



CONTINUITY

Volume 33, No. 4

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

Winter 2022

COVER STORY

- 1 Historic Graves House Burns

PRESERVATION ISSUES/NEWS

- 3 Endangered 8 Year-end-Updates
- 5 Pig Dances at New Home
- 6 Schiele Subdivision and Alameda Park

PAC*SJ NEWS

- 9 PAC*SJ Around Town
- 11 On the **RADAR**
 - ICON-ECHO Project
 - Need For New Ordinance
 - Former State Meat Market
 - Valley Title/Formal Hales
 - Century 21
 - 1065 S. Winchester Barn/House
- 12 PAC*SJ's Holiday Sale Success
- 12 Member Tour of Moir and Armory Buildings
- 12 Two New City Landmarks
- 13 PAC*SJ Calendar
- 13 Book Talk on Schiele/Alameda Park
- 14 PAC*SJ Election & Year-in-Review
- 16 PAC*SJ New Sign Pins
- 16 In Memoriam: Joe Melehan; Steven Yvaska
- 16 Memorial Donations

PRESERVATION ARTICLES

- 17 HLC Adds Properties to HRI
- 18 New Board Member: Cici Green
- 18 New Life Member
- 19 Membership Form
- 19 New Sign Guidebook Edition
- 20 Board of Directors Roster

Historic Graves House Burns

It's the same old, sad story! Another historic gem has been disrespected and set on fire, either by accident or intentionally.

On the evening of November 29th, a raging fire erupted inside the 1868 Graves House at 4146 Mitzi Drive, likely on the second floor. The San Jose Fire Department got the call at 9:15 p.m. PAC*SJ visited the site the next morning—the scene was devastating.

PAC*SJ volunteers had worked diligently over the last year to keep this vacant

structure safe by cleaning brush, weeds and trash, securing openings, and repairing fences. We met repeatedly with the property owners, City staff, and elected officials in an attempt to better secure the property from vandalism and trespassers while the owners sought approvals and funding for a planned townhome development on the surrounding parcel. The project would have included relocating the home slightly to the north side of the lot and renovating it for residential units.

(Cont'd p. 2)



Photo: Gayle Frank

The historic Graves House at 4146 Mitzi Drive in San Jose's District 1.

Graves House (Cont'd)

Sadly, those plans never came to fruition and the house is now likely a total loss.

The fire is another terrible reminder of San Jose's lax enforcement of building codes and the chronic loss of its historic resources to negligence and neglect. More than a dozen of our historic structures have burned to the ground in the last fifteen years alone! Like the Graves House, most were vacant at the time of the fire, often because new owners had terminated previous leases in anticipation of a future redevelopment project.

Our historic treasures cannot survive if they are left vacant. Owners of all buildings have a legal responsibility to keep their property safe and secure, and owners of historic properties in particular should not be able to ignore these responsibilities without serious consequences. PAC*SJ implores the City to solve this problem. We believe the first step is an ordinance to require better oversight, enforcement, and more stringent consequences for demolition by neglect. ❧



Vacant Graves House in 2016. San Jose needs more enforcement and consequences for failure to protect vacant historic buildings.

(Photo: John Frolli)



Graves House on fire around 10:00 PM on November 29th.
(Photo: San Jose Fire Department)



Sylvester Graves (1831-1910) arrived in San Jose in 1853 and eventually was able to purchase over 200 acres of land to grow grain.

Later he switched to orchard farming, growing apricots, prunes and peaches. He built his handsome Italianate farmhouse in 1868 where he lived with wife Kate and his children. He donated land for one of the earliest schools in the area, Moreland School. Graves Avenue is named after Sylvester Graves.



is published quarterly by the

**PRESERVATION ACTION
COUNCIL OF SAN JOSE**

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

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

© 2022 Preservation Action Council of San Jose

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

2022 Endangered Eight Year-End Updates

In December 2021, PAC*SJ released its first annual “Endangered Eight” list to focus public attention on the challenges facing some of our city’s most important and most vulnerable historic and cultural landmarks. One year later, even as we mourn the tragic loss of the Graves House to fire (see cover story), we must also redouble our efforts to protect these remaining sites—and others like them—before they too are lost forever.

Former San José City Hall—801 N. First Street

PAC*SJ has been advocating for the preservation and adaptive reuse of San José’s Old City Hall since 2020, when the County of Santa Clara first announced plans to raze the iconic Modernist landmark. In June, we presented before the Santa Clara County Historic Heritage Commission. A unanimous vote followed to recommend denial of the demolition plan. We then commissioned an independent adaptive reuse analysis and circulated a “Save Old City Hall” petition garnering 300+ signatures to date. Our campaign bore fruit in November, when the Santa County Board of Supervisors voted unanimously to reject the proposed demolition plan. While the building remains vacant and with an uncertain future, this watershed vote was an affirmation that adaptive reuse—not demolition—should be the preferred path forward.

Diridon Station—65 Cahill Street

While the future of Diridon Station remains uncertain, this year saw measured progress towards saving the landmark 1935 depot. In March, the San José City Council voted unanimously to affirm the station’s historic significance and directed City staff to include preservation analysis in the next phase of the Diridon Integrated Station Concept (DISC) plan—a step that PAC*SJ has been advocating for since 2019. In November the City released a new planning timetable, promising a revised station design by the end of 2024. Meanwhile, our “Don’t Demo Diridon” petition continues to gather signatures (800+ and counting!), keeping the station’s future.

First Church of Christ, Scientist—43 E. St. James St.

This beleaguered St. James Square landmark continues to languish unseen beneath tattered tarps and scaffolding, increasingly prone to time and the elements. Despite persistent PAC*SJ requests for the City to inspect the building after five years of “temporary” stabilization, its condition remains unknown and likely precarious. The City’s Office of Economic Development is currently exploring legal avenues to reclaim the property from absentee owner Z & L Properties, though potential new owners or re-development plans have yet to be made public.



First Church in October. Note the top is torn away.

San José Flea Market—1590 Berryessa Road

Currently slated to remain open at its historic Berryessa location through at least July 2024, the veritable San José Flea Market (La Pulga) faces a still-uncertain future following City Council’s 2021 rezoning approval for a new mixed-use development on the site. With the City still formalizing a long-promised Flea Market Advisory Group to study potential locations and governance structures for a new market elsewhere in San José, La Pulga struggles with declining attendance, rising rents, and increased parking fees that many view as calculated efforts by its current owners to accelerate the market’s dissolution and eventual redevelopment.

(Cont’d p. 4)

Endangered Eight Year-End Updates

Alviso Historic District

Elizabeth, Gold, El Dorado, Taylor, and Hope Streets

In September, the City launched the Alviso Historic Context and Survey Project, a grant-funded initiative to document the history and culture of Alviso and to update the 1972 Port of Alviso National Register Historic District documentation with a current inventory of contributing resources. PAC*SJ is assisting in these documentation efforts while continuing to press the City for more proactive enforcement of its vacant/abandoned historic building codes. A number of the district's most important sites continue to decay, including the City Landmark Bayside Cannery, whose roof suffered a major collapse over the summer.

Burbank Theater—560 S. Bascom Ave.

In January 2022, the Burbank Theater was sold at auction to a group of local investors for \$1.6 million. Unfortunately, the new owners have no clear plan for the long-vacant property, and its condition has declined precipitously over the last year. It now stands prone to the elements, vandals and theft, with all of its original polychrome



Burbank Theater in November 2022.

(Photos: Gayle Frank)

storefront tiles illegally stripped. In June, the owners filed an annexation request with the City of San Jose (the property currently stands in unincorporated Burbank), then relisted the property for sale in November for \$3 million—nearly double what they paid just a year ago. PAC*SJ continues to work with Burbank neighbors, elected officials, and other stakeholders to develop a viable reuse plan that would return the building to a productive and community-serving use.

Downtown Commercial Historic District

First, Santa Clara, Fourth, and San Fernando Streets

In November, City Council approved Bayview Development Group's controversial SuZaCo project, a new mid-rise office tower slated to demolish the majority of the City Landmark State Meat Market at 150 East Santa Clara St. (designed by Frank Delos Wolfe, c.1913), severely compromising the historic integrity of one of the Downtown Commercial Historic District's most prominent buildings. PAC*SJ strongly opposes the proposed demolition and overbuild, fearing it will set a precedent for further demolitions and inappropriate additions throughout the National Register-listed downtown district.

Graves House—4146 Mitzi Drive

Over the summer and fall, a dedicated group of PAC*SJ volunteers led by member Russ Danielson made weekly trips to the site to clear weeds, remove trash, and board up open doors and windows. Sadly, the home suffered a catastrophic fire in November (see cover), though PAC*SJ is now investigating the feasibility of salvaging remnants for a possible rebuild.

2023 Endangered Eight

PAC*SJ will announce our second annual Endangered Eight list in the spring of 2023. Email us at advocacy@preservation.org or visit www.preservation.org/endangered-8-contact to nominate a property you think should be included on our next list! ☼

—Ben Leech, PAC*SJ Executive Director

Pig Sign Dances Again at New Temporary Home

On October 6th, San Jose's famous dancing Pig Sign was removed from its home on Montgomery/San Fernando Streets and taken to Arrow Sign Co. in Oakland for repairs. The sign was now out of the way for new Downtown West construction. But it should return to the Diridon Station site when construction is completed.



The Dancing Pig Sign now stands at History Park among trees and close to Senter Road for viewing as cars pass by. Right, The sign was relit at dusk on November 19th at History Park.

The sign's new temporary home is at History Park (see above) and it can be seen from Senter Road. On Saturday, Nov. 19th, PAC*SJ, Google and History San Jose threw a major relighting party. The dancing pig looked as great as ever to everyone's delight. Before the relighting, over 400 attendees enjoyed demonstrations on sign making and sign art, and were able to purchase sketches, photos and drawings of various San Jose signs and, of course, PAC*SJ's sign pins, stickers, magnets, and t-shirts. Free Stephen's hot dogs were a popular attraction supplied by Howard Gibbins, aka "The Hot Dog Dude." Also available were beer and wine followed by appetizers and cookies after the relighting.

Short speeches were delivered before the 5:15 relighting by Ben Leech, Bill Schroh, Heather David (founder of The San Jose Sign Project), Mayor Sam Liccardo, and Nanci Klein (Director of Economic Development and Cultural Affairs). The many family members of Steven Pizzo, who founded the popular Stephen's Meat Products business

in San Jose in 1942, were present to give the count-down for the relighting.

You may remember PAC*SJ's long campaign from 2017-2019 to raise the \$35,000 to repair and restore the beloved pig sign. At that time, Kevin Chong, a local glass artist, recreated the damaged neon tubing; it took him four weeks.

At the relighting event at History Park, Kevin gave a demonstration at BAGI (Bay Area Glass Institute), showing the complicated job of designing and crafting neon tubing.



(Photos: Gayle Frank)

At History Park, the neon sign collection in storage includes: Wings Chinese Restaurant (stored for owner), Greyhound Bus (from San Jose's downtown bus depot), Mel Cotton's (from W. San Carlos St.), Dick's Supermarket (from 1410 S. Bascom), Camera 12 (from Second St.), and Dive Bar (from 78 E. Santa Clara St.).

Thank you to Google for donating funds for this event and kudos to PAC*SJ (especially our Director, Ben Leech) and History San Jose for quickly organizing this event. And many thanks to all our volunteers, members and Board members for helping out.

We are grateful the sign was not put in storage but made available for us to continue enjoying for the next few years. You can see the sign lit during the History San Jose's holiday light shows. ☘

Schiele Subdivision & Alameda Park By Krista Van Laan

A new book, *Schiele Subdivision and Alameda Park: History, Architecture, and Preservation in a San José Neighborhood* by Krista Van Laan and Kay Gutknecht tells the story of a San José neighborhood located less than a mile and a half from downtown. Consisting of twenty-five acres bounded by Schiele, Stockton, Pershing, and Hoover Avenues, it was originally two subdivisions—the Schiele Subdivision, developed in 1888, and Alameda Park, developed in 1922.

This neighborhood has a rich and varied history, such as:

- The neighborhood is on land that is part of the original Stockton Ranch, the site of much of San José's early agricultural development, thanks to an innovative nurseryman named Bernard Fox and a brilliant and charismatic young botanist named Christopher Shelton. It was the location of the first honeybees in California, brought through the Isthmus of Panama by Shelton.
- Early resident Sallie Hester left a lasting legacy—her diary about her experiences as a fourteen-year-old traveling the Oregon Trail in a covered wagon has been in print since the 1920s and is still read by schoolchildren today.
- The north side of Schiele Avenue could be the subject of its own book. It is the site of houses by many of the great San José architects of the late 1800s, including eight extant houses designed by Theodore Lenzen (1833-1912), one of the most respected and important architects in San José.
- In the 1980s, the neighborhood was nicknamed "Little Castro" and played an important role in LGBTQ history in the Bay Area.

The combined neighborhood is on a piece of land along The Alameda that went through many incarnations, from the home of the Ohlone to the Mexican land grant called the *El Potrero de Santa Clara* to the Stockton Ranch. A portion of the Ranch became the property of a mystery woman named Matilda Hill, who owned what is today Schiele Avenue. She lived in a nineteen-room Theodore Lenzen-designed mansion that was said to be the most magnificent house on The Alameda.

The estate next to Hill's property was owned by Judge Craven Hester and family. In 1850, the Hester family had come by wagon to California, where Judge Hester made important contributions to local education. (Although San Joseans may today recognize Judge Hester's namesakes

Hester Avenue and Hester School, his daughter Sallie is the one who made the most lasting difference as the fourteen-year-old author of the *Diary of Sallie Hester: A Covered Wagon Girl*.)

Land from the Hill and Craven properties became what is today called the Schiele Subdivision/Alameda Park neighborhood. In 1888, hotel owner and city councilman Charles Schiele bought the estate of Matilda Hill and developed the property. Schiele created a paved street that he named Schiele Avenue, divided it into fifty-one lots, and laid gas and water lines and sidewalks. He moved the Hill mansion from the center of the property to the corner of The Alameda and Schiele Avenue, where it became the grand gateway to what he called the Schiele Subdivision, a tract geared toward homeowners who wanted modern housing close to the glamorous Alameda but with smaller houses and lots than those owned by The Alameda's wealthy residents.

Schiele had master architect Theodore Lenzen design several elegant middle-class spec homes meant to attract buyers. The Lenzen houses, closer to six rooms than the nineteen in the Hill mansion, were considered "cottages," although to us today, they are rich in the architectural detail that was characteristic of Theodore Lenzen's work: gingerbread, complex roof forms, square and angled bays, and towers.

But the building happened only on the north side of the street. Before Schiele was able to advertise his first lots for sale, the wealthy Clark family, who in 1878 had bought the Hester estate to the south, purchased the entire south side of Schiele Avenue. They probably didn't want twenty-six noisy households edging their huge estate, and they had the money and the clout to force Schiele to sell. (Cont'd p. 7)



A 1946 watercolor of Matilda Hill's mansion. Artist unknown. House was demolished in 1955.

Schiele & Alameda Park (Cont'd)

Whether it was because the subdivision was only half a street or because Schiele went bankrupt and died in 1896, the Schiele Subdivision never quite took off. Although nearly all the lots had sold, many of them stayed empty.

In 1922, the Clarks sold sixteen acres on the east side of their property to real estate salesman and developer Anthony Maderis, who created a residence park he called Alameda Park. He developed ninety-nine lots reaching from the south side of Schiele Avenue to Pershing Avenue, overlapping what had originally been part of the Schiele Subdivision. He created Hoover and Harding Avenues and planted shade trees in front of all the houses.



Charles Schiele had Theodore Lenzen design this house at 899 Schiele Avenue, one of several spec houses built in 1889.

The Alameda Park houses were more modest than their Schiele Subdivision neighbors, most of them single story two-bedroom bungalows inspired by the Revival styles of the day. Some homeowners hired architects such as Wesley-Warren Hastings or Wolfe & Higgins, but most of the houses were designed and constructed by contractors. The best builders in town, including Rollie Williams and William O'Neil and the exceptional architect Christopher Cook, bought lots and built spec houses in the residence park and on the remaining empty lots on Schiele Avenue, finally filling in the whole street. Today, the combined neighborhoods consist of twenty-five acres of interesting period architecture, with a large proportion of the houses maintaining their integrity.

Since 2004, members of the neighborhood have been trying

to attain historical designation, seeking status as a historical district based on the cohesive architectural character and the intact nature of the neighborhood. In 2020, the neighborhood was finally placed on the Historic Resources Inventory (HRI) and an application was prepared. But the nomination was put on hold when the City Council



Architect Wesley Warren Hastings designed this 1923 Mission Revival house on 797 Pershing for William and Rose Spielberg.

learned that the Alameda Park portion of the neighborhood, like most subdivisions in California of that time, had racially restrictive covenants when it was developed in 1922.

In the early twentieth century, the real estate industry introduced systemic segregation in housing, which became supported by the banking industry with its redlining maps and even by the federal government. Although made illegal by the Supreme Court in 1948, this early discrimination has led, throughout the United States, to ongoing segregation that lasts until this day.

Despite this unfortunate aspect of the original Alameda Park covenants, the Schiele Subdivision/ Alameda Park neighborhood soon became a diverse community, in terms of race, country of origin, and other factors, and should be recognized for its positive changes.

In the 1980s, the neighborhood attracted residents such as single women who appreciated old houses but couldn't afford the prices of property in other historical neighborhoods in San José. During that period, LGBTQ homeowners and businessowners populated the neighborhood as well.

(Cont'd p. 8)

Schiele & Alameda Park (Cont'd)



Wolfe & Higgins were the architects for this 1924 Spanish Revival house belonging to Dr. Louis and Lolita Rose at 920 Pershing Avenue.

Nearby Stockton Avenue was the site of five gay bars, the Billy DeFrank Center, and other businesses that supported the gay community, earning the area the nickname “Little Castro.” The first Pride parade marched down Stockton Avenue in 1991.

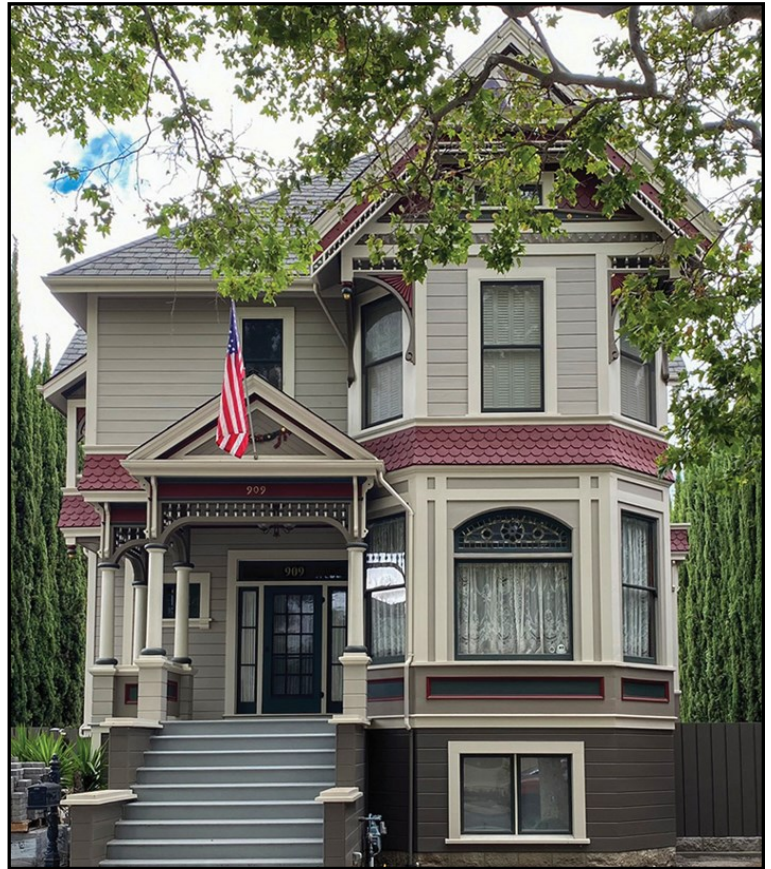
Today, the neighborhood is an active, diverse, and friendly community of couples and singles, young families and retirees, homeowners, and renters who appreciate their historic homes and tree-lined streets. Throughout the neighborhood’s tumultuous history, its architectural character and charm has remained mostly intact. But like other such neighborhoods in San José, this character is at risk.



Builder/designer William O’Neil built this Storybook style house in 1927 at 986 Schiele Avenue.

One-story bungalows are demolished to make way for huge houses, and original architectural features are replaced by people who don’t understand the significance of the change.

Let’s hope that the book *Schiele Subdivision and Alameda Park: History, Architecture, and Preservation in a San José Neighborhood* (see page 9 for purchase options) will help to give both the homeowners and the City of San José appreciation for the architectural character and history of the neighborhood. *Schiele Subdivision and Alameda Park* is more than a neighborhood book; it is a book of interest to anyone who likes San José history and its historic architecture. The book discusses the styles, builders, and architectural details that give the neighborhood its character. There is a page devoted to each house, explaining its features and history, along with earlier



A 1892 Queen Anne house at 909 Schiele Avenue, designed by Theodore Lenzen and built by Frank Delos Wolfe. The owners were John and Mary Yoell.

photographs so readers can see how much it has changed — or not, as the case may be. A chapter at the end of the book tells homeowners how to maintain and repair some of their original architectural details.

(Cont’d p. 9)

PAC*SJ Around Town



Via Calle at History Park (Left)

Left, John Frolli (PAC*SJ Board Member) and Lynne Stevenson (PAC*SJ President) hold up our displays of magnets and stickers. PAC*SJ exhibited our wares and spread preservation information to those passing by, either walking or on their bikes, boards, or skates.



Schiele Neighborhood Celebration (Right)

Board members Sylvia Carroll (sitting) and Gratia Rankin visit with a Schiele neighbor at the 100th anniversary celebration of the Schiele neighborhood. Krista Van Laan and Kay Gutmacht introduced their new Schiele Neighborhood book.

Schiele & Alameda Park (Cont'd)

From the late nineteenth century Victorians of Schiele Avenue to the early twentieth-century vernacular Revival houses of the Alameda Park, it's a neighborhood with a unique story and a vivid character, and one that's worth keeping. ☿

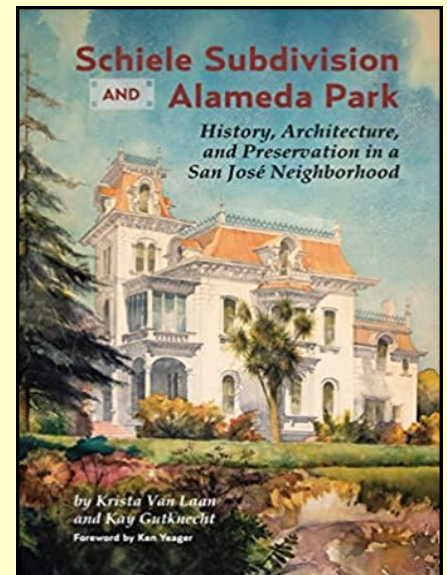
(Photos: Krista Van Laan)

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

"Schiele Subdivision and Alameda Park"

Buy locally!

This 2022 book is sold at
Antiques Colony,
1881 W. San Carlos Street
and
Recycle Bookstore,
1025 The Alameda
as well as on Amazon.



PAC*SJ Around Town



History San Jose's "Valley of Heart's Delight"

*Left, standing at the PAC*SJ table are from left, Patt Curia, Gayle Frank, André Luthard, Lynne Stephenson, Executive Director Ben Leech, and Lisa Wangsness. Seated are Sylvia Carroll and April Halberstadt. A great time was had by all at the Oct. 6th event.*

"Day on the Bay" at Alviso Marina County Park

*On Oct. 8th, PAC*SJ staffed a table (below left) at the Marina with Alviso history information and photos of Alviso's historic resources. We also displayed our sign pins, t-shirts, magnets and stickers for sale. Below right, Jan Jensen displays her photo board with the history of the Wade Family (of the Wade Warehouse and Residence). The weather was sunny and we enjoyed spending our day at the Bay speaking to the many visitors.*





ON THE RADAR

ICON-ECHO Mixed Use Project (SE corner of E. Santa Clara and 4th St.)

PAC*SJ has many concerns about this project which is partially located in the St. James Square City Landmark District.

A few objections out of the many include the following:

- 1) The proposed Northern Tower piece of the project would not be compatible with the Secretary of Interior's Standards regarding size, scale, proportion, and massing.
- 2) The North Tower would not conform with the St. James Square City Landmark District Design Guidelines for site layout, fenestration, detailing and landscape guidelines.

Need For a Demolition-by-Neglect Ordinance

At the San Jose Historic Landmark Commission meeting on Nov. 2nd, the Commissioners discussed a proposed city-wide demolition-by-neglect ordinance. This would be a response to our local historic landmarks that have been neglected—resulting in serious deterioration, and/or fire. In a memo by Vice Chair Raynsford to his fellow Commissioners, he states that the Commission's goal is to prevent being "regularly confronted with historic landmarks that are proposed for demolition because the owner claims that the building cannot be saved, or that it would be too expensive to restore." A local ordinance to prevent a landmark owner from ignoring his/her structure, would hopefully reduce losing the historic fabric of San Jose. Many other California cities have such ordinances. It's time San Jose adopts one. Further discussion and actions will be considered at the next HLC meeting on Dec. 7th.



PAC*SJ is Still Keeping An Eye On—

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

141-150 E. Santa Clara St (Former State Meat Market) (SuZaCo Project)

PAC*SJ believes the project should not be approved since it proposes to gut a City Landmark within the National Register San Jose Downtown Commercial District. The proposal would retain only the facades on Santa Clara St. and 4th St, razing the rest of the building. This is not adaptive reuse as the Planning Commission suggested. The overbuild (at six-stories) is not set back and the massing is out of scale. This project's developer has now eliminated nine affordable housing units on the structure's second floor and a small business at ground floor, that served as a functioning mixed use site for many years. The Historic Landmarks Commission approved the project followed by a final approval by the City Council in November.

Valley Title/Former Hales (SE corner of 1st and San Carlos Streets)

In November, PAC*SJ dropped our appeal against the Valley Title project. We met with the developer (Westbank) and parties agreed in a letter of understanding that the 1970s cladding facing S. 1st and San Carlos Streets would be removed carefully to explore the possibility of salvaging the art deco original cladding from 1931.

Century 21

A restored Century 21-22-23 pole sign has been reinstalled next to the Century 21 Dome. Property owner Federal Realty has shared schematic adaptive reuse plans with PAC*SJ and the City, but has not yet identified a new tenant or announced a timetable for rehabilitating the landmark structure.

1065 S. Winchester Farmhouse and Barn

PAC*SJ believes this historic barn and handsome farmhouse should not be demolished for a proposed development. A search for receiver sites is ongoing. The City Planning Department and District 1 Council Member Chappie Jones have agreed to assist.

Please see our Endangered 8 2022 Update on pages 3-4 for information on some of our most threatened historic resources in San Jose.

PAC*SJ's Holiday Sale Success

We had a great end-of-year sale at the historic home at 295 Sequoia Avenue. With \$7000 in revenue and still counting, we had a record "small sale". Threat of rain didn't deter our shoppers who were greeted by trees, ornaments, masses of Santas, model trains, and jewelry. Many thanks to our hosts, Larry Camuso and Kirk Wentland who agreed to host PAC*SJ's 2022 fall sale.

Our truckers were: Stephen Walker, Lynne, Stephenson, Steve Cohen, Robert Carter, Paul Wedel, Tim McAuliff, and Joe Baronessa. Storage supervisor was Rebecca Smith. Ephemera and antique master was Ron Hagen. Jewelry Princesses were Deborah Mills and Lisa Wangsness. Chefs were Rose and Tim Vandomelen, Rebecca Smith, Tim McAuliff, Leslie Masunaga. Cashiers were Sandy Swirsky and Wini Leeds. Promoter was Joyce Weissman. All of our merchandisers who attacked the boxed donations and created a display worthy of Gump's were Rebecca Evans,

Efrat Safar, Heather David, Rosie Gallipeau, Alice Gosak Gary, Catherine Pellizzari, Lyle Merithew, Lucille Boone, Jeanne Thomas, Connie Foley, Debbie Anderson, Eileen Hunter, Gilda Messmer, Cory Clifford. Conxion, the County Day Labor Center, sent Ignacio, David and Eron to help us. Special WOOPPEE to our guest authors Cassie Kifer and Krista Van Lann.

We also inveigled shoppers to help. When a young mother needed to know the height of a Christmas tree, I asked a tall fellow to stand next to the tree and give us an estimate: 7 ½ feet! She bought it and the man surreptitiously slipped her some currency to make her season brighter for her young family.

The next huge PAC*SJ sale will be held on 13th Street in early June, 2023. ☿

—Patt Curia , PAC*SJ Donations Chair

Members: Join PAC*SJ for tours of two San Jose historic buildings

Moir Building and Armory

December 10th at 10:00 AM

Coffee and doughnuts at 9:30 AM

Hillbrook School, an 87-year-old JK-8 grade independent school in Los Gatos is opening a new high school campus in Downtown San Jose in the Fall of 2023. The campus will include the historic 1894 Moir Building (227 N. 1st St.) and the 1934 Armory Building (240 N. 2nd St.). Renovations are now proceeding and will take advantage of the best historic features such exposed brick walls, wooden beams and metal components but with modern updates. Here is an opportunity to tour both buildings and learn about this significant adaptive reuse project. Space will be limited and RSVPs are required. To RSVP go to the event page at *preservation.org*.

Two New San Jose Landmarks

Two new San Jose City Landmarks have been approved by the San Jose Landmarks Commission on Nov. 2nd and the City Council on Nov. 29th.

485 S. 16th Street (known as the Mark and Hazel Hopkins House) is a large Craftsman style home built in 1914. Congratulations to owners Eric Lee and Kelli Nakamura.

777 E. William Street (known as the George and Mary Friend House) is a 1925 Dutch Colonial home designed by master architects, Wolfe and Higgins.

Congratulations to owners Alfred and Erin Linke. ☿

PAC*SJ 2022 Calendar

- Dec 8** Thursday, Book Talk, *Schiele Subdivision and Alameda Park*, 7 PM. RSVP online. See details below.
- Dec 10** Saturday, Members' Tour of Moir and Armory Buildings, 9:30 AM. Must RSVP. Details pg. 12.
- Dec 19** Monday, PAC*SJ Board Meeting, 6:30—8:30 PM. History Park, 2nd Floor Firehouse.*
- Jan 23** Monday, PAC*SJ Board Meeting, 6:30—8:30 PM. History Park, 2nd Floor Firehouse.*
- Feb 27** Monday, PAC*SJ Board Meeting, 6:30—8:30 PM. History Park, 2nd Floor Firehouse.*
- Mar 20** Monday, PAC*SJ Board Meeting, 6:30—8:30 PM. History Park, 2nd Floor Firehouse.*
- Apr 17** Monday, PAC*SJ Board Meeting, 6:30—8:30 PM. History Park, 2nd Floor Firehouse.*
- May 13** Saturday, PAC*SJ Historic Walking Tour, 10 AM-12 PM. Details to follow.
- May 15** Monday, PAC*SJ Board Meeting, 6:30—8:30 PM. History Park, 2nd Floor Firehouse.*
- May 19** Friday, Santa Clara County Preservation Alliance—Celebrating National Preservation Month at History Park. Details to follow.

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

Book Talk: “Schiele Subdivision and Alameda Park”

Thursday, December 8 at 7:00 PM
Biggs Cardosa Associates
865 The Alameda, San Jose 95126

Authors Krista Van Laan and Kay Gutknecht will give a presentation of their new book *Schiele Subdivision and Alameda Park: History, Architecture, and Preservation in a San Jose Neighborhood*. The residents of this neighborhood have been seeking historical designation for eighteen years. You'll learn something of the history of the Schiele Subdivision/Alameda Park neighborhood and hear the stories behind the book's research.

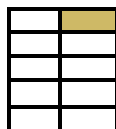
The presentation includes many pictures of the architecture—from Victorian to Period Revival—that comprises this neighborhood, with stories of the architects and builders who created its distinctive character.

The talk takes place in the beautiful Biggs Cardosa building at 865 The Alameda. Once a Packard dealership, the building was designed in 1929 by local master architects Wolfe & Higgins. When the current owners acquired the building, its ornate exterior had been stripped. The building, meticulously restored in 2009 and with much of its interior intact, is a masterpiece of restoration and preservation.

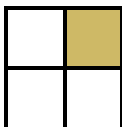
ADVERTISE IN CONTINUITY!

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

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



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



1/4 Page
 Single issue
 \$100



1/2 Page
 Single issue
 \$200



Full Page
 Single issue
 \$375

PAC*SJ Election and Year-In-Review

PAC*SJ's Annual Board Meeting was held on November 21st at the East San Jose Carnegie Library, a San Jose City Landmark. After a short meet-and-greet time, and tour of the historic library, appetizers and desserts were enjoyed. Then, President Lynne Stephenson welcomed the Board and our guests before Executive Director Ben Leech presented our PAC*SJ Year-In Review. Our Board business meeting followed but guests could leave if they wished.

Board Member Election

The Board members elected to the 2023-2024 term were announced—four incumbents and one new candidate. They are: Sylvia Carroll, Cici Green (new), Andre Luthard, Mike Sodergren, and Lynne Stephenson. Welcome to our Board Cici Green.

We received a 24% rate for returned ballots, mostly online with a few mailed in. This is the best rate of returns we have had in the recent past.



Financials

The financial report showed we are in the black for now. One important contributor for our positive outlook is the generous donation from the estate of the late PAC*SJ member, Joan Bohnett.

We currently have 218 members including 4 Lifetime Members (\$1000), 15 Patrons (\$250) and 55 Contributors (\$100). We met our 2022 budget member goal, but next year we will raise the bar.

Apart from the major bequest from Joan Bohnett, we have not met our General Fund Donation 2022 goal, though our year-end-appeal will be in the mail shortly—look for it this month. We also received two used vehicle donations this year.

Our online merchandise sales did well but did not meet our 2022 budget goal yet. The wholesale sales exceeded our budget goal. Wholesale means our pins, t-shirts, books and more are sold to retail stores in the area such as Antique Colony, Recycle Book Store, and the gift shop at the San Jose Art Museum. We offered 16 new sign pins this year! Check out our shop online (see page 14). The garage/yard and event sales did very well and by the end of the year we will have met our budget goal, thanks to coordinator Patt Curia and the many volunteers. Special items were also sold online via Craigslist, Ebay, Nextdoor, and Facebook Marketplace.

(Cont'd p. 15)

Visiting East San Jose Carnegie Library

The rear of the original landmark building is encompassed within a large add-on for more library space. This enables the beautiful details of the complete original building to be admired.

Election and Year-In-Review (Cont'd)

Advocacy

We had a demanding year, starting with our published Endangered 8 list (see update on page 3-4) and the “Don’t Demo Diridon” Campaign. Then we worked on keeping the Graves House from demolition by neglect or fire. Our Director Ben Leech and Advocacy Chair Mike Sodergren, wrote numerous letters to the San Jose Landmarks Commission, the Planning Department and the San Jose City Council on various preservation issues. This year we tracked over 12 development projects that impacted our historic resources and submitted 15 EIR comment letters, so far.

A serious campaign to save the former San Jose City Hall entailed commissioning adaptive reuse/engineering reports to submit to the Santa Clara County Historic Heritage Commission and the Board of Supervisors. Last month the Board of Supervisors voted to hold off demolishing the City Hall to explore more adaptive reuse possibilities.

Another exciting project is the addition of more structures to the San Jose Historic Resources Inventory (HRI). PAC*SJ has submitted monthly suggestions to the Historic Landmarks Commission and 28 properties have now been added to the HRI. (See page 15 for the complete list.)

During this election year, we were able to organize and publish our *Elections 2022: A Preservation Primer*. We asked the candidates for local offices their thoughts on land use and preservation issues. Their answers are still on our website. Take a look at how the winners responded so we can remind them later.

Events

PAC*SJ was very involved in 2022 events, our own and others. Besides our four large garage/yard sales, here’s the list of events.

- Rod Diridon Lecture (3/27)
- Viva Calle Japantown (5/1)
- SoFA District Walking Tours (5/7)
- SC County Preservation Alliance Awards Night (5/27)
- PAC*SJ Volunteer Appreciation Picnic (6/26)
- Rose, White and Blue Parade (7/4)
- Vendome Neighborhood Walking Tour (8/27)
- Viva Calle History Park (9/18)
- ‘Day on the Bay’ at Alviso (10/8)
- Schiele/Alameda Park Block Party (10/15)
- Party at the Pig at History San Jose (11/19)
- Book Talk: Krista Van Laan and Key Gutknecht (12/8)
- Armory and Moir Buildings Tour (12/10)

Yes, we really had a full year. We could use more help in 2023, so please consider joining one of our committees or becoming a board member. ☘



Our Annual meeting was held at the East San Jose Carnegie Branch Library (above). It is the last Carnegie library in Santa Clara County used as a public library.

It was built in 1907 for \$7000. It is listed on the National Register of Historic Places. A 10,000 square foot addition was completed in 2009

PAC*SJ New Sign Pins

Visit our shop on line at www.preservation.org/shop to see the latest new merchandise. Our Director, Ben Leech has been busy designing more enamel pins. The new ones are, Babe the Muffler Man, Cannery Tower, Diving Lady, Hi-Life, Mr. T's Liquor Locker, O.C. McDonald, Wings, and Kogura Gifts. If you purchase three pins, a fourth one is free! And don't forget about our t-shirts, guidebooks, magnets and stickers. They all make great holiday gifts.



In Memoriam

Joe Melehan

1953-2022

A passionate preservationist who worked over 40 years toward preserving our history.

Served as a PAC*SJ President.



Steve Yvaska

1953-2022

A beloved antiques expert, columnist and teacher.

Consulted for PAC*SJ on some of our donated treasures.

Memorial Donations

Donations to PAC*SJ made in

memory of

Joe Melehan

Patt Curia

Peter and Kathleen Muller

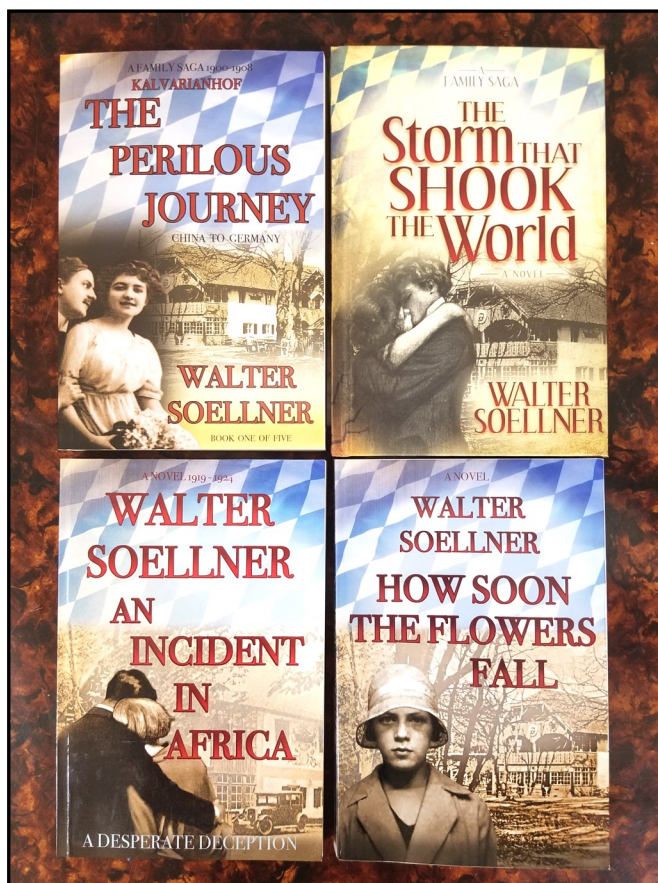
(Advertisement)

How Soon The Flowers Fall

Local San Jose writer, Walter Soellner, just published his 4th novel, How Soon the Flowers Fall. Historic fiction at its best. Fast paced drama, romance, intrigue and tragedy in the 1930s on the eve of war.

Available in eBook and paperback on Amazon.

Remember: A good book is a friend forever!



Landmarks Commission Adds More Historic Properties

The San Jose Historic Preservation Officer (HPO), Dana Peak Edwards, is charged with maintaining an up-to-date Historic Resources Inventory (HRI) for San Jose. The HPO works with City staff, the Historic Landmarks Commission, the public, and historic preservation groups such as PAC*SJ to identify potential properties. PAC*SJ has submitted many of the new HRI listings with photos and documentation.

Dana Peak Edwards explained at the 11/4/22 Historic Landmarks Commission meeting that there are 16 property classifications on the HRI. Properties are evaluated on their architecture, the architect, the design, craftsmanship and materials, and/or involvement with a noted person or event.

The highest category level is a National and/or California listing on each of its registers, and/or a City of San Jose Landmark. Next are the properties that are considered eligible for the same. An example of a less rigorous level property on the HRI is Structure of Merit, meaning there is fewer required criteria.

The simplest listing is Identified Structure, which means the property appears to be historic but needs further research, documentation, and evaluation by a qualified historic resources consultant to establish significance for any of the criteria mentioned above. Identified Structures have not been well-documented; these listings serve as a flag for future investigation and determination.

The San Jose Historic Landmarks Commission (HCL) added the following properties to the City of San Jose's Historic Resources Inventory (HRI) as **Eligible for the National Register of Historic Places, Eligible for the California Register of Historical Resources, and a Candidate City Landmark**.

Approved on 9/7/22 by HCL

552 South Bascom Avenue, Burbank Theater (1948)
60 North 3rd Street, Town Park Towers (1971)

Approved on 10/5/22 by HCL

1710 Moorpark Avenue—Immanuel Lutheran Church (1964)
802 East Santa Clara Street—Engine No. 4 (1948-49)

Identified Structures

The San Jose Historic Landmarks Commission (HCL) added the following properties to the City of San José Historic Resources Inventory as **Identified Structures**.

Approved on 9/7/22 by HCL

84-86 North Market Street—Argonaut Rooms (1915)
70-74 North 10th Street—Baker Apartments (1915)
419-421 East Santa Clara Street—Licursi Apartments (1927)
396 South 1st Street—former Studio Theatre (1950)
1675 Dry Creek Road—Residence (1916)
681 North 5th Street—Filipino Presbyterian Church (1901)
635 North 6th Street—Filipino Community Center (1960)
1650 Pomona Avenue—Residence

Approved on 10/5/22 by HCL

1010 South 1st Street—First National Bank of San Jose (1958)
1900 The Alameda—Wells Fargo Bldg. (1965)
1999 West San Carlos Street—San Jose Water Co. Pumping Station (1960)
1990 West San Carlos Street—Former British Motor Center showroom (1961)
1075 East Santa Clara Street—Santa Clara County Multi-Service Center (1980)
400 East Santa Clara Street—Former The Art Cleaners (1965)
45 Jackson Street—Chemical Company #4 (1913)
800 Emory Street/791 Laurel Street—Engine Co. No. 7 (1936)
304 North 6th Street—Engine No. 2 (1948-49)

Approved on 11/2/22 by HCL

884-88 East Santa Clara Street—Blakely Pharmacy (1929)
942-948 East Santa Clara Street—Polissar Building (1927)
1047 East Santa Clara Street—Cassady House (1887/alterd 1920)
1070-72 East Santa Clara Street—Bates Hall (1907)
1167-69 East Santa Clara Street—Dr. Benjamin Allen House (1888)
1201-1215 East Santa Clara Street—Vicari Building (1927)
25 North 14th Street—Medical Science Building (1965)
1121-25 East Santa Clara Street—Friendship Hall/Culinary Workers Union Local 180 (1957)
1572 Meridian Avenue—Four-N-20 Pie Shop (1971)
1357 Kooser Road—Four-N-20 Pie Shop (1971)
1625 The Alameda—First Republic Bank, Alameda (1965)
777 North First Street—Swenson Building (1962)
398 West San Carlos Street—Diamond Laundry (1950)

(Cont'd p. 18)

Meet Our Newest Board Member

Cici Green has been a resident of San Jose since 2002, a member of PAC*SJ since 2005, and previously served on the PAC*SJ Board of Directors from 2011 to 2014. She loves learning stories about buildings and people and hopes to develop this fascination in others.

She believes we are affected by our built environment and we lose something meaningful if we are disconnected from our past by losing our stories and demolishing our significant buildings. ☼

*Right, Cici Green serving ice cream at our blockbuster PAC*SJ August Garage/Yard Sale in 2021.*



PAC*SJ Life Memberships

PAC*SJ now offers Life Memberships for those that would prefer not remembering dues renewal every year. Here is our latest Lifetime Member.

★Richard Kogura
Family

Commission Adds More Historic Properties (Cont'd)

990 Meridian Avenue—Community of Christ Church (1967)

282 Willow Street—Original Lowrider Magazine

Headquarters in 1977

414-44 East William Street—The Corner (Second Lowrider

Headquarters, 1979)

325 Willow Street—Sacred Heart of Jesus Parish (1928)

2397 Summer Street—Cesar Chaves House (c. 1953-55)

198 Wabash Avenue—Cesar Chavez House (c. 1956-58)

In addition, the following properties listed in the City of San

José Historic Resources Inventory as Structures of Merit were removed from Historic Resources Inventory because of lack of integrity of the historic features.

24 South 7th Street

162 East San Salvador Street

For photos and more detail visit the San Jose Planning Department website and select Historic Landmarks Commission Minutes for the corresponding month. ☼



Donate your Car!

**Your Vehicle Donation Will Help
Support PAC*SJ in Its Efforts to Preserve
San Jose's Architectural Heritage**



PRESERVATION ACTION COUNCIL OF SAN JOSE

DONATE YOUR VEHICLE
408-998-8105 • www.preservation.org
FAST & EASY • TAX DEDUCTIBLE • FREE-TOWING

PAC*SJ is Up and Selling on eBay!

Check out our sales items at our seller name, PAC*SJ. We'll be posting a range of interesting items that will reach a wider audience via an online auction.

Mark PAC*SJ as a favorite seller and check back often to see what's up for bid. Your donations will soon become famous!

PAC*SJ Membership Application or Renewal

Preservation Action Council of San Jose Membership Application or Renewal

Name(s) _____

Telephone(s) _____

Address _____

Email _____

Provide email address to receive timely notices of news, events and announcements. PAC*SJ will not release your contact details.

New Member _____ Renewing Member _____

Please circle the level at which you wish to join:

Individual	\$40
Family	\$55
Student or Senior (over 65)	\$25
Non-profit or School	\$25
Contributor	\$100
Patron	\$250
Lifetime Member	\$1,000

Join at the \$100 level or above and receive one or more special premiums listed below.

Please check if you would like to receive

1 premium for Contributor Level ☐

2 Premiums for Patron Level or higher ☐

No Premium ☐

Select your chosen Premium(s) below.

I am enclosing \$ _____ for PAC*SJ membership or donation.

(Or visit us online at www.preservation.org to renew or join)

I am interested in working with the following volunteer opportunities (*please circle*):

Advocacy

Fundraising

Membership

Newsletter

Programs/Education

Events

Board Member

Public Relations

Complete and return with your check to:

Preservation Action Council of San Jose

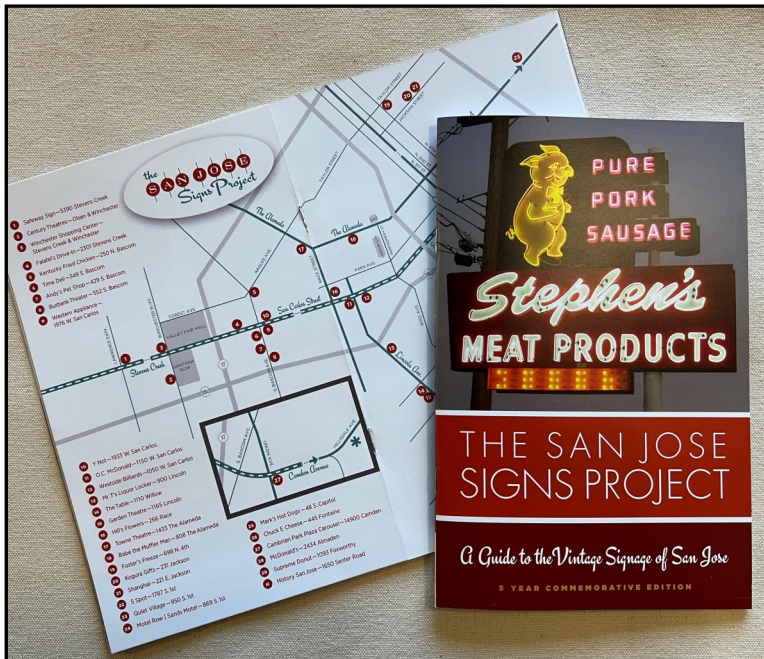
1650 Senter Rd., San Jose, CA 95112-2599

Phone: (408)-998-8105

info@preservation.org

Our 2022 updated "San Jose Signs Project" guide book is hot off the press.

Get your copy today. Available on our website and at our events.



Member Premiums

Choose 1 Premium for Contributor level;
Choose 2 Premiums for Patron level or above.

- ☐ Save the Pallesen T-Shirt: S, M, L, XL
- ☐ Pallesen Enamel Pin
- ☐ Hotel De Anza T-Shirt: XL
- ☐ Tales of Naglee Park by Jack Douglas
- ☐ San Jose Signs Guide (2022 new edition)
- ☐ Sunset Poster of your choice
- ☐ No Premium—my membership will fully support PAC*SJ programs.



PAC* SJ

**PRESERVATION ACTION
COUNCIL OF SAN JOSE**

History Park, 1650 Senter Road
San Jose, California 95112



Like Us On Facebook!

NON-PROFIT
ORGANIZATION
U.S. POSTAGE
PAID
PERMIT 384

Or Current Resident



Holiday Greetings!



The Preservation Action Council of San Jose is a dynamic nonprofit membership organization dedicated to **preserving our unique and diverse architectural and cultural heritage**. Through advocacy, education, and civic engagement, we promote historic preservation as an essential tool for fostering equitable, distinctive, sustainable, and prosperous communities.

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

PAC* SJ 2022-2023 Board

Lynne Stephenson, President
Michael Sodergren, V.P. Advocacy
John Frolli, Treasurer
Sylvia Carroll, Secretary
André Luthard, Past President
Patt Curia

José De La Cruz
Gayle Frank
Cici Green
Marilyn Messina
Gratia Rankin

Staff: Ben Leech, Executive Director

Advisory Board

Bonnie Bamburg
Marvin Bamburg, AIA
Paul Bernal, Esquire
Heather David
Ken Fowler, CPA
Alan Hess

April Halberstadt
Franklin Maggi
Margie Matthews
Craig Mineweaser, AIA
Keith Watt