building's demolition in June 2021. Our appeal of this decision was unfortunately denied by Santa Clara County Superior Court Judge Sunil Kulkarni in November 2021, and the Sphinx was promptly demolished over the following days and weeks, even though new construction on the parcel is not slated to begin until 2026.

Despite the loss of the building, PAC*SJ is nevertheless appealing Judge Kulkarni's decision to the California Court of Appeals. We believe the decision contained critical errors and misinterpretations of applicable law that, if allowed to stand, would set a terrible precedent for historic preservation in the future.

Pallesen Building (1938), 618 S. First Street

Until its demolition in November, this former Historic Resources Inventory-listed Structure of Merit featured handsome Streamline Moderne brickwork and a fascinating history. Commissioned by Lillian Pallesen in 1938, the building's first occupants were George Miho and F.A. Boomer, *(Cont'd p. 5)*



Lost Buildings of 2021 (Cont'd)

auto mechanics who specialized in early electrical batteries produced by the Willard Storage Battery Company. It was later occupied by the Lowe Paint Company, Brothers Motorcycle Shop, and most recently by Garden City Construction. The site is now being prepped for construction of the 23-story Scape apartment tower.



While the adjacent Pallesen Apartments were saved from demolition and relocated by PAC*SJ and Habitat for Humanity to a new site four blocks away, efforts to preserve the Pallesen Building faltered after the City allowed the tower's developer to abandon its initial promise of incorporating the historic facade into the new building's base. Plans now only call for a small commemorative lobby display using some of the building's salvaged bricks.

Notre Dame Market/Andy's Pet Shop (1937)

51 Notre Dame Ave.

Best known for its restored ghost sign and as the former home of Andy's Pet Shop, the Notre Dame Market Building was razed in October to make way for the Carlysle, a 21-story mixed-use apartment tower designed by Steinberg Hart



Architects. Built in 1937, the former grocery was also occupied by IBM from 1966-68 as an annex to their historic research labs at 99 Notre Dame Avenue, where the world's first magnetic computer disk drive was developed in 1956.

Lawrence Hotel/Cinebar (1893)

71-89 E. San Fernando St.

Not completely lost but severely damaged in a January fire, the former Lawrence Hotel now stands as an empty shell with an unknown future. Originally built in 1893 as the Toccoa Block, it was designed by noted architect Frank Lobdell, whose credits also include the landmark Beckwith Building in Los Gatos. Over the course of its 127-year history, the



Toccoa Block/Lawrence Hotel was home to scores of beloved local businesses, including the now-shuttered Cinebar, one of the oldest bars in the city. The building is a contributing structure in the National Register-listed Downtown Commercial Historic District. Swenson Builders has proposed retaining just the façade as part of a new 25-story residential high-rise on the site—a project that would require the demolition of the building's surviving ground-floor commercial spaces along with two other adjacent historic buildings.

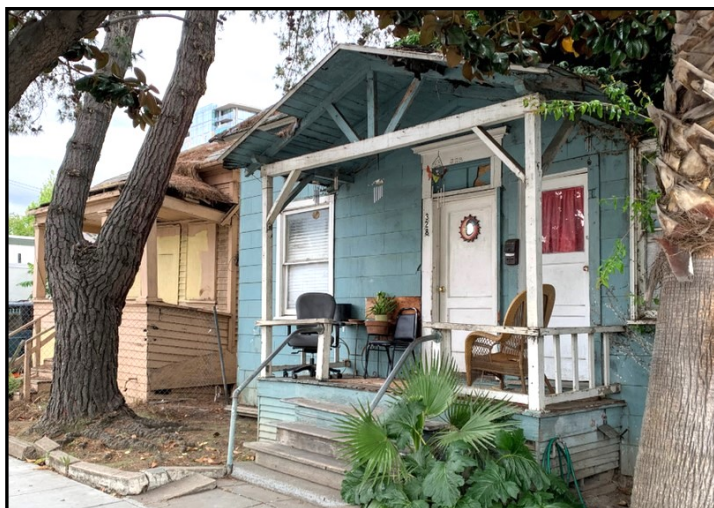
Zoppi, Moranto & Hill Houses (River Street Historic District)

(c.1880s), 324-338 W. St. John Street

A series of suspicious fires in the summer and fall caused severe damage to a row of historic worker's cottages on W. St. John Street, including some of the oldest (Cont'd p. 6)

Lost Buildings of 2021 (Cont'd)

surviving structures in the River Street Historic District. Damaged were the Greek Revival-styled Zoppi House (c. 1885) at 324 W. St. John and the saltbox Moranto House (pre-1884) at 328 W. St. John, both of which have been condemned and are slated for demolition. An adjacent cottage at 338 W. St. John, the c. 1880 Hill House, most recently burned. All three homes are slated for removal, wiping out the row of working men homes from years ago.



324 W. St. John before and after the fire.



H.G. Wade Warehouse (c. 1860)

1657 El Dorado Street

Yet another catastrophic fire in June laid waste to one of Alviso's oldest structures, the c. 1860 landmark H.G. Wade Warehouse, destroying all but three heavily-damaged exterior walls of the former freight depot and one-time Wells

Fargo stagecoach facility. PAC*SJ is urging the current property owner and the City to stabilize the remaining shell and incorporate it into a new structure on the site. The adjacent Maggi Wade Residence, also a designated City Landmark, was not significantly damaged in the fire but remains abandoned and badly deteriorated.



Wade Warehouse in Alviso before and after the fire.



— Ben Leech, PAC*SJ Executive Director

Sidebar: A comment on our website, [preservation.org](https://www.preservation.org), tells us that the Golden State Roller Palace in South San Jose was also demolished last year. It was one of the last roller rinks of a bygone era.

The former Golden State Roller Palace at 397 Blossom Hill Road was demolished in July, 2021. The rink first opened as Aloha Roller Palace in 1977 with a Polynesian theme. The rink of slightly over 32,000 square feet changed owners and names several times to Roxy's (1993), Golden State Roller Palace (1995) and finally San Jose Skate Rink, closing in 2014. Roller skating lost its popularity since ice skating became preferred. From 2017-2021 the free span cinderblock building served as a furniture store.

Source: <https://dead-rinks.weebly.com/san-jose-skate.html>

PAC*SJ Board Thanks André Luthard

At the December 13th PAC*SJ Board of Directors meeting, the Board presented a drawing of San Jose's iconic Bank of Italy Building to our dedicated President, André Luthard (right). Our talented Executive Director, Ben Leech, created the art piece.

André has served as PAC*SJ President for the last three years and previously was President in 2014-2015. He has been a board member for most of the years going back to at least 1996. His enthusiasm for and knowledge of historic preservation has contributed significantly to PAC*SJ's mission to preserve our local architectural heritage.

The holiday board meeting was held at the home of Lynne Stephenson who is our 2022 PAC*SJ President. Delicious goodies were enjoyed by all at the get-together.

Kudos to André and Lynne.



(Photo: Gayle Frank)

PAC*SJ's Bean Bag Toss

Sylvia Carroll (left) looks over a few young guests at History Park (HSJ) who tossed bean bags through our new "Save Diridon Station" Board. Sylvia constructed the board and made the bean bags for HSJ's children's event, held in December 2021.

PAC*SJ's bean bag toss was placed in front of the Pasetta House inside History Park. The children enjoyed the activity and maybe their parents learned a bit more about Diridon Station, one of PAC*SJ's major concerns in San Jose's future.

(Photo: Bobbi Coleman)

Notable Quotable

"When you cut holes in the fabric of history all you have is a worthless blanket."

*—John Mitchell, PAC*SJ Board Member*





ON THE RADAR

Digital Billboards

On Feb. 16th, the San Jose City Council voted to approve 9-2 (Mahan and Peralez against) two new LED digital billboards on Highway 101, even though the majority of residents (93%) are against it. And even though the Airport Commission voted against the billboard proposal going forward. Breaking the 1985 city-wide ban on new billboards was justified by removing 12 older billboards in the city. Apart from environmental, safety, wildlife, blight and energy issues, these billboards, each 1,000 square feet, will negatively impact important scientific observations at Lick Observatory, a historic gem with a unique Santa Clara County story. PAC*SJ foresees significant Cumulative Impacts to historic and cultural resources that will result from the City's unfortunate decision.

Pallesen Apartment Building

The San Jose City Council approved the recommendation to trade property behind the Pallesen Apartment on 4th and Reed Streets for a western easement and four parking spaces to be used by future residents of the Pallesen's four units. PAC*SJ thanks Kevin Ice and Nanci Klein, from the San Jose Office of Economic Development, who advanced the recommendation.

Graves House (4146 Mitzi Dr.)

During an inspection in January, PAC*SJ representatives met with Edge Development Group officers, the San Jose Historic Preservation Officer Dana Peak and Code Enforcement Officer Brigitte Villagomez to tour the Graves

property. A trespasser inside the 1868 house was discovered and the interior of the house had further deteriorated. The owners were instructed to secure the building within 24 hours and clean up their property. Code enforcement agreed to provide a garbage bin and take care of the disposal. The owners were also given contact information of a local security company to better protect their property. The project may change from 40 apartment units to a dozen townhomes. For more information on Sylvester Graves as told by his great grandson see online *Continuity*, Winter 2017 and details of the house in *Continuity*, Fall 2016.

Burbank Theater (560 S. Bascom Ave.)

The 1949 Art Moderne Burbank Theater was purchased by Tru Investments, Inc. in January, 2022. PAC*SJ is actively meeting with Burbank neighbors, the City of San Jose, and the owners to discuss outreach and strategies concerning this iconic "Endangered 8" building.

Senate Bill 9 (CA Home Act)

The State housing bill that threatens neighborhoods has no local applications yet. Historic properties currently are excluded, but further debate will proceed in 2022.

J.T.R. & Co. Building

This large building at 1102 S. 3rd Street and 190 Keyes on 6.5 acres was purchased by Valley Oak Partners in Dec. 2021. At present, J.T.R. Company, a druggist, drugs, and sundries merchant wholesalers industry, resides here. The site has been described as prime redevelopment property for a possible modern industrial or commercial center. The existing structure is a solid brick building that has long-term value. At one time the RDA contemplated transforming it into an arts incubator space.

Grace Baptist Church

A proposed multi-storied residential complex may threaten this church building at 484 E. San Fernando St. When the church was built in the 1940s, a 1922 pipe organ was installed, originally from the former Liberty Movie Theatre on Market Street where the organ music accompanied silent movies. Grace Baptist Church was built around the expansive organ pipes.



PAC*SJ is Still Keeping An Eye On—

- Diridon Station
- Alum Rock Log Cabin
- Century 21
 - McCabe Hall
 - Montgomery Hotel
 - Hotel De Anza
 - St. James Park
 - Foreman's Arena

National Preservation Month

Santa Clara County

Save the Date—May 21st

The newly formed Santa Clara County Preservation Alliance, consisting of 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, will host a National Preservation Month Celebration on May 21, 2022, 7:00 pm, at San Jose History Park.

The event will feature an awards presentation honoring projects, groups and individuals who have contributed to recent historical preservation activities throughout Santa Clara County. Numerous historic organizations will participate. Here's your chance to meet other preservationists! Tickets are \$15 and are available at <https://www.preservation.org/npm2022>.

Origins of Preservation Month

Preservation Month began as National Preservation Week in 1973. In 2005, the National Trust extended the celebration to the entire month of May and declared it Preservation Month to provide an even greater opportunity to celebrate the diverse and unique heritage of our country's cities and states.

The 1973 Presidential proclamation by President R. Nixon stated: "As the pace of change accelerates in the world around us, Americans more than ever need a lively awareness of our roots and origins in the past on which to base our sense of identity in the present and our directions for the future."

Over the years, mayors and governors throughout the country have since added their proclamations to President Nixon's. ☿

PAC*SJ's Shopping News

Check out PACSJ's Online Shop for pins, books, t-shirts, magnets, stickers, and much more. Our latest items are custom kitchen aprons featuring our "Dancing Pig" patches. Multiple fabric patterns/colors are available. Each order is hand sewn by talented PAC*SJ board member Sylvia Carroll. Aprons are just \$25 each, shipping included. After placing your order, we will contact you for your preferred fabric choice(s). Visit www.preservation.org/shop to order your custom apron. Allow 2-3 weeks for delivery.



We have also added a new section for our online Shop, the PAC*SJ Porch Sale. There we display a few legendary, one-of-a-kind vintage finds that are available for sale and local pickup only. ☿

*Left, PAC*SJ President Lynne Stephenson sports a new "Dancing Pig" patch apron.*



PAC*SJ 2022 Calendar

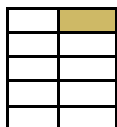
- Mar 21** Monday, PAC*SJ Board Meeting, 6:30—8:30 PM. History Park 2nd Floor Firehouse.*
- Apr 1-2** Fri. 9AM—5PM, Sat. 9AM—1PM. PAC*SJ Rummage/Salvage Sale; 260 S. 13th St. Ask for parking permit. More details on page 11.
- Apr 18** Monday, PAC*SJ Board Meeting, 6:30—8:30 PM. History Park, 2nd Floor Firehouse.*
- May 1** Sun. 10AM—3PM. VIVA CALLE! Find the PAC*SJ booth as SJSU.
- May 7** Sat. 10—11:30AM. PAC*SJ Historic Walking Tour, South 1st & S. 2nd Streets, San Jose. See page 18 for details. Reservations required at www.preservation.org. Space limited.
- May 16** Monday, PAC*SJ Board Meeting, 6:30—8:30 PM. History Park, 2nd Floor Firehouse.*
- May 21** Sat., 7—9PM. Santa Clara County Preservation Alliance presents county-wide preservation awards at History San Jose. Tickets \$15 at <https://www.preservation.org/npm2022>. See p. 9.
- Jun 7** Statewide Direct Primary Voting Day. Look for our Historic Preservation Issues Candidate Survey Report in April. See “Make Your Voice Heard” on page 19.
- Jun 12** Sun. 10AM—3PM. VIVA CALLE! Find the PAC*SJ booth at the Rose Garden.
- Jun 20** Monday, PAC*SJ Board Meeting, 6:30—8:30 PM. History Park, 2nd Floor Firehouse.*
- Jun 26** Sunday, 11:30AM—3PM. PAC*SJ Volunteer Appreciation Picnic, Messina Orchard.

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

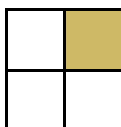
ADVERTISE IN CONTINUITY!

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.

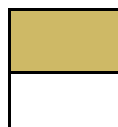
Buy ads in 6 issues and SAVE! Plus, all multiple-issue ads come with a free membership!



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



1/4 Page
Single issue
\$100



1/2 Page
Single issue
\$200



Full Page
Single issue
\$375

2022 PAC*SJ's 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 José 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 Year-end Appeal

PAC*SJ's year-end appeal was successful, raising \$19,805 from 79 individual donors for our General Fund, plus two donations for \$4,000 for the Clock Tower Fund, \$50 for the Bohnett Fund, and \$50 for the Drechsler Fund. All donations totaled \$26,170 from Dec. 1st to the end of January.

We also received \$1,490 in new membership dues since Dec. 1st, including renewals and seven new members.

Our merchandise sales over the holidays included 298 online orders with additional wholesale orders from Recycle Books. Our latest set of Foodie-themed enamel pins were a hit.

PAC*SJ is pleased with a strong end to 2021 and a solid start to 2022. Thank you to all those who donated, joined for the first time, and renewed. View the donor list on page 13.

Garage/Yard Sales Overview

Thank you to all for your support, good spirits, donations, creativity, time and energy supporting Preservation Action Council and its efforts to preserve San Jose's history through its architecture.

Throughout last year we had five great sales in three different locations. We have an email list of 250 followers which helps sell items quickly. You probably noticed repeat customers who have since become our friends.

We have great organizers. I was so overwhelmed by all of the holiday goods that I left the set up and let the "pros" handle making the layout decisions. It looked great when I returned.

We earned over \$54,000 in garage sales for 2022. These funds support our Executive Director (E.D.) who is the face of PAC*SJ and represents the Board and our members to the City, developers, and neighbors. He leads our advocacy, educational and event initiatives. We are very lucky to have Ben Leech as our E.D. along with such an active Board of Directors.

—Patt Curia, PAC*SJ Donations Chair

Volunteer for our next PAC*SJ Garage/Yard Sale

PAC*SJ is hosting its spring garage/yard sale at 260 South 13th Street on April 1st and 2nd. The public sale starts Friday, April 1st: No Kidding!!

This year the City of San Jose has changed the parking permit procedures. It has provided online parking permits so we need a few dedicated volunteers to help shoppers sign in and out online. The goal is to prevent shoppers from getting tickets and to test the City's new online permit system to the max!

Adults and youths are both welcome to volunteer. We

just need a friendly face, who is comfortable with using a phone or laptop and who can focus on cars coming and going. This is a very important task!! (And lunch is included).

Donations for the sale are being accepted now. Receipts are available upon request. This will be one of our big sale events with lots of vintage items.

For more information or to sign up to volunteer, contact Patt Curia at donations@preservation.org.

—Patt Curia, PAC*SJ Donations Chair

PAC*SJ Advocacy Committee 2021 Summary

While PAC*SJ has seen some preservation successes this year (i.e., Doobie Brothers House Landmarked, Pallesen Apartment Building saved and moved with Habitat for Humanity EBSV, Casa Vicky's winning AMEX grant), 2021 was also a very tough year for the cause of historic preservation in San Jose. The number of new development projects affecting San Jose's historic fabric has been, in a word, staggering.

Even though it can sometimes feel like an exercise in futility, PAC*SJ continues to provide scoping comments for Environmental Impact Reports, along with letters and spoken testimony on staff reports/memos/recommendations on a weekly basis at meetings with the Historic Landmarks Commission (HLC), Planning Commission or San Jose City Council. On a project-by-project basis, significant time is spent reading City and related documents and participating in City sponsored community, commission or council meetings. Unfortunately, even when there are significant impacts that are counter to CEQA and the City's own Codes, Plans and Guidelines, project entitlements are being unanimously approved with dispassionate acknowledgments and statements of overriding consideration that are little more than footnotes. Perhaps even more concerning, the City is increasingly willing to waive affordable housing requirements, parking and other requirements. In some cases, the City is waiving in lieu fees and taxes as a further incentive to developers (e.g., \$6M to Tower 27's Dallas Based Developer). We have also seen far too much damage and loss from fire and neglect as well (e.g., Lawrence Hotel, Wade Warehouse, Little Italy bungalows, Graves House, etc.). The issues of property owner neglect intersect with the City's raging issues with homelessness and crime.

The City continues to be grossly understaffed from a code enforcement standpoint leaving unoccupied historic buildings at extreme risk of loss (e.g., Alviso's Historic District, Downtown Commercial Historic District, First Church of Christ, Scientist, Graves House, etc.).

The City lost its committed Historic Preservation Officer (HPO) several years ago, but not before new design standards for historic adjacency were established, and not before pipelining new landmarks. The City replaced its HPO, but has admittedly recognized that her tasks far exceed the time and support resources necessary for success. The City's Historic Resources Inventory (HRI) is woefully out of date and

with no prospect of the funding needed updates. We have very few friends of preservation on the Planning Commission or City Council. What the City asks of developers in mitigation for the loss of historic buildings is toothless. That said, there is a sign of hope. In the last few months of 2021, we have asked our HPO and the HLC to explore how financial mitigations metrics could be applied to projects that affect our historic fabric.

We are encouraged from what we've learned about working with community-oriented developers and their tenants. For example, PAC*SJ's work with Google on the Downtown West Project yielded saving or moving some historic structures—in addition to Google's help saving the Dancing Pig Sign. Unfortunately, this contrasts to the Jay Paul's City View project with its massive mono-culture campus and no identified tenant. Jay Paul has not offered to save anything, and has not agreed to any mitigation for wiping out an entire RDA underwritten international banking district that was instrumental in funding the rise of the industry of Silicon Valley's namesake.

Another important issue affecting all of San Jose is Opportunity Housing/SB-9/SB-10. The state's SB9 and SB10 laws excludes historic places (meaning anything listed on the Historic Resource Inventory [HRI]) from being subject to "at right" property development in locations zoned for R-1. Unfortunately for historic preservation, the City is recommending that historic places not be excluded. PAC*SJ expressed its views on the importance of exempting historic homes when participating as a panelist on the 10/28/21 Catalyze SV Zoom Panel on the topic.

Another positive force for preservation last year was the work performed on Survey San Jose by Franklin Maggi with Archives & Architecture. This Survey provided an updated historic context statement. On Nov. 3, Franklin explained before the Historic Landmarks Commission (HLC) that much was beyond the scope of what could be delivered in such a short time frame and suggested further actions were needed in the future. PAC*SJ will ask the HLC to ensure the work on the Context statement continues, that the web site used to take in public comment will be converted to a supported City website, and that a plan be developed for increasing the number of historic resources listed on the HRI.

—J. Michael Sodergren, PAC*SJ V.P. of Advocacy

PAC*SJ Year-End Appeal Donors—Thank You!

André Luthard
Barbara Goldstein
Carl Foisy
Dan Chapman
Ernie Yamane
Gayle Frank
Gene Cook

Georgie Huff
John Fioretta
Joseph Melehan
Martha & Whitney Heinrichs
Michael Hurley
Morgan & Brent Wilkinson
Patt Curia

Rachel Zabalza
Rose Azalde
Stephen P. Walker
Sylvia Carroll
Tony May
Walt and Patti Phillips
Winifred Leeds
And, 55 anonymous donors

Anonymous
Anonymous
Anonymous
Dan & Cindy Erceg
J. Michael Sodergren
Jacquelyn Myers
Katy Brewer
Kristiane McKee Maas
Leslie Masunaga
Urban Catalyst

In memory of Paul and Naomi Del Grande
In memory of Bill Kirkness
In memory of Bud Beede
In memory of Ted Nunes
In memory of Carl & Virginia Sodergren
In honor of André Luthard and Family
In memory of Linda R. Brewer
In memory of the George B. McKee Family
In honor of Patt Curia.
In honor of the Mike Walsh Family

Between Dec. 1st and the end of January, we received 85 donations for a total of \$26,170. PAC*SJ appreciates our generous donors and thanks you all for giving us a head start on our mission to preserve our architectural and cultural heritage for 2022. It will make all the difference in our success. Thank you!

Join Our PAC*SJ Walking Tour

SJ Downtown S. 1st & S. 2nd Streets

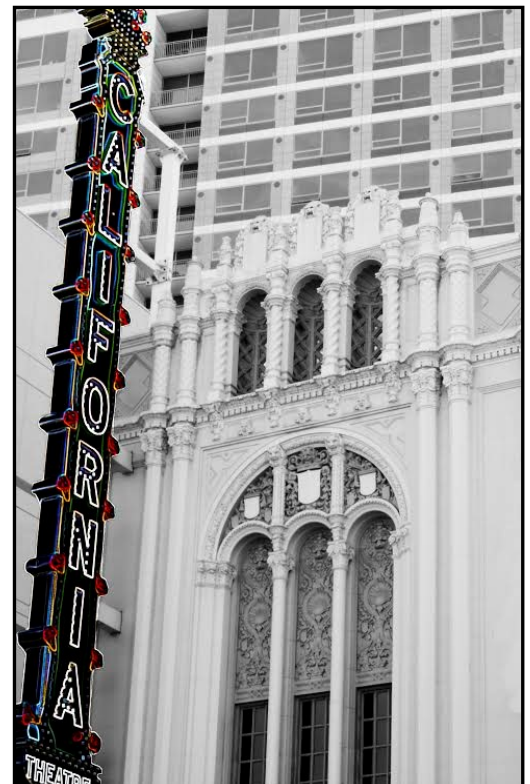
Saturday, May 7th ✧ 10am—11:30am

We will stroll along S. 1st Street starting at Virginia St., walk through the SoFA District to San Carlos St. and return via S. 2nd Street, about one mile. Many early structures in different styles of design make an interesting tour, including the former Faber's Cyclery, Quilt Museum Building, Doc Herrold's Lab, Prussia Building, California Theatre (pictured right), Dohrman Building, St. Claire Building, former Hale's building, and residences with different styles of architecture from the 1880s on. Transmitter/receivers will be used.

Members \$10; Nonmembers \$15.

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(Photo: Alyssa Miller; from PAC*SJ 2015 Historic Photo Contest)

Addison Whiteside: Master Designer and Builder

By Krista Van Laan

Those of us who are interested in the architectural history of San José are familiar with the city's major architects, those who in the nineteenth and twentieth century were responsible for the structures that make up the built environment of the city. But not all of the best residential designers in San José were licensed architects. Many of our finest houses and sometimes entire neighborhoods were the products of master builders, some of whom were also gifted designers.

One such designer-builder was Addison Milton Whiteside (1885-1966), who worked in San José between 1908 and 1942. He and his brother Charles (1887-1951) were partners in a construction firm called the Whiteside Brothers. Addison was the firm's resident designer, specializing in the fashionable styles of the day, including Craftsman, Prairie, Spanish Revival, and Minimal Traditional. In the late 1920s through 1930s, he focused heavily on the Tudor Revival style, producing many excellent local examples. Tudor Revival achieved some level of popularity in San José from the 1920s to 1940s, with architects and builders such as Christopher Cook, Frederick Bigland, William O'Neil, Charles McKenzie, and the Gibson-Wheeler Company, each doing their own spin on variations of this style. Addison Whiteside was up there with the best.

Addison Whiteside was born in Florida to Milton and Ellen (Jacobs) Whiteside, a farming couple. The family lived in Illinois and Tennessee before coming to San José in 1904, where Milton bought all of the land along the Coyote Creek west of South 19th Street between East San Antonio Street and Calhoun Street. Milton tried to establish himself as a farmer, but by 1907, he was identifying himself in city directories as a carpenter. It is not known if he actually built anything, but his sons certainly did step into the profession. Addison was working as a builder in 1908 and both Addison and Charles listed themselves as self-employed carpenters in the 1910 census. The brothers lived a life free of controversy, working steadily and living at home with their parents on South 19th Street. Milton died in 1927 and Ellen in 1937, after which time the

Whiteside brothers married for the first time, each 54 years old, Addison in 1939 and Charles in 1941.

Addison Whiteside, sometimes as part of the Whiteside Brothers but often as an independent, was extremely prolific during his thirty-four years in San José, either working for clients or building his own houses on spec, and except in a handful of instances, acting as the architect/designer on the hundreds of projects in which he was involved. His work has been found all over San José and in other cities including Campbell, Los Gatos, Saratoga, Fresno, Carmel, Santa Cruz, and Redwood City. While there are many more buildings than can be covered in this article, some of his key local works are highlighted on these pages, including two noteworthy landmarks.

In the 1910s, Whiteside designed many homes in the Naglee Park neighborhood, including a 1916 Prairie-style residence for Bertram and Carrie Slettedahl. Whiteside was one of the few San José designers working in the Prairie style during that period, and some of these houses still exist in San José and Campbell.

(Cont'd p. 15)



202 S. 14th Street. This Naglee Park house, today a City Landmark, was built on spec in 1916, and purchased later that year by Standard Oil district manager Bertram and Carrie Slettedahl.

Addison Whiteside (cont'd)

The Slettedahl house is a San José City Landmark, described in its application as "...clean stucco exterior and complex asymmetrical form combined with its deep eaves, massive chimney, decorative window pattern and placement, open porch, and extensive interior trim compose a Prairie style residence with Neoclassical influences. The underlying simplicity of the house—almost Modernist in its finishes and detailing—is one of Whiteside's finest works."

For a short time beginning in 1924, the Whiteside brothers partnered with builder W. Fred Davidson to form the Whiteside-Davidson Construction Company, during which time they were commissioned to design and build a new house for Alcinda and John Colpitts Ainsley of Campbell. Ainsley, a pioneer in the cannery business and a remarkably progressive employer, wanted a Tudor Revival Cotswold cottage-style house to reflect his English roots. Today a historical museum, the Ainsley House and its matching garage are on the National Register of Historic Places. Its application describes it as "an exceptional example of California Arts and Crafts residential architecture of the 1920s utilizing historical antecedents of the Tudor cottage of rural England. It represents the high point of use of this particular revival style in the South San Francisco Bay Area."



300 Grant St. Campbell. The Ainsley House is a museum in Campbell and on the National Register of Historic Places. Built in 1925-26, it was the third home of Alcinda and John Colpitts Ainsley.

In 1931, the Whiteside brothers and several other builders worked with the James A. Clayton real estate firm to build spec houses on the Vendome Grounds neighborhood off First Street on what was formerly the site of the renowned Vendome Hotel. Addison Whiteside designed a showcase Tudor Revival home at 535 Losse Court, a house that received much publicity and praise due to its harmonious design and interior beauty and led to several other commissions within the subdivision.



535 Losse Court. This striking Tudor house was built on spec in 1931 as one of the showcase houses for the James Clayton subdivision of the Vendome Grounds.

In 1939, the fifty-four-year-old Whiteside married for the first time to the accomplished and vibrant Therese Tag Rattliff (1890-1977), a class of 1911 Phi Beta Kappa Stanford graduate. Divorced with two adult daughters, she worked for the state employment office at the time of the marriage, and was also a writer and later a photographer. Whiteside left his lifelong neighborhood on South 19th Street and the couple moved to University Avenue, to a Storybook Tudor home he designed, perhaps influenced by the artistic Therese.

The University Avenue home is distinctive, with its steep roof with wave-coursed shake shingles, front gable with half-timbering, and massive front brick chimney with a flared base and tapered crown. It was the subject of more

(Cont'd p. 16)

Addison Whiteside (cont'd)

than a full page in the *Mercury News* and was used to showcase the talents and services of not only Addison Whiteside, but the providers of the house's interior features. The house featured state-of-the-art appliances and top-of-the-line materials to create interior details such as redwood paneling, hand-hewn beams, a ceiling-high copper fireplace hood, handmade redwood doors, and floors covered with relief tile.



1801 University. *This unique Storybook home was designed and built in 1939 for the newly married Addison and Therese Whiteside, who lived there until 1942.*

Therese filled it with antiques and art pieces.

In 1942, the Whitesides sold their University Avenue home to San José candymaker Albert Schurra and moved to Santa Cruz County. In 1947, Therese began to take photographs, a passion she pursued with much success for the rest of her life. An early aficionado of color slides, she gave presentations and her work appeared in shows and magazines, winning many awards. Whiteside continued to be active: he designed and built houses in Carmel and Carmel Valley and nearby Monterey County, as well as vacation homes for the couple near Big Sur and in Palm Springs. The Whitesides built a house in the Santa Cruz Mountains where Addison Whiteside died in 1966, age 81.

After Addison's death, Therese Whiteside continued to work on her photography and writing, and eventually settled down in Desert Hot Springs. She also kept her job

as a social worker well into her 80s. She died in 1977 at age 87.

Here are just a few of the many hundreds of houses designed by Addison Whiteside and built by the Whiteside Brothers. They give an idea of the range of styles and the years in which he worked:

1914: 456 S. 12th Street, San José

1916: 202 S. 14th Street, San José (*San Jose City Landmark*)

1920: 429 S. 13th Street, San José

1925: 1264 Martin Avenue, San José

1922: 1680 The Alameda, San José

1922: 1666 The Alameda, San José

1925: 300 Grant Street, Campbell (*Campbell City Landmark*)

1927: 696 Margaret Street, San José

1929: 1333 Shasta Avenue, San José

1931: 535 Losse Court, San José

1937: 1680 Shasta Avenue, San José

1937: 110 Rankin Avenue, San José

1939: 1801 University Avenue, San José

(Photos & Bibliography Cont'd p. 17)



696 Margaret Street. *Whiteside designed two houses for financier Fred C. Archer and his wife Laura. This Spanish Revival residence was their second, built in 1927 after Archer retired.*

Addison Whiteside (cont'd)



456 S. 12th Street. Whiteside designed this 1914 Craftsman house for high school teacher Jay Elder and his wife Edith.



1680 Alameda. This early Tudor Revival was the home of clothing merchant Alfred S. Appleton, built in 1922.



110 Rankin. This 1937 Tudor Revival house was built for attorney Emmet Gottenberg and wife Mabel.

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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 home tours in 2012 (*Wolfe & Wolfe*) and 2017 (*Wolfe & Higgins*).

Left, 429 S 13th Street. This 1920 Naglee Park house was built for Mary R.E. Lee.

(All photos by Krista Van Laan)

A Surprising Architectural Juror

I was surprised to learn that soon-to-retire U.S. Supreme Court Justice Stephen Breyer (pictured right) is also a juror of the Pritzker Architecture Prize, a prize regarded as the highest honor in the field. Breyer has served as a Pritzker Prize juror since 2011 and plans on remaining active on the Pritzker Prize jury.

The Pritzker Prize jury awards a \$100,000 prize and bronze medal to an architect(s) whose works demonstrate qualities of "talent, vision, and commitment, which has produced consistent and significant contributions to humanity and the built environment through the art of architecture."¹ The prize has been awarded each year since 1979.

Breyer has no architectural training but his Supreme Court experience serves him well in choosing winners and working with others. A fellow juror stated that he has "a sophisticated appreciation of architecture," a very keen eye for buildings, their composition and materiality, and considers designs in the community context.² He also has a particular interest in civic buildings. In the early 1990s Breyer was one of two judges who advised the design of a federal courthouse and garden in Boston. It is not unusual to have non-architects among the up-to-9 member jury. Breyer served as juror chair for 2019 and 2020.

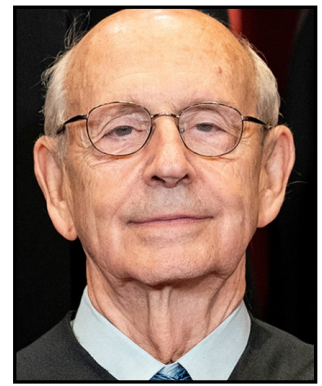
Breyer's judicial experience has been of great assistance to the Pritzker jurors in reaching a consensus on who should be awarded the distinction as one of the world's best architects. His own opinions have been described as clear and articulate and he helps other jurors formulate their ideas. The award decisions are always unanimous.

The 2021 Pritzker Prize, awarded to Paris based Anne Lacaton and Jean-Philippe Vassal, veered in a new direction. Usually, the Pritzker Prize goes to innovative star quality new buildings. But this winning team "devoted their careers to creating better housing and civic spaces, largely through building as little as possible and instead, adding square footage, more natural light, and visual verve to existing buildings."³ Their goal is to work with what already exists instead of demolishing structures. What a boon it is for the environment, sustainability and community.

The design team retrofits ordinary, less-than-desirable structures, transforming them into enjoyable, livable spaces. Lacaton and Vassal's motto is "Build as little as possible and use what's already there."

The 2022 Pritzker Architecture Prize laureate will be announced this spring. After Judge Stephen Breyer retires from the Supreme Court, he will have more time to contemplate the world's best architecture.

—Gayle Frank



Justice Stephen Breyer

¹ www.pritzkerprize.com/about

² "Stephen Breyer's surprising side hustle? Judging the world's best architects," By Nate Berg, *Fast Company*, Jan. 31, 2022

³ "To Build or Not to Build?" By Frances Anderton, Dec 16 2021, *Sierra* (Sierra Club Magazine)



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On June 7th, citizens of San Jose will have the opportunity to vote for a new Mayor, five City Council Members and County Board of Supervisors. PAC*SJ will provide an opportunity for candidates to take a position on processes and issues affecting the preservation of our buildings, sites and culture that make San Jose a unique place to live, work and play. Without the voice of people being heard by our currently elected leaders and

candidates for office, it will be business as usual in San Jose. San Jose has lost far too many historic resources this past year, fallen victims of development pressure, disinvestment, and a lack of creative vision. Our unique stories will continue to be lost. To better inform our residents, we look forward to posting the responses to PAC*SJ's Candidate Survey in April at www.preservation.org. Stay tuned!

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