

CONTINUITY

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Demolition By Neglect, Again!

Tragically the Donner-Houghton house was demolished in flames in the early morning of August 2nd. While the City, property owner and PAC*SJ were all aware of the vagrancy problem, it appears that the security efforts in place were inadequate and that vagrants were in the building that night. It is a very sad situation for the entire community.

The current property owner and his representative had an application on file with the Planning Department to move the home to a location on N. 4th Street in the Hensley Historic District and were scheduled to meet to discuss the project. Both the owner and developer were very excited about the project and are devastated by the loss, as are we. Moving the house, again, was not the ideal solution, but certainly having it brought back into service and reuse would have been preferable to such a loss.

PAC*SJ is working closely with City and Fire officials as well as the owner to determine to what extent the historic fabric can be salvaged. We will keep you posted of those developments, but it is both our goal and

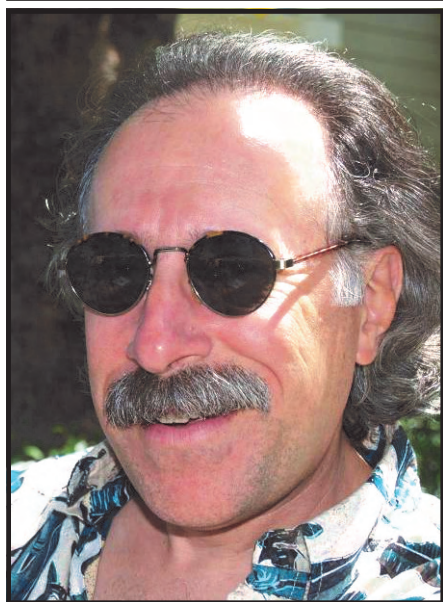
(Continued on page 3)



Looking at the back of the Donner-Houghton House after the fire. Below, the front of the house on the corner of East St. John and N. 4th St. (Photos by Gayle Frank)



President's Message



Brian Grayson

When it comes to historic preservation, it is usually a good news/bad news discussion. Some things never change and these past few months have been no exception.

The good news is that we recently hosted a successful Historic Building Codes workshop along with the California Preservation Foundation. Over 100 professional staffers and commissioners from throughout the Bay Area

attended this daylong event to learn about the strongest tool available for preserving historic buildings.

The workshop is part of our long-term strategy of offering educational programs to professionals as well as homeowners and other interested individuals. We hope to continue offering programs of interest to a wide range of our membership.

The other good news is our upcoming September 28 fundraiser, a celebration of the contributions of Italian Americans to our community. This is our primary fundraiser of the year so it is very important that everyone attends and shows their support. Not only will it bring in much needed funds to support our work, but it will also be an evening of fun, food, and entertainment.

The night before the fundraiser we will present a lecture by renowned historic preservation expert, Donovan Rypkema, speaking on *Sustainability and Historic Preservation*. This is another of our ongoing programs designed to inform our members about all things preservation.

In addition, we also had another successful garage sale under the guidance of Patt Curia. Once again Patt and her crew of volunteers worked hard to raise much needed funds for PAC*SJ.

The bad news is that historic preservation was ignored during the recent process of assembling the Envision San Jose 2040 General Plan Update Task Force. This important panel will

review and recommend changes in the city's planning document that will impact the next 20 years, but there is no designated representative from the historic preservation community. The panel, approved by the City Council, has designated representatives that include, among others, the Planning Commission, the Parks and Recreation Commission, organized labor, neighborhood groups, education, religion, industry, and environmentalists, but no designated representative from historic preservation.

PAC*SJ wrote to the mayor and city council expressing our concerns over this omission but there has been no response from the mayor or a majority of the council. In spite of knowing of our concerns the task force was approved on a unanimous vote. Obviously, we still have a lot of work to do educating our elected representatives about the importance of historic preservation and its relationship to land use planning.

This summer brought further bad news with the loss of a good friend of PAC*SJ, Jim Arbuckle. Jim was an active member of the historic preservation community and will be missed by his many friends. He will be remembered at a memorial service on October 4 at History Park.

Another tragic loss this summer was the historic Donner-Houghton House. Fire destroyed this landmark and reduced it to charred debris. The loss of the Donner-Houghton House, one of the most historic buildings in San Jose, marks the end of a frustrating battle to save the building. Now, we have lost not only this house but the nearby historic Fox-Markovitz building as well. Perhaps the City will erect a plaque commemorating this dark chapter in San Jose history.

In closing I want to thank Sal Sunseri and Catherine Gowen for their service on our Board. Sal left the Board a short time ago but brought great enthusiasm and legal expertise to the Board. Catherine will be leaving the Board in October and has been of great assistance in working on our fundraising plans for 2007 and 2008.

As always, we are looking for good people to join our Board. Please contact the office if you are interested in helping us save what is left of San Jose's architectural history.

Brian Grayson
PAC*SJ President, 2007

Demolition By Neglect, Again! (cont'd)



*The former Donner-Houghton House taken in 2006 at 156 East St.
John, City Landmark #HL01-125*

the City's to retain as much of the history as possible.

The fire in the Donner-Houghton House underscores the importance of keeping our historic buildings in service and infused with life. PAC*SJ continues to work with the City and within the community to try to identify and promote incentives for reusing our historic resources in creative new ways. It is our hope that through educational programs such as the California Historic Building Code workshop that PAC*SJ hosted on August 23rd for City planning and building staff and other professionals, we can all work to develop policies and strategies to keep buildings such as this one from becoming derelict.

It is an uphill battle that we face, but PAC*SJ continues to fight the good fight and hopes that our membership will continue to support our efforts. The loss of a resource such as the Donner-Houghton House costs the entire community and it does so for generations to come. Please support PAC*SJ's efforts to work with the City and the community to develop sound preservation strategies so that we won't have to wake to such a tragic event again.

Megan Bellue, PAC*SJ Executive Director

*Everything that is salvageable from the Donner-Houghton House is on site. All debris is gone. It was dismantled under the direction of the Fire Marshall who is investigating the arson. PAC*SJ hopes to find a good home for these historic pieces of the past, whether intact as a façade, a stabilized ruin, or used separately on other historic structures.*



*Salvage pieces from the front of the
Donner-Houghton House (Photos by Gayle Frank)*



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Sustainability, Smart Growth and Historic Preservation

Part II. Preservation, Smart Growth & Economics

by Donovan D. Rypkema

My technical background is as a real estate appraiser and in the appraisal field there is a concept of functional obsolescence. Functional obsolescence is when a building or its components no longer meet the utility demands of the marketplace. Functional obsolescence is real, but for many developers, real estate owners, architects, and city officials, the response to functional obsolescence is demolition. But the alternative environmentally responsible response is adaptive reuse. In real estate language, functional obsolescence represents the loss of utility, but adaptive reuse is the reinsertion of a new utility into an existing building.

But be careful when you hear that phrase *functional obsolescence*, because it is often mis-assigned. And my favorite example of that is here in New York City. I lived there in the mid 1980s. And at the time, the conventional wisdom of architects, developers, and many city officials was that all those class B and C office buildings in lower Manhattan had to be razed because they were functionally obsolete. Those 28-year-old MBAs on Wall Street, making \$600,000 a year ought to be making big contributions to preservation organizations in the city. Why? Because had preservationists not stood up and said, "Like hell are you going to tear down all those 1920s office buildings" those investment bankers wouldn't have their \$3 million condos in those very structures.

On the commercial side, if we want to begin to mitigate the endless expanse of strip center sprawl it is critical that we have effective programs of center city revitalization. Throughout America over the last decade, we have seen downtowns come back and reclaim their historic role as the multifunctional, vibrant, heart of the city. Now this is the area where I do most of my work. I typically visit 100 downtowns a year of every size, in every part of the country. But I cannot identify a single example of a sustained success story in downtown revitalization where historic preservation wasn't a key component of that strategy. Not a one. Conversely, the examples of very expensive failures in downtown revitalization have nearly all had the destruction of historic buildings as a major element. That doesn't mean, I suppose, that it's not theoretically possible to have downtown revitalization and no historic preservation, but I haven't seen it, I haven't read of it, I haven't heard of it. Now the relative importance of preservation as part of the downtown revitalization effort will vary some, depending on the local resources, the age of the city, the strength of the local preservation advocacy groups, and the enlightenment of the

leadership. But successful revitalization and no historic preservation? It ain't happening.

The closest thing we have to a broad-based sustainable development movement is known as Smart Growth. There is no movement in America today that enjoys a more widespread support across political, ideological, and geographical boundaries than does Smart Growth. Democrats support it for environmental reasons, Republicans for fiscal reasons. From big city mayors to rural county commissioner, there are Smart Growth supporters everywhere and support is growing and becoming broader. The Smart Growth movement also has a clear statement of principles, and here it is:

- Create range of housing opportunities and choices
- Create walk-able neighborhoods
- Encourage community and stakeholder collaboration
- Foster distinctive, attractive places with a Sense of Place
- Make development decisions predictable, fair, and cost effective
- Mix land uses
- Preserve open space, farmland, natural beauty and critical environmental areas
- Provide variety of transportation choices
- Strengthen and direct development toward existing communities
- Take advantage of compact built design.

But you know what? If a community did nothing but protect its historic neighborhoods it will have advanced every Smart Growth principle. Historic preservation IS Smart Growth. A Smart Growth approach that does not include historic preservation high on the agenda is missing a valuable strategy and is stupid growth, period.

Historic preservation is vital to sustainable development, but not just on the level of environmental responsibility. Remember that the second component of the sustainable development equation was economic responsibility. So let me give you examples in this area.

A frequently under-appreciated component of historic buildings is their role as natural incubators of small businesses. It isn't the Fortune 500 who are creating the net new jobs in America. 85% of all net new jobs are created by firms employing less than 20 people. One of the few costs firms of that size can control is occupancy costs – rents. In both downtowns but especially in neighborhood commercial districts a major contribution to the local economy is the relative affordability of older buildings. It is no accident that the creative, imaginative, small start up firm isn't located in the corporate office "campus", the industrial park or the shopping center – they simply cannot

(Continued on page 5)

Part II. Preservation, Smart Growth & Economics (cont'd)

afford the rents there. Older and historic commercial buildings play that role, nearly always with no subsidy or assistance.

While I'm often introduced as a preservationist, what I really am is an economic development consultant. At the top of the list for economic development measurements are jobs created and increased local household income. The rehabilitation of older and historic buildings is particularly potent in this regard. As a rule of thumb, new construction will be half materials and half labor. Rehabilitation, on the other hand, will be sixty to seventy percent labor with the balance being materials. This labor intensity affects a local economy on two levels. First, we buy an HVAC system from Michigan and lumber from Oregon, but we buy the services of the plumber, the electrician, and the carpenter from across the street. Further, once we buy and hang the sheet rock, the sheet rock doesn't spend any more money. But the plumber gets a hair cut on the way home, buys groceries, and joins the YMCA – each recirculating that paycheck within the community.

Many people think about economic development in terms of manufacturing, so let's look at that. Across America for every million dollars of production, the average manufacturing firm creates 23.9 jobs. A million dollars spent in new construction generates 30.6 jobs. But that same million dollars in the rehabilitation of an historic building? 35.4 jobs.

Other areas where historic preservation adds to the economic responsibility of sustainable development include heritage tourism. Wherever heritage tourism has been evaluated, a basic tendency is observed: heritage visitors stay longer, spend more per day and, therefore, have a significantly greater per trip economic impact.

Perhaps the area of preservation's economic impact that's been studied most frequently is the effect of local historic districts on property values. It has been looked at by a number of people and institutions using a variety of methodologies in historic districts all over the country. The most interesting thing is the consistency of the findings. Far and away the most common result is that properties within local historic districts appreciate at rates greater than the local market overall and faster than similar non-designated neighborhoods. Recent analysis indicates that historic districts are also less vulnerable to the volatility that often affects real estate during interest rate fluctuations and economic downturns.

Like it or not we live in an economically globalized world. To be economically sustainable it's necessary to be economically

competitive. But to be competitive in a globalized world a community must position itself to compete not just with other cities in the region but with other cities on the planet. And a large measure of that competitiveness will be based on the quality of life the local community provides, and the built heritage is a major component of the quality of life equation. This is a lesson that is being recognized worldwide.

A great study just released last month in Australia reached this series of conclusions: 1) a sustainable city will have to have a sustainable economy; 2) in the 21st century, a competitive, sustainable economy will require a concentration of knowledge workers; 3) knowledge workers choose where they want to work and live based on the quality of the urban environment; and 4) heritage buildings are an important component of a high quality urban environment.

From the Inter American Development Bank we get, "As the international experience has demonstrated, the protection of cultural heritage is important, especially in the context of the globalization phenomena, as an instrument to promote sustainable development strongly based on local traditions and community resources." If the IADB gets it, why doesn't the EPA?

Certainly among the most competitive cities in the world is Singapore. But here's what Belinda Yuan of Singapore National University says, "...the influences of globalization have fostered the rise of heritage conservation as a growing need to preserve the past, both for continued economic growth and for strengthening national cultural identity."

What neither the supporters nor the critics of globalization understand is that there is not one globalization but two – economic globalization and cultural globalization. For those few who recognize the difference, there is an unchallenged assumption that the second is an unavoidable outgrowth of the first. Economic globalization has widespread positive impacts; cultural globalization ultimately diminishes us all. It is through the adaptive reuse of heritage buildings that a community can actively participate in the positive benefits of economic globalization while simultaneously mitigating the negative impacts of cultural globalization.

*The article above contains excerpts from Donovan D. Rypkema's presentation, **Sustainability, Smart Growth and Historic Preservation**, given at the Historic Districts Council Annual Conference in New York City, on March 10, 2007. The next issue of Continuity will publish additional excerpts from this presentation, Part III. Preservation and Cultural/Social Responsibility. Mr. Rypkema will honor San Jose with his presence on September 27th. For more information on Mr. Rypkema see page 8.*

ON THE RADAR



BART Extension Proposal: PAC*SJ was shocked to learn that the proposed route of the San Jose BART extension had changed significantly without ongoing communication with the community. It has been our understanding for some time that the tunnels would not be located under the Naglee Park neighborhood. Naglee Park is one of the most architecturally

historic communities in the city of San Jose. The historic treasures that line its streets are a testament to the early and ongoing vitality of our city. The proposed changes to the route are said to affect only the 00 hundred block of the neighborhood, but those blocks contain significant individual historic resources. Significant concerns exist about vibration, especially over the lifespan of a historic building, the location, design and integration of an extremely large vent into the urban landscape, and other issues endemic to a project such as this one. In the opinion of PAC*SJ, a Supplemental EIR should be conducted to consider the impacts of this change to historic and cultural resources. PAC*SJ is also requesting any historic reports that have been prepared to date for the affected area. It is an important historic neighborhood and deserves consideration and protection.

Juana Briones House (Palo Alto): Judge Leslie Nichols issued a formal stay, putting an immediate halt to demolition plans for the Briones Adobe. The lawsuit brought by *Friends of the Juana Briones House* against the City of Palo Alto will proceed. The lawsuit contends that Palo Alto violated the California Environmental Quality Act by issuing a permit for the home's demolition without public review. The demolition-permit agreement with the property owners did not require a CEQA evaluation for environmental or historical significance prior to demolition.

Hangar One: The Navy has been working with the State Historic Preservation Office (SHPO) and the Advisory Council on Historic Preservation (ACHP) during the development of the revised EE/CA (Engineering Evaluation/Cost Analysis), which is expected to be available for public review in the fall, 2007. The EE/CA will evaluate 13 alternatives and their associated costs. There will be the standard 30-day public review period but may be extended due to the holiday season. Supporters for saving Hangar One are hopeful that re-skinning the exterior with a Teflon-coated fiberglass fabric will be a viable option. A similar fabric is used at the Mountain View Shoreline Amphitheatre.

BAREC: (Bay Area Research Experimental Center) After a press conference, the Referendum petition signatures for saving BAREC were turned into the Santa Clara City Clerk on Wednesday, July 18th by the grassroots SaveBAREC team and supporters. There were just under 6,000 signatures for both petitions, one for keeping the agricultural zoning in place, and the second, to prevent a change in the General Plan.

This is democracy in action, with citizens hoping to correct the Santa Clara City Council's actions to eliminate this last vestige of open space in the area. There is wide support for continuing the agricultural theme of this 17 acres. Agricultural education could include instruction on growing healthy food, urban farming, gardening, landscaping, and teaching children how food is grown. The plot of open space holds three sound structures over 80 years old and irreplaceable plants.



Kirk Vartan speaks at BAREC press conference

On receipt of the petitions, the Santa Clara City Clerk confirmed that sufficient valid signatures existed to qualify for the ballot. A referendum election for the consideration of these two issues will be held on the February 5, 2008, Statewide Primary Election. What SaveBAREC needs to accomplish in order to secure a victory in February are volunteers who can contribute time, ideas, experience and/or enthusiasm.

Please contact David Ledesma, Chair of the SaveBAREC Public Relations Committee, at david@SaveBAREC.org if you have questions, suggestions or would like to volunteer.

ON THE RADAR



Church on Delmas Avenue

Former Primera Baptist Church (217 Delmas Ave): Built in the late 1890s, this Colonial Revival building is listed as an historic resource and is eligible for the National Register as a contributing structure. The property has been sold to Santa Clara Development Co.

City and County Meeting on the former City Hall site and the Fairgrounds: On August 23, the City and County met to discuss several mutual projects. The first project, the curved section of the former City Hall on North First Street, has been identified in an initial study as eligible for the National and State Historic Registers and would qualify as a city landmark. The annex building and the public health/attorney building were identified as Structures of Merit. The County expressed interest in the site and in keeping the City Hall buildings. The City estimates it would cost approximately \$45 million to upgrade the buildings to be used as commercial office space for the open market, but the County suggested they could just use them as they presently exist. However, demolition of all the buildings was discussed and not ruled out.

The second mutual project they discussed was the County fairgrounds site. The County Supervisors seemed to favor a plan which would retain the remaining buildings, including the replicated State House, in public use. The remainder of their plan suggested commercial uses on Monterey Road and housing on half of the remaining site. The County has issued a RFQ (Request for Qualifications) to developers. Once these are received, the County will then ask for an RFP (Request for Proposals) for specific uses.

These are two potential projects we need to carefully watch.



PAC*SJ Hosts Historic Building Code Workshop

More than 100 preservationists, planners, engineers, developers, architects and others – many from right here in San Jose – spent a full day at the San Jose Museum of Art on August 23, but they weren't talking about art. Instead, they converged on San Jose to participate in a workshop sponsored and hosted by PAC*SJ on one of the most powerful tools available for historic preservation in California – the California Historic Building Code.

The workshop, which was presented by the California Preservation Foundation and developed with input from PAC*SJ, was very well received and did an excellent job of explaining the code, its intent, and recent changes. Case studies were then used to illustrate the issues involved. The speakers represented a tremendous breadth of knowledge and expertise. The Historic Building Code provides for alternative means of achieving life safety requirements in order to protect the historic fabric of a building.

PAC*SJ was thrilled to be able to provide high quality training to professionals in the field so that we can take better advantage of this important tool. This workshop was made possible through the generous support of the National Trust for Historic Preservation's Preservation Development Initiative, funded by the John S. and James L. Knight Foundation.

Donovan Rypkema: Economic Benefits of Preservation

PAC*SJ and The Commonwealth Club

Present Donovan Rypkema on

Beyond Green Buildings: Historic Preservation & Sustainability

Thursday, September 27th, 2007 - 7:00 pm

Le Petit Trianon, 72 N. 5th Street, San Jose

\$5 for PAC*SJ and Commonwealth members \$10 for non-members

About Donovan Rypkema



Donovan Rypkema, Principal of PlaceEconomics, was educated at Columbia University, where he received a Masters of Science degree in Historic Preservation. He has lectured widely on economic and preservation issues relating to reha-

bilitation, community development and commercial revitalization. His specific fields of consultation include feasibility analyses for real estate and market analysis, economic revitalization of downtowns and neighborhood commercial centers, and the rehabilitation of historic structures.

He is author of several publications, including *Community Initiated Development*, *The Economics of Rehabilitation*, the *Downtown Real Estate Development Series* and others. His articles have appeared in numerous periodicals and journals. His book, *The Economics of Historic Preservation: A Community Leader's Guide*, (The National Trust for Historic Preservation, 1994) is now in its second printing and is widely used by preservationists nationwide.

Order Tickets Today

Join renowned preservation economist and real estate expert, Donovan Rypkema for a fascinating lecture on the relationship between preservation and green buildings - because the greenest buildings are the ones that are already built.

Hosted by PAC*SJ and The Commonwealth Club.

\$5 for PAC*SJ and Commonwealth members

\$10 for non-members

Purchase tickets at the door or in advance at:

<https://www.Commonwealthclub.org/featured/>

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IBM Campus Update

Hitachi's Inherited IBM Buildings 9 & 11

Hitachi and PAC*SJ have been working together behind the scenes to develop a win-win solution for the reuse of the historic IBM campus buildings 9 and 11 (the cafeteria, reflecting pool, and customer classroom building). These former IBM buildings were part of the large IBM campus that was sold to Hitachi years ago. IBM Building 25, which is even more significant, is not included in this parcel and does not belong to Hitachi.

While the design for buildings 9 and 11 are in very preliminary stages, we are hopeful that it will eventually be realized.

It integrates the historic fabric into the surrounding park space that Hitachi is developing as part of the housing development on the Hitachi campus. This creative plan will result in the historic buildings being infused with the vibrancy from the children and adults living close by.

KenKay and Associates, the San Francisco based land-use planning firm,

has developed a plan that not only creatively uses much of the historic fabric, but also incorporates the restoration of the iconic kinetic sculpture. The result will be a display space for the outstanding collection of outdoor sculpture (pieces include works by artists such as Alexander Calder) that Hitachi inherited from IBM. It is still too early to know if the project will be fully realized, but Hitachi's leadership is very excited about it and fully supports the reuse of these important historic resources.

IBM Building 25 Update

Unfortunately, across the way, not much has changed with IBM and Lowe's. The saga of San Jose's highly significant mid-century treasure, Building 25, continues and reports of its demolition are, thankfully, premature. Threatened with demolition to make way for a Lowe's home improvement

warehouse, Building 25 has been the focus of a heated and protracted legal battle that isn't finished. While it is true that the San Jose City Council voted this summer to allow the Lowe's project to move forward, they did so against the advice of San Jose's Historic Landmarks Commission, the City's very capable planning staff and the Planning Commission, who all made the case that there are feasible alternatives to demolition of this important historic resource.

California's tough environmental law, CEQA, states that "if feasible alternatives are found to exist, then the project cannot be approved as is." While the Preservation Action Council

has not filed new litigation, the issue will again go before the lower court judge for his review to determine if the City sufficiently remedied the deficiency that led to the City losing the lawsuit in the first place. We await the judge's ruling, but it is

PAC*SJ's contention that the City Council

acted illegally by ignoring the advice of all its professional and citizen advisors by voting to support demolishing one of the high-tech industry's most important landmarks. There is clearly a feasible alternative that would allow Building 25 to remain on the site. PAC*SJ continues to hope that a solution can be reached that would allow both Lowe's and Building 25 to co-exist. Meanwhile, out on the campus, Building 25 sits vacant awaiting an uncertain future, but one that isn't as bleak as news reports have indicated. As long as it is still standing there is still hope, and PAC*SJ will continue to fight to save Building 25. We will be sure to keep you posted about both the Hitachi and Lowe's projects and hope to bring you happy news about both.

*Megan Bellue, Executive Director, PAC*SJ*



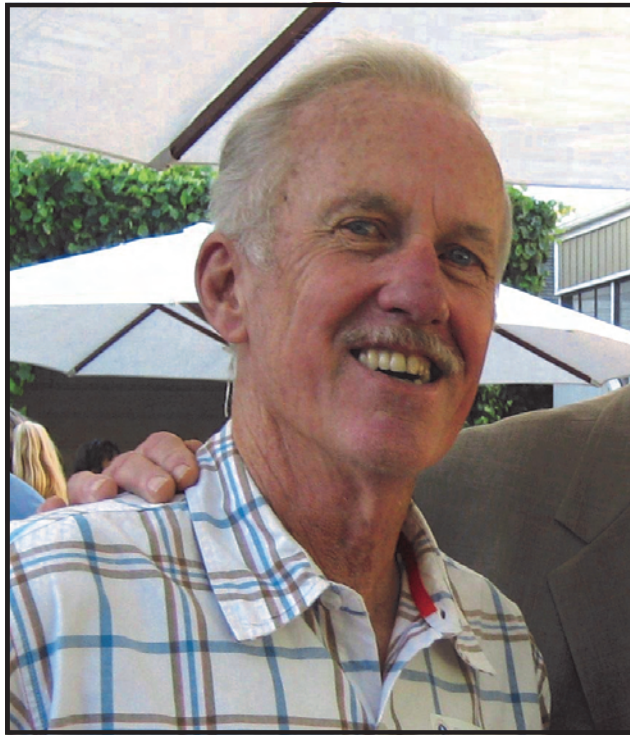
Hitachi Site Map. IBM Building 25 is located in the white "Proposed Lowe's" block. Hitachi's Buildings 9 & 11 are slightly below the Caltrain Station inside the black box.

In Memory of — James Madison Arbuckle — 1935-2007

Remembering Jim Arbuckle

My wife, Nina, and I would often run into Jim at Cosentino's Market. A quick trip to the store would turn into a lengthy chat covering everything from current events in San Jose to comparing how our tomatoes were growing in our respective gardens. Just when we were about to move on we would start covering a few more topics. Finally, we would depart until our next meeting and pick up where we left off. Shopping was never more memorable than when we ran into Jim in one of the aisles.

Brian Grayson



Remembering Jim Arbuckle

I was always surprised at how many different venues I would run into Jim Arbuckle, whether it was a preservation/history event, libraries or in a store. Jim really circulated well! He often spoke of how disappointed he was that not more acknowledgment was given to the history of San Jose's Margaret Shallenberger, an extremely influential woman in the field of education in the late 19th and early 20th centuries. I told him we, *Portraits of the Past*, would try to use his information and add her story to our historical vignettes. He was always inspiring to talk to and his enthusiasm was contagious.

Gayle Frank

The Preservation community was saddened and dismayed to learn of the passing of San Jose native Jim Arbuckle on July 7th.

In the past Jim served as President of the California Pioneers, treasurer for PAC*SJ, strongly supported History San Jose, and was a member of E Clampus Vitus. Many of us knew him as a historian but previously he worked as an engineer at Lockheed after earning two degrees from University of California, Berkeley. Later he became a technical writer for several companies. He taught in the San Jose Unified School District and was well known for his expertise in dancing and cooking.

He followed in his father's, Clyde Arbuckle, footsteps, with his passion for history and cycling. The well-known Clyde Arbuckle served as San Jose City Historian for 53 years and authored the authoritative book *History of San Jose*. Jim's great-grandparents arrived in California by covered wagon the same year as the Donner Party.

Jim and Leonard McKay were instrumental in the development of Pellier Park at Terraine and St. James. In 2002, Jim was able to complete the book his mother, Helen Arbuckle, worked on for years titled *San Jose's Women: Colonial Days to the 1970s—A Brief History*. Jim's friendship and many contributions to our Valley's history will be greatly missed by all.

Donations may be sent to Sourisseau Academy, Clyde Arbuckle Scholarship Fund, care of San Jose State University, San Jose, CA 95192.

There will be a formal Memorial Service for Jim on Thursday, October 4th beginning at 5:00 PM at San Jose History Park on Senter Road. The Memorial of Jim's Life is being co-sponsored by History San Jose, The California Pioneers of Santa Clara County, The Ancient and Honorable Order of E Clampus Vitus—Mountain Charlie Chapter No. 1850, Friends of the Winemakers, Preservation Action Council of San Jose and his many lifelong friends and associates who knew and loved Jim so well.

Fall Festa and Founders Preservation Celebration 2007

Honoring John Bruzzone and Pied Piper Exterminators



Roberto-Sunol Adobe, AKA Laura Villo, San Jose City Landmark #HS92-83, Sketch by Ralph Rambo courtesy of John Bruzzone

PRESERVATION ACTION COUNCIL OF SAN JOSÉ

September 28, 2007 - 6:00pm - 9:30pm

Roberto-Sunol Adobe, 770 Lincoln Avenue, San Jose, CA

Join us for the Ultimate Italian Experience—live music, Italian dinner, complimentary wine and beer, live and silent auctions, and a once in a lifetime tour of the house and grounds. We will celebrate the 30th anniversary of John Bruzzone and Pied Piper Exterminator's restoration of the Roberto Adobe built in 1836 and the Suñol/Splivalo Monterey Colonial built in 1854-74. This celebration will kick-off the Willow Glen Founders Day/Italian Festa on the 29th and 30th. As Willow Glen celebrates its founding as a city in 1927, our guests will witness John's induction into the Preservation Hall of Fame.

(408) 998-8105 or www.preservation.org for tickets or more information

CLIP AND MAIL THIS FORM TO PURCHASE YOUR TICKETS

Name: _____ Phone: _____

Address: _____ # Tickets: _____ Total \$: _____

Tickets: PAC* SJ Members = \$70. Non-Members = \$85. Groups 15 or more = \$75 each. After September 21, 2007: All tickets = \$85. At the Door: All tickets = \$95.

Make checks payable to PAC* SJ and mail this form to: PAC* SJ, P.O. Box 2287, San José, CA 95109-2287. Or call (408) 998-8105 with your credit card or order online at www.preservation.org

Tickets will be mailed if payment is received before September 21, 2007 and held at door after that date.

Sponsor this Event!

See our website for detailed sponsorship package information. Call (408) 998-8105 with your credit card or order online at www.Preservation.org.

In Partnership with:

The Italian American Heritage Foundation
Downtown Willow Glen Business Association
The Willow Glen Neighborhood Association

Willow Glen Founders Day—3 days of events

Friday, September 28th, 6:00 to 9:30 pm

PAC*SJ's Kick-off Celebration Dinner and Auction at the Roberto Adobe

John Bruzzone will be inducted into our Preservation Hall of Fame.

See page 11 for details and ticket information

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Saturday, Sept. 29th & Sunday, Sept. 30th



Come to Downtown Willow Glen for the 27th annual Italian American Heritage Foundation's Italian Family Festa! The popular Italian Family Festa is the oldest and largest event of its kind on the West Coast. The Festa has shared the full richness of being "Italian" with hundreds of thousands of patrons. With its Italian Village atmosphere, it has become a superb showcase in the folklore of glorious Italy.

Where: Lincoln Ave. and Willow St.

When: Sat & Sun, 11:30 am—9:00 pm

Cost: FREE

More info: www.iahsfj.org



Come celebrate Founder's Day and our 80th Anniversary Celebration. See the Past, Present, and Future of Willow Glen on parade at 9:30! Community organizations from Willow Glen and surrounding areas will participate in the Founder's Day parade with displays of spirit themes to honor the Willow Glen founders. Take a Historic Walking Tour and view Historic Exhibits.

Where: Lincoln Ave. and Willow St.

When: Saturday, Sept. 29th, 9:30 am—5:00 pm

Sunday, Sept. 30th 12:00 pm—5:00 pm

Cost: FREE

More info: www.downtownwillowglen.org

Sat 9:30 am - Parade produced by Willow Glen Business Association
Sat 11:30 am - Opening Ceremony for the Italian Family Festa
Sat & Sun 11:30 am - Food & Arts and Crafts booths open
Sat & Sun 12-5 pm - Historic Exhibits & Walking Tours begin at Garden Theatre
Sat evening - Dance to the Heartbeats
Sun evening - Dance to Joe Sharino Band
Sun 9:00 pm - Italian Festival closes

.....

AND ... Introducing the new edition for purchase

Willow Glen Historic Walking Tour Book: Pride Through Preservation, a Neighborhood Project

"TOURING HISTORIC WILLOW GLEN—10 WALKING TOURS"

PAC*SJ CALENDAR—2007

- Sept. 17** Monday, PAC*SJ Board Meeting, 6 - 8 pm , Le Petit Trianon, 72 N. 5th Street, San Jose
- Sept. 27** Thursday, *Beyond Green Buildings: Historic Preservation & Sustainability* with Don Rypkema
Le Petit Trianon, 72 N. 5th Street, First Floor Theater, San Jose, 7:00 pm
- Sept. 28** Friday, Fall Festa and Founders Preservation Celebration, 6:00– 9:30 pm (see page 11)
- Sept. 29 & 30** Willow Glen Founders Day Celebration & Italian Family Festa, Willow Glen, Lincoln Ave
- Oct. 15** Monday, PAC*SJ Board Meeting, 6 - 8 pm , Le Petit Trianon, 72 N. 5th Street, San Jose
- Nov. 19** Monday, PAC*SJ Annual Election Board Meeting, 6 - 8 pm , Le Petit Trianon, 72 N. 5th Street

More About Willow Glen Founders Day

A PAC*SJ kick-off **Fall Festa and Founders Preservation Celebration** will include an Italian dinner, live music, complimentary wine and beer, auctions and a tour of the Roberto-Suñol historic home and grounds. John Bruzzone and Pied Piper Exterminators will be honored that evening. See page 11 for ticket information.

The **Willow Glen Founders Day Celebration** on Sept. 29th and 30th is a free event and will celebrate the founding of Willow Glen 80 years ago and Italian heritage. The celebration is a partnership between Downtown Willow Glen Business Association (DWGBA), The Italian American Heritage Foundation, the Willow Glen Neighborhood Association, and Preservation Action Council of San Jose.



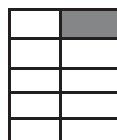
There will be historical exhibits, historical walking tours, and a parade. DWGBA President Michael Mulcahy has announced that John Bruzzone has been selected as Grand Marshall for the Saturday Parade. Enjoy authentic Italian foods, a great variety of continuous entertainment, arts and crafts, raffle prizes, and an extensive historical photo display of the local Italian American community. Activities will include a grape-stomping contest, children's games, a Tarantella contest and much more. Dance to the Heartbeats, Saturday Evening, September 29th, and to the Joe Sharino Band, Sunday Evening, September 30th.

Founders Day sponsored by the Willow Glen Business Association,
Willow Glen Neighborhood Association, and Preservation Action Council of San Jose.
The Italian Family Festa sponsored by the Italian American Heritage Foundation.

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Continuity is distributed to over 800 San José preservationists, homeowners and opinion-formers. It's a great way to get your message out to your best potential customers! For ads larger than the business card, you must supply camera-ready artwork, or PAC*SJ can provide it at an additional charge.

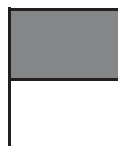
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*wishing PAC SJ continued
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~ Bonnie and Marvin Bamberg

MBA

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Summer Salvage & Garage Sale Attracts Bargain Hunters and Ice Cream Lovers

PAC*SJ's annual summer sale is a much anticipated event in the Naglee Park neighborhood. Though all proceeds benefit Preservation Action Council's city wide initiatives, most of the items are donated by neighbors of "ground zero" (260 South 13th St.). Spectacular donations included a lovely gold leaf Chinese lacquered screen with 8 panels, a woven rug, English folding beach chairs, comic books, a 1918 bath tub, as well as dish settings for 19, a tool chest full of unusual items collected over a life time, framed art, small tables, bistro chairs, and holiday ornaments.

Over \$3000 was earned thanks to our many neighbor and member volunteers: Tom Aldridge, Sheik Ali, Lucille Boone, John and Gilda Messmer, Jane and David Guinther, Jim Norvell, Mike Henderson, Yolanda Hayes, Bev Blockie, Mim Bloom, Sandra Soellner, Heinz Boedeker, Pat Colombe, Kris Dessau, Patti and Walter Phillips, Leslie Masunaga, and Board members: Patt Curia, Andre Luthard and Ellen Garboske. Host houses included the Salas' who left town when they saw the 500 pound bathtub arrive, and Patt's new neighbors, Lisa and Peter, who enjoyed the opportunity to contribute items from their recently merged households.



Summer Garage Sale and Ice Cream Social: from left, Rev. Jim Crawford, John Messmer, Bev Fitzwater, Gilda Messmer, Judy Turner, Patt Curia (holding Daisy), Leslie Masunaga, Walt Phillips, and Professor John Turner presiding over the ice cream table. (Photo by David Zhao)

Judy and John Turner scooped 14 half gallons of Dreyer's ice cream to the Friday crowd. Patt Curia won the ice cream by submitting her written story about her wonderful neighborhood. District Councilman Sam Liccardo dropped by after the ice cream was all gone except the gallon Patt reserved for the 1st graders from south of William Street who ventured out after dark on a flash light patrol of the neighborhood. These children and their parents enjoyed a private ice cream party and shopping experience at what is called the Naglee Park Flea Market. We are always looking for items to resell or to supplement our auctions at the Celebration. Please call Patt at (408) 294-355 to donate. See you next year.

Patt Curia

PAC*SJ Auction Winners Enjoy "Day on the Bay"

*Host Jane Guinther shares the tiller with lucky winners of last year's "Day on the Bay" sail adventure with the Guinther's. Walker Kellogg (far right) and his father, Lockie, enjoy the views. The "Day on the Bay" was one of our many live auction items at last year's PAC*SJ Founders Celebration.*

(Photo by Captain Dave Guinther)



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Saturday, October 6 9 AM — 5 PM

Celebrate Japantown's historical significance and diverse attractions. Activities include entertainment, food, art, crafts, sports, car clubs, fruits, flowers, plants, and antiques.

The festival will take place in the eight blocks surrounding the heart of San Jose Japantown, North 5th Street and Jackson Street. The 100 year old San Jose Japantown is one of the last three major Japantowns that remain in the United States.

The goal for the festival is to bring all ethnicities, religions, businesses, professionals and non-profit organizations in Japantown together as one. The Japantown Community Congress will use the profits from this festival to continue its efforts for the historical and cultural preservation of Japantown San Jose. As more people become interested in the community and its unique blend of culture, this interest will strengthen the community's vitality, generate new focus and ensure the preservation of San Jose Japantown.

More information at: www.SpiritofJapantownFestival.com.

Los Gatos Historic Homes Tour

The Annual Historic Homes Tour benefiting the Museums of Los Gatos will be held on Saturday and Sunday **November 3 and 4, 2007**. The doors to six beautiful historic homes in downtown Los Gatos will be open to the public. Enjoy decorator touches, vintage cars, the Art Museum holiday boutique, live music and the atmosphere of these lovely homes and settings.

Volunteer docents are needed

SHIFTS: 9:30am — 1pm OR 12:30pm — 4:15pm on both days.
As a volunteer, you are entitled to a free (\$30 value) ticket to the event. A docent registration form can be obtained from www.museumsoflosgatos.org, or call the museums at 408.395.7375.

For more information, email volunteer@museumsoflosgatos.org

A Short History of the Roberto-Suñol Adobe

Roberto Bellarmino (sometimes spelled Vellarmino) was a Valley Indian who held a responsible position at Mission Santa Clara. In 1844 he was granted the Rancho de los Coches (2219 acres) and was issued a "Certificate of Emancipation", giving him full citizenship rights by the Mexican Governor. On this land he built a primitive adobe home in 1836. The house was an 18 square foot single room with a good size loft and a tule roof. The sun-dried bricks were molded in an odd size, 18 x 11x 14, instead of the usual 22 x 11 x 4 inches, and were placed in an irregular fashion. Wooden bars were placed in the windows, the door was only 5.5 feet high, and the floor was dirt. Cooking was done outside using a hornito (clay oven). At the time Roberto built his home, the area known as the "Willows" (now Willow Glen) was considered the wilderness. Roberto, his wife Manuela, a son, and a daughter were all deceased by the end of 1851.

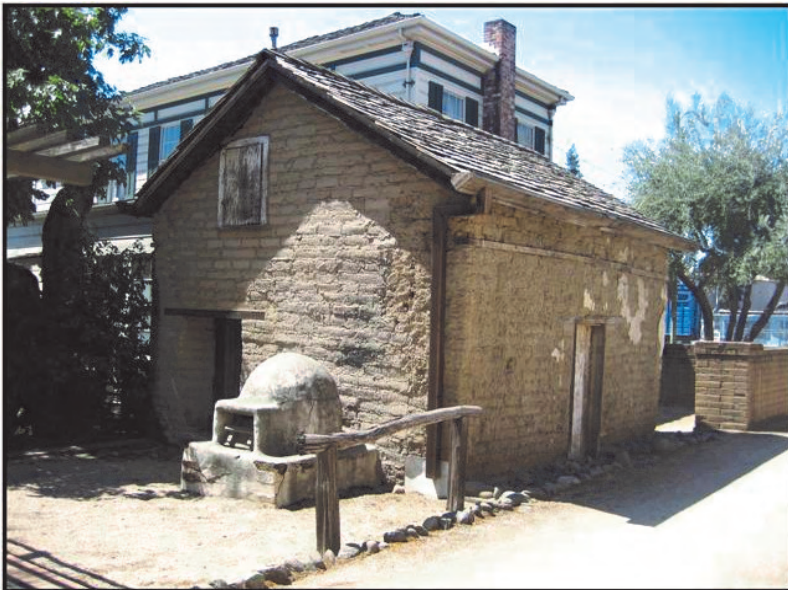


The brick Suñol house (1847) with additions (second story and rear rooms) from Captain Stefano Splivalo in the early 1870's.

Antonio Suñol obtained the Adobe house and Rancho de los Coches in 1847 from Roberto as payment on a debt. Suñol, born in Spain, was a seaman on a French merchant ship and was dropped off at San Francisco due to a serious illness in 1817. He arrived in San Jose in 1818 and was the town's first well-educated citizen. He married into the wealthy Bernal family and acted as a business manager for many local rancheros. He was the first layman on record to grow grapes and make wine commercially.

Suñol became the Pueblo's first Postmaster (1826-1829), served on the town council, was appointed Alcalde (mayor) in 1841, and was appointed Sub-Prefect of the First District (highest legal authority for all of San Jose, San Francisco, and Santa Cruz) by the California Governor under Mexico. He owned a large rancho with his three brothers-in-law, which now include Livermore, Pleasanton, and Suñol (town named after him). He was a shrewd businessman with ingenuity, foresight and energy.

He was also known for his generosity and hospitality. In 1835, he donated the land on Market Street where St. Josephs Church now stands.



The original 1836 Adobe built by Roberto Bellarmino adjacent to the Suñol brick house. A hornito (clay oven) sits next to the door.

By 1844, Suñol lived part-time on Rancho de los Coches in a wooden house near Roberto's Adobe, served as his business manager, and kept his records since Roberto could not read or write. Later, around 1847, it is believed that Suñol built a one-story three-room brick house attached to the Roberto Adobe with the Adobe serving as the kitchen. This house may be one of the first brick houses built in California, since the bricks are softer than bricks produced later. Suñol was innovative by extending his brick walls two feet below the ground with flanging extending under the soil. The house was somewhat earthquake resistant with this type of foundation. This second home (his main residence was in town) had redwood plank floors on top of gravel and redwood beams supporting the ceiling.

(continued on page 18)

A Short History of the Roberto-Suñol Adobe (cont'd)

In 1849, Suñol divided Los Coches into thirds; one-third went to his eldest daughter, Paula Sainsevain, and one-third was sold to Hengry M. Naglee for \$10,000. It took many years to determine land ownership after California became part of the United States. The original sale of the Adobe and Rancho de los Coches to Suñol was the first case decided by the U.S. Federal Land Commission in Santa Clara County. The 1857 final settlement of this claim, filed by Suñol, his daughter, and Henry Naglee, is signed by President James Buchanan. Suñol died in 1865 at the age of 68 and is buried in the Santa Clara Mission Cemetery.

Captain Stefano Splivalo, who came from Dalmatia (a region in Yugoslavia), purchased the Adobe and 55 acres of the Rancho de los Coches in 1853 for \$3000. By 1870, the brick house was increased in size by adding three small rooms (a sitting room, dining room and kitchen) adjacent to the Adobe. The original 18-inch brick walls were encased in wood and plaster. A second story was added with a full balcony. The front door became the back door and a new front door was cut through the brick wall facing El Abra Road (now Lincoln Avenue). The front of the house now faced west instead of east. The front door of the original Adobe now faced the backyard. Luxurious items such as a marble mantelpiece, hand carved banister rails, and 7-foot shingled shutters were brought from Dalmatia by ship to enhance Splivalo's home. Grape vineyards partially surrounded the house. The house became an interesting composite of Federal and Classical design with suggestions of the early-day east and west coast architecture.

After Splivalo, the house passed through multiple owners until 1906 when the Basuini family purchased it. Basuini descendants inhabited the house until 1966. By 1973 the house stood vacant for seven years and the remaining Basuini descendants who owned the Adobe were anxious to find



Historic Landmark Plaque in front of the house. Below, backyard looking at the century and half old fig tree and the back of the house and gardens. Lower left, close-up of adobe bricks.

(Photos by Gayle Frank)



a buyer who was interested in preserving it. The Santa Clara County Historical Commission wanted to safeguard the Adobe but efforts to turn it into a public park failed.

In 1965, the proposed Highway 280 would have required the Adobe's demolition. City Historian Clyde Arbuckle and San Jose Historic Land Commission President Theron Fox presented evidence on the historical significance of the Roberto-Suñol Adobe and the century-old fig tree to the State Highway representative. In order to save the historic Adobe, design plans for Highway 280 was re-routed to the north by 15 feet plus extra space for a retaining wall.

continued on page 19)



A Short History of the Roberto-Suñol Adobe (cont'd)

Finally, John Bruzzone bought the land to expand his business, The Pied Piper Exterminators, Inc. When he discovered the historic significance of the Adobe in 1974, he began to extensively and carefully restore the Adobe back to the 1870's at great expense. He hired Gil Sanchez, a well-known restoration architect, to begin the long process. The small Adobe walls were rebuilt, restored and reinforced with concealed steel and concrete. The new roof was installed with square hand-split redwood shakes. The two-story house and chimney required stabilization and seismic bracing. There are sections of the original redwood plank flooring, brick walls, and redwood beams that were left exposed to reveal the evolution of the building. The picket fence was taken down, scraped, sanded, repaired and repainted. All siding and plaster was removed from the brick walls and the mortar was replaced. The exterior wood siding was returned (some replaced) and the bricks were re-plastered. Then the electrical system, heating, air-conditioning and a powerful sprinkler system were installed. The kitchen was re-located to the vacant room and the two bathrooms replaced the former kitchen. Finally, paint, wallpaper, rugs, hardware and all the necessities to complete this picture of history were carefully selected and installed.

The Adobe's dedication as a California State Historical Landmark #898 took place on March 18, 1977 and it remained open to the public for six months. The building now serves as law offices and demonstrates the success of adaptive reuse of an historical structure.

The citizens of Santa Clara Valley owe a debt of gratitude to John Bruzzone, his family, dedicated friends, and workers who restored this wonderful piece of history for future generations to learn from and enjoy.

Source: *Land Grant to Landmark* by Frances L. Fox, 1978

Gayle Frank

Founders Preservation Celebration at the Roberto-Suñol Adobe September 28th 6:00 -9:30 pm



Don't miss your chance to tour the inside of this historic house and celebrate in the beautiful period gardens.

This is a once in a lifetime chance to dine and party at Willow Glen's oldest home, built in 1836, a City, State and National Landmark. The Roberto Adobe is one of the San Jose's most important historic and cultural resources.

Come be a part of the "ultimate Italian experience" and feel what it was like to attend an Italian party back when Willow Glen was an independent City in 1927-36. Enjoy live music, Italian dinner, complimentary wine and beer, live and silent auctions.

Order your tickets at www.Preservation.org or mail the form on page 11.

Sponsor this event

We have sponsorship packages available from \$150 to \$5,000. All packages include a complimentary copy of the new Willow Glen Historic Walking Tour Book: *Pride Through Preservation*, a Neighborhood Project as well as complimentary tickets to a docent led historic Willow Glen walking tour on 9/29 or 9/30. See our website for detailed sponsorship package information. Call (408) 998-8105 with your credit card or order online at www.Preservation.org.

Sign up to be a sponsor now!

They Left Their Mark: John McLaren

JOHN MCLAREN IN SANTA CLARA VALLEY

The creation of San Francisco's Golden Gate Park was not enough to keep John McLaren busy. He often hired himself out as a designer or consultant to numerous communities during his long life. Many projects in Santa Clara County were influenced by this landscape genius.

John was born in Bannockburn, Scotland in 1846. He began his apprenticeship at the age of fourteen by working at a local estate. He would later take instruction at the Royal Botanical Garden in Edinburgh, where he studied under Professor Balfour. An opportunity, in 1873, to go to America led McLaren to leave his studies without a degree. This opportunity was an offer by George Howard, a man of great fortune, to come to San Mateo to develop a property.

McLaren was just one of a number of Scots-English gardener/horticulturists to immigrate to the U.S. Another was James R. Lowe who did a great deal of work for General Naglee, and one other was my own great-grandfather, Robert Douglas, who arrived from Scotland in 1843 to become one of the nation's first horticulturists.

McLaren spent fourteen years developing the wasteland of Howard's El Cerrito estate into a showplace. He didn't do it alone, but supervised scores of men to reshape the land and plant trees. All the while he gave advice, for a fee, to numerous wealthy people who were building rural estates. He always strove to create



John McLaren's Rhododendron Dell in Golden Gate Park

the natural look, which was the favored style of the English aristocrats.

John had left a love behind in Scotland.

He sent for Jane, and they were married in 1876. He and Jane spent their lives together in their home in Golden Gate Park.

Though a born workaholic, John could also be very popular in a social setting – in spite of his humble beginnings he acquired the ability to mix with people of all classes.

Up for greater challenges, McLaren was hired away from El Cerrito to become lead planner for the faltering Golden Gate Park, where drifting sand was creating many problems. He tamed the sand with native grasses and went on to add lakes and thousands of trees and shrubs. Named superintendent of the park, he held that job for the rest of his life.

McLaren became a celebrity for his many achievements, and this popularity was important during the times when he was confronted with politicians and rich donors who wanted to turn Golden Gate Park into a carnival. Every ethnic group wanted its heroes memorialized in bronze. Those that McLaren allowed (Verdi, Beethoven, Robert Burns) were placed well back into the trees.

As his reputation grew, offers for consulting work came to him. He did the plans for Ashland, Oregon's Lithia Park. Taking advantage of the stream that runs through the town, he created numerous waterfalls, lakes and rivulets. In San Jose he did the plans for the Hanchett Park development, where, in the words of Beth Wyman (*American Bungalow*, Summer, 2007): *He called for the latest improvements in street, sidewalk and drainage*

(Continued on page 21)



Plans for the Hanchett Park Development were designed by John McLaren. Above, Martin Avenue displays curved curbs, central islands and graceful palm trees.

They Left Their Mark: John McLaren (cont'd)

construction. A distinctive plan was created with gently curving roadways and circular parks at major intersections. Martin Avenue was laid out slightly wider than other streets and lined with great fan palm trees. Other streets were defined by different species, with Chestnut on Sierra Avenue, Sycamore on Shasta, English Black Walnut on Mariposa...

It was always the trees with McLaren. His mark can also be found in the San Jose Rose Garden park, a later commission, and it is rumored that he was consulted for the Casa Grande at New Almaden and for Senator Phelan's Villa Montalvo.

This much-loved Scotsman was still supervising the 400 workers in Golden Gate Park when he died at the age of ninety-seven in 1943.

Jack Douglas, SAH



Statue of John McLaren at
Golden Gate Park

John McLaren (1846-1943) "Uncle John" as he was affectionately known, hated statues. He called them "Stookies!" So, every time the SF city fathers planted a "stookie," in Golden Gate Park, he planted trees to hide it. Some of the most beautiful groves planted by McLaren are there to hide the "stookie" of a famous man. The memorial to John McLaren is located near the entrance of the John McLaren Rhododendron Dell, west of the Conservatory of Flowers, along John F. Kennedy Drive. It was not until after McLaren's death in 1943 that the life-size monument of him, created in 1911 by sculptor and Park Commissioner M. Earl Cummings, was erected in the dell. Park lore has it that McLaren hid the monument soon after its creation under an old mattress in the West Side Stables, and it was not discovered until after his death. (Source: Dickson, Samuel (1947). *San Francisco is My Home*. Stanford University Press.

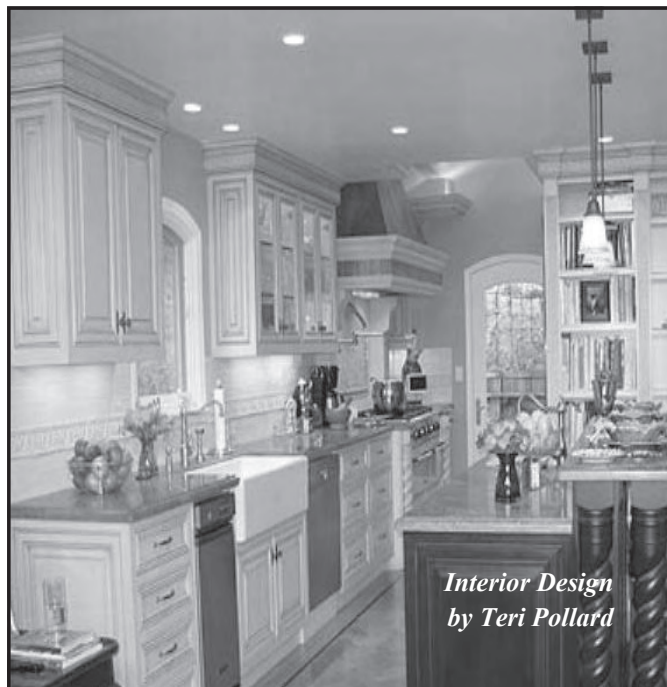
PAC*SJ Thanks Summer Intern



High School Student Lindsey Amedore donated many hours of her summer vacation filing and preparing materials for the annual PAC*SJ Celebration auctions.

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To ask about benefits of higher membership levels, please call (408) 998-8105.

PAC*SJ will not release your contact details to third parties without your consent. Please check this box if you do not want us to publicize your name as a PAC*SJ member: ☐

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

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

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