

CONTINUITY

Volume 25, No. 2

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

Summer, 2014

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San Jose's 2014 Historic Photo Contest

PAC*SJ was pleased to partner with the San Jose Historic Landmarks Commission to host the 2014 San Jose Historic Photo Contest. The finalists' photographs were on exhibit at Southern Lumber Co. from May 22 until June 5, when the winners were announced at a festive awards gathering.



The Best in Show award went to Ron Horii with a photograph of *Martial Cottle State and County Park* (above). Other awards were presented to:

First prize, adult category : Suzi Worley with a photograph of *Germania* (left).

Second prize, adult category: Kymberli Brady with a photograph of *Downtown at Dusk*.

Third prize, adult category: Jeremy Brodeur with a photograph of *HG Wade Warehouse, Alviso at Night*.

First prize, student category: Sydney Martin with a photograph of *First Church, St. James St*.

Second prize, student category: Noah Lerner with a photograph of *Century 21, Night*.

Third prize, student category: Sydney Martin with a photograph of *Faber's Cyclery After Fire*. (Cont'd p. 3)

Executive Director's Message

San Jose recently touted the news that its population officially reached one million people. To some this indicates San Jose is a big city. That's true, at least based on the number of people who live here, but there are other factors that play a part in determining "big city" status.

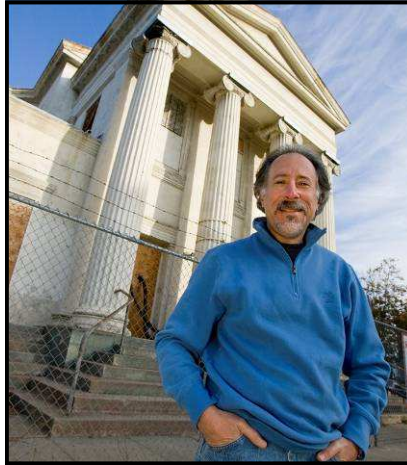
We pay close attention as to how San Jose treats its historic resources and by that standard the City still has a lot of growing up to do. Most of you are familiar with the City's spotty record of protecting its historic buildings.

Recently, a fire destroyed the long-vacant former KNTV television station studios. Although the City made some efforts to protect the building, its efforts to protect it were not good enough as intruders continually compromised the building. Making matters worse though is that this was a City-owned building.

It's not the first instance of an historic structure on City property being lost to fire. Two years ago the Kelly House was severely damaged by fire. Other than some architectural elements that will be salvaged, the house is a total loss and will soon be demolished.

The First Church of Christ, Scientist, across from St. James Park, has sat empty for decades. It was left in dubious condition by the San Jose Redevelopment Agency and it now awaits restoration by Barry Swenson Builder. We are hopeful this jewel will finally be restored to its former glory but it has been a long, long wait and we continue to be concerned for its safety.

Now, we are fighting to save the Century 21 Theater. We should not have to fight whether or not this is a historic building. A lengthy application nominating the domed structure for listing on the National Register of Historic Places documents the theater's historic credentials. The City's Historic Landmarks Commission nominated the site for City landmark status and has affirmed the theater's eligibility for the National Register. The City hired an historic consultant to conduct an independent third-party analysis



Brian Grayson in front of First Church on St. James St.

Photo: Silicon Valley Community Newspapers

of the documentation and that review also affirmed the theater is eligible for National Register listing.

In April, the State Historical Resources Commission recommended the State Historic Preservation Officer forward the National Register nomination to the Keeper of the National Register for listing. The final approval is expected in June.

While all of this was happening, the City's own local landmark designation was moving forward. The Historic Landmarks Commission approved the nomination and sent it to the City Council which was expected to hear the nomination on May 20. The City Council's Rules and Open Government Committee, however, chose to drop the landmark designation item from the May 20 Council Agenda with no notice to the Planning Department or the public. The motion to "drop" the item was made by Councilmember Oliverio who happens to be the Council Liaison to the Historic Landmarks Commission. It's puzzling that the Committee would take this action for the sole purpose of stalling the local nomination -- the National Register nomination will move forward regardless of the City action.

As of this writing and after PAC*SJ intervened to have the nomination quickly reinstated on a Council agenda, the item has been placed on the June 10 Council Agenda. We will closely watch to see whether another attempt to stall this nomination is made.

In spite of the ongoing struggle to save our historic resources, we have many events planned over the next (Cont'd p. 5)



CONTINUITY

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necessarily those of PAC*SJ itself.

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Please submit your letters, comments and suggestions to
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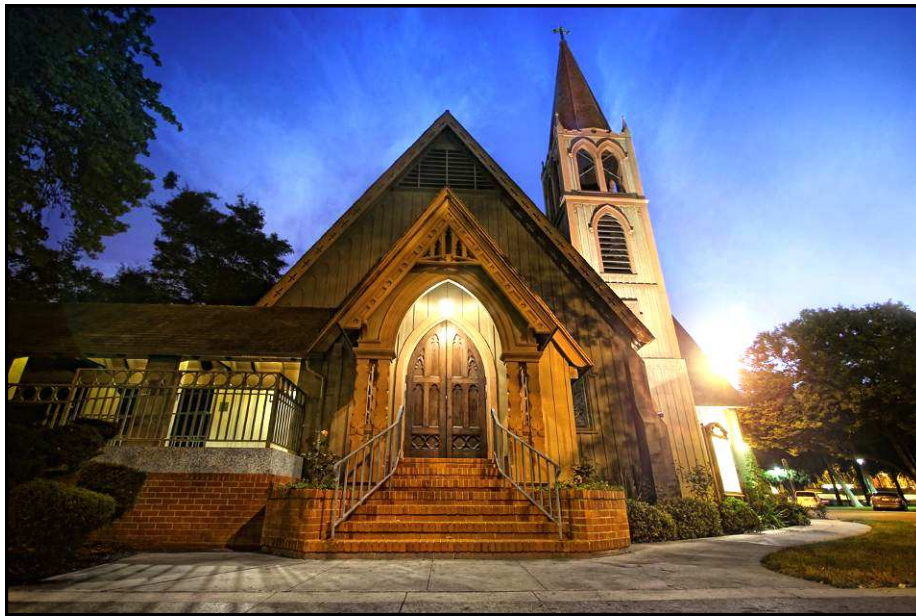
*PAC*SJ is a 501(c)3 non-profit organization*

Photo Contest (Cont'd)



Above, "Downtown at Dusk" by Kymberli Brady won second prize.

Below, "Trinity Episcopal Cathedral, San Jose" by Lee Viray Cahili received Honorable Mention.



Honorable mentions went to Jim Hoge for his *San Jose Civic Auditorium* and to Lee Viray Cahili for *Trinity Episcopal Cathedral, San Jose*.

The most popular structures to be entered into the contest were the Century Dome Theaters, followed by Faber's Cyclery and the Bank of America building. The photographs included a good representation of San Jose's historic resources such as the Winchester Mystery House, the California Theater, the Rosicrucian Egyptian Museum, First Church of Christ, American Can Co., Montalvo, Roberto Adobe, Willow Glen Trestle, Willow Glen, Civic Auditorium, HG Wade Warehouse—Alviso, Bernal Ranch, Germania Hall, McKinley Statue, Mt. Umunhum, DeAnza Hotel, Trinity Cathedral and many more.

(Cont'd p. 4)



Left, student Sydney Martin's third prize photo, "Faber's Cyclery, After Fire."

Right, student Noah Lerner's second prize photo, "Century 21 at Night."



Photo Contest (Cont'd)




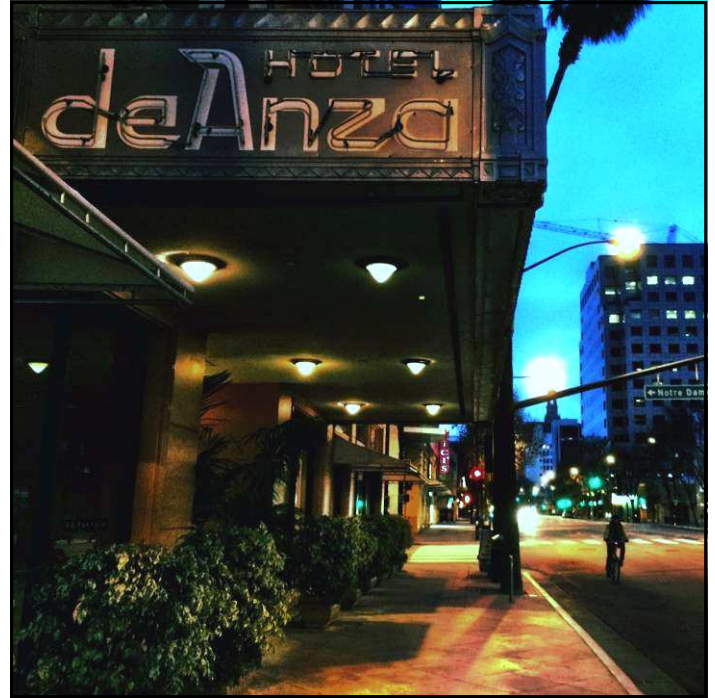
"First Church, St. James St." by Sydney Martin. She wrote, "I am 7 years old and 52 inches tall — this is what I see when I look at this building. I was on the way home from ballet and I wondered what this building was...It is now all boarded up."

Our judges, Josh Anon, Richard Dischler and Franklin Maggi, reviewed the finalist photographs exhibited at Southern Lumber Company and selected the winners, using the following criteria: written explanation, photographic technique, photographic creativity and historical significance. Choosing the winners was difficult as there were so many excellent photographs.

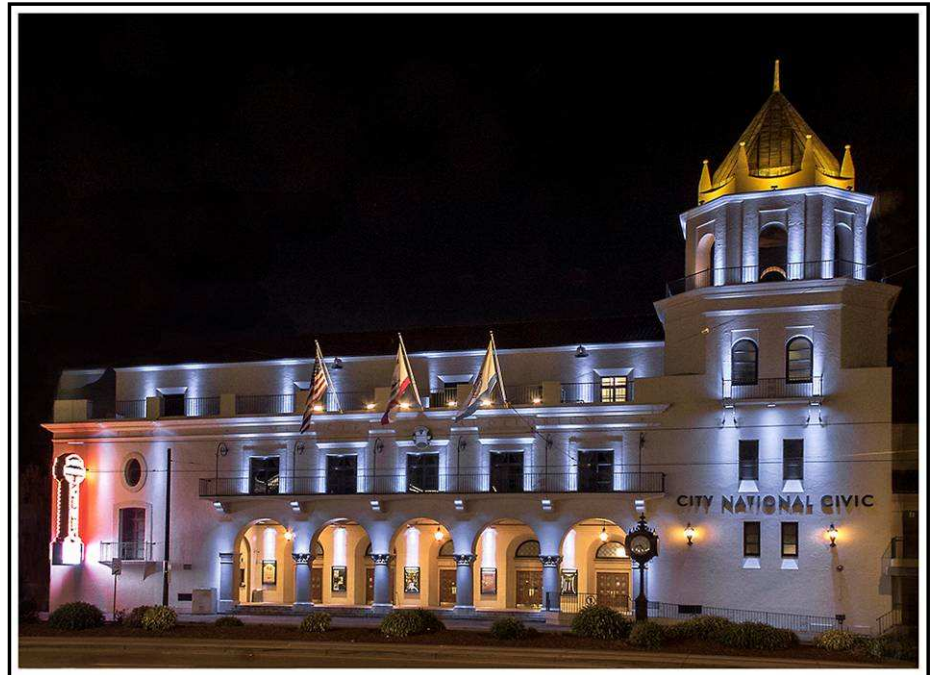
This third San Jose Historic Photo Contest aspires to promote historic preservation by raising awareness of San Jose's historic resources and recognizing the importance of saving those limited, threatened assets. We hope the Photo Contest brings the preservation community together while introducing to newcomers that historic resources benefit our quality of life. By photographing our favorite historic structure, site or artifact, we demonstrate community support for and celebration of the efforts to save our city's history.

PAC*SJ and the San Jose Historic Landmarks Commission thank the judges, the sponsors

and the Photo Contest Committee, Chair May Yam, Gayle Frank, Charles DiLisio and Josh Marcotte for a successful and rewarding event that celebrated historic preservation in San Jose. To view all the finalists' photographs in color visit www.sjhistoricalphoto.com. 



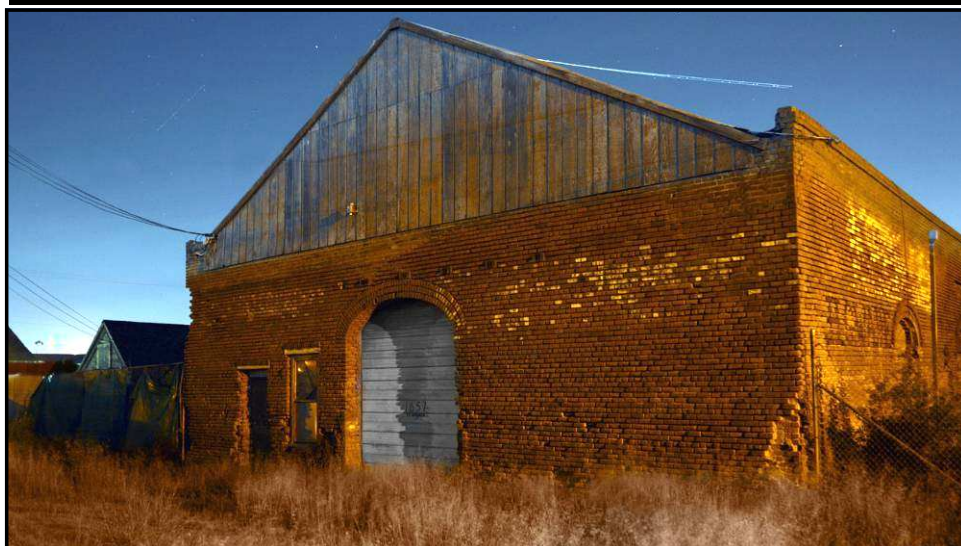
Christopher Hunter's photo, "DeAnza Hotel".



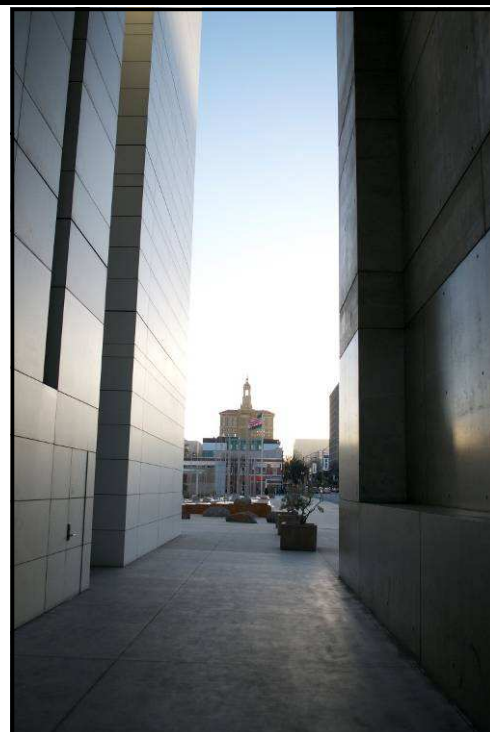
Jim Hoge's "San Jose Civic Auditorium" received Honorable Mention.

More photos on page 5.

Photo Contest (Cont'd)



Above, Jeremy Brodeur's photo, "HG Wade Warehouse, Alviso" received third prize.



Right, Ryan DiBiase's photo, "Tunnel Vision".

Executive Director's Message (Cont'd)

few months and hope you will join us in some or all of our upcoming events.

These events highlight what has been saved in San Jose and strengthens our resolve to save even more of our ever-dwindling historic structures. More information can be found in other parts of this newsletter. Look for the details of our Walking Tours, Rummage/Salvage Sale, and our Wolfe & McKenzie Home Tour and Kick-off Party. The Home Tour and Party are major fundraisers so your support is greatly appreciated.

We have recently added some new members to our Board. Please welcome Darryl Boyd and Josh Marcotte. Darryl was a longtime City of San Jose Planner who recently retired. During his many years in the Planning Department he spent some time directly involved with historic preservation and he brings a wealth of experience to our Board.

Josh is a wonderful photographer who runs the lostsanjose.com website which showcases his photos. His sensitivity in capturing images of our many historic resources and sharing them on his website lets a broad audience experience the rich cultural resources we have here in San Jose. We are pleased to have Josh's talent and expertise on our Board.

Josh and Darryl join Pat Colombe, also a retired City planner, as the newest members of our Board.

Also, we are pleased to congratulate and welcome Harry Freitas, the City's new Director of Planning, Building, and Code Enforcement. Harry has been with the City for over 20 years and most recently served as the Assistant Public Works Director. We have already met with him, have established a good working relationship and will meet with him on a regular basis.

May was Historic Preservation Month and we celebrated by partnering with the Historic Landmarks Commission to coordinate the San Jose Historic Photo Contest. Thanks to the many photographers who entered their beautiful photos of some of San Jose's impressive historic structures. Thanks also to the hardworking committee who pulled all of this together – May Yam, Chair, and committee members Josh Marcotte, Charles DiLisio, and Gayle Frank. Events like this require a lot of time and effort and the committee stepped-up to the challenge and produced a wonderful event.

Although May was officially Historic Preservation Month, we think that should be every month!

**-Brian Grayson, Executive Director
Preservation Action Council of San Jose**

Preservation Kudos

Metropole Hotel Building

The historic Metropole Hotel Building at 35 S. Market Street has a new tenant after sitting vacant for two years. Electric Cloud will inhabit the building with its 70 employees, transforming the interior to a modern open-office space but surrounded with one of the older exteriors in San Jose, originally built in 1889. Electric Cloud specializes in software-delivery optimization, meaning software reaches customers faster. Welcome Electric Cloud! For more information on the Metropole (Alcantara) Building, see our Continuity article from Summer, 2012, page 21-22 on our website, www.preservation.org.

The Metropole bricks came from the Dreischmyer Brick Company (1889-1909) that was located at Margaret and 16th Streets at Coyote Creek. Henry Dreischmyer Jr. was born in New Almaden and learned the brick trade from his father. The brick company made bricks with the soft mud process and produced an average of 16,000 bricks per day. Dreischmyer bricks were shipped to San Francisco and throughout Santa Clara County. The rear of the Metropole building has what is termed as “common” bricks with pits, grooves and varied colors, while the façade sports the “stock” bricks, much more uniform in color, smoother and of higher quality. ☞



Metropole Hotel Building in 2012

(Photos: Gayle Frank)

Elite Cleaners Sign

The vintage *Elite Cleaners* sign on the southwest corner of Lincoln and Minnesota Avenues will remain where it is, even though the Cleaners moved down the street to 1275 Lincoln Avenue. The neighborhood restaurant, *The Table*, now occupies the corner space and is presently expanding. The owners of the restaurant are committed to keeping the iconic sign but it may repurposed. ☞



Faber's Cyclery

Restoration work on Faber's Cyclery is progressing nicely as you can see in the photograph below, taken on June 1. The cupola has been added and siding is being replaced. ☞



KNTV Lost by Fire

The vacant former KNTV building at the northwest corner of Park Avenue and Montgomery Street, collapsed from fire on Sunday, April 13, 2014. The five-alarm blaze caused firefighter injuries and an estimated four million dollars of damage.

About 60 years ago, the TV station was the brainchild of the Gilliland family, owners of the Sunlite Bakery, who risked establishing a local TV station before television bloomed into the “Golden Age.” KNTV broadcasts began in September, 1955. Originally the newsroom was contained in an old house at the Park Avenue/Montgomery Street corner. Older generations will remember watching the teen dance show “Record Hop”, the children’s show “Hocus Pocus”, the local news and amateur ads that were produced live.

The Gillilands sold the TV station to Landmark Communications in 1978. By 2001, NBC Bay Area News purchased it, moving to North First Street in 2004. The San Jose Redevelopment Agency purchased the building in 2008 and later its Successor Agency owned the vacant building but continued to let it deteriorate. The future of the building was dim since it lay in the path of a proposed development. Reports of up to 30 homeless persons were occupying the building. A homeless

person who did not stay in the building was arrested for arson.

Several years ago, PAC*SJ raised concerns to the City of San Jose about the vulnerability of the building and urged photo documentation of the historic site, though by this time the interior was gutted. We have asked about having the photo documentation available online and have been told that will happen but we are waiting to find out when. *CS*



Photo: Gayle Frank

What was left of KNTV the day after the fire.

Historic Landmarks Commission—Recent Actions

Century 21

On May 7, the San Jose Historic Landmarks Commission (HLC) approved the city landmark nomination for Century 21, the first dome theater built by Syufy in 1964. The nomination was scheduled to go before the San Jose City Council for final action on May 20 but unbeknownst to all that evening, the Rules Committee withdrew the topic from the agenda earlier that afternoon. The “space age” structure sits on the north side of Olsen Drive, approximately 500 feet from Winchester Boulevard.

A number of community members spoke in support of the nomination. Attorneys for Federal Realty and the family ownership group asked the Commission to defer action on the nomination until there was a development application filed. The HLC felt there was no justifiable reason to defer.

City Ordinance Revision

During the May 7 Historic Landmarks Commission meeting, the commissioners reviewed and commented on an ordinance revision of the City of San Jose’s Title 13 and Title 20 of the San Jose Municipal Code. The changes will direct the Planning staff to review proposals to demolish older single-family homes built before 1955. In addition, the definition for “demolition” was revised to state that in homes built before 1955, if 40% or more of the building surface facing the street is being removed or altered, then it is considered demolition. Designating conservation areas will also be streamlined, allowing the context statement to simply evaluate the neighborhood as a whole, with protections required during the pre-designation period.

The Commissioners were generally in favor of the ordinance revision but advised that a cutoff date for homes built before 1965, rather than 1955, would be more in line with saving potential historic resources. PAC*SJ would prefer a rolling date for homes 50 years old or more.

2014 Historic Photo Contest Sponsors



Thanks to our sponsors!



Meet Our New PAC*SJ Board Members

Darryl Boyd

Darryl Boyd retired from the City of San Jose Planning Department after 25 ½ years as a Senior Planner. He also served as the San Jose Historic Preservation Officer for two terms. He presently works as a planning consultant. Darryl has a genuine concern for preserving historically significant elements of the San Jose built environment. His technical and process-oriented perspective will benefit PAC*SJ's goals and objectives. Darryl's area of expertise includes land use planning, CEQA/NEPA, historic preservation, writing reports, editing, photography and graphics.

No photo available



Josh Marcotte

Josh Marcotte

Josh Marcotte is a writer, historian, photographer, and fourth generation San Jose resident. His ongoing photographic project, called *Lost San Jose*, documents the forgotten landmarks of San Jose and life on the streets of the city. You can see more at www.lostsanjose.com. Being on the Board of the Preservation Action Council allows him to be more involved in the preservation and celebration of the buildings and structures that make our homes unique. Josh's areas of expertise are photography, writing, social media, and research. He also has over ten years of management and banking/financial experience.

Mills Act Survey Letter Sent to Property Owners

The Mills Act, a California program administered and implemented by local governments, allows municipalities to enter into a ten year contract with property owners. The property must be privately owned and listed on a local, state, or national register of historic places. The owners must agree to restore and maintain their historic properties according to their Mills Act contract. The contract specifies the owner's plan for maintenance and rehabilitation of the property; periodic inspections are performed to ensure compliance. Restoration must be compatible with the building's architecture and incorporate original materials where feasible.

Beginning in 2014, the Santa Clara County Assessor's Office sent out annual survey letters asking participants who entered into Mills Act contracts, for annual project expenses, income information and documentation of existing leases. Copies of receipts and photographs were also required to accompany the submitted information. In the case of historic apartments, the Assessor's Office asked for more detailed records of annual expenses and income. The Assessor must apply fair market expenses that the property owner incurs and deduct it from the gross income to derive a property assessment used for the Mills Act calculations.

Mills Act properties are valued using the income approach according to the strict guidelines of the State Board of Equalization (Revenue and Taxation Code 439.2). The elements of valuing the property using the income approach include: 1) gross income a property may produce, i.e. fair market

rents, 2) expenses, and 3) capitalization rate or risk factor that affects the return on investment.

The income minus expenses is divided by the capitalization rate, which is determined by the State Board of Equalization. The capitalization rate includes: 1) the mortgage interest rate issued yearly by the Board, 2) historical risk of 4% for residences or 2% for commercial/apartments, 3) an amortization component for improvements expressed in a percentage, and lastly, 4) the 1% basic tax rate plus any bonded debt related to that tax rate.

Finally, when the Assessor reaches a final figure from these calculations described above, that value is compared to two other values: 1) the property value in the open market on the lien date, and 2) the indexed Proposition 13 value of the property. The assessed value becomes the lowest of these three comparisons.

The Mills Act contract may be cancelled with penalties or placed under non-renewal status if there is a breach in the property owner's contract with the local municipality.

The Mills Act benefits municipalities and historic districts with revitalization of neighborhoods. Property owners benefit from lower taxes on a reduced assessment determined by strict State Board of Equalization standards carried out by the county assessor. Visit www.sccassessor.org/index.php/tax-savings/tax-reductions/historical-properties for more details.

Example of a Single Family Residence Tax Incentive Value

Income , gross (fair market rent or estimate)	\$3,000/month or \$36,000/year	Capitalization Rate	Pre-set Rates
Expenses		SBE (Board of Equalization)	3.75%
Annual maintenance	\$5,000/year	Historical risk SFR	4.00%
Property Management (10%)	\$3,600	Amortization	4.00%
Insurance	\$1,200	Tax Component	1.1056%
Utilities/water/garbage	0 (if tenant paid)	Total Cap Rate	12.8556%
Total	\$9,800	<u>Calculation</u>	
<u>Calculation</u>		Value minus expenses	\$26,200
\$36,000 income minus \$9,800 expenses =	\$26,200 value minus expenses	Divided by Cap Rate	0.128556 =
		Reduced valuation of home (with less taxes due)	\$203,802



ON THE RADAR

Willow Glen Trestle Update

The Friends of the Willow Glen Trestle filed a public interest environmental lawsuit three months ago, challenging the City of San Jose's

failure to prepare an environmental impact report (EIR) to study and consider alternatives to demolition of the evocative 1921 Willow Glen Trestle.

On May 27, 2014, Judge Joseph Huber of the Santa Clara Superior Court **granted a preliminary injunction** to stop the imminent demolition of the historic trestle pending trial. The injunction states that "harm from the imminent demolition of the 1921 Willow Glen Trestle across Los Gatos Creek would be irreparable. There is significant public interest in the vintage trestle."

The City must prepare an EIR whenever a project *may* have significant impact. The Friends of the Willow Glen Trestle (of which PAC*sj is a member), the San José Historic Landmarks Commission, and historic architect Marvin Bamburg AIA are among those acknowledging the railroad trestle's historic status. Under state law, demolition of historic resources must be avoided if there is a feasible alternative.

The hearing on the merits of the case is scheduled for July 18. In the meantime, the trestle will stand and await the judge's ruling.

Century 21

On May 29, the San Jose City Council's Rules & Open Government Committee met to review the June 10 draft of the council agenda. After being derailed from the May Council meeting, we feared there would be more stalling on the Century 21 nomination for city landmark designation. However, at press time it appears the landmark designation of Century 21 will be heard during the evening of June 10.

PAC*sj and other interested parties are concerned over garbage, graffiti and security of the now vacant theater. The Planning Department dispatched a Code Enforcement officer who filed a report on their findings. The property has not yet been turned over to Federal Realty by the family ownership group.

Everyone is on notice that we are all watching. Hopefully the theater will survive this vacancy period while decisions are being made.

Ulistac Natural Area

The Ulistac Natural Area in Santa Clara is threatened with a soccer facility development to replace the youth soccer fields next to Levi Stadium. This area along the Guadalupe River is a reserve for diverse wildlife, multiple habitats and a tranquil escape for Santa Clara Valley residents. And, there is no fee. The forty-one acres of natural landscape, including a bird and butterfly garden, also contribute to groundwater reserves. This area is close to what the valley looked like hundreds of years ago.

Partners working on Ulistac with the Santa Clara Valley Audubon Society include the Ulistac Natural Area Community Habitat Restoration Project, Open Space Authority, Santa Clara University Environmental Studies Institute and Wilcox High School. The volunteer community has logged thousands of hours removing trash, planting, weeding, watering and maintaining seedlings and native plants.

The Ulistac site was originally inhabited by the Ohlone Indians and one their significant chiefs was named Ulis, namesake of the reserve. Since an Ohlone village once stood at this location, there is the potential for the presence of Ohlone burial grounds.



PAC*sj is Still Keeping An Eye On—

- ➔ First Church of Christ, Scientist
- ➔ Agnews Development Center
- ➔ Hotel Sainte Claire
- ➔ Pellier Park

To Report Vacant Buildings Problems

If you notice a vacant building accessed by vandals or homeless persons or other alleged violations, go to:

<https://secure.sanjoseca.gov/codeEnforcement/blight-report.htm>.

PAC*SJ Saturday Walking Tours

Reservations

www.preservation.org
or call 408-998-8105

PAC*SJ members

*\$10 each tour or
three tours for \$25*

Non-members

*\$15 each tour or
three tours for \$30*

**All tours begin at
10:00 am**

(To purchase tickets day of tour,
arrive 15 minutes early.)



June 14

Vendome Neighborhood

Visit six decades of San Jose homes on only four streets. It starts at Ryland Park near N. First Street where we'll learn a little history about San Jose and how the neighborhood filled in over time. The biggest growth spurt occurred in the 1930's when the Vendome Hotel property became available for development. After we visit the Rotary Ryland Pool, we'll stroll through the southern half of the neighborhood to see the homes. The architecture includes Victorian, Craftsman, Prairie style, Tudor, art moderne, and a wide variety of Spanish styles.

Parking east of First Street or taking Light Rail to Ayer is recommended.

June 28

Palm Haven & N. Willow Glen

This tour is based on the books Touring Historic Willow Glen and the recent Palm Haven. It begins at the corner of Fuller and Bird in North Willow Glen where more street parking is available. We'll pass some interesting homes on Bird, before going through Palm Haven.

Palm Haven was laid out in 1913 with a border of Mexican Fan Palms. The earliest homes were all large. Later homes on the outer streets are more varied in size. Many famous civic and business leaders lived in Palm Haven, as well as artists and architects, most notably the Frank Wolfe family.

July 12

The Alameda

Our tour begins at the corner of Emory and the Alameda, where participants will be able to see the site of the Kickoff Party for the Wolfe and McKenzie Home Tour. The Alameda is the piece of El Camino Real that ran between Mission Santa Clara and Pueblo de San José de Guadalupe. We'll look at the important homes along the street and learn about prominent people in city history. Later we'll walk through a re-surgent business area and talk about the past – and future – changes to the landscape. The narrative will finish near Stockton Street after a 1 mile walk. There is the option to take the #22 or #522 bus back to the starting point, both running every 15 minutes.

PAC*SJ 2014 Calendar

- Jun 14** Saturday, 10 am, **PAC*SJ Walking Tour** of Vendome District. See page 11 for details.
- Jun 16** Monday, PAC*SJ Board Meeting, 6:30 - 8 pm. History San Jose, Pasetta House.
- Jun 28** Saturday, 10 am, **PAC*SJ Walking Tour** of Palm Haven & No. Willow Glen. Details p. 11.
- Jul 12** Saturday, 10 am, **PAC*SJ Walking Tour** of The Alameda. See page 11 for details.
- Jul 21** Monday, PAC*SJ Board Meeting, 6:30 - 8 pm. History San Jose, Pasetta House.
- Jul 31-Aug. 2**, Thurs, Fri, Sat, PAC*SJ Summer Rummage & Salvage Sale. See p. 18 for details.
- Aug 18** Monday, PAC*SJ Board Meeting, 6:30 - 8 pm. History San Jose, Pasetta House.
- Aug 22** Friday, 6:30 pm, Wolfe & McKenzie **Kick-off Party**, Bogen/Bonetti Home. See p. 16.
- Aug 23** Saturday, **Wolfe & McKenzie Home Tour**, 10 am to 4 pm. Details on p. 16.
- Sep 22** Monday, PAC*SJ Board Meeting, 6:30 - 8 pm. History San Jose, Pasetta House.

Events at History San Jose

- Dia de Portugal Festival**—Saturday, June 14, 10 to 6 pm.
- Valley of Heart's Delight**—Saturday, June 28, 5:30-10pm. Celebrating Frank Fiscalini. Benefits HSJ educational programs.
- Spirit of '45**—Saturday, Aug. 9, 12 to 5 pm.
- Shiny Side Up Bicycle Show**, Sunday, July 27, 10 to 4pm.
- Silicon Valley Bikes: Passion Innovation & Politics Since 1880**—Exhibit beginning July 27, 2014 to May, 2015. See the oldest bike in the west and a bicycle ridden in the Olympics.

More details at: www.historysanjose.org.

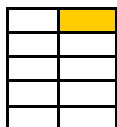
PAC*SJ Boutique at Home Tour

The Wolfe & McKenzie Home Tour on Saturday, August 23, will also include a Boutique at one of the homes on tour. We will feature women's fashions, hats and accessories from the past as well as copies of the Wolfe & McKenzie book of 102 designs, *Cottages, Flats, Buildings & Bungalows* by George Espinola.

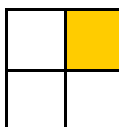
ADVERTISE IN CONTINUITY!

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

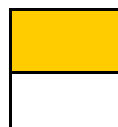
Buy ads in 6 issues and SAVE! Plus, all multiple-issue ads come with a free membership!



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



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



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



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

Wolfe & McKenzie—Architects Extraordinaire

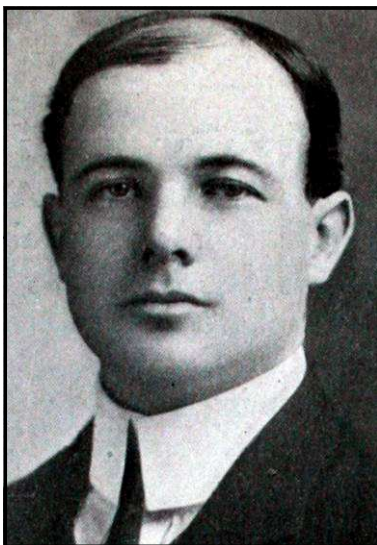
By Krista Van Laan

Frank Delos Wolfe and Charles S. McKenzie were the architects perhaps most responsible for the look of San Jose. Separately and together, they designed many hundreds of buildings in San Jose and neighboring communities in northern California. The pair began working together in 1895 when Frank Wolfe took over the business of San Jose architect Joseph McKee, for whom Charles McKenzie was a draftsman. From 1899 through 1910, they had a successful partnership, rapidly producing designs for banks, hospitals, schools, government buildings, fire stations, and many, many houses throughout Santa Clara County.



Frank Delos Wolfe (1862-1926)

Frank moved to San Jose when Charles was a baby. His father died when Charles was young, causing Charles to leave school at the age of 14 to help support the family. At the age of 18, he was hired as a draftsman by Joseph McKee, in whose offices he met Frank Wolfe. In 1903, he married Edwinna Birchler. Their first infant son died in 1904, but the couple went on to have two more children, Janice and Kenneth. Charles McKenzie was known in the community as a fine-arts painter.



Charles McKenzie (1874-1957)

Frank Delos Wolfe was born in Fremont, Ohio, into a family of carpenters and craftsmen. In 1888, he and his wife Nellie and infant son Carl moved to San Jose with Frank's parents and siblings. Frank's father Jeremiah and brother Ernest Linwood (E. L.) became well-known builders in San Jose.

Charles S. McKenzie was born in Boston to a cabinetmaker father renowned for his skills. The family



Photo: Krista Van Laan

The 1899 Sanford House on Julian St., one of the first designs that show the defining characteristics of Wolfe & McKenzie.

Homes were the specialty of the firm of Wolfe & McKenzie, whose residential designs are still cherished by San Jose homeowners today. As Frank Wolfe said in a 1908 newspaper article, they were "building a class of houses that will look both artistic and substantial years from now."

The late architectural historian, George Espinola, described the quintessential Wolfe & McKenzie style in his book, *Cottages, Flats, Buildings, & Bungalows*:

Soon, all of their influences coalesced into a distinctly personal architectural language. The Wolfe & McKenzie style can be seen in their use of hipped or hipped-gable roof forms with small centrally located dormers. Overhangs were typically deep and boxed in, although on their less formal designs, rafter tails were often left exposed and sometimes curved. A favorite device... was the cantilevered corner window box that included tightly spaced carved brackets below. Windows were typically double-hung or picture windows with simple leaded patterns at their tops. Second-floor roof decks or balconies were common, sometimes functional and other times purely decorative.

In 1907, Wolfe & McKenzie published a catalog of their work called *Book of Designs*. The *Book of Designs* included 96

(Cont'd p. 14)

Wolfe & McKenzie (Cont'd)

photographs and plans of some of their favorite residences and commercial buildings. Many of these houses still exist today in San Jose, especially in Naglee Park, where Wolfe & McKenzie are believed to have designed, together or separately, as many as a quarter of the residences.

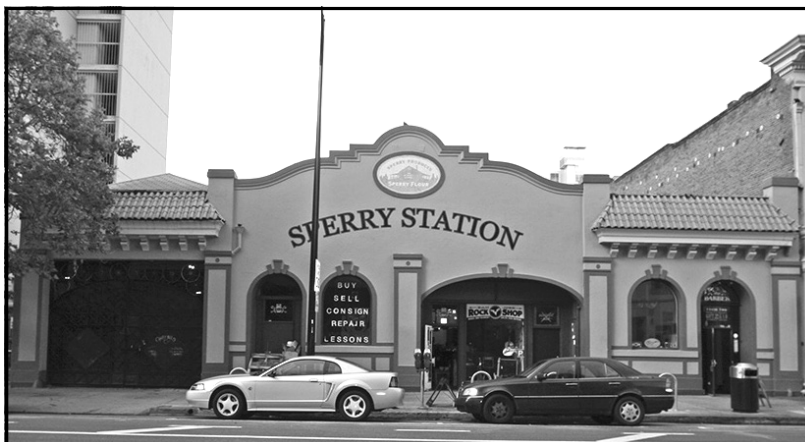


Photo: Krista Van Laan

The Sperry Flour Company commissioned Wolfe & McKenzie to design their Mission Revival San Jose office on N. 3rd in 1903.

Wolfe & McKenzie were responsible for a wide range of buildings that are recognized today for their historic significance. Three buildings completed during the Wolfe & McKenzie years are on the National Register of Historic Places: the Willard Griffin House in Los Altos Hills, the Gilroy City Hall, and the Elbert Peck House in Palo Alto. Another notable work of that period is the Sperry Flour Company building on North Third Street in San Jose, a Mission Revival building that is today a San Jose City Landmark. A group of Craftsman homes on Martin Avenue in San Jose, designed during the final year of the Wolfe & McKenzie partnership, was recorded by a team from the

Historic American Building Survey (HABS) as a significant representation of the Hanchett Residence Park.

At the end of 1910, Wolfe & McKenzie separated. They worked together on only one project after that—the Elks Lodge (see photo), built in 1913, which was a joint design project by all of the Elks who were also architects (Louis Lenzen and William Binder).



Photo: Krista Van Laan

The Kent house on N. 5th St., built around 1905.

Both of the men had very successful careers following the breakup. Frank worked with his son Carl, during which time they became known for their Prairie-style residential architecture. In 1917, Wolfe partnered with Santa Clara architect William Higgins. Four more buildings from Frank's post-McKenzie years are today on the National Register: the Charles Miller house in Saratoga, the Fremont Older home in Cupertino, the Milpitas Grammar School, and the Venetian Court in Capitola.

(Cont'd p. 15)



Photo: Krista Van Laan

The 1905 Herbert Cox House, in Naglee Park, designed by Wolfe & McKenzie.

Wolfe & McKenzie (Cont'd)

Charles outlived Frank by more than 30 years. He ran his own firm until 1942, then continued to draft for defense contractors during World War II. His buildings—outstanding examples of Tudor, Arts and Crafts, and Spanish Colonial Revival—can still be found all over San Jose. ❧

Photo: Krista Van Laan



Photo Courtesy of Krista Van Laan

Above, the Elks lodge was the last project (1911-1913) on 1st and St. John Streets. Wolfe and McKenzie worked together with other Elk architects. Building was demolished around 1960.

Left, The Dinsmore House. William and Lena Dinsmore commissioned this Wolfe & McKenzie house on N. 3rd Street in 1903.

Preservation Around and About

San Francisco

After sitting empty for years or decades, vintage San Francisco buildings have been renovated and occupied by hi-tech companies. Twitter moved into the Merchandise Mart. Zendesk plans to move into a 106-year old building at 1019 Market Street. Yelp's headquarters is now at 140 New Montgomery, the former iconic Art Deco Pacific Telephone building.

Mike Buhler, executive director of San Francisco Heritage said, "The tech boom is also a boom for historic preservation. Companies like the character of these buildings, they like the authenticity." San Jose: Take Note! ❧

Source: cnolte@sfchronicle.com

Cupertino

The Cupertino City Council is considering the renovation of the McClellan Ranch barn after receiving a report indicating that it may qualify for California landmark status.

The barn's interesting design is typical of dairy barns from 1940-1970s. It will be included in the development of the master plan for the Stevens Creek park corridor, which spans McClellan Road to Stevens Creek Boulevard.

The Cupertino City Council may nominate the barn as a local historic site or nominate it for a California listing. ❧

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AUGUST 22, 6:30-9:30

AT THE BOGEN-BONETTI HOUSE ON THE ALAMEDA

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Story of a Wolfe & McKenzie Home By Jay McCauley

A rich slice of San Jose and California history is associated with the venue for the August 22nd Kickoff Party, the night before the 2014 Wolfe & McKenzie Home Tour. Currently this Wolfe & McKenzie home at 1794 The Alameda (below) is the headquarters for De Mattei Construction, who is kindly hosting the Friday night Kick-off Party and inviting us to visit this historic property for the Home Tour the next day. De Mattei engages in renovation and restoration of historic properties throughout the greater Bay Area, as well as numerous contemporary projects for residences and commercial buildings.

The house was constructed in 1907 for William Bogen, a prominent and colorful San Francisco restaurateur who moved to San Jose after the 1906 earthquake. Architects Frank D. Wolfe and Charles McKenzie designed the house, and included its design in their *Book of Designs* in 1907. Pattern books were common for local architects, so there are many “derivative works” in San Jose that were not designed by Wolfe & McKenzie, but inspired by them. The house reportedly cost \$12,000 to construct (quite a bit in the day), which would be equivalent to about \$250,000 today.

Bogen was an immigrant from Germany, who at 15 left for Peru to engage in fur trading. He arrived in San Francisco in 1885. In a fascinating career, with only hints in available documentation, he acquired large mining and real estate holdings in San Francisco, the Santa Clara Valley, Alaska, and South America. The story is reminiscent of James Lick forty years earlier.

Bogen owned several restaurants in San Francisco, including Normann's Café and Oyster House which is mentioned in the Google Book “The Age of the Bachelor: Creating an American Subculture.” On page 127 is this tidbit:

Another such eatery was Normann's Café, located under San Francisco's Baldwin Hotel at Market and Powell streets. Normann's

featured male oriented décor, including a fifty-foot bar of polished oak, a backroom adorned with insignias of Bacchus, an oak and marble cigar stand and a patented appliance by which two hundred and forty oyster stews can be made in one hour, thereby causing no delay no matter how great the rush may be.

Bogen passed away in 1910, and his wife Elizabeth and their two sons lived in the house until 1914, when they sold it to Henry Bonetti, a native of Switzerland, who at the age of 13 and at the urging of his father moved to California. After

spending some time in the Gold Country, he moved to Santa Barbara where he was joined by his family.

In 1888 Bonetti married Artemisa Arellanes. Her family were Californios who arrived before 1800. After ranching in Santa Barbara County, the Bonettis moved to Santa Clara County where Henry established a large 4,260 acre property in the Uvas-Llagas area in 1908. The Bonettis had eleven chil-

dren. Henry passed away in 1921. The house remained in the Bonetti family until the 1980s when it was purchased by Mark De Mattei and converted into offices for the construction company.

The house is a large side-gabled Craftsman-inspired bungalow, one of the earliest built in the area. The plans included a smoking room on the first floor and a billiard room on the second floor under the cross gable. A toilet was located under the stairs and heat supply registers were placed in first floor rooms. One can only imagine the male oriented décor.

The house has evolved over the last 107 years, but the basic design and floor plan remain. We are delighted by the support of De Mattei Construction, and hope that many of you can join us at the Kick-off Party and on our Wolfe & McKenzie Home Tour. ❧



The Bogen/Bonetti House

Summer Rummage and Salvage Sale Coming Soon

Thursday July 31-Saturday August 2

The next PAC*SJ sale is right around the corner so please set aside those items that you no longer need. We are accepting donations late June at Sale Headquarters (260 S. 13th St.) unless you are moving or have another time/space crunch. PAC*SJ can sell just about anything that works or looks decorative. Last Spring Sale's highlights included a sailboat, craftsman sofa, about 50 chairs of various designs, china, old windows, chests of drawers, pet supplies, and more, covering four front yards.

Contact Patt Curia to donate, volunteer or to schedule a pick up at donations@preservation.org. Shop Thursday and Friday from 7am-7pm, and Saturday 7am-noon at 260 South 13th Street.

*Remember: You can search for PAC*SJ items listed on Craigslist by entering "Preservation Action" in the search box.*

PAC*SJ Spring Sale Was Best Ever

The PAC*SJ Spring Rummage and Salvage Sale was the most successful neighborhood yard sale yet! Thanks to the generosity of Naglee Park neighbors and PAC*SJ members as well as strangers looking for a trusted organization to gift their family heirlooms, this sale was huge with many treasures. The Stickley reproduction couch, Shaker hutch, Captiva sailboat, vintage clocks, an entire estate of furniture and housewares, collection of Barbie memorabilia and the rather typical and amazing assortment of donations left on my porch in the dead of night made this a very exciting sale.


We appreciated the Phillips family bringing lunch of sandwiches and green Jello to volunteers on Thursday and to Virginia Carpio for preparing Friday's lunch. Members enjoyed the appetizers and adult beverages during the Friday night mixer "on the Street".

We are grateful to the Salas, Wangsness-Liesenfelt, Mason, and Curia families for storing and displaying the sales items on their front yards during the sale.

The usual suspects and several new volunteers assisted in sales and merchandising: Sylvia and Art Carroll, Brian Grayson, Joan Bohnett, Shannah Miller, Chris Rawitz, Gayle Frank, Sharon McCauley, Renee Coca, Faris Jarreh, Jim Norvell, Ted Essy, Sheik Ali, Tom Aldridge, Leslie Masunaga, Bev Blockie, Lucille Boone, Alice Gosak Gary, John Mitchell, Lisa Wangsness, Tony Carpentier, Lynda Sereno, Rick Bernard, Rose Vandomelen, Eric Thacker, April and Hans Halberstadt, Connie Foley, Pat Rupel, Laura Wolford, Aimee Walsh, Dennis Cunningham, Dev and Eugenia

Rendler, Ellen Garboske Ron Hagen, Heinz Boedecker, Jane and Dave Guinther, Ally Kerkhoff, Ryan Mante, Natalie Alexander, John and Gilda Messmer, Helen Stevens, and those who pitched in while shopping.

Highlights of the sale included Amazing Tony, the Magician, who entertained short and tall guests for hours on the Salas' yard. He later performed during the SJSU International House's pancake breakfast. Special call out to the Guinther's who set the mast of the sailboat so it could be displayed in all its glory. This is the first time PAC*SJ has sold a boat! Long time member and former PAC president John Olson dropped by afterwards to say hello from the Humboldt Valley. The funniest thing a customer said was, "Where are the wrapped unused wedding presents?" as he was attending a wedding that afternoon. I frequently receive unused gifts and I advertised this when asking for donations this year. I was able to direct him to the gift department. A special thanks to our local newspaper which ran several stories about our sale.

And lastly, I want to acknowledge the residents of the 200 block of South 13th Street who experience some traffic issues during sales. PAC*SJ truly appreciates this opportunity to host this community event that provides a recycling outlet and house salvage, as well as inexpensive goods for those in need. The remaining items were donated to local public libraries, Hope Services, a battered woman's shelter, the City of San Jose's animal shelter, 13th Street Cats, Victorian Preservation Association and various schools. 

-Patt Curia

Julian Street Inn—A Future Landmark

By Hugh Graham

The Preservation Action Council of San Jose is dedicated to preserving and promoting the continued use of historically significant resources. Generally among government agencies, buildings must have survived a certain number of years (usually 50 or more) in order to reach landmark status and historical significance. But is sufficient age always a necessary criterion for honoring a structure and saving it for posterity? PAC*SJ says absolutely not.

Are there younger buildings in our city that have such architectural significance and value to the urban fabric that a threat to their existence should raise alarm bells in the preservation community? PAC*SJ has entered into more than one battle trying to save a building that didn't quite reach the 50-year mark. One of many examples to bring to people's attention, one of the unsung structures deserving recognition and protection, is the Julian Street Inn built 26 years ago.

The Julian Street Inn is part of the InnVision network of shelters that provides refuge to homeless residents of our city. Julian focuses on serving people diagnosed with mental illness. It is located in downtown San Jose just north of the



Building photos: Hugh Graham

Above and below, views of Julian Street Inn

Diridon Station at 546 W. Julian Street. Christopher Alexander and Gary Black designed the building, constructed in 1988. It was envisioned during a user design meeting with a group of previously homeless individuals.

(Cont'd p. 20)



Julian Street Inn—A Future Landmark

By Hugh Graham


Christopher Alexander, a professor at UC Berkeley for more than 30 years, is a controversial figure among architects, both revered and reviled. He is revered because his approach to architecture produces buildings shaped by the way people live rather than the latest trend in architectural theory. He explored what makes certain places work both spatially and psychologically and developed a theory of "patterns". This theory suggests a means for creating successful places that blends application of logic with collective experience. His critics revile him as embracing ornamentation and craft at the expense of modern technology. Many architects resent his attacks on modern construction techniques and contemporary design. Academics seem to dislike his emphasis on pragmatic observation rather than intellectual speculation

Alexander is more than a practitioner of architecture; he is also a philosopher of the practice. His groundbreaking book "A Pattern Language," was published in 1977 and has not only influenced the field of architecture but also the New Urbanism movement and even computer software design. He received the first medal for research



Christopher Alexander on journal cover.

awarded by the American Institute of Architects in 1972, just one of many honors and awards to follow.

The Julian Street building is a product of Alexander's design philosophy. It includes a fountain, gardens, courtyards and sleeping alcoves, decorative tile patterns on the walls, a variety of spatial shapes and a handmade quality. The Inn would not likely be identified as a contemporary building. The San Jose structure is referenced in several of Alexander's books. According to Witold Rybczynski, the Canadian-American architect, professor and writer, the New Urbanism Movement owes him a debt. 

Further Reading:

www.integratedstructures.com/proj_julianst.html;

www.slate.com/articles/arts/architecture/2009/12/

[do_you_see_a_pattern.html](#);

www.sfgate.com/entertainment/article/Architect-starts-with-idea-that-space-makes-life-2504873.php;

www.pps.org/reference/calexander/; articles.latimes.com/1995-01-29/magazine/tm-25890_1_christopher-alexander;

www.patternlanguage.com/houses/houses.htm



Building photos: Hugh Graham

Left, view of Julian Street Inn

Plant 51 Historical Quilt By Mary Reed

A quilt is often thought of as just a blanket to keep you warm, but quilting is so much more. Quilting has become more of an art form than just a utilitarian hobby. It is a hobby that grows and stretches with the quilter. As we quilters become expert at one technique, we are often drawn to more difficult challenges—and that is how I came to start the Plant 51 Historical Quilt.

We moved to Plant 51 in September of 2011. We fell in love with the lofts the first time we saw them and were fascinated by the history of the building as an old Del Monte Dried Fruit Packing Plant. I thought it was serendipitous that the building was completed in 1912, the birth year of my mother.

Later that autumn, a quilting group I belong to had a class on discharge dyeing of fabric. We were to bring a few leaves to use for our design and fabric that would discharge color—such as Kona black fabric. Before the meeting, my husband and I took a walk outside with our dog and we pulled a half dozen Sycamore leaves off the turning trees that line the sidewalk surrounding Plant 51 along Bush Street.

The dyeing of the fabric is simple—I took the black fabric and laid it on the ground on plastic sheeting. Then I arranged the

leaves in a pattern and secured them with small stones. Finally, I sprayed bleach on the fabric and instantly the black faded and other colors started to come through. When I had the effect I wanted, I gently took the leaves off, and put the fabric in a bleach-neutralizing bath to stop the bleach from discharging more dye.

At that time, I did not have any idea what I was going to do with the fabric, but over the next few days it occurred to me that I could do something using photos of Plant 51. Robert Bowbridge was an invaluable source for contacts, photos, and information. I contacted Brian Grayson at the Preservation Action Council of San Jose, who provided me with several links. Charlene Duval at the Sourisseau Academy sent a report on the history of Plant 51, as well as numerous historical photographs from the Glory Anne Laffey Architectural Archive, photographed by Gary Parks. David Hill is a professional photographer who shared with me his many photos of the tagging at Plant 51, and Keadjian Associates, the marketing team for Plant 51 Lofts, allowed me to use their marketing photos. It definitely ‘took a village’ to create this quilt. While I

waited for photos to be emailed to me, I finished the centerpiece of the quilt. The fabric is a rectangle with five black silhouettes of leaves. I took the real leaves and traced them on to freezer paper. Then I cut out each freezer paper leaf and ironed them on to different orange and brown batik fabrics.

(Cont'd p. 22)

Mary Reed's quilt celebrating Plant 51 and its history.



Quilt (Cont'd)

I fused the leaves on fusible web, cut them out, and fused the batik leaves on to the black fabric, arranging the leaves in such a way that it looks like the leaves have shadows and are floating above the fabric.

The biggest challenge was the photographs. I wanted the border around the leaves to be an evolution of Plant 51 from when it was a packing plant, to a derelict building, then gutted for the renovation and finally the beautiful lofts that exist now. The center of the top is the new Plant 51 logo, and the center of the bottom is the Del Monte logo. On either side of the top is the main historical building in the 1950s on the right and the same building in 2011 on the left side. Moving to the right, I put photos of the building when it was used as a packing plant, then many photos of the different tagging artwork and shot-out windows. The renovation photos show the gutted brick building. Along the top left are the photos of the complex after the renovation was completed.

In order to put the photos on the quilt I had to make sure that the size was perfect, including allowing for the seam allowance of each photo. There is special printer paper fabric that is used to transfer photos to fabric. Because the finished size had to be exact, I added a small flange border to the dyed fabric so the photo border would fit. The flange border is made so that two sides are black, carrying on the theme of the shadows from the leaves.

The border that surrounds the photos is plum fabric, which was the main fruit that was dried at Plant 51. The final border was done using freezer paper that was drafted to the exact size of each side of the quilt and then sewn using the paper piecing technique of quilting. The plum fabric is the background with two different yellow batiks making up the sunrays. The back of the quilt is what is called 'back art' where the back is pieced into a pattern instead of just using one big piece of fabric. There is a design using plum, grape, cherry, pear, and apricot fabrics – all fruits that were dried at Plant 51.

By the time I finished the quilt top, I knew that I had put too much effort into it to risk ruining it with my amateur machine quilting, so I asked a professional machine quilter, Sandi Irish, of Saint Paul, Minnesota, to do the quilting using my vision. She quilted the veins of the leaves using copper metallic thread and quilted the centerpiece to look like the rings of a tree. The photographs were not quilted but the sunrays have quilting that looks like flames.

Making this quilt was a way to consolidate beautiful historical photographs into an artistic wall hanging. ❧

Editor's note: Mary Reed has agreed to display her beautiful quilt at one of our upcoming events. Plant 51 is at 88 Bush Street near The Alameda.

Notable Quotables

(On dismantling and storing historic buildings or their parts)

"Architecture is not static, least of all urban architecture, which jostles daily with its environment and the multifarious humans who work and play in that environment. Once torn from the living city — the streetscape of which it is an organic part — a building loses its lifeblood. ...let's not mistake this gesture for actual preservation. It's more like taxidermy."

-John Freeman Gil, journalist

(Source: "The Folly of Saving What You Kill," *The New York Times*, Op-ed, April 24, 2014)



"Years ago San Jose tore down the beautiful 4 story YWCA. The top floor, the ballroom was reported to be absolutely breathtaking with it's paneled walls and light fixtures. The city assured us that the entire floor would carefully be dismantled and preserved. Guess what? Does anyone know what happened to the stuff?"

-John Mitchell, PAC*SJ Board Member

PAC*SJ Membership Application

Preservation Action Council of San Jose Membership Application

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Join at the \$100 level or above and receive a special premium, *Signposts Revisited*, by Pat Loomis or the PAC*SJ's 20th Anniversary DVD produced by Bill Foley or a ticket to the Aug. 23 Home Tour. Join at the \$250 level or above and receive all three.

Please check if you would like to receive a book, DVD or Tour ticket at the \$100 level:
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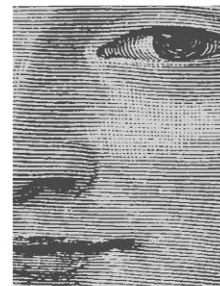


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CONTINUITY

The Preservation Action Council of San Jose PAC*SJ) is a 501(c)(3) nonprofit corporation dedicated to preserving San Jose's architectural heritage through education, advocacy and events.

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

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